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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 **July 27, 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.**

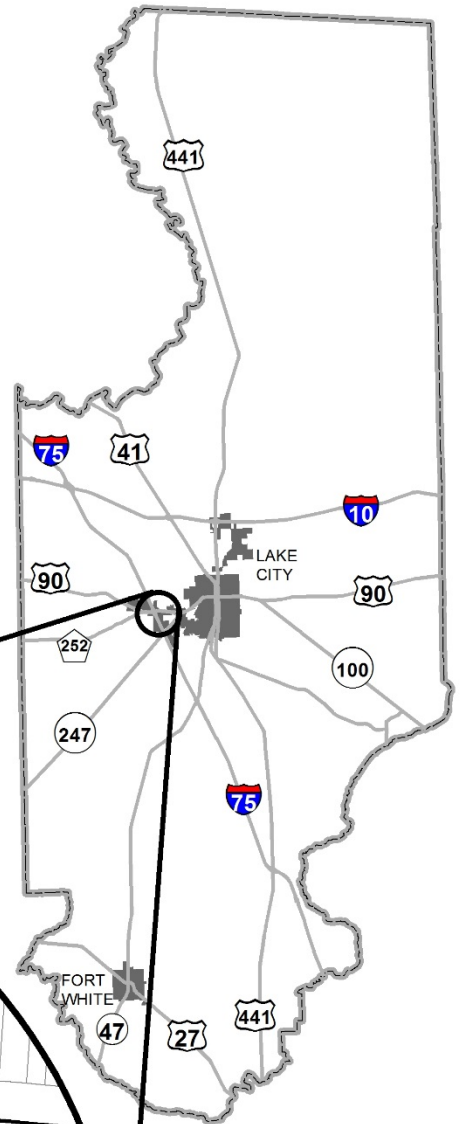
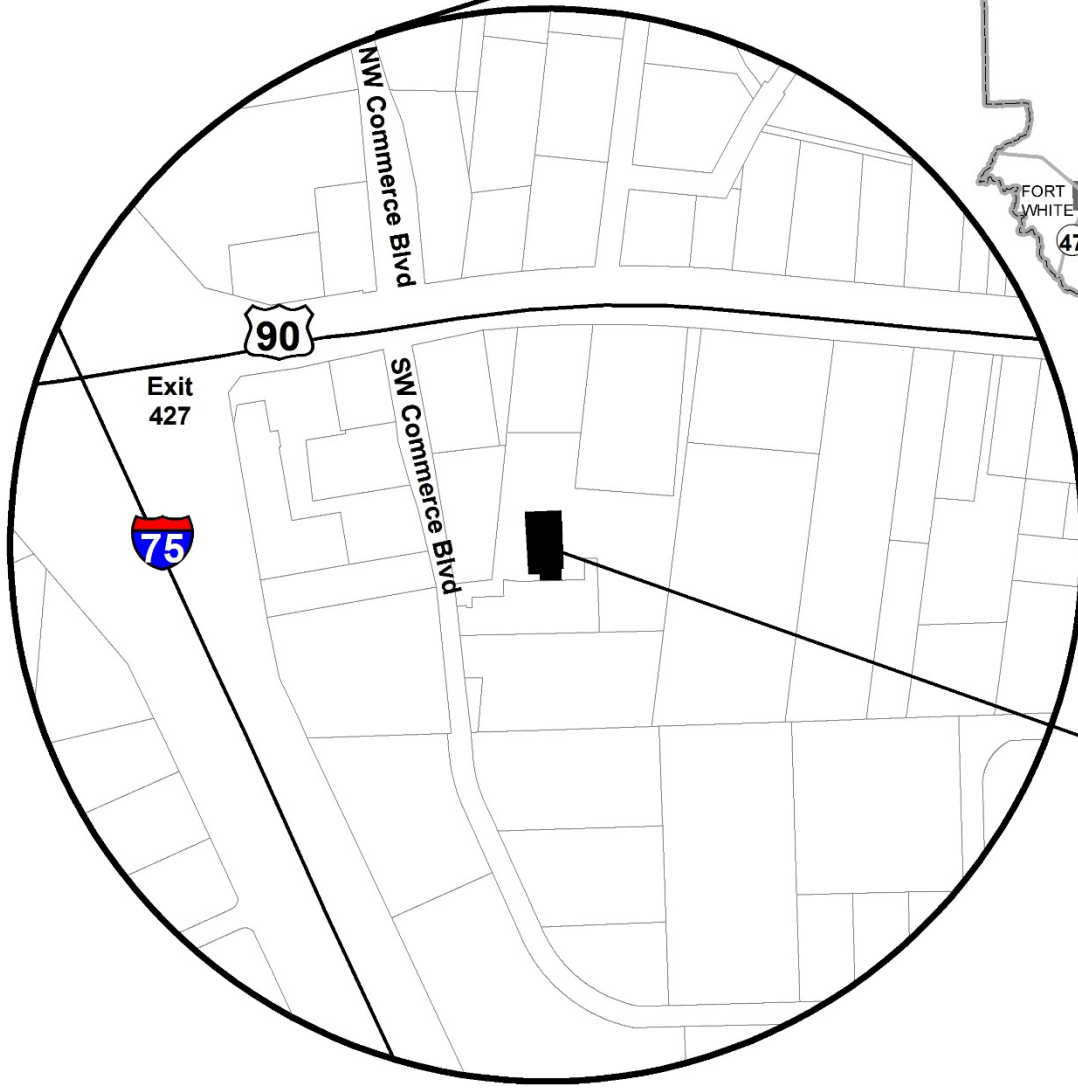
**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**CONFERENCE CODE: 381 777 570**

