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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **May 25, 2023**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

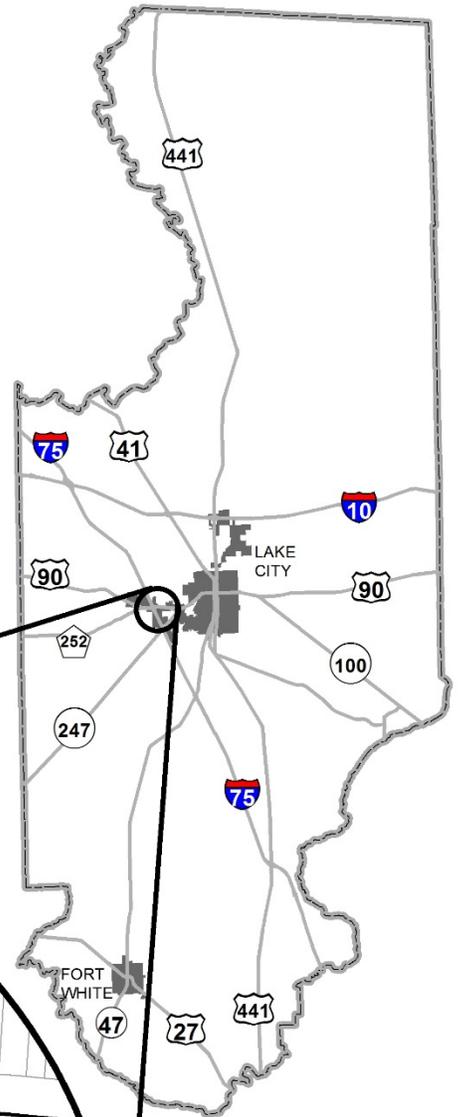
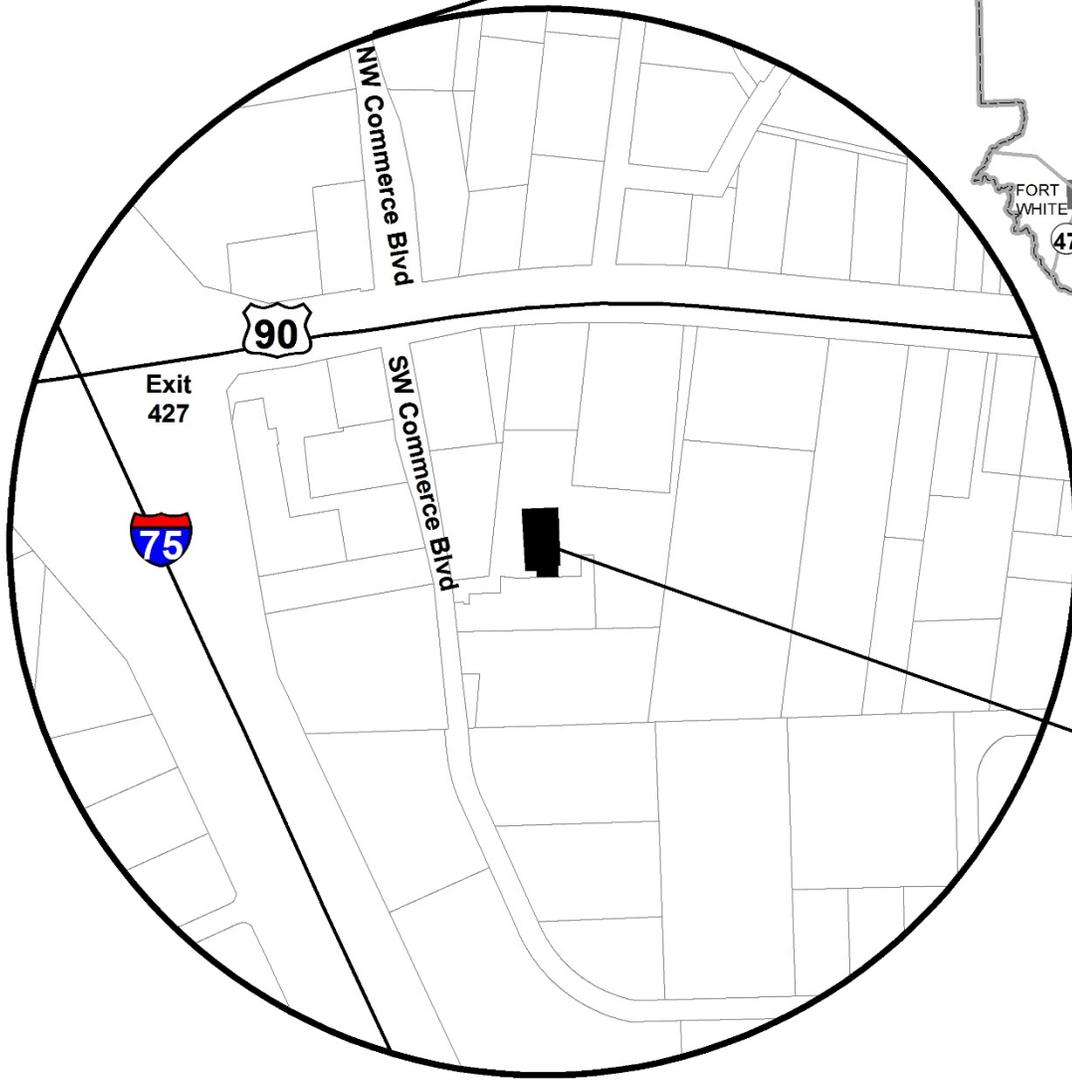
DIAL IN NUMBER: Toll Free 1.888.585.9008

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Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn
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AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting
Holiday Inn & Suites
213 Southwest Commerce Boulevard
Lake City, Florida and
Via Communications Media Technology

May 25, 2023
6:00 p.m.

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V. CITIZEN COMMENTS	
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

Hybrid Meeting
Holiday Inn Hotel & Suites
Lake City, Florida and
Via Communications Media Technology

April 27, 2023
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
James Catron
James Tallman
Donnie Waldrep
Marihelen Wheeler

MEMBERS ABSENT

Stephen Witt

MEMBERS PRESET VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Daniel Riddick
Casey Willits

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESET VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
NOT FOR QUORUM

John Meeks, Vice-Chair

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:01 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Waldrep and seconded by Commissioner Catron to approve the April 27, 2023 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE MARCH 23, 2023 MEETING MINUTES

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Waldrep to approve the March 23, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #33 - Town of Brooker Comprehensive Plan Draft Amendment (DEO No. 23-1ER)
- #34 - City of Lake City Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #35 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 22-3ESR)
- #36 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #37 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 22-4ESR)
- #38 - Town of Bell Comprehensive Plan Adopted Amendment (DEO No. 22-1ER)

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Waldrep to group Committee-Level Review Items #33, #34, #35, #36, #37 and #38 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 Catron and seconded by Commissioner Wheeler to recommend that the Council approve the staff reports for Items #33, #34, #35, #36, #37 and #38 as circulated. The motion carried unanimously.

The meeting adjourned at 6:22 p.m.

Patricia B. Hutchinson, Chair

5/25/23
Date

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

Regional Planning Council: North Central Fl
Review Date: 5/25/23
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 39
Local Government: City of Gainesville
Local Government Item No.: LD-22-105
State Land Planning Agency Item No.: 22-4ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 LD-22-105 amends Policy 4.3.4 of the Comprehensive Plan Future Land Use Element and reclassifies approximately 1,778 acres from Single Family and Residential Low to Mixed-Use Office/Residential (See attached.)

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

The subject property is located within one-half mile of U.S. Highway 441 and State Road 121, which are part of the Regional Road Network identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility 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 within an area that contains 100-year floodplain, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the floodplain area will continue to be designated as Conservation, and the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to 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 _____	No _____
Not Applicable	_____ <u>X</u> _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

1 **WHEREAS**, on April 24, 1992, the City adopted Ordinance No. 3768 and annexed into the City
2 from Alachua County approximately 460 acres of property generally located north of the
3 intersection of U.S. 441 and SR 121; and

4 **WHEREAS**, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the
5 City from Alachua County approximately 1,318 acres of property generally located north of the
6 intersection of U.S. 441 and SR 121; and

7 **WHEREAS**, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778
8 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and

9 **WHEREAS**, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land
10 use designations to the 1,778 acres of property annexed into the City by Ordinance Nos. 3768
11 and 060731, and provided certain conditions including a requirement that the property owner
12 seek Planned Development District (PD) zoning on approximately 744 acres of property lying
13 below a certain phase line of the total 1,778-acre property; and

14 **WHEREAS**, to-date and since the approximately 1,778 acres of property was annexed into the
15 City by Ordinance Nos. 3768 and 060731, the City has not assigned City zoning to any portion of
16 the property and therefore the property's zoning remains Alachua County Agriculture which was
17 assigned by Alachua County prior to annexation; and

18 **WHEREAS**, in 2017, Weyerhaeuser submitted to the City a rezoning application to rezone the
19 approximately 744-acre portion of the 1,778-acre property that lies below the phase line
20 established by Ordinance No. 070447; and

21 **WHEREAS**, on December 5, 2019, the City Commission held a quasi-judicial hearing and voted to
22 deny Weyerhaeuser's rezoning application ("City Commission Order"); and

1 **WHEREAS**, on June 3, 2021, and as amended on September 1, 2021, Weyerhaeuser filed in the
2 Eighth Judicial Circuit Court of Alachua County, Florida, a Petition for Writ of Certiorari to appeal
3 the City Commission Order (Case No. 01-2021-AP-0003); and

4 **WHEREAS**, on June 4, 2021, and as amended on September 28, 2021, Weyerhaeuser filed in the
5 Eighth Judicial Circuit Court of Alachua County, Florida, a Complaint for Declaratory Judgment
6 and Injunctive Relief pursuant to Section 163.3215, Florida Statutes, challenging the City
7 Commission Order (Case No. 2021-CA-001533); and

8 **WHEREAS**, throughout the ongoing litigation, which is costly and resource intensive for both
9 parties, the City and Weyerhaeuser have continued communications seeking a mutually-
10 beneficial solution; and

11 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use
12 Element of the Comprehensive Plan for the approximately 1,778 acres of property subject to
13 Ordinance No. 070447 and, together with the companion rezoning ordinance, represents the
14 mutually-beneficial solution agreed upon by both the City and Weyerhaeuser and will hereby
15 settle and terminate the ongoing litigation in both Case No. 01-2021-AP-0003 and Case No. 2021-
16 CA-001533; and

17 **WHEREAS**, accordingly this ordinance, together with the companion rezoning ordinance, is
18 consistent with Chapter 163, Florida Statutes, the City of Gainesville Comprehensive Plan, and
19 the City of Gainesville Land Development Code; and

20 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
21 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
22 to Section 163.3174, Florida Statutes, held a public hearing on September 22, 2022, and voted to

1 make a recommendation on the subject of this ordinance; and
2 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
3 newspaper of general circulation and provided the public with at least seven days' advance notice
4 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City
5 Commission; and

6 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
7 proposed amendment to the reviewing agencies and any other local government unit or state
8 agency that requested same; and

9 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed
10 in the aforesaid newspaper and provided the public with at least five days' advance notice of this
11 ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission; and

12 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
13 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

14 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
15 comments received concerning this ordinance.

16 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

17 **FLORIDA:**

18 **SECTION 1.** Policy 4.3.4 of the Comprehensive Plan Future Land Use Element is amended as
19 follows.

20 Policy 4.3.4 The property governed by this policy shall be known as the ~~Plum Creek~~
21 ~~Development Company~~ ("Plum Creek") ~~Weyerhaeuser NR Company~~
22 ("Weyerhaeuser") for land use purposes. Due to the unique infrastructure and
23 environmental constraints of "~~Plum Creek~~" "Weyerhaeuser" as depicted on the map
24 labeled "~~Plum Creek~~ Weyerhaeuser SR 121 Overall Site" in the Future Land Use

1 Map Series A, ~~Plum Creek~~ Weyerhaeuser shall be governed by the following
2 policies:

3
4 a. Within all land use areas of ~~Plum Creek~~ Weyerhaeuser:

- 5
6 1. ~~Maximum residential development of the entire 1,778 acres shall not exceed~~
7 ~~1,890 residential units and 100,000 square feet of non-residential uses of~~
8 ~~which a maximum of 80,000 square feet shall be permitted as Commercial,~~
9 ~~and these densities and square footage may be less unless the developer~~
10 ~~establishes to the City at the time of rezoning by competent substantial~~
11 ~~evidence, that the development meets the criteria and standards of this~~
12 ~~Policy 4.3.4 and the Land Development Code. In accordance with Section~~
13 ~~1.4 of the Charter Laws of Alachua County, Florida, the Alachua County~~
14 ~~Countywide Wetland Protection and Natural Resource Protection Codes~~
15 ~~apply to Weyerhaeuser and to the extent that resources protected by said~~
16 ~~codes are determined to exist on Weyerhaeuser, the requirements of said~~
17 ~~codes must be met.~~
18
19 2. Development shall be clustered to inhibit encroachment upon the
20 environmentally significant features of ~~Plum Creek~~ Weyerhaeuser; and
21
22 3. Wetlands shall not be impacted other than where necessary to achieve
23 interconnectivity between upland properties; and
24
25 4. Wetlands shall be protected by wetland buffers that shall be a minimum of
26 fifty (50) feet and an average of seventy-five (75) feet wide. The minimum
27 and average buffer widths shall not apply to those portions of the wetlands
28 that are impacted consistent with 4.3.4.a.3 above; and
29
30 5. Stormwater treatment facilities shall not be permitted within the wetland
31 buffers established pursuant to Section 4.3.4.a.4. above, except that outfall
32 structures shall be allowed within these buffers; and
33
34 6. Areas within the floodplain district, as defined in the City's Land
35 Development Code, shall be protected so that at least ninety (90%) percent
36 of existing floodplain areas shall not be altered by development, except that
37 recreation and stormwater management may occur within not more than
38 twenty percent (20%) of the floodplain district, and the existing floodplain
39 storage volume will be maintained; and
40
41 7. Stormwater best management practices and/or low impact development
42 (LID) practices shall be used to the maximum extent practicable to maintain
43 or replicate the pre-development hydrologic regime, as determined by the
44 City, and consistent with state requirements; and
45

- 1 8. Existing functioning ecological systems within ~~Plum Creek~~ Weyerhaeuser
2 shall be retained to the maximum extent practicable while accommodating
3 the uses and intensity of uses authorized by the land use policies governing
4 ~~Plum Creek~~ Weyerhaeuser, as determined by the City.
5
6 9. Maintain and enhance plant and animal species habitat and distribution
7 by protecting significant plant and animal habitats, provide for habitat
8 corridors, prevent habitat fragmentation by requiring a detailed survey of
9 listed species, identify habitat needs for maintaining species diversity and
10 sustainability; preserve wetlands and at least forty percent (40%) and up to
11 fifty percent (50%) of the upland area, inclusive of the wetland buffers
12 established pursuant to 4.3.4.a.4. above. Listed species are those species of
13 plants and animals listed as endangered, threatened, rare, or species of
14 special concern by the state and federal plant and wildlife agencies, or
15 species ranked as S1, S2, or S3 the Florida Natural Areas Inventory (FNAI).
16
17 10. Wetlands, wetland buffers, floodplain and upland habitat areas that are to
18 be protected shall be identified as Conservation Management Areas and
19 protected by a perpetual conservation easement in favor of the City, or a tax
20 exempt land trust doing business within Alachua County, Florida, as
21 determined by the City. Activities within the Conservation Management
22 Areas shall be as set forth in a Conservation Management Plan approved by
23 the City.
24
25 11. Planned Developments adopted by zoning ordinances within ~~Plum Creek~~
26 Weyerhaeuser shall impose standards that address minimum required
27 setback from SR 121 and CR 231, retention of existing vegetation and
28 supplemental vegetative plantings, fencing and other forms of screening.
29 Except where access to the property is provided, a minimum 50 foot
30 vegetative buffer shall be retained along both sides of SR 121 and CR 231
31 within ~~Plum Creek~~ Weyerhaeuser.
32
33 12. A natural and/or planted buffer with a minimum average width of 100 feet
34 that at no location is less than 25 feet wide, shall be retained along the entire
35 western boundary property line beginning at SR 121 at the north and ending
36 at US 441 at the south, but shall not include the southwesterly property line
37 abutting US 441.
38
39 13. A natural and/or planted buffer with a minimum average width of 200 feet
40 that at no location is less than 50 feet wide, shall be retained along the
41 southern boundary of ~~Plum Creek~~ Weyerhaeuser, west of SR 121, between
42 industrial and residential uses.
43
44 14. As part of the development review process, the owner/developer shall
45 coordinate with the Florida Department of Transportation and the City of

1 Gainesville concerning transportation operating and safety conditions on
2 SR 121 and impacted intersections (as determined from the traffic study
3 required by Policy 4.3.4.f.4.) consistent with the City's Zone E
4 Transportation Mobility Program Area (TMPA) mitigation requirements or
5 the applicable transportation mobility program in effect at the time of
6 development.

7
8 15. Planned Developments adopted pursuant to this Policy may require that
9 Weyerhaeuser provide for transit access when approved by the City's
10 Regional Transit System (RTS), and the owner/developer may be required
11 to provide comfortable, multi-use transit stations when transit service is
12 made available to Weyerhaeuser. The owner/developer may be required to
13 fund transit service (capital and operations) for the development with
14 minimum 15-minute frequencies in the a.m. and p.m. peak hours for RTS.
15 If the funding is for a new route to serve the development, the funding for
16 transit must be for a minimum period of 5 years. If the funding is for
17 expansion of an existing route to serve the development, the funding for
18 transit must be for a minimum period of 3 years.

19
20 If transit service to Weyerhaeuser is approved by RTS, transit service must
21 be phased at the development to maximize successful transit routes
22 consistent with population and density standards set by RTS as
23 Weyerhaeuser develops. The transit phasing plan for the required transit
24 service must be provided in the associated PD ordinances and will be
25 subject to RTS approval. All costs incurred by the owner/developer during
26 implementation of this requirement will be credited against its
27 Transportation Mobility Program obligation.

28
29 b. Conservation Land Use Areas

30
31 All areas designated Conservation land use shall receive a zoning district
32 designation of Conservation and will be regulated in accordance with said
33 zoning district except that no ~~are not permitted to have any~~ residential units may
34 be allowed and ~~There shall be~~ no transfer of density may be allowed to other
35 areas. The owner/developer shall make incremental applications for
36 Conservation zoning of areas designated Conservation land use in conjunction
37 with applications submitted for Final Development Plan or Final Plat approvals
38 within areas designated Mixed-Use Office/Residential and Planned Use District
39 land use. Such incremental applications for Conservation zoning must include
40 at least the same or greater proportion of the total Conservation land use area as
41 the application for Final Development Plan or Final Plat approval contains
42 relative to the total area having Mixed-Use Office/Residential and Planned Use
43 District land use designations.

44
45 No development, other than minimum crossings necessary to achieve
46 interconnectivity between upland developable properties, and passive

1 recreational uses is allowed as a permanent use within the Conservation Land
2 Use Areas. Silvicultural use may continue within existing planted pine
3 plantations until receiving a zoning district designation of Conservation, as
4 determined by the City.

5
6 c. ~~Single-Family, Residential Low-Density~~ Mixed-Use Office/Residential and
7 Planned Use District Land Use Areas

- 8
9 1. All areas designated ~~Single-Family, Residential Low-Density~~ Mixed-Use
10 Office/Residential and Planned Use District land use shall be implemented
11 by Planned Development (PD) zoning. The required rezoning to PD of the
12 areas designated ~~Single-Family and Residential Low-Density~~ Mixed-Use
13 Office/Residential may occur in increments over time upon request of the
14 property owner and approval by the City; ~~however, r~~Rezoning of the
15 Planned Use District (PUD) area to PD shall occur as provided in Paragraph
16 ~~F-e~~ below entitled “Planned Use District Land Use Area”. Until such
17 rezonings to PD are effective, the zoning district designations shall remain
18 Agriculture for all areas designated ~~Single-Family, Residential Low-~~
19 ~~Density~~ Mixed-Use Office/Residential and Planned Use District land use
20 with allowed uses limited to uses specified in the Agriculture zoning
21 district; and
- 22
23 2. All areas that are rezoned to PD shall be designed to be traffic- calmed and
24 pedestrian friendly; and
- 25
26 3. The PD rezonings for ~~Plum-Creek~~ Weyerhaeuser shall ensure that allowed
27 uses are integrated within the existing site landscape in a way that
28 reasonably assures the following:
- 29
30 a. Preservation of the ecological integrity of the ecosystems of
31 ~~Plum-Creek~~ Weyerhaeuser by creating and maintaining connectivity
32 between habitats, minimizing natural area fragmentation, and protecting
33 wetlands, associated uplands, and floodplains as indicated in Policy
34 4.3.4.a. above; and
- 35
36 b. Preservation or enhancement of existing wetlands with approved treated
37 stormwater to wetlands, limiting impacts to such wetlands to crossings
38 necessary to achieve interconnectivity between upland properties, and
39 requiring that any such crossings be designed to minimize wetland
40 impacts.
- 41
42 4. The PD rezonings for ~~Plum-Creek~~ Weyerhaeuser shall require that
43 appropriate “low impact development” (LID) techniques for the site must
44 be implemented. At least 25% of stormwater from public and common area
45 impervious surfaces must be treated through LID methods. Prior to second

1 and final reading of each ordinance that rezones property within the Mixed-
2 Use Office/Residential and PUD land use to PD, the owner/developer shall
3 provide legally enforceable documents to the City that establish that a
4 responsible entity (e.g., community development district, developer and/or
5 homeowner's association or other third party entity) will permanently
6 provide for proper maintenance of the LID functional landscape. LID is a
7 site design strategy for maintaining or replicating the pre- development
8 hydrologic regime through the use of design techniques that create a
9 functionally equivalent hydrologic landscape. Hydrologic functions of
10 storage, infiltration, and ground water recharge, plus discharge volume and
11 frequency shall be maintained by integrated and distributed micro-scale
12 stormwater retention and detention areas, by the reduction of impervious
13 surfaces, and by the lengthening of flow paths and runoff time. Other LID
14 strategies include, but are not limited to, the preservation/protection of
15 environmentally sensitive site features such as wetlands, wetland buffers
16 and flood plains. Required LID facilities must be concentrated on common
17 areas rather than individual lots to better ensure effective long-term
18 maintenance by the responsible entity. Each rezoning to PD shall include
19 conditions requiring appropriate LID practices, subject to the approval of
20 the City. Such practices shall include, but are not limited to:

- 21 a. Development that adheres to the principles of “New Urbanism” or
22 “Traditional Neighborhood Development”.
- 23 b. Clustering of development.
- 24 c. Bioretention areas or ‘rain gardens.’
- 25 d. Grass swales
- 26 e. Permeable pavements
- 27 f. Redirecting rooftop runoff to functional landscape areas, rain barrels or
28 cisterns.
- 29 g. Narrowing street widths to the minimum width required to support
30 traffic, on-street parking where appropriate, and emergency vehicle
31 access.
- 32 h. Elimination of curb and gutter where appropriate.
- 33 i. Minimization of impervious surfaces through use of shared driveways
34 and parking lots.
- 35 j. Reduction in impervious driveways through reduced building setbacks.

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frontages for lots.

- l. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each LID component.
- m. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- n. Reuse of stormwater.
- o. Use of “Florida Friendly” plant species and preferably native species for landscaping.
- p. Use of low-volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

- 5. Implementation of appropriate “firewise” community planning practices shall be identified during the rezoning process and required by the PD zoning ordinances.
- 6. A master storm water management plan for each geographic area proposed for rezoning to PD must be prepared and submitted to the City for review and approval before final development orders can be approved.

~~d. Single Family Land Use Areas~~

- ~~1. All areas designated Single Family land use shall be rezoned to PD prior to undertaking any development for single family use within the rezoned area; and~~
- ~~2. All of the areas designated Single Family land use within Plum Creek Weyerhaeuser (Future Land Use Map, Series A) shall be limited to a total maximum gross residential density of 1 residential unit per 2.5 acres (0.4 residential units per acre) up to a maximum of 218 residential units; and~~

~~e.d Residential Low Density Mixed-Use Office/Residential Land Use Areas~~

- ~~1. All aAreas designated Residential—Low Density Mixed-Use Office/Residential land use shall be rezoned to PD prior to undertaking any development, which may occur in increments over time upon request of the property owner and approval by the City. ~~for multi-family or single-family use or any other housing type.~~~~

1 2. ~~Development of a range of housing types, including, but not limited to~~
2 ~~single family detached, single family attached, townhomes and apartments~~
3 ~~is allowed. The mix of housing types shall be specifically provided in~~
4 ~~the PD zoning ordinances. Clustering of residential uses to allow for~~
5 ~~greater environmental sensitivity is allowed.~~

6
7 23. Development shall provide for pedestrian and bicyclist safety and comfort.

8
9 34. All of the areas designated ~~Residential Low-Density Mixed-Use~~
10 ~~Office/Residential~~ land use within Plum Creek ~~Weyerhaeuser~~ (Future Land
11 Use Map, Series A) shall be limited to a total maximum gross residential
12 density of ~~2.75~~ 20 residential units per acre, ~~up to a maximum of 1,004~~
13 ~~residential units, or less, as transfers~~ Transfers of density may occur as
14 provided in Paragraph fe.3.eb. below.

15
16 fe. Planned Use District Land Use Area

17
18 1. Within the Planned Use District overlay, the maximum density is 60
19 dwelling units per acre and the maximum intensity of non-residential uses
20 will be regulated by the design standards of the land development code and
21 the implementing PD rezoning with building height limited to 88 feet.

22
23 2. Development within the Planned Use District area shall maximize
24 pedestrian/bicycle connections among all uses (residential and non-
25 residential) and shall maximize pedestrian and bicyclist safety and comfort.
26 A network of sidewalks and street trees shall be provided on all internal
27 streets. Sidewalk connections shall be made from the internal sidewalk
28 system to the public right-of-way adjoining the Planned Use District. To
29 minimize traffic impacts on SR 121, the implementing PDs shall maximize
30 internal roadway connectivity between residential and areas with mixed
31 uses.

32
33 2. ~~The PDs associated with the Planned Use District shall provide for transit~~
34 ~~access approved by the City's Regional Transit System (RTS), and the~~
35 ~~owner/developer shall be required to provide comfortable, multi-use transit~~
36 ~~stations when transit service is made available to Plum Creek. The~~
37 ~~owner/developer shall be required to fund transit service (capital and~~
38 ~~operations) for the development with minimum 15-minute frequencies in~~
39 ~~the a.m. and p.m. peak hours for RTS. If the funding is for a new route to~~
40 ~~serve the development, the funding for transit shall be for a minimum period~~
41 ~~of 5 years. If the funding is for expansion of an existing route to serve the~~
42 ~~development, the funding for transit shall be for a minimum period of 3~~
43 ~~years.~~

44 Transit service shall be phased at the development to maximize successful
45

1 transit routes consistent with population and density standards set by RTS
2 as Plum Creek develops. The transit phasing plan for the required transit
3 service shall be provided in the associated PD ordinance and shall be
4 subject to RTS approval.

- 5
- 6 3. The implementing PDs district zoning for the Planned Use District area
7 shall be subject to the following standards:
- 8
- 9 a. The Planned Use District area shall allow mixed uses such as residential,
10 office, business retail, professional and financial services, schools,
11 places of religious assembly and community facilities. The area shall be
12 implemented by PD zoning ~~which shall generally adhere to the~~
13 ~~requirements of the City's Traditional Neighborhood Development~~
14 ~~District standards.~~
- 15
- 16 b. A minimum gross density of 4 residential units per acre (~~668 residential~~
17 ~~units~~) is required for the 166.89 acres of Planned Use District (PUD)
18 land use. A transfer of density from the ~~Residential Low-Density Land~~
19 ~~Use Areas or the Single-Family Residential~~ Mixed-Use
20 Office/Residential Land Use Areas into the PUD area may be approved
21 during PD rezonings. Any transfers of density from the ~~Residential~~
22 ~~Low-Density Land Use Areas and the Single-Family~~ Mixed-Use
23 Office/Residential Land Use Areas to PUD shall reduce the overall
24 number of units for the Mixed-Use Office/Residential ~~Residential Low-~~
25 ~~Density Land Use Areas and Single-Family Residential~~ Land Use
26 Areas, ~~respectively~~, allowed by the number of residential units
27 transferred.
- 28
- 29 c. Residential uses that are located above non-residential uses are allowed
30 and encouraged. Residential types allowed include townhouses,
31 apartments, plus attached and detached single-family homes.
- 32
- 33 d. A ~~maximum of 100,000~~ minimum of 15,000 square feet of non-
34 residential use shall be ~~allowed~~ located within the Planned Use District
35 land use ~~area, of which a maximum of 80,000 square feet shall be~~
36 ~~permitted as commercial use.~~ Except as may be otherwise provided in
37 the implementing PD zoning ordinance, each building within this zone
38 shall be allowed to be mixed with residential ~~located above~~ and non-
39 residential uses. ~~Each~~ The implementing PD zoning shall provide
40 detailed and specific design standards governing all aspects of
41 development within the PD.
- 42
- 43 e. Urban design standards that ensure compatibility among the various
44 allowed uses shall be included as part of the PD ordinance. Additional
45 standards may be required to address noise and lighting to further assure

1 compatibility.

- 2
- 3 f. The PD zoning ordinance shall, through design and performance
- 4 measures, assure the neighborhood, pedestrian quality of Plum Creek
- 5 Weyerhaeuser by regulating building type and scale, overall building
- 6 appearance and orientation, placement and function of parking, loading,
- 7 waste disposal, access points, outdoor uses and mechanical equipment,
- 8 signage and landscaping.
- 9
- 10 g. Open space shall be provided, where appropriate, as common open
- 11 space serving conservation, recreation and civic needs of the Planned
- 12 Use District Area, subject to approval of the City.