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn  
Hotel & Suites





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## AGENDA CLEARINGHOUSE COMMITTEE

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

July 27, 2023  
6:00 p.m.

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### V. PUBLIC COMMENTS

The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee on any matter not included on the agenda. This is not a question or answer time, it is not a political forum, nor is it a time for personal accusations or derogatory remarks to or about Council personnel. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name and address for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.

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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

May 25, 2023  
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair  
John Meeks, Vice-Chair  
Daniel Riddick  
Marihelen Wheeler

MEMBERS ABSENT

James Tallman  
Donnie Waldrep  
Stephen Witt

MEMBERS PRESENT VIA  
COMMUNICATIONS  
MEDIA TECHNOLOGY  
FOR QUORUM

James Catron  
Casey Willits

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA  
COMMUNICATIONS  
MEDIA TECHNOLOGY  
NOT FOR QUORUM

None

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:03 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

**ACTION: It was moved by Commissioner Meeks and seconded by Commissioner Wheeler to approve the May 25, 2023 Clearinghouse Committee Agenda as presented. The motion carried unanimously.**

II. APPROVAL OF THE APRIL 27, 2023 MEETING MINUTES

**ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Meeks to approve the April 27, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.**

III. COMMITTEE-LEVEL REVIEW ITEMS

- #39 - City of Gainesville Comprehensive Plan Adopted Amendment (DEO No. 22-4ESR)
- #40 - Columbia County Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #43 - Gilchrist County Comprehensive Plan Adopted Amendment (DEO No. 23-2ESR)
- #46 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #47 - Town of Lee Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #48 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #49 - Madison County Comprehensive Plan Adopted Amendment (DEO No. 22-2ESR)
- #50 - Madison County Comprehensive Plan Adopted Amendment (DEO No. 22-3ESR)
- #52 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 23-2ESR)

**ACTION:** It was moved by Commissioner Meeks and seconded by Commissioner Wheeler to group Committee-Level Review Items #39, #40, #43, #46, #47, #48, #49, #50 and #52 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 Meeks and seconded by Commissioner Riddick to recommend that the Council approve the staff reports for Items #39, #40, #43, #46, #47, #48, #49, #50 and #52 as circulated. The motion carried 5 Yeas, 1 Nay.

The meeting adjourned at 6:32 p.m.

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Patricia B. Hutchinson, Chair

7/27/23  
Date

<b>FLORIDA REGIONAL COUNCILS ASSOCIATION</b>	
<b>LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01</b>	
Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 59
Review Date: 7/27/23	Local Government: City of Newberry
Amendment Type: Adopted Amendment	Local Government Item No.: CPA 22-10
	State Land Planning Agency Item No.: 22-4ESR
Date Mailed to Local Government and State Land Planning Agency: 7/28/23 (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 22-10 reclassifies approximately 220.0 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 adjacent to State Road 26, which is 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, and any necessary modifications to State Road 26 will be assessed during Site/Development Plan review, and will be the responsibility of the developer.