13

14 ~~g~~f. Miscellaneous Provisions

- 15
- 16 1. ~~The development of the Weyerhaeuser property will be subject to the~~
- 17 ~~requirements of the City's Transportation Mobility Program, as may be~~
- 18 ~~amended from time to time. The owner/developer shall construct a paved~~
- 19 ~~multi-use trail along the west side of SR 121 from the north end of the~~
- 20 ~~development south to the existing trail at US 441. All costs incurred by the~~
- 21 ~~owner/developer for this multi-use trail will be credited by the City against~~
- 22 ~~the applicable owner/developer obligations required pursuant to the City's~~
- 23 ~~Transportation Mobility Program. Should construction of the paved multi-~~
- 24 ~~use trail not be permitted or otherwise feasible within the rights-of-way of~~
- 25 ~~FDOT or CSX railroad, alternative improvements and/or payments may be~~
- 26 ~~substituted in accordance with the City's Transportation Mobility Program.~~
- 27 ~~developer has signed a binding agreement acknowledging owner/developer~~
- 28 ~~responsibility for mitigation of transportation impacts associated with the~~
- 29 ~~maximum amount of development identified in the future land use~~
- 30 ~~amendment. Prior to the second reading of the first PD rezoning~~
- 31 ~~ordinance(s) for Plum Creek, the owner/developer shall sign an agreement~~
- 32 ~~associated with the transportation mobility program in effect at the time of~~
- 33 ~~PD rezoning submittal for the first phase of the development as shown in~~
- 34 ~~the PD ordinance. At a minimum, prior to adoption of the second reading~~
- 35 ~~of the ordinance for any PD rezoning for any portion of Plum Creek, the~~
- 36 ~~owner/developer shall make a payment to the City or sign a binding~~
- 37 ~~agreement for construction of an acceptable project, which shall include~~
- 38 ~~bonding requirements or other assurance acceptable to the City Attorney for~~
- 39 ~~the required transportation mobility project (consistent with the~~
- 40 ~~transportation mobility program in effect at the time of PD rezoning)~~
- 41 ~~associated with the trip generation for the first phase as shown in the PD.~~
- 42 ~~Subsequent to the first agreement associated with the transportation~~
- 43 ~~mobility agreement program in effect at the time of PD rezoning, additional~~
- 44 ~~transportation mobility agreements shall be executed prior to the issuance~~
- 45 ~~of final site plan or subdivision final plat development orders for the~~

1 relevant phases of the development.

2
3 ~~2. At the time of filing an application for the first planned development~~
4 ~~rezoning, the developer shall submit to the City recommended~~
5 ~~transportation mobility modifications needed to address the full build-out~~
6 ~~of residential and nonresidential uses authorized by Policy 4.3.4.a.1. and~~
7 ~~identify funding of such modifications pursuant to the Agreement required~~
8 ~~for Policy 4.3.4.g.1. herein, subject to approval by the City. Such~~
9 ~~transportation modifications shall be consistent with the City's~~
10 ~~transportation mobility requirements in effect at that time.~~

11 All recreation facilities that are required to ensure that the City's Recreation
12 LOS standards are maintained shall be specified in the PD rezoning
13 application and ordinance. ~~Many of the single family areas along with~~
14 ~~portions of the PUD area shall be built around pocket parks of various types,~~
15 ~~subject to approval by the City.~~ At the development stage for each phase
16 and section of the project, recreational acreage necessary to meet the
17 demands of the residential units will be provided by the owner/developer as
18 required by the Gainesville Comprehensive Plan Recreation Element. All
19 recreational amenities will be provided at the cost of the owner/developer.
20 Recreation facilities shall be provided on-site to ensure that the needs of the
21 residents of Plum Creek Weyerhaeuser are met on-site, provided that a
22 portion of the recreation need may be met through the development of active
23 recreation facilities on the adjacent property (tax parcel 07781-002-000)
24 owned by the City of Gainesville, subject to approval by the City.

25
26
27 3. All proposed access points to CR 231 are subject to approval by the
28 Alachua County Public Works Department. All proposed access points
29 onto SR 121 are subject to approval by the FDOT.

30
31 4. Due to the roadway operation and safety concerns of SR 121, the
32 owner/developer shall provide a traffic study acceptable to the City,
33 ~~Alachua County,~~ and the Florida Department of Transportation as a part of
34 the City's subdivision or development plan approval process prior to the
35 application for each PD rezoning. The study shall analyze issues related to
36 trip generation, trip distribution, operational and safety concerns, and shall
37 propose appropriate transportation mobility modifications, consistent with
38 the transportation impacts of the development. The development shall be
39 required to meet any ~~Transportation~~ Mobility Program requirements in
40 effect at the time of final development plan or subdivision plat
41 approval application for development review. The developer shall provide
42 any transportation modifications that are site related and required for
43 operational or safety reasons, such as, but not limited to, new turn lanes into
44 the development, driveway modifications, or new traffic signals, and the
45 cost of such operational and safety modifications shall not be unrelated to

1 credited against the Transportation Mobility Program requirements.

- 2
- 3 5. Land use changes for Plum Creek Weyerhaeuser do not vest future
- 4 development for concurrency. All future development is subject to the ~~The~~
- 5 ~~owner/developer is required to apply for and meet~~ concurrency
- 6 requirements of the land development code. management certification
- 7 requirements, including public school facilities and recreation mitigation at
- 8 the time of filing any PD rezoning application.
- 9
- 10 6. The Plum Creek Weyerhaeuser development shall include in any Planned
- 11 Development Report the requirement that five percent of the residential
- 12 units shall be perpetually affordable, provided by a legal mechanism
- 13 including but not limited to deed restrictions or land trust, to households
- 14 earning between 80% and 120% of the median income for Alachua County
- 15 for a family of four as established from time to time by the U.S. Department
- 16 of Housing and Urban Development. Each implementing PD zoning
- 17 ordinance shall provide all required methods for ensuring implementation
- 18 of this requirement, including the requirement that the owner/developer
- 19 enter into a binding agreement that specifies the number of affordable units
- 20 that must be constructed on an approved time schedule.
- 21
- 22 7. No rezonings to PD within the area of the map labeled “~~Plum Creek~~
- 23 Weyerhaeuser SR 121 Overall Site” in the Future Land Use Map Series A
- 24 shall be adopted on final reading of the ordinance for areas north of the line
- 25 labeled “Phase Line” until all areas south of the same line have been rezoned
- 26 to PD zoning, and at least 75 percent of the infrastructure (e.g., roads,
- 27 sidewalks, stormwater facilities, utilities) south of the “Phase Line” has
- 28 been constructed and completed.
- 29
- 30 8. ~~In accordance with Policy 1.1.5 of the Public School Facilities Element and~~
- 31 ~~School Concurrency Alachua County, FL, Updated Interlocal Agreement~~
- 32 ~~for Public School Facility Planning (December 23, 2008), the Alachua~~
- 33 ~~County School Board submitted a school facilities capacity report. The~~
- 34 ~~report concludes that projected student demand resulting from Plum Creek~~
- 35 ~~Development at the elementary, middle and high school levels can~~
- 36 ~~reasonably be accommodated for the five, ten and twenty year planning~~
- 37 ~~periods and is consistent with the Public School Facilities Element based~~
- 38 ~~upon School District not constitute a school capacity availability~~
- 39 ~~determination or concurrency certification, it does not reserve school~~
- 40 ~~capacity for Plum Creek, and it does not vest Plum Creek for school~~
- 41 ~~concurrency. At the time of application for a development order for Plum~~
- 42 ~~Creek, the developer shall apply for and obtain concurrency certification in~~
- 43 ~~compliance with the City Comprehensive Plan, Code of Ordinances and~~
- 44 ~~state law. Prior to approval of any development order, the City shall~~
- 45 ~~coordinate with the School Board and determine availability of school~~

1 capacity within the applicable School Concurrency Service Area. A
2 Capacity Enhancement Agreement or other mitigation option as provided
3 for in ~~Policies 1.1.7 and 2.5.1 through 2.5.4~~ of the Public School Facilities
4 Element may be required at that time to ensure continued compliance with
5 all applicable provisions of the City Comprehensive Plan, Code of
6 Ordinances and state law. In the absence of a Capacity Enhancement
7 Agreement or other mitigation option being approved fulfilling the
8 concurrency requirement, the City will not issue a concurrency certification
9 if capacity is unavailable, and such circumstance can result in a delay or
10 denial of a development order for ~~Plum-Creek~~ Weyerhaeuser.
11

12 **SECTION 2.** The Comprehensive Plan Future Land Use Element Future Land Use Map Series is
13 amended as follows. Except as amended herein, the remainder of the Future Land Use Map Series
14 remains in full force and effect.

15 **Future Land Use Map Series**

- 16 • ~~Plum-Creek~~ Weyerhaeuser SR 121 PUD and Underlying Future Land Use

17 **SECTION 3.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is
18 amended by changing the land use category from Single-Family (SF) and Residential Low-Density
19 (RL) to Mixed-Use Office/Residential (MOR) on the property as shown in **Exhibit A**, which is made
20 a part hereof as if set forth in full.

21 **SECTION 4.** It is the intent of the City Commission that the provisions of Sections 1 through 3
22 of this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan
23 and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to
24 accomplish such intent.

25 **SECTION 5.** The City Manager or designee is authorized and directed to make the necessary
26 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.

1 The City Manager or designee is authorized to correct any typographical errors that do not affect
2 the intent of this ordinance.

3 **SECTION 6.** Within ten working days of the transmittal (first) hearing, the City Manager or
4 designee is authorized and directed to transmit this plan amendment and appropriate supporting
5 data and analyses to the reviewing agencies and to any other local government or governmental
6 agency that has filed a written request for same with the City. Within ten working days of the
7 adoption (second) hearing, the City Manager or designee is authorized and directed to transmit
8 this amendment to the state land planning agency and any other agency or local government
9 that provided comments to the City regarding the amendment.

10 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
11 the application hereof to any person or circumstance is held invalid or unconstitutional, such
12 finding will not affect the other provisions or applications of this ordinance that can be given
13 effect without the invalid or unconstitutional provision or application, and to this end the
14 provisions of this ordinance are declared severable.

15 **SECTION 8.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
16 conflict hereby superseded on the effective date of this amendment to the Comprehensive Plan.

17 **SECTION 9.** This ordinance will become effective immediately upon adoption; however, the
18 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
19 amendment is not timely challenged, will be 31 days after the state land planning agency notifies
20 the City that the plan amendment package is complete in accordance with Section 163.3184,
21 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective
22 on the date the state land planning agency or the Administration Commission enters a final order

1 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No
2 development orders, development permits, or land uses dependent on this Comprehensive Plan
3 amendment may be issued or commenced before this amendment has become effective.

4

5 **PASSED AND ADOPTED** this 6th day of April, 2023.

6

7

8

9

10

11 Attest:

12

13

14

15

16

17

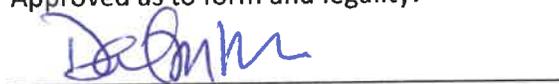
18

19


OMICHELE D. NATTIEL-WILLIAMS
CITY CLERK


HARVEY L. WARD
MAYOR

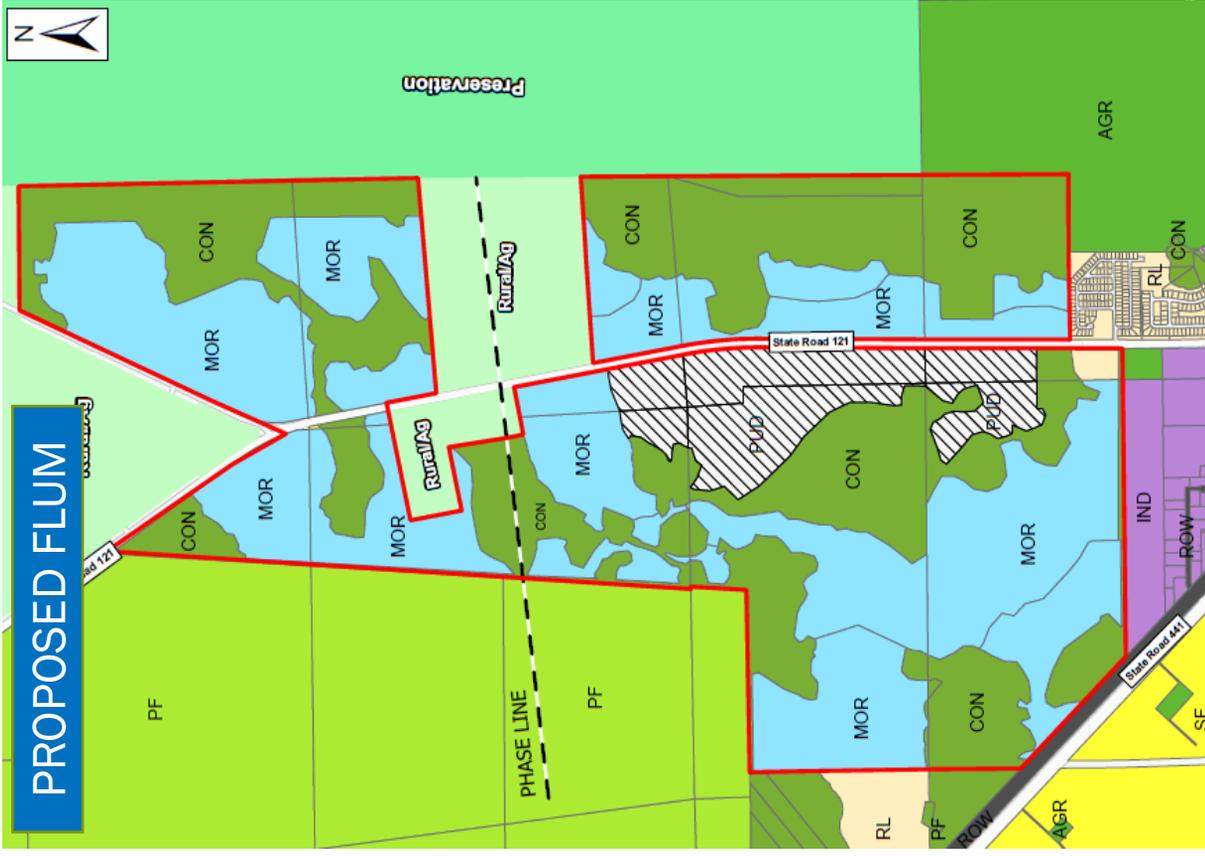
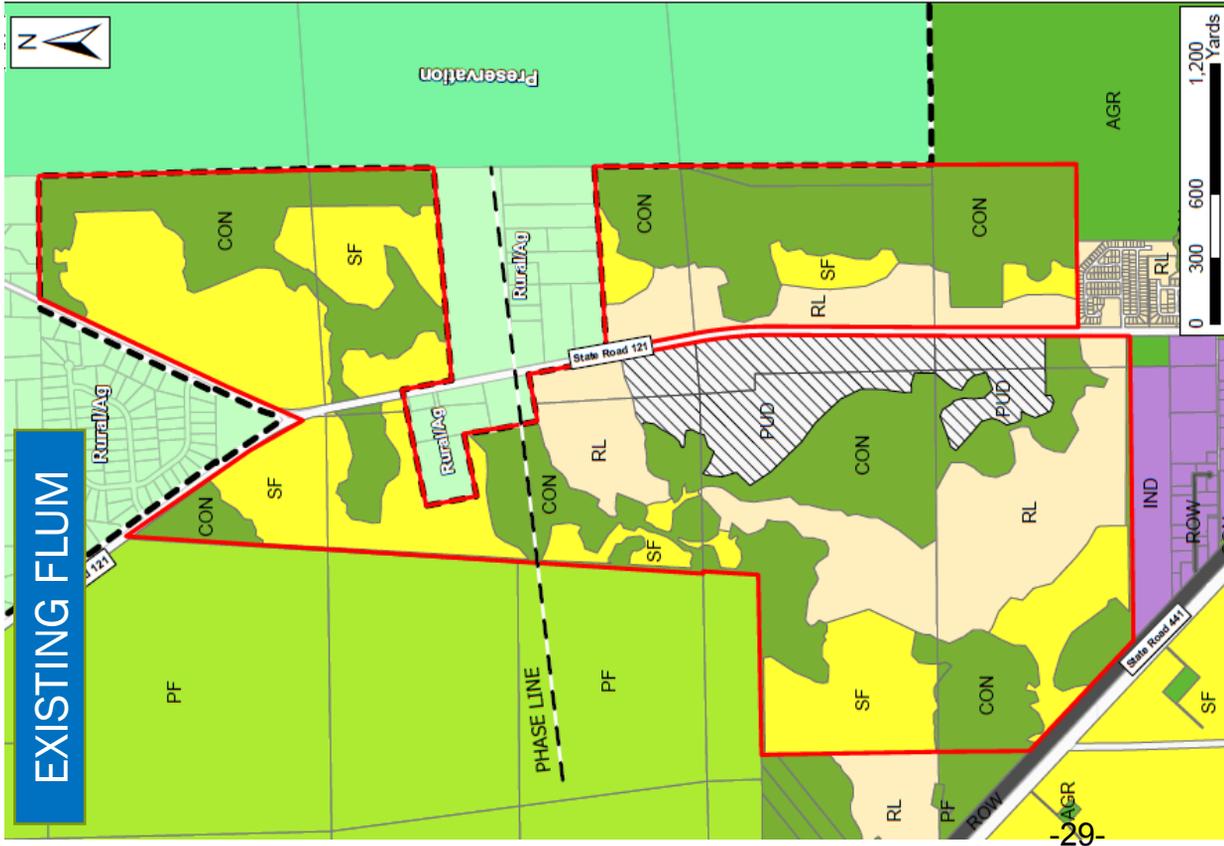
Approved as to form and legality:


DANIEL M. NEE
CITY ATTORNEY

This ordinance passed on transmittal (first) reading this 6th day of October, 2022.

This ordinance passed on adoption (second) reading this 6th day of April, 2023.

Gainesville 121 – CPA Land Use Map Change



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

Regional Planning Council: North Central Fl
Review Date: 5/25/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 40
Local Government: Columbia County
Local Government Item Nos.: CPA 2343
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency (estimated): 5/26/23

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

The amendment proposes an expansion of approximately 4,147 acres to the Designated Urban Development Area and reclassifies the expanded area from Agriculture-3 (less than or equal to 1 dwelling unit per 5 acres), Mixed Use, and Public to Residential Very Low Density (less than or equal to 1 dwelling unit per acre), Residential Low Density (less than or equal to 2 dwelling units per acre), Commercial, Highway Interchange, Public, Industrial, and Light Industrial (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 Interstate 10, U.S. Highway 41 and U.S. Highway 441 which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. However, the proposed amendment is not anticipated to create significant adverse impacts as the County's Transportation Element implements Transportation Planning Best Practices contained in the regional plan.

Part of the subject property is located within a Stream-to-Sink Watershed as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the policies in the County's Comprehensive Plan require mitigation of adverse impacts.

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 amendments?

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

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable	<input type="checkbox"/>

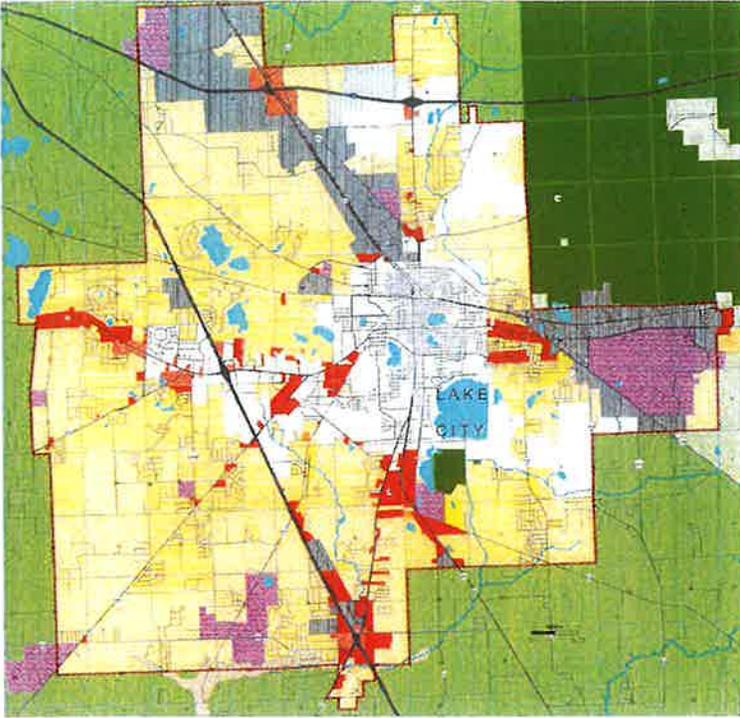
**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENTS**

Columbia County

Future Land Use Plan Map 2040

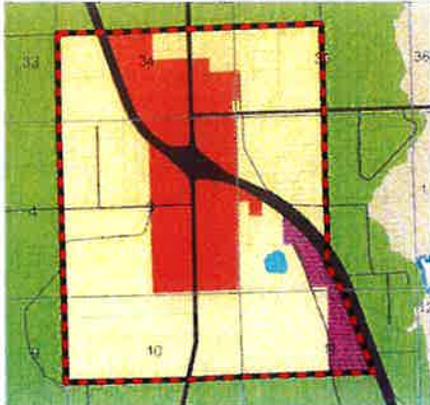


Inset Map "A"



APPROXIMATELY 10% OF THE COLUMBIA COUNTY AREA IS DESIGNATED AS FUTURE LAND USE PLAN MAP 2040. THIS INCLUDES THE CITY OF LAKE CITY AND SURROUNDING AREAS. THE FUTURE LAND USE PLAN MAP 2040 IS A COMPREHENSIVE PLAN FOR THE COUNTY'S FUTURE DEVELOPMENT. IT PROVIDES A FRAMEWORK FOR GROWTH AND DEVELOPMENT THAT IS SUSTAINABLE AND RESPONSIVE TO THE COUNTY'S NEEDS. THE PLAN IS BASED ON A VISION OF A COUNTY THAT IS ECONOMICALLY PROSPEROUS, ENVIRONMENTALLY SOUND, AND SOCIALLY JUST. THE PLAN IS A TOOL FOR PLANNING AND DEVELOPMENT THAT WILL HELP THE COUNTY ACHIEVE ITS VISION FOR THE FUTURE.

Inset Map "B"



FUTURE LAND USE PLAN MAP CLASSIFICATIONS

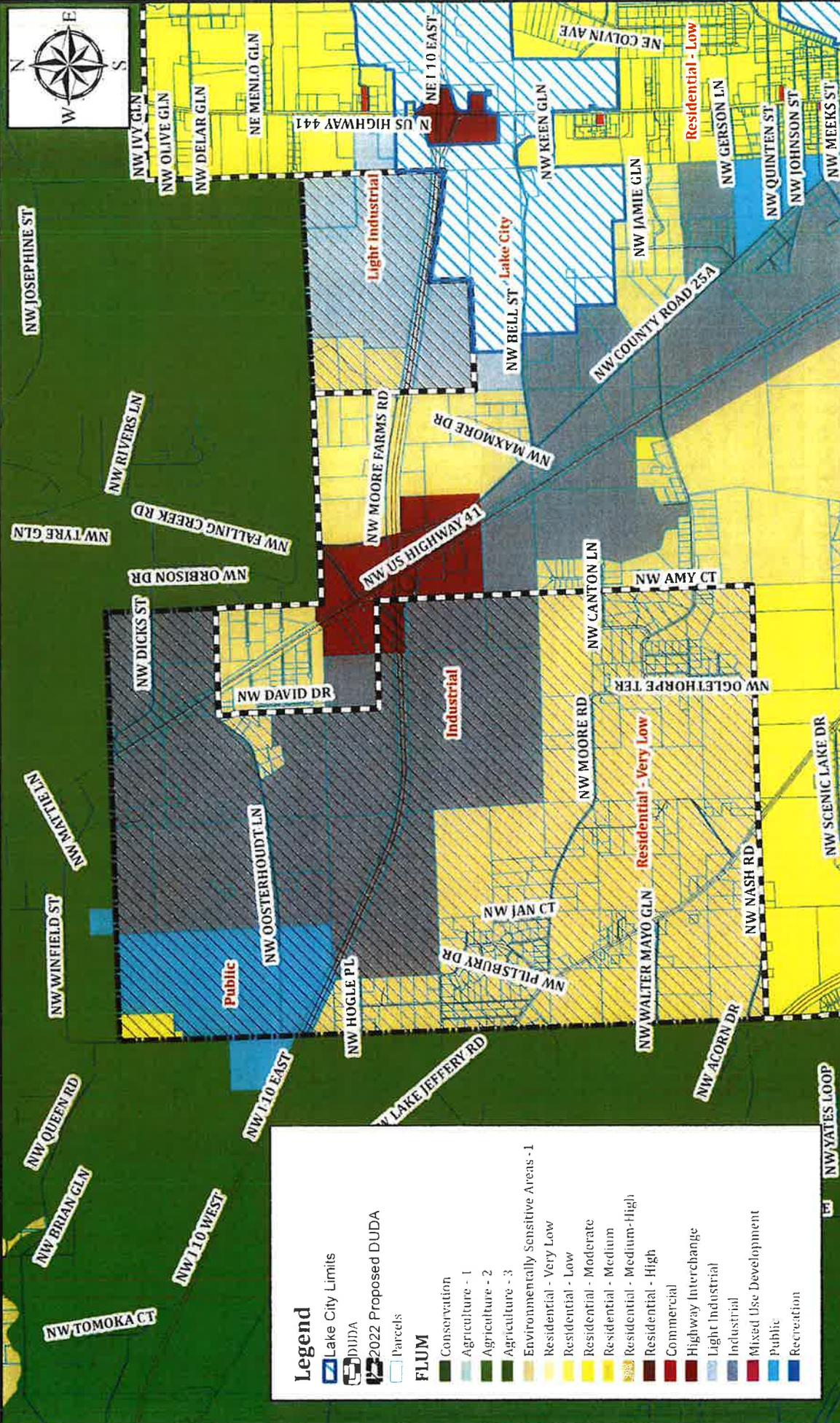
- Open Space
- Residential
- Office
- Commercial/Industrial
- Agriculture
- Agriculture (20-30 year term)
- Agriculture (30-40 year term)
- Agriculture (40-50 year term)
- Agriculture (50-60 year term)
- Agriculture (60-70 year term)
- Agriculture (70-80 year term)
- Agriculture (80-90 year term)
- Agriculture (90-100 year term)
- Agriculture (100+ year term)
- Water
- Forest
- Wetlands
- Wetlands (20-30 year term)
- Wetlands (30-40 year term)
- Wetlands (40-50 year term)
- Wetlands (50-60 year term)
- Wetlands (60-70 year term)
- Wetlands (70-80 year term)
- Wetlands (80-90 year term)
- Wetlands (90-100 year term)
- Wetlands (100+ year term)

OTHER MAP FEATURES

- Major Roadway
- Minor Roadway
- Rail
- Airport
- Water
- Wetlands
- Forest
- Wetlands



Future Land Use Map (Proposed) Proposed North SR 41/I-10 Industrial Development Zone & Designated Urban Development Area Expansion



Legend

- Lake City Limits
- DUDA
- 2022 Proposed DUDA
- Parcels
- FLUM**
 - Conservation
 - Agriculture - 1
 - Agriculture - 2
 - Agriculture - 3
 - Environmentally Sensitive Areas - 1
 - Residential - Very Low
 - Residential - Low
 - Residential - Moderate
 - Residential - Medium
 - Residential - Medium-High
 - Residential - High
 - Commercial
 - Highway Interchange
 - Light Industrial
 - Industrial
 - Mixed Use Development
 - Public
 - Recreation



DISCLAIMER: The data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use is the sole responsibility of the requestor. Columbia County makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

Prepared By: Brandon M. Stubbs
Columbia County Building & Zoning Department
Prepared on February 2022

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 43
Review Date: 5/25/23 Local Government: Gilchrist County
Amendment Type: Adopted Amendment Local Government Item No.: Not Provided
State Land Planning Agency Item No.: 23-2ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 amends the County’s Comprehensive Plan by removing Policy I.2.2,3. of the Future Land Use Element, Objective 1.2, regarding Floor Area of Neighborhood Commercial districts (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 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 adjacent 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**

Ordinance No. 2023-05

AN ORDINANCE OF GILCHRIST COUNTY, FLORIDA, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES, AS AMENDED, AMENDING THE TEXT OF THE GILCHRIST COUNTY COMPREHENSIVE PLAN TO REMOVE OBJECTIVE I.2, POLICY I.2.2, 3.; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Gilchrist County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Community Planning Act, empower and require the Board of County Commissioners to prepare, adopt and implement a comprehensive plan; and

WHEREAS, pursuant to the Community Planning Act the Gilchrist County Board of County Commissioners has adopted the Gilchrist County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Gilchrist County, Florida, hereinafter referred to as the Board of County Commissioners, has been designated as the Local Planning Agency of Gilchrist County, Florida, hereinafter referred to as the Local Planning Agency; and

WHEREAS, the Board of County Commissioners held the required public hearings, with public notice having been provided, under the procedures established in Section 125.66, Florida Statutes, and Sections 163.3161 to 163.3215, Florida Statutes, as amended, on said proposed amendment, as described below, and at said public hearings, the Board of County Commissioners reviewed and considered all comments received during said public hearings concerning said proposed amendment, as described below; and

WHEREAS, the Board of County Commissioners has reviewed the report submitted to it by the State Land Planning Agency and the written comments submitted to it by state agencies; and

WHEREAS, the Board of County Commissioners has determined and found said proposed amendment to be compatible with the goals, objectives and policies, and those other affected elements of the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that adoption of said proposed amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Text Amendment. The County's Comprehensive Plan is hereby amended as follows (~~strikethrough~~ and underline format):

ARTICLE I

FUTURE LAND USE ELEMENT

OBJECTIVE I.2 In order that adjacent land uses are not adversely impacted by any change in land use, a landscaped buffer of not less than 10 feet shall be required along the affected rear and/or side yards of the site which abuts lands within a residential land use category.

Policy I.2.1 The County shall regulate the location of public facilities so as to discourage the proliferation of urban sprawl.

Policy I.2.2 The neighborhood commercial district provides small scale retail service establishments which serve the convenience needs of adjacent areas within the designated urban development areas and the rural areas of the County. Neighborhood Commercial Activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the County as market forces determine the need according to the following criteria:

1. Neighborhood Commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs; service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners; and commercial establishments that are directly related to nature-based tourism and recreation.

In addition, other compatible uses in accordance with the County's Land Development Code may be allowed as special use permits and will be subject to an intensity of .25 Floor Area Ratio.

Commercial establishments that are directly related to nature-based tourism and recreation, as listed above, are limited to: the uses in accordance with the County's Land Development Code.

2. Neighborhood Commercial activities shall be located within one quarter mile of an intersection of an arterial with a collector road or an intersection of two collector roads;
3. ~~Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;~~

4. 3. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage; and
5. 4. Neighborhood Commercial uses shall be limited to an intensity of .25 floor area ratio.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of this ordinance with the Florida Department of State and upon satisfaction of the additional criteria stated herein below.