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





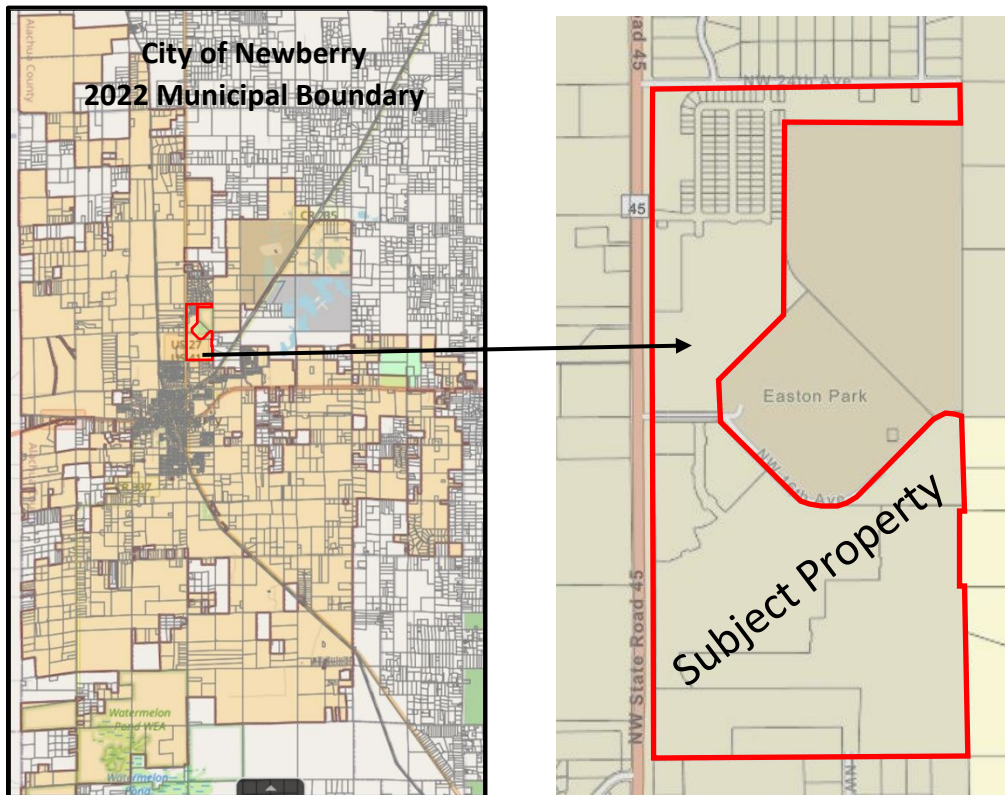
**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



**SUPPORTING DATA AND ANALYSIS  
FOR CPA 22-01  
FUTURE LAND USE ELEMENT**

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

**CPA 22-01**, an application by the City of Newberry, to amend the Future Land Use Element of the City of Newberry Comprehensive Plan by deleting the Specific Location Sub Element Objective SP.1 and Policy SP 1.1. The Specific Location Sub Element pertains to the Avalon Woods (formerly called Lexington Station) Mixed Use development, on ±205-acres, located on State Road 45 and identified by Alachua County Parcel Numbers 01874-000-000 through 01874-300-000, and 01897-000-000 through 01897-008-000.



**Figure 1: Location**

Proposed Change:

## **ARTICLE I. CITY OF NEWBERRY FUTURE LAND USE ELEMENT<sup>1</sup>**

### **SPECIFIC LOCATIONS SUB ELEMENT**

The following Objective and Policy applies to Future Land Use Plan Map Amendment CPA 03-5–

**OBJECTIVE SP.1** Upon adoption of each designation on the Future Land Use Plan Map for CPA 03-5 (DCA 04-1), the following policy for each specifically classified land use shall apply to development which occurs on lands addressed within the above stated amendment.

**POLICY SP 1.1**– Densities and intensities of uses identified within the Mixed Use Future Land Use Classifications for CPA 03-5, shall not exceed the following total square footage by classification and number of dwelling units listed as follows:

<b>Category</b>	<b>Minimum Acreage</b>	<b>Percentage of Total Acreage</b>	<b>Total Dwelling Units (not to exceed)</b>
Single Family Detached	41.2 ac	20.1%	214
Town homes	20.6 ac	10.04%	106
Apartments	10.3 ac	5.02%	120
Retail	20.6 ac	10.04%	249,750
Office	10.3 ac	5.02%	80,000
Recreation	10.3 ac	5.02%	N/A
Open Space	20.6 ac	10.04%	N/A

### **SUMMARY**

CPA 22-01 is an application to remove the Specific Location Sub Element which relates to the Avalon Woods (formerly Lexington Station) Mixed Use development. Objective SP.1 and Policy SP 1.1. place specific limits the densities and intensities allowed in the Mixed-Use development. The developer wants to develop at an overall higher residential density than the Sub Element currently allows, and the City desires to allow the change. The desired residential density will remain below a gross density of four units per acre (Residential Low Density as defined by the Newberry Comprehensive Plan), with a final gross density of approximately 3.8 units per acre or less