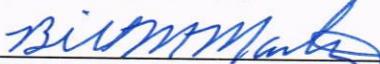
The effective date of this plan amendment shall be the latter of:

- (a) Thirty-one (31) days after the Department of Economic Opportunity notifies Gilchrist County that the plan amendment is complete; or
- (b) If the plan amendment is challenged, the date a final order is issued by the Department of Economic Opportunity or the Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), Florida Statutes, whichever is applicable.

Section 5. Authority. This ordinance adopted is pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting by the Board of County Commissioners this 17th day of April 2023.

BOARD OF COUNTY COMMISSIONERS OF
GILCHRIST COUNTY, FLORIDA


Bill Martin, Chairman

ATTESTED BY:


Todd Newton, Clerk

This ordinance was submitted to the Secretary of State, State of Florida on the 18th day of April 2023.

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

Regional Planning Council: North Central Fl
Review Date: 5/25/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 46
Local Government: City of Gainesville
Local Government Item No.: LD23-000020 LUC
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 LD23-000020 LUC rescinds prior ordinance 211357 (which amended Policy 4.1.1 of the City's Comprehensive Future Land Use Element by eliminating the Single Family classification (up to 8 dwelling units per acre), and restores single-family land use designation SF: Single Family, (revert from NR: Neighborhood Residential) (See attached.)

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

City item LD23-000020 LUC is a city-wide amendment. Interstate 75, U.S. Highway 441, State Road 20, State Road 24, State Road 24A, State Road 26, State Road 26A, State Road 120, State Road 121, State Road 222, State Road 226 and State Road 331 located within the city limits are part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility 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.

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to 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 No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

27 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use
28 Element and Map of the Comprehensive Plan; and

29 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
30 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
31 to Section 163.3174, Florida Statutes, held a public hearing and voted to make a recommendation
32 to the City Commission regarding the subject of this ordinance; and

33 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
34 newspaper of general circulation and provided the public with at least seven days' advance notice
35 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City Commission
36 in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

37 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
38 proposed amendment to the reviewing agencies and any other local government unit or state
39 agency that requested same; and

40 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed
41 in the aforesaid newspaper and provided the public with at least five days' advance notice of this
42 ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission; and

43 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
44 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

45 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
46 comments received concerning this Future Land Use Element and Map amendment; and

47 **WHEREAS**, the City Commission finds this Future Land Use Element and Map amendment to be
48 consistent with the City of Gainesville Comprehensive Plan.

49 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

50 **FLORIDA:**

51 **SECTION 1.** Policy 4.1.1 of the Future Land Use Element of the City of Gainesville

52 Comprehensive Plan is amended as follows. Except as amended herein, the remainder of Policy

53 4.1.1 remains in full force and effect.

54 **Single-Family (SF): up to 8 units per acre**

55

56 This land use category shall allow single-family detached dwellings at densities up to 8 dwelling
57 units per acre. The Single-Family land use category identifies those areas within the City that,
58 due to topography, soil conditions, surrounding land uses and development patterns, are
59 appropriate for single-family development. Land development regulations shall determine the
60 performance measures and gradations of density. Land development regulations shall specify
61 criteria for the siting of low-intensity residential facilities to accommodate special need
62 populations and appropriate community-level institutional facilities such as places of religious
63 assembly, public and private schools other than institutions of higher learning, and libraries. Land
64 development regulations shall allow home occupations in conjunction with single-family
65 dwellings under certain limitations.

66

67 **SECTION 2.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is

68 amended by changing the land use category of all property that was designated as Residential

69 Low-Density (RL) by City of Gainesville Ordinance No. 211357 to Single-Family (SF). The

70 amendment and location of the property that is the subject of this ordinance is shown on **Exhibit**

71 **A** for visual reference. A detailed Future Land Use Map is available for inspection on the City's

72 website or in the City's Department of Sustainable Development.

73 **SECTION 3.** It is the intent of the City Commission that the provisions of Sections 1 and 2 of

74 this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan

75 and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order

76 to accomplish such intent.

77 **SECTION 4.** The City Manager or designee is authorized and directed to make the necessary
78 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.
79 The City Manager or designee is authorized to correct any typographical errors that do not affect
80 the intent of this ordinance.

81 **SECTION 5.** Within ten working days of the transmittal (first) hearing, the City Manager or
82 designee is authorized and directed to transmit this Future Land Use Map amendment and
83 appropriate supporting data and analyses to the reviewing agencies and to any other local
84 government or governmental agency that has filed a written request for same with the City.
85 Within ten working days of the adoption (second) hearing, the City Manager or designee is
86 authorized and directed to transmit this amendment to the state land planning agency and any
87 other agency or local government that provided comments to the City regarding the
88 amendment.

89 **SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
90 the application hereof to any person or circumstance is held invalid or unconstitutional, such
91 finding will not affect the other provisions or applications of this ordinance that can be given
92 effect without the invalid or unconstitutional provision or application, and to this end the
93 provisions of this ordinance are declared severable.

94 **SECTION 7.** As of the effective date of this amendment to the Comprehensive Plan as
95 described in Section 8 of this ordinance, all ordinances or parts of ordinances in conflict herewith
96 are to the extent of such conflict hereby repealed.

97 **SECTION 8.** This ordinance will become effective immediately upon adoption; however, the
98 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the

99 amendment is not timely challenged, will be 31 days after the state land planning agency notifies
100 the City that the plan amendment package is complete in accordance with Section 163.3184,
101 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective
102 on the date the state land planning agency or the Administration Commission enters a final order
103 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No
104 development orders, development permits, or land uses dependent on this Comprehensive Plan
105 amendment may be issued or commenced before this amendment has become effective.

106 **PASSED AND ADOPTED** this _____ day of _____, 2023.

107

108

109

HARVEY WARD

110

MAYOR

111

112 Attest:

Approved as to form and legality:

113

114

OMICHELE D. GAINEY

DANIEL M. NEE

115 CITY CLERK

INTERIM CITY ATTORNEY

116

117
118 This ordinance passed on transmittal (first) reading this ____ day of _____, 2023.

119

120 This ordinance passed on adoption (second) reading this ____ day of _____, 2023.

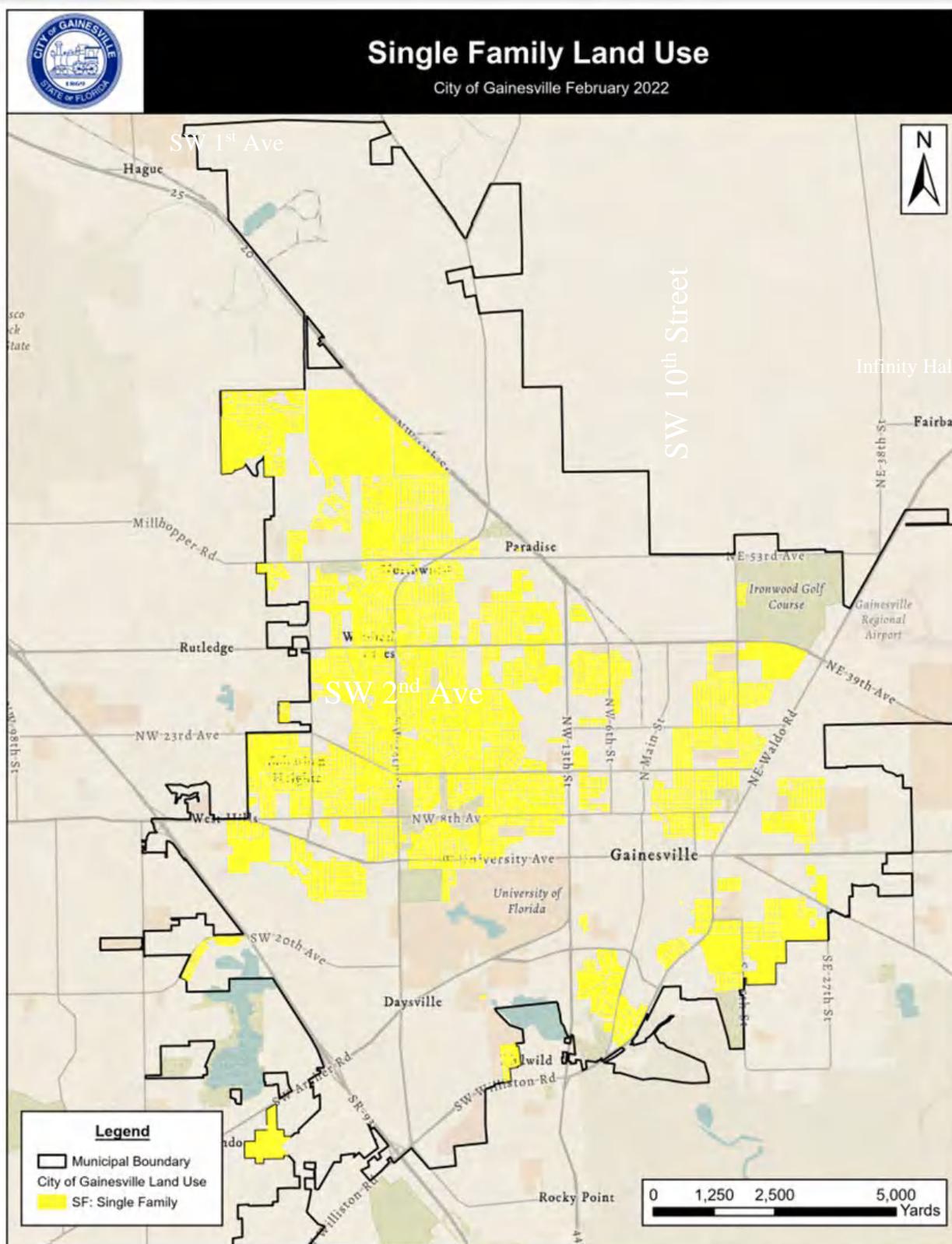


Figure 1- Single Family Land Use makes up roughly 61% of residential land area

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

Regional Planning Council: North Central Fl
Review Date: 5/25/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 47
Local Government: Town of Lee
Local Government Item No.: CPA 23-01
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 23-01 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 <u> X </u>	No _____
Not Applicable _____	_____

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

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

OBJECTIVE XI.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 XI.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 XI.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 XI.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 XI.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 Regional Planning Council Item No.: 48
Review Date: 5/25/23 Local Government: Alachua County
Amendment Type: Draft Amendment Local Government Item No.: Z 22-000006
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 Z 22-000006 amends the Future Land Use Element Oaks Mall Activity Center Policy 2.2.3 and Capital Improvements Element Table 1(d) (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 Interstate 75 and State Road 26, both of which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse transportation impacts to the Regional Road Network are not anticipated as the amendment does not increase density or intensity of use.

The subject property is located within a Stream-to-Sink Watershed and an Area of High Recharge Potential to the Floridan Aquifer, as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated as the amendment does not increase 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Proposed Plan Language/Amendments

Deleted language is indicated by a ~~strikethrough~~ while new language is indicated by an underline.

Policy 2.2.3 Activity Center Plan - Oaks Mall Activity Center

(a) General

- (1) It is the intent of this Activity Center Plan to promote the area surrounding the interchange of Interstate 75 and State Road 26 as a high intensity regional focal point. In so doing, it should be developed as a mixed use center, allowing for the general land use classifications identified on the Future Land Use map. Individual quadrants of the center should include a mix of complementary uses, including retail, employment, services, and, where possible, residential uses so as to reduce overall traffic impact and promote pedestrian activity.

(b) Land Use

- (1) Future land uses shall be governed by the land use classifications on the Future Land Use Map. Higher density residential uses are encouraged within the Activity Center on land designated for commercial use.
- (2) Development within the 87.15 acres located on the north side of Newberry Rd. just west of and adjacent to Newberry Crossing and east of Fort Clark Blvd. and incorporating parcels 06331-000-000, 06329-000-000 and 06326-001-002 shall be in accordance with Future Land Use Element Section 1.76 (~~Transit-Oriented Traditional Neighborhood Development~~) and all subsequent ~~Transit-Oriented Traditional Neighborhood Development~~ policies, and the following guidelines implementing ULDC.
 - i. Maximum development on the site, as approved through a Preliminary Development Plan and following Final Development Plan(s), shall not exceed 13,700 gross average annual daily trip or 9,600 net daily motor vehicle trips based on the Institute of Traffic Engineer's Trip Generation Manual in effect at the time of development plan approval.
 - ii. The required interconnected street network shall connect, at a minimum, to NW 76th Blvd, NW 15th Pl, Ft. Clarke Blvd, and Newberry Rd. All connections shall include appropriate operational improvements as identified by an operational analysis to be conducted with the Preliminary Development Plan. Operational improvements may include intersection

modifications (e.g., signalization or roundabout construction), auxiliary lane installation, median modifications or other improvements for all intersections required to be studied by the ULDC.

- iii. The internal street network shall be designed to include at least one (1) internal transit station, and to accommodate regular public transit access to the development. A single route through the development shall be designed to accommodate a dedicated transit lane in the future, and shall be a creditable project towards the projects multi-modal transportation mitigation.
- iv. Should the project require operational improvements at the intersection of I-75 and Newberry Rd., those improvements shall be solely the responsibility of the development.
 - a. ~~The maximum allowable land uses on the property shall not exceed that which would produce cumulative motor vehicle traffic impacts of 13,700 gross average annual daily trips, or 9,600 net daily motor vehicle trips based on the Institute of Traffic Engineer's Trip Generation Manual in effect at the time of development plan approval. The mix of uses allowed shall conform to Future Land Use Policy 1.7.5-1.7.5.5~~
 - b. ~~Building setbacks that may be established in the Unified Land Development Code and otherwise made applicable to this Transit Oriented Development shall not be applicable to encroachments of porches, bay windows, stoops, and balconies with such setbacks.~~
 - b. ~~On street parking is encouraged throughout the development. On street spaces may each be counted against required parking as long as the space is within 300 feet of the supported use.~~
 - c. ~~Surface stormwater management facilities shall be designed to provide physical and visual amenity value to the Activity Center. Such facilities should be designed, where practicable and appropriate to the urban context, to provide useable open space designed to resemble natural areas. Low impact development methods shall be used where feasible and stormwater management facilities should be interspersed throughout the site to minimize the impacts to the flood prone areas located within the limits of the site. The applicant and County shall determine the feasibility and advisability of working with FDOT to incorporate the existing FDOT stormwater pond at the corner of Newberry Road and Ft. Clarke Boulevard into a common stormwater master plan.~~

- d. ~~The applicant shall be responsible for the design and construction of a roadway network that connects the existing terminus of NW 76th Blvd. to NW 15th Place. The alignment and design characteristics of the elements of this roadway network shall be determined during the development plan review process and are subject to the approval of Alachua County. The applicant shall also be responsible for intersection turn lanes and a traffic signal at Ft. Clark Blvd and NW 15th if determined during the development plan review process to be warranted for operational and safety reasons. This requirement shall not be interpreted to require improvements needed to maintain the applicable adopted roadway level of service standard. The location and configuration of the connection to Newberry Road shall be subject to the approval of Alachua County and the Florida Department of Transportation. Access connections to Newberry Road shall not align with existing access connections on the south side of Newberry Road, except for access points that restrict left turn movements into and out of the development.~~
- e. ~~Parks, squares or plazas shall be provided and shown on the Development Plan and such areas may be considered for inclusion in the calculation for determining compliance with the 20% open space requirement of this Comprehensive Plan.~~
- f. ~~Development of these parcels shall provide:~~
 - 1. ~~Public transit with 15-minute peak hour frequencies and 25-minute frequencies during the non-peak hours; and~~
 - 2. ~~Public transit connecting Santa Fe Community College and the Oaks Mall (required transit route); and~~
 - 3. ~~Public transit that is coordinated with the Gainesville Regional Transit System (RTS) transit hub maintained at the Oaks Mall.~~
 - 4. ~~Transit provided in sections a-c above shall be for a period of 15 years.~~
- g. ~~Funding shall be assured, in part, through establishment of a Community Development District (CDD) or other appropriate funding mechanism on the parcels covered by this Policy. The CDD, or other appropriate funding mechanism, shall be established in conjunction with the approval of the Development Plan.~~

- h. ~~Funding for the phased implementation of the required transit route shall be identified in the Capital Improvements Element of this Comprehensive Plan. A developer's agreement shall be entered between the County and developer of the site prior to approval of the final Development Plan addressing details of the development phasing schedule and the level of the funding commitments of the CDD, or other appropriate funding mechanism, for the required transit. It is anticipated that the route from Santa Fe Community College and Oaks Mall will be funded from multiple sources and establishment of the required transit route may occur in increments. An initial phase of the required transit route from the parcels covered by this Policy to the Oaks Mall may serve as an interim step toward completion and full funding for the required transit route from Santa Fe Community College to the Oaks Mall. The timing, source and level of funding for each increment of the route shall be established prior to approval of the final Development Plan, developer's agreement, and revised Capital Improvements Element. The annual contribution shall be indexed for inflation. Approval of the first phase of development shall require provision of the dedicated transit lanes required by paragraph 10 below and transit service between the site and Oaks Mall.~~
- i. ~~The Developer shall be responsible to ensure that dedicated transit lanes are constructed that connect to the planned transit corridor between Santa Fe College and the Oaks Mall. The dedicated lanes shall be constructed between Newberry Road and NW 23rd Avenue. The design and construction of dedicated transit lanes shall be accordance with RTS and County standards.~~
- j. ~~The applicant shall coordinate with the County and with the Florida Department of Transportation on the construction of intersection turn lanes and traffic signal modifications at the intersections of Newberry Road (SR 26) and Ft. Clark Blvd and Newberry Road (SR 26) and 76th Blvd needed to ensure operational efficiency and safety. A monetary contribution, not to exceed \$300,000, shall also be made towards the I-75 Interchange at Newberry Road (SR 26) to construct facilities to accommodate a dedicated transit lane.~~

(c) ***Transportation and Traffic Circulation***

- (1) No new entrances shall be permitted on Newberry Road (State Road 26), except as may be required to provide access to a parcel which has no other practical means of access. All development on a given parcel of land which requires access to

Newberry Road should be served by ~~a single entrance~~ meeting State and Local access management requirements; no individual business should be served by a separate entrance if a common entrance or an entrance off a side street is available or can be provided. New access points to Newberry Road may be permitted only when a documented traffic circulations problem can be mitigated or eliminated through relocation of ingress and egress points or enhancements to traffic signalization.

- (2) Entrances should be located in such a manner as to line up with existing intersections, to the maximum extent ~~feasible~~ practicable.
- (3) The improvement of Newberry Road from Tower Road (Southwest 75th Street) to N.W. 60th Street by the Florida Department of Transportation (FDOT) is encouraged, including the proper timing of traffic signals to maximize the capacity of the road to accommodate through traffic, and including intersection improvements at Tower Road, Northwest 62nd Boulevard, and Northwest 69th Terrace.
- (4) Newberry Road should be widened by FDOT to six (6) lanes within the boundaries of the Activity Center where eligible and applicable, in accordance with adopted Metropolitan Transportation Planning Organization (MTPO) and Alachua County Goals, Objectives, and Policies. Improvements to this road should include ~~physical medians to limit left turns to controlled locations~~ access management principles. Future redevelopment of parcels fronting on Newberry Road shall provide for service drives and/or internal circulation which controls ingress and egress.
- (5) All necessary transportation improvements, including but not limited to, right of way acquisition, roadway widening, traffic signalization, intersection improvements, and mass transit facilities that accrue due to the impact of a development shall be provided by the developer and in place prior to the issuance of the certificates of occupancy. This policy may be satisfied by contractual arrangements that establish the timing of improvements and the relative financial responsibilities of all parties. This policy may also be satisfied by an adopted impact fee system affecting, at a minimum, roadway facilities in this area.
- (6) Tower Road shall be analyzed for improvements between and including the intersection with Newberry Road and Southwest 8th Avenue. The improvement analysis should include, but not be limited to, additional through traffic lanes, left turn storage lanes, intersection improvements, bus pull outs, bicycle lanes, and traffic signalization.
- (7) Access points to Tower Road shall be permitted only at

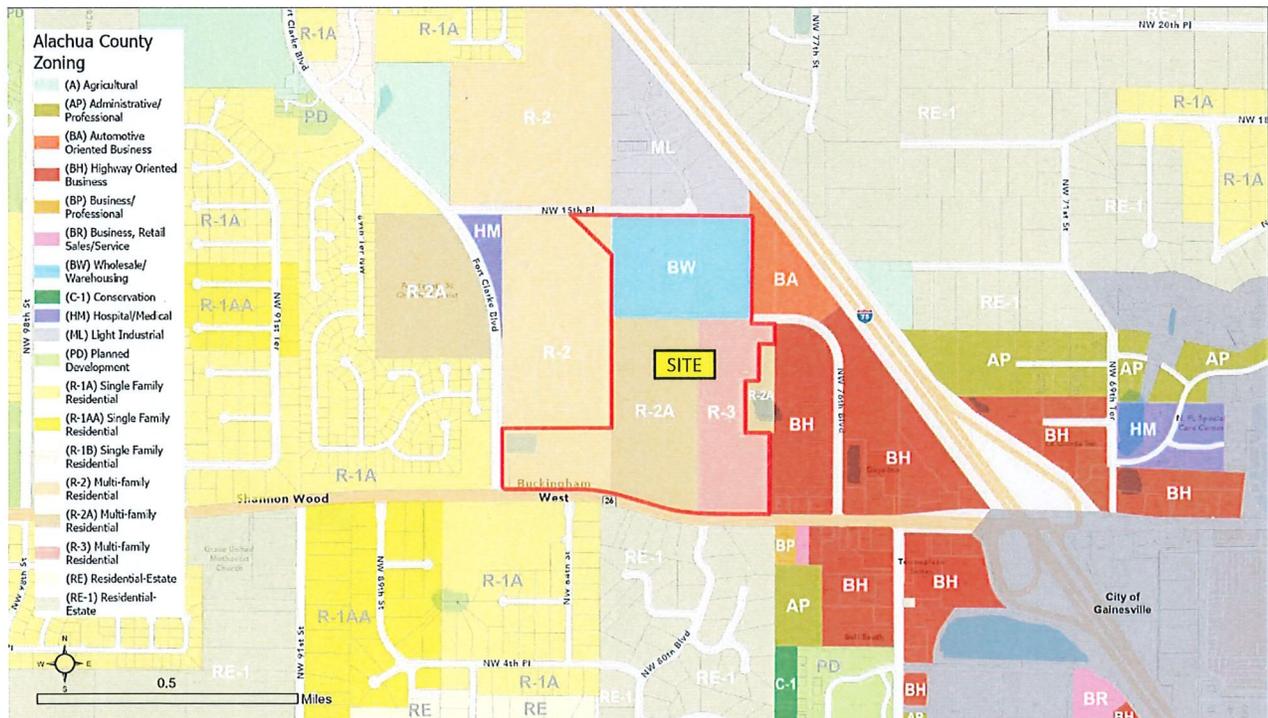
locations that promote safe and orderly traffic flow.

CAPITAL IMPROVEMENTS ELEMENT

Table 1d: Transportation FY 2020-2029 – Newberry Village

Project	FY 2020-2024	FY 2025-2030	FY 2030-2039	Funding Source
Newberry Village TOD Transit Operations*	\$600,000	\$1,250,000	\$2,500,000	Developer/CDD
Newberry Village Dedicated Transit Lanes from NW 23 rd Avenue to Newberry Road	\$660,940			Developer/CDD
Modifications to I-75 interchange to accommodate Transit	\$300,000			Developer/CDD

Dollar figures are estimates of project costs.



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

Regional Planning Council: North Central Fl
Review Date: 5/25/23
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 49
Local Government: Madison County
Local Government Item No.: CPA 22-04
State Land Planning Agency Item No.: 22-2ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 22-04 amends the County’s Comprehensive Plan to establish solar facilities as an allowable use in Agriculture future land use categories to be consistent with Section 163.3205, Florida Statutes, as amended, requiring that solar facilities are an allowable use in all Agriculture future land use and zoning districts. (see attached).

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

CPA 22-04 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**

ORDINANCE NO. CPA 2023- 256

AN ORDINANCE OF THE COUNTY OF MADISON FLORIDA, RELATING TO AMENDING THE TEXT OF THE COUNTY OF MADISON COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 22-04, BY THE BOARD OF COUNTY COMMISSION, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR BY ADDING SOLAR FACILITIES AND ASSOCIATED AND RELATED FACILITIES AS AN ALLOWABLE USE IN AGRICULTURE-1 AND AGRICULTURE-2 LAND USE DISTRICTS BY ADDING NEW OBJECTIVE SECTION 1.10 PER SECTION 163.3205, FLORIDA STATUTES, AS AMENDED; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Madison County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3217, Florida Statutes, as amended, the Community Planning Act empowers and requires the Board of County Commissioners to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Madison County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Madison County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Code, hereinafter referred to as the Land Development Code, the Planning and Zoning Board serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing as described below, and recommended to the Board of County Commissioners approval of said application for a amendment, as described below.

WHEREAS, the Board of County Commissioners held a public hearing, with public notice having been provided, pursuant to the procedures established in Sections 163.3161 to 163.3217, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during the public

hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found said application for an amendment, as described below, to be consistent with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Amendment of Future Land Use Element.

- A. Objectives 1.1 and 1.10 of the Future Land Use Element of the Madison County Comprehensive Plan, as amended, are hereby amended as follows (language to be removed is stricken, language to be added is underlined, the rest to remain unchanged):

OBJECTIVE 1.1: The County shall maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources and availability of facilities and services.

Policy 1.1.1: The County shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the County consistent with the conservation of natural resources and availability of public facilities and services. Land use districts depicted on the Future Land Use Map shall be described as follows.

1. Agriculture-1
 - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas, dwelling units, and solar facilities and associated and related facilities.
 - b. Density. 1 du / 40 acres
2. Agriculture-2
 - a. Intent. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas, solar facilities and associated and related facilities, and allow for additional residential densities.

b. Density. 1 du / 10 acres

OBJECTIVE 1.10: Solar facilities and associated and associated and related facilities shall be regulated consistent with state and federal permitting requirements.

Policy 1.10.1: Pursuant to Section 163.3205 of Chapter 163, Florida Statutes, a solar facility shall be an allowable use in all agricultural land use districts and must comply with the setback and landscaped buffer area criteria for other similar uses in the agricultural land use district. Notwithstanding other provisions of this Comprehensive Plan, solar facilities and associated and related facilities are permitted subject to specific requirements as defined within the Land Development Code.

Policy 1.10.2: Solar facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements and shall obtain an Environmental Resource Permit from the Florida Department of Environmental Protection or Suwannee River Water Management District. County required setbacks to wetlands and floodplain impacts will be consistent with requirements for the above-mentioned Environmental Resource Permit.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the comprehensive plan amendment is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, or development dependent on this amendment may be issued or commence before it has become effective.

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3217, Florida Statutes, as amended.

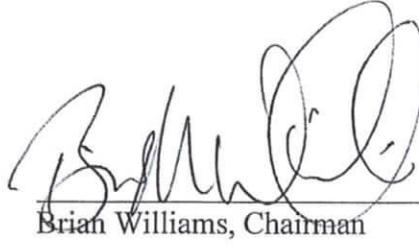
PASSED AND DULY ADOPTED, in regular session, with a quorum present and voting, by the Board of County Commissioners this 22nd day of March, 2023.

BOARD OF COUNTY COMMISSIONERS
OF MADISON COUNTY, FLORIDA

Attest:



William Washington, County Clerk



Brian Williams, Chairman

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

Regional Planning Council: North Central Fl
Review Date: 5/25/23
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 50
Local Government: Madison County
Local Government Item No.: CPA 22-06, 07, 08 & 09
State Land Planning Agency Item No.: 22-3ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 items CPA 22-06, CPA 22-07, CPA 22-08, and CPA 22-09 reclassifies 1,301.43 acres from Commerce Park, Highway Interchange, and Residential to Agriculture-2 (see attached).

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

The CPA 22-06, CPA 22-07, CPA 22-08, and CPA 22-09 subject properties are located within one-half mile of Interstate Highway 10, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, adverse impacts to the Regional Road Network are not anticipated, as density an intensity of use will decrease with the proposed classification.

The subject property is located within a Stream to Sink Watershed and 100-year floodplain, Natural Resources of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as density an intensity of use will decrease with the proposed classification, and the County Comprehensive Plan includes maps of all Natural Resources of Regional Significance contained in the regional plan, therefore assuring consistency between mapped areas.

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?

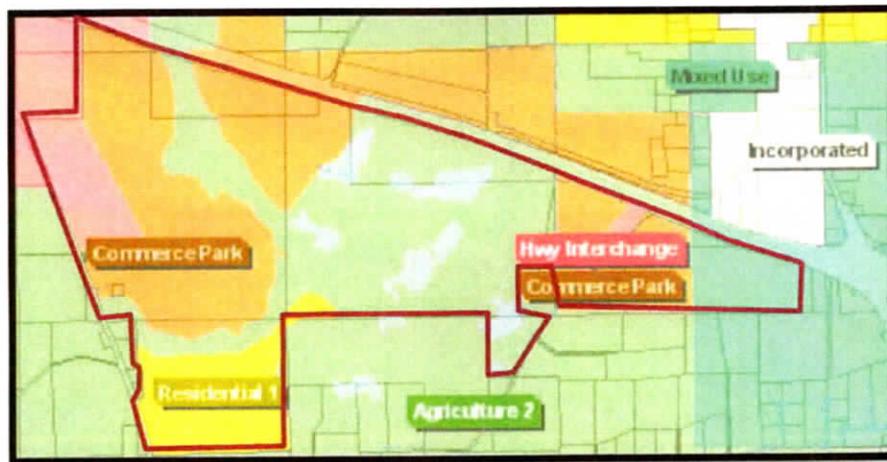
It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

The subject parcels are identified with several different land use categories including Highway Interchange, Commerce Park, Residential 1, Mixed Use and Agriculture 2 with several parcels having more than one land use identified. The parcels are surrounded by similar uses with Mixed Use to the east, Highway Interchange and Agriculture 2 to the west and to the south. The parcels abut Interstate I-10 to the north.

Each of the subject parcels will require a land use change to an Agriculture land use designation to allow for the development of solar facilities. As the parcels are partially designated with Agriculture 2 land use, the most appropriate land use for each parcel is Agriculture 2.



Much like many of the other uses already allowed within the Agriculture land use categories, solar facilities are highly compatible with agricultural uses and are good neighbors with agricultural communities. Solar projects create no dust or other effects that would impact an adjacent farm or community. Solar panels are supported by small steel posts that sit low to the ground and have no impact on the productivity of the soil. Essentially, solar energy is the crop, and it is harvested in a way that is virtually silent.

Economic Impact

According to the U.S. Energy Information Administration's Annual Energy Outlook 2020, renewables will be the fastest-growing source of electricity generation in the nation through 2050. Costs for renewables such as wind and solar have continued to decline as building additional projects allows for gained experience. The growth in solar capacity is projected to continue through 2050 as the cost of solar photovoltaic is projected to decline. Solar photovoltaic projects are projected to be among the most economically competitive generating technologies.

Other benefits of solar include:

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

Regional Planning Council: North Central Fl
Review Date: 5/25/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 52
Local Government: City of Newberry
Local Government Item No.: CPA 23-07
State Land Planning Agency Item No.: 23-2ESR

Date Mailed to Local Government and State Land Planning Agency: 5/26/23 (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 23-07 reclassifies approximately 128 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) to Planned Development (see attached).

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

The subject property is within one-half mile of U.S. Highway 41 and State Road 26, which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report prepared by the City indicates that the amendment will result in a net increase of vehicular trips generated from onsite uses on State Road 26, however available capacity exists and this development will not negatively impact the level of service on the previously described segment. Furthermore, the City Comprehensive Plan contains objectives and policies which implement of 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 of impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

Additionally, 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. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Not Applicable			<input type="checkbox"/>

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

SUPPORTING DATA AND ANALYSIS FOR CPA 23-07

(Parcel 01932-000-000)
±128 acres

The following data and analysis are provided to support the transmittal of the below proposed small scale comprehensive plan amendment:

CPA 23-07, a request CHW Professional Consultants on behalf of by Glenn Thomas Arpin, Senior, Jennifer Gray, Johanna Yarborough, Mary Jane Schofield James, Michael Gray, and Robyn E. Bond to amend the Future Land Use Map of the Comprehensive Plan by changing the future land use classification from Agriculture to Planned Development on approximately 128 acres identified on the map below (“FLUMA”). The property is generally located at the southeast corner of State Road 26 (“SR26”)/West Newberry Road and Southwest 242 Street and identified by the Alachua County Property Appraiser as Parcel Control Number 01932-000-000 (“Property”). The current zoning district is Agricultural (A) and a companion rezoning application has been submitted (LDR 23-07) which is contingent upon adoption of the FLUMA.

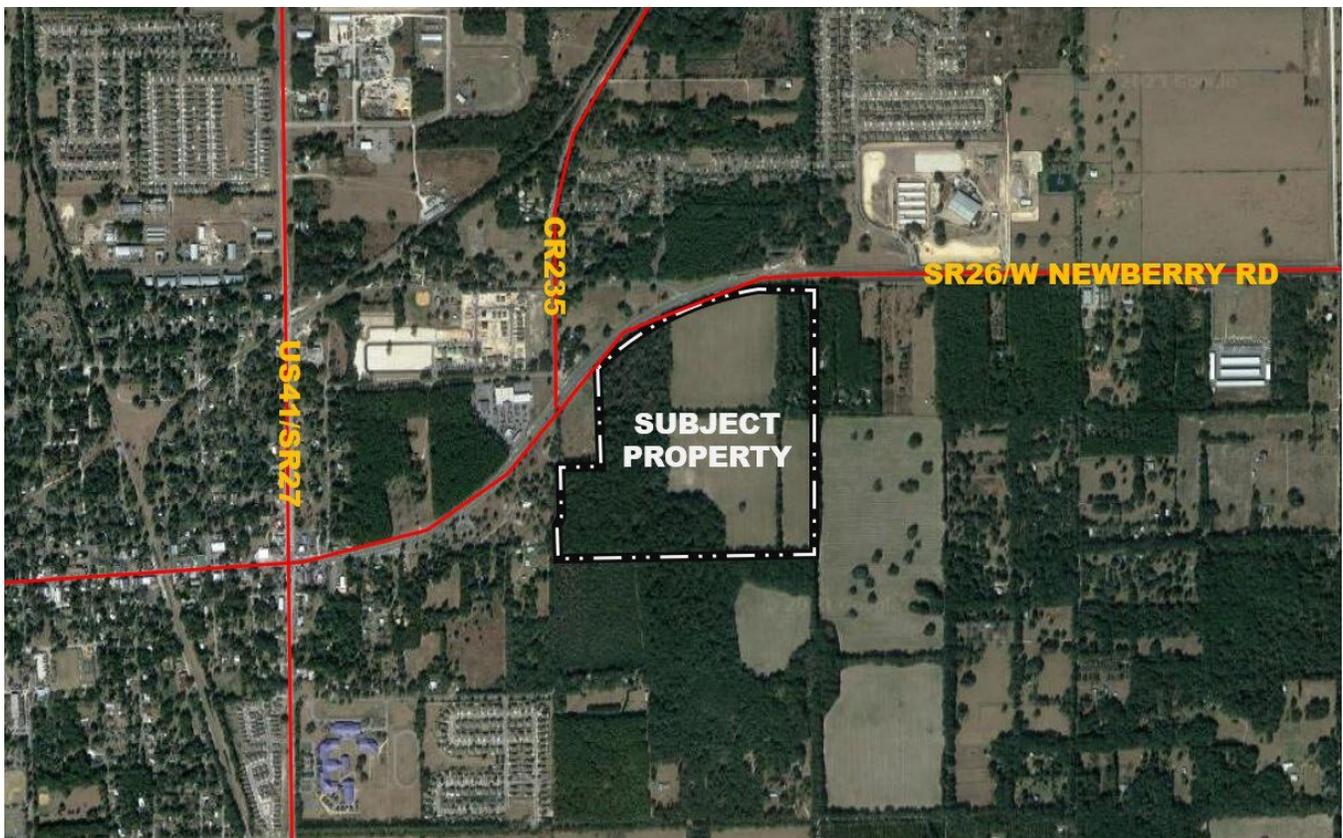


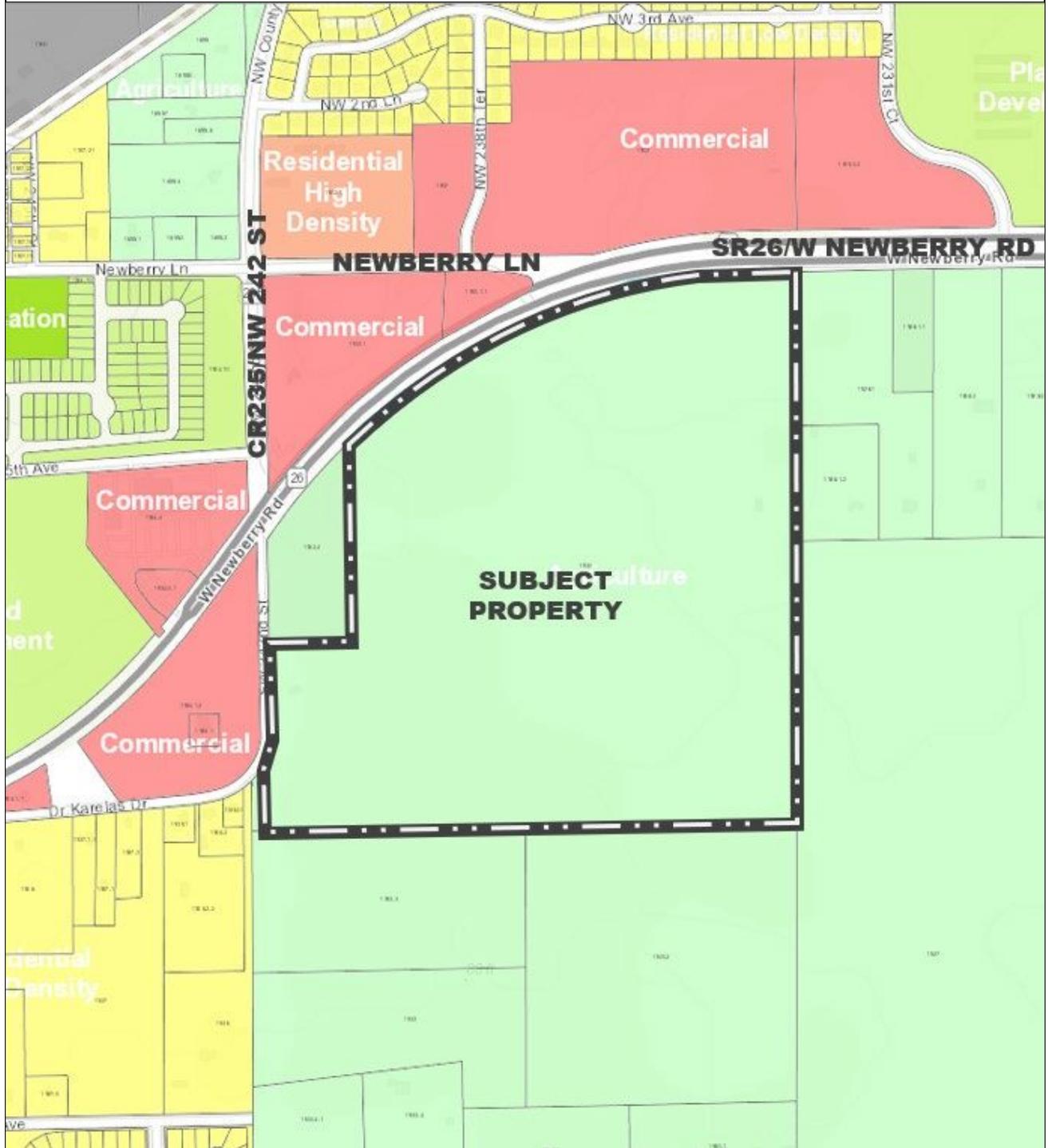
Figure 1: Aerial Image of Subject Property

- APPLICANT:** CHW Professional Consultants
OWNER: Glenn Thomas Arpin, Senior, Jennifer Gray, Johanna Yarborough, Mary Jane Schofield James, Michael Gray, and Robyn E. Bond
PURPOSE: Commercial corridor and single-family residential development.



CITY OF NEWBERRY, FLORIDA

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
FUTURE LAND USE MAP AMENDMENT



TAX PARCEL NUMBER(S)
01932-000-000

FILE NO. CPA 23-07
CURRENT FUTURE LAND USE
AGRICULTURE





#41

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 5/25/23

PROJECT DESCRIPTION

#41 - Columbia County - Community Development Block Grant -
Economic Development -Environmental Assessment

TO: Florida State Clearinghouse

XC: David Kraus, County Manager
Columbia County
P.O. Box 1529
Lake City, FL 32056-1529

J. Corbett Alday
Guardian Community Resource Management, Inc.
15000 Citrus County Drive, Suite 331
Dade City, FL 33523

 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.

The roles of all Participating Parties, local governments, agencies, and other parties whose actions or participation are necessary for the project's success:

1. Columbia County is applying for \$1,500,000 in CDBG-ED funds to be used for wastewater treatment plant improvements to support the expansion of a truck stop facility, located at the Ellisville Intersection on I-75 in the unincorporated Columbia County. The wastewater treatment plant expansion, the project, will serve an underserved rural area of Columbia County. The wastewater treatment plant expansion is needed by permit to provide capacity to the expanded Busy Bee Truck Stop facility. Construction is planned to begin within one year of the award of the CDBG. The improvements will be entirely within the unincorporated County.
2. Johnson and Johnson, Inc, owner of the Busy Bee Truck Stop, is the Participating Party/Grant Business Partner subject to the approval of Columbia County and FDEO. Commitments are contingent upon grant award and acceptance by Columbia County. The Grant Business Partner would own the job creation site. The wastewater treatment plant expansion will allow for expansion of the Busy Bee facility and the creation of new permanent jobs.
3. All jobs and investment claimed for points in this grant application will be new, not transferred from a prior location. Business development requires new job creation. The new jobs to be created by this project will generally be suited for persons with a high school education or less and will benefit primarily low-to-moderate income persons (LMI). The project will create a minimum of forty-three (43) new full-time equivalent jobs, of which a minimum of 22 (twenty-two) of these full-time equivalent positions will be held by persons from low-to-moderate income households, thus meeting the national objective. If more jobs are created because of the CDBG funded infrastructure, at least 51% of those new full-time equivalent positions will be made available to persons of LMI households. The types of jobs created by the expansion of the truck stop will be primarily service industry.
4. Additional jobs may be created due to the size of the project and demand for the services. Property and sales tax revenues are expected to be increased by these improvements. Spin off development is expected due to the location, access to utilities and new demands for goods and services from the expansion. Busy Bee will provide the staff training as needed for the project, including any LMI positions.
5. The County has requested \$1,500,000 in CDBG funds, which translates into \$34,833.72 per job created.
6. The project is located within Columbia County. All necessary construction permits for the grant funded project will be obtained from the County, FDOT and FDEP as they may apply. No other parties are required for the project to go forward and be successful other than those described in this narrative.
7. Tracking of job creation will continue until a cost per job of \$10,000 is reached or until one year following the completion of the CDBG funded infrastructure, whichever occurs first.

8. General Narrative Requirements:

ECONOMIC DEVELOPMENT ACTIVITIES	CDBG Budget	LMI %	Participating Party Leverage Funds	Quantity	Street Locations	CDBG Budget
Wastewater Plant Expansion	\$1,220,000	51%	\$0	1 each	Ellisville, FL at I -75	\$1,220,000
Administration	\$120,000	N/A	N/A	N/A	N/A	\$120,000
Engineering	\$160,000	N/A	N/A	N/A	N/A	\$160,000
TOTAL PROJECT	\$1,500,000	51%	\$0	N/A	N/A	\$1,500,000

- a. Describe any activities in which a portion of the construction will occur outside of the applicant's jurisdiction. None.
- b. Describe any impact that proposed DOT or county road construction will have on the proposed CDBG funded activity. A FDOT permit will be required for the private project.
- c. The project is within the 100-year Floodplain area. The County participates in the National Flood Insurance Program.
- d. No complementary activities are being undertaken.
- e. No removal of public building architectural barriers to handicapped persons is being paid for with CDBG funds.
- f. Economic Development grant income surveys will be conducted during the job application and hiring process.
- g. The County has a Community Development Plan.
- h. The project is in conformance with the comprehensive plan and current zoning is appropriate for Busy Bee.
- i. The HUD environmental review will commence at the time of application to be completed as early as possible.
- j. Johnson and Johnson, Inc. owns the land for the proposed expanded Busy Bee Truck Stop facility.
- k. Significant jobs and spin off development and economic demand are expected from the overall project by the development of the expansion.
- l. The approximate dates of start and finish of CDBG construction are March 2024-February 2025.
- m. The project is expected to increase the property and sales tax base with new business facilities that will utilize the new wastewater treatment capacity.



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 5/25/23

PROJECT DESCRIPTION

#42 - Town of Bronson - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization 23DB-N22- Environmental Review

TO: Florida State Clearinghouse

XC: Susan Beaudet, Town Clerk
Town of Bronson
P.O. Box 266
Bronson, FL 32621-0266

Fred D. Fox, President
Fred Fox Enterprises, Inc.
P.O. Box 840338
St. Augustine, FL 32080-0338

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
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 Potable Water Meters Upgrade Service Area:

This service area includes all of the residential housing units whose residents are served by the Town of Bronson's Potable Water System:

03J – Water Line Replacement – The Town of Bronson's Potable Water Meters are aging and in need of replacement as well as needing to be upgraded to be automatically read. The project proposed in this application is the replacement of all of the Town's residential potable water meters. The improvements will include replacement of the existing water meters with Automatic Read Meters to improve water service and reduce the Town's labor costs associated with repairing old meters and with manual monthly meter reading. The residential water meters are located in the public right of way town-wide at all the Town of Bronson's water customer's residences.

The beneficiaries of the water meter activity proposed in this service area are all of the people living in the residential housing units whose occupants are the primary users of the Town's potable water system. Currently 460 occupied households are located in the Primary Service Area for water meter replacements. These 460 households contain 1,209 people. 389 of the people living in the households in the service area, or 32.18% are VLI, 886 of the people living in the households in the service area, or 73.28% are LMI and 323 of the people living in the households in the service area or 26.72% 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.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 are as follows:

Activity	Description	CDBG Cost	Local Match Funds
03J Water Line Replacement	Replace 460 (+10 Extra) Potable Water Meters with Automatic Meter Read Meters	\$539,300.00	\$ 0.00

Project Narrative — G-2

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

ACTIVITY	CDBG	TOWN MATCH CLAIMED FOR POINTS	TOTAL
03J – Water Line Replacement	\$539,300.00	\$ 0.00	\$539,300.00
03J – Engineering	\$ 58,700.00	\$25,000.00	\$ 83,700.00
21A – Administration	\$ 52,000.00	\$ 0.00	\$ 52,000.00
Total:	\$650,000.00	\$25,000.00	\$675,000.00

The Town of Bronson is committing twenty-five thousand dollars (\$25,000.00) as leverage. All of the \$25,000 will be used towards Engineering as local match in this application.

The Town anticipates that some of the residential water meters being replaced may be located in a floodplain or wet land.

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

Without the assistance of CDBG funding requested in this application, the Town of Bronson would not be able complete the work on the Project proposed in this application.



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**REGIONAL CLEARINGHOUSE
 INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 5/25/23

PROJECT DESCRIPTION

#44 - Town of Otter Creek - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization-23DB-N15- Environmental Review

TO: Florida State Clearinghouse

XC: Mary DeGroot, Town Manager
 Town of Otter Creek
 P.O. Box 65
 Otter Creek, FL 32683-0065

Fred D. Fox, President
 Fred Fox Enterprises, Inc.
 P.O. Box 840338
 St. Augustine, FL 32080-0338

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
 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 Potable Water Tank/Well/Treatment Plant Improvements

03J Water Tank/Well/Treatment Plant Improvements – The Town of Otter Creek proposes to utilize CDBG assistance to construct additional improvements at the Town’s Water Treatment Plant # 1, located on SW 5th Avenue in the Town of Otter Creek.

The proposed improvements include construction of the following at the WTP Number One:

- Sitework
- Installation of a new # 2 ground storage tank.
- Installation of a new hydro tank.
- Associated electrical and plant controls

The proposed Water Plant improvements will ultimately improve the Town’s potable water system, by increasing water pressures for fire protection and will generally provide the Town with more reliable drinking water and fire protection.

Service Area #1 includes all the occupied residential properties Town-wide that are served by the Town of Otter Creek’s potable water system.

The beneficiaries of the Town’s Water Treatment Plant #1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town’s potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant #1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 are as follows:

Activity	Description	CDBG Amount	Local Match	LMI Benefit
03J – Water Tank/Well/Treatment Plant Improvements	Upgrades to the Town’s Water Plant	\$ 481,000.00	\$ 0.00	At Least 51%

Project Narrative (continued):

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

Activity	CDBG	Match	Total
Water Plant Improvements	\$ 481,000.00	0.00	\$ 481,000.00
Engineering	\$ 71,000.00	\$25,000.00	\$ 96,000.00
Administration	\$ 48,000.00	0.00	\$ 48,000.00
Total	\$ 600,000.00	\$25,000.00	\$ 625,000.00

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

The Town of Otter Creek proposes to utilize \$25,000.00 in American Rescue Plan Act (ARPA) funding for local leverage for points in the applications. These funds will be budgeted toward engineering for the project.

Without the assistance of CDBG funding requested in this application, the Town of Otter Creek would not be able complete the work on the Project proposed in this application.

Portions of the proposed work will take place in a flood zone.

UNMET NEED

If sufficient CDBG funds remain after addressing the above work, the Town will utilize the remaining CDBG funds to address the following Unmet Needs of the Town:

The unmet needs for the Town of Otter Creek include additional (Phase III) work to the Town's Water Plant Number 1.

(Unmet Need 1) Service Area #1 - Phase III Improvements to Potable Water Plant Number 1 – Additional Sitework

03J- Water Tank/Well/Treatment Plant Improvements - If funds remain available after addressing Phase II (Service Area 1) the Town of Otter Creek proposes to complete additional improvements to the Town's Water Treatment Plant #1, located on SW 5th Avenue in the Town of Otter Creek. The improvements include additional sitework improvements.

Service Area #1 (Unmet Need 1) includes all occupied residential properties served by the Town of Otter Creek's potable water system.

Project Narrative (continued):

The beneficiaries of the Town’s Water Treatment Plant # 1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town’s potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant # 1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 Unmet Need 1 are as follows:

Activity	Description	CDBG Amount	Local Match	LMI Benefit
03J – Water Tank/Well/ Treatment Plant Improvements	Additional Sitemwork	\$ 50,000.00	\$ 0.00	At Least 51%

(Unmet Need 2) Service Area #1 - Phase III Improvements to Potable Water Plant Number 1 – Ground Storage Tank

03J- Water Tank/Well/Treatment Plant Improvements - If funds remain available after addressing Phase II (Service Area 1) the Town of Otter Creek proposes to complete additional improvements to the Town’s Water Treatment Plant # 1, located on SW 5th Avenue in the Town of Otter Creek. The improvements include renovations to the existing ground storage tank # 1.

Service Area #1 (Unmet Need 2) includes all occupied residential properties served by the Town of Otter Creek’s potable water system.

The beneficiaries of the Town’s Water Treatment Plant # 1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town’s potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant # 1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 Unmet Need 2 are as follows:

Activity	Description	CDBG Amount	Local Match	LMI Benefit
03J – Water Tank/Well/ Treatment Plant Improvements	Renovate Existing Ground Storage Tank #1	\$ 40,000.00	\$ 0.00	At Least 51%

Project Narrative (continued):

(Unmet Need 3) Service Area #1 - Phase III Improvements to Potable Water Plant Number 1 - Emergency Electrical Generator 03J:- If funds remain available after addressing Phase II (Service Area 1) the Town of Otter Creek proposes to complete additional improvements to the Town's Water Treatment Plant # 1, located on SW 5th Avenue in the Town of Otter Creek. The improvements include installation of an emergency standby electrical generator and associated components.

Service Area #1 (Unmet Need 2) includes all occupied residential properties served by the Town of Otter Creek's potable water system.

The beneficiaries of the Town's Water Treatment Plant #1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town's potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant #1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 Unmet Need 3 are as follows:

<u>Activity</u>	<u>Description</u>	<u>CDBG Amount</u>	<u>Local Match</u>	<u>LMI Benefit</u>
03J – Water Tank/Well/ Treatment Plant Improvements	Installation of Emergency Electrical Generator	\$ 90,000.00	\$ 0.00	At Least 51%



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 5/25/23

PROJECT DESCRIPTION

#45 - City of Trenton - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- 23DB-N35- Environmental Review

TO: Florida State Clearinghouse

XC: Lyle Wilkerson, City Manager
City of Trenton
500 North Main Street
Trenton, FL 32693

Fred D. Fox, President
Fred Fox Enterprises, Inc.
P.O. Box 840338
St. Augustine, FL 32080-0338

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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PROJECT NARRATIVE CITY OF TRENTON CDBG #23DB-N35

Service Area #1 Sanitary Sewer Treatment Upgrades - WWTP Spray Field Rehabilitation

Activity: 03J Sewer Treatment Plant Upgrades - The City of Trenton proposes to utilize CDBG assistance to rehabilitate the components of the Wastewater Treatment Plant's Spray Field that have exceeded their life expectancy, and in many instances have failed or are near failure. The proposed work will take place at 516 SR 47 in the City of Trenton.

The proposed improvements include the following work at the City of Trenton's Wastewater Treatment Plant Spray Field:

- Replacement of Isolation Valves,
- Replacement of Piping,
- Replacement of Spray Heads, and
- Replacement of Support Structures

The proposed improvements to the City's Wastewater Treatment Plant will ultimately improve the City's sanitary sewer system, by replacing components that are failing or have failed, and will generally provide the City's residents with more reliable sanitary sewer service.

Service Area #1 includes all occupied residential properties served by the City of Trenton's sanitary sewer system.

The beneficiaries of the WWTP Sprayfield Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the City of Trenton's sanitary sewer system. Currently 755 occupied households are located in the Primary Service Area for the WWTP Sprayfield Improvements project. These 755 households contain 1,953 people. 882 of the people living in the households in the service area, or 45.16% are VLI, 1,473 of the people living in the households in the service area, or 75.42% are LMI and 480 of the people living in the households in the service area or 24.58% 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 Area #2 Potable Water Plant Upgrades

Activity: 03J Water Tank/Well/Treatment Plant Improvements: - The City of Trenton proposes to utilize CDBG assistance to rehabilitate the components of the Potable Water Wells numbers 1, 2, and 3 that have exceeded their life expectancy and are critical to the continued dependable operation of the City's potable water service. The proposed work will take place at 112 NE pt Avenue and 223 SE 3rd Avenue (Trenton State Park) in the City of Trenton.

The proposed improvements include the following work at the City of Trenton's Potable Water Wells:

- Replace Wellhead Piping at Wells Number 1 and 2,
- Replace the Master Meter
- Upgrades to the Metering Telemetry System, and

- Replace Well Number 3 Motor Starter with Variable Frequency Drive

The proposed improvements to the City's Potable Water Wells will ultimately improve the City's potable water system, by replacing components that are failing or have failed, and will generally providing the City's residents with more reliable potable water service.

Service Area #2 includes all occupied residential properties served by the City of Trenton's potable water system.

The beneficiaries of the Potable Water Plant Upgrades project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the City of Trenton's potable water system. Currently 755 occupied households are located in the Primary Service Area for the Potable Water Plant upgrades project. These 755 households contain 1,953 people. 882 of the people living in the households in the service area, or 45.16% are VLI, 1,473 of the people living in the households in the service area, or 75.42% are LMI and 480 of the people living in the households in the service area or 24.58% 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: 5/25/23

PROJECT DESCRIPTION

#51 - City of Chiefland - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- 23DB-N09- Environmental Review

TO: Florida State Clearinghouse

XC: Laura Cain, City Manager
City of Chiefland
214 East Park Avenue
Chiefland, FL 32626-0902

Fred D. Fox, President
Fred Fox Enterprises, Inc.
P.O. Box 840338
St. Augustine, FL 32080-0338

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

**IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
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 Main Replacement:

Service Area 1 includes all the residential housing units whose residents are served by the City's potable water system that are located in the neighborhood that is bound on the north by Southwest 2nd Avenue, bound on the east by South Main Street/US Highway 98, bound on the south by Southwest 4th Avenue, and bound on the west by Southwest 4th Street

03J – Water Line Replacement: The City of Chiefland proposes to replace the potable water mains in the service area. The proposed water line replacement project will replace 3,665 linear feet (LF) of water mains, fire hydrants, valves, and fittings in the service area on the following streets:

- **Southwest 4th Avenue** replace approximately 1,250 LF of existing asbestos cement water main with new six-inch PVC water main from Southwest 4th Street on the west to US Highway 98 on the east;
- **Southwest 3rd Street** – replace approximately 875 LF of existing galvanized water main with new six-inch PVC water main from Southwest 2nd Avenue on the north to SW 4th Avenue on the south;
- **Southwest 2nd Street** – replace approximately 875 LF of existing galvanized water main with new six-inch PVC water main from Southwest 2nd Avenue on the north to SW 4th Avenue on the south; and
- **Southwest 3rd Avenue** - replace approximately 665 LF of existing asbestos cement water main with new six-inch PVC water main from Southwest 2nd Street on the west to US Highway 98 on the east.

The proposed project will replace the existing water lines with new water line piping, valves, fire hydrants, and other required improvements to provide sufficient level of service to the residents.

The beneficiaries of the water line replacement activity proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the City's potable water system. Currently 16 occupied households are located in the Primary Service Area #1 for water line replacement. These 16 households contain 34 people. 7 of the people living in the households in the service area, or 20.59% are VLI, 34 of the people living in the households in the service area, or 100.00% are LMI and 0 of the people living in the households in the service area or 0.00% 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 (continued):

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 are as follows:

<u>Activity Number and Name</u>	<u>Description</u>	<u>CDBG Budget</u>	<u>Local Match For Points</u>	<u>LMI% Benefit</u>
03J – Water Line Replacement	Replace existing water mains with 6" PVC water main	\$483,100.00	\$0.00	At Least 51%

Service Area #2 Improvements to Sanitary Sewer Lift Station Number 6:

Service Area 2 is bound on the north by Northwest 19th Avenue, bound on the east by Northwest 12th Drive, bound on the south by west by Northwest 11th Avenue, and bound on the west by the northwest city-limits.

03J – Sewer Line Replacement: The City of Chiefland proposes to make improvements at the City's Sanitary Sewer Lift Station Number 6. The city proposes to install a new fixed emergency electrical generator at Lift Station Number 6 to ensure continued operation and sewer service during power outages. Lift Station Number 6 is located on the east side of Northwest 14th Street approximately 161 linear feet (LF) north of Northwest 13th Avenue and approximately 161 LF south of Northwest 14th Avenue in the City of Chiefland.

The beneficiaries of the lift station rehabilitation activity proposed in this service area are all of the people living in the residential housing units in the service area whose effluent flows thru Lift Station #6. Currently 116 occupied households are located in the Primary Service Area #2 which is served by Lift Station #6. These 116 households contain 316 people. 49 of the people living in the households in the service area, or 15.51% are VLI, 267 of the people living in the households in the service area, or 84.49% are LMI and 49 of the people living in the households in the service area or 15.51% 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.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #2 are as follows:

<u>Activity Number and Name</u>	<u>Description</u>	<u>CDBG Budget</u>	<u>Local Match For Points</u>	<u>LMI% Benefit</u>
03J – Sewer Line Replacement	Install Emergency Electrical Generator	\$110,000.00	\$ 0.00	At Least 51%

Project Narrative (continued):

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

ACTIVITY	CDBG	CITY MATCH CLAIMED FOR POINTS	TOTAL
03J – Water Line Replacement (Water Lines)	\$483,100.00	\$ 0.00	\$483,100.00
03J – Sewer Line Replacement (Lift Station Generator)	\$110,000.00	\$ 0.00	\$110,000.00
016 – Engineering	\$ 50,900.00	\$50,000.00	\$ 100,900.00
013 – Administration	\$ 56,000.00	\$ 0.00	\$ 56,000.00
Total:	\$700,000.00	\$50,000.00	\$750,000.00

The City of Chiefland is committing fifty thousand dollars (\$50,000.00) as leverage for the project . All of the \$50,000.00 in leverage will be counted for points in the application and will be used towards Engineering as local match in this application.

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

None of the proposed work will be carried out in a floodplain or wet land.

Without the assistance of CDBG funding requested in this application, the City of Chiefland would not be able complete the work on the Project proposed in this application.