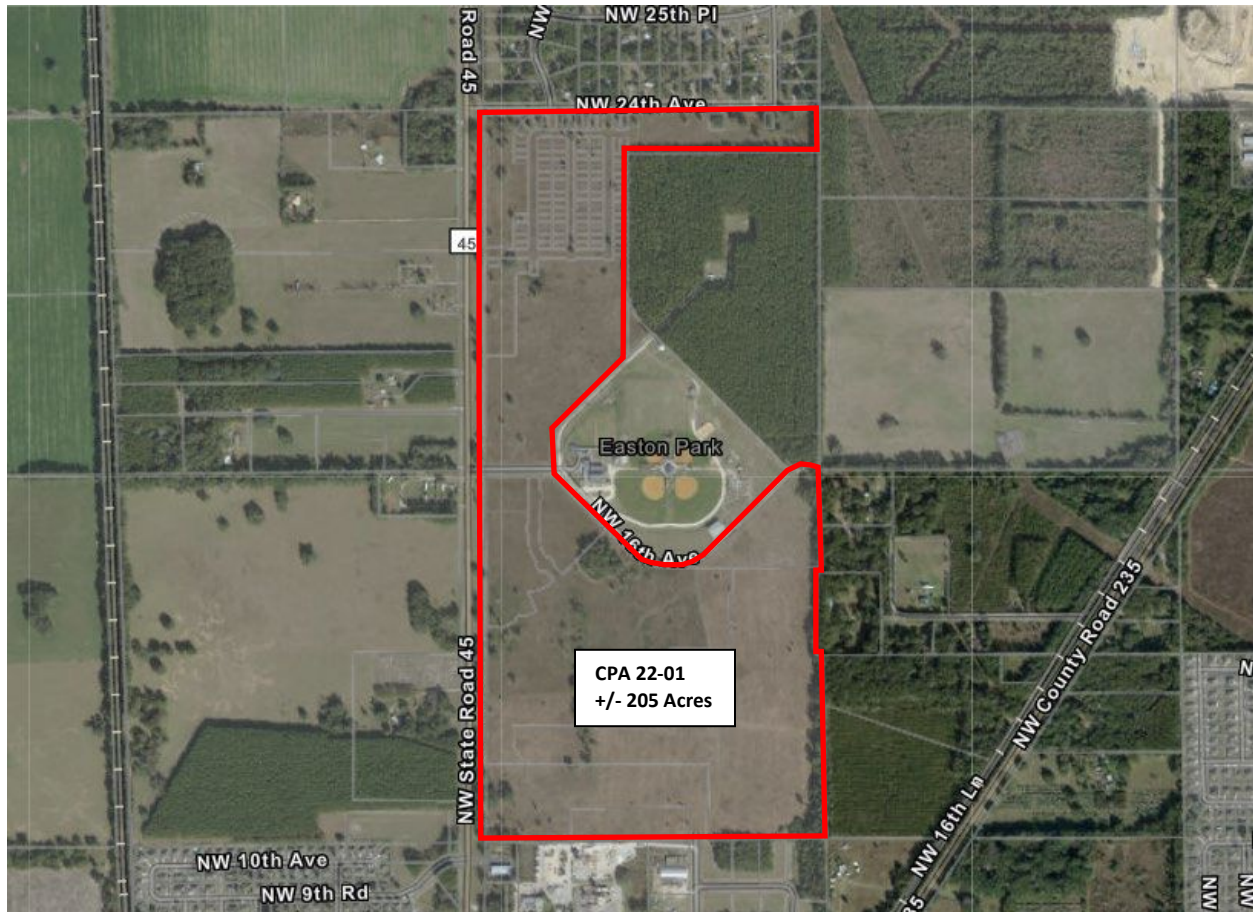
The site has Mixed Use Future Land Use (FLU) and Mixed Use (MU) Zoning District designations, permitting a mix of residential and commercial uses. The Land Use and Zoning designations will not be changed should the proposed amendment to the Comprehensive Plan be adopted.

**APPLICANT:** City of Newberry

**PURPOSE:** Amending the Future Land Use Element, deleting Specific Location Sub Element Objective SP.1 and Policy SP 1.1.

**LOCATION:** North of Newberry Road/State Road 26 (SR 26) on SR 45, on the east side of SR 45 adjacent to the Easton-Newberry Sports Complex.

**EXISTING USES:** The subject property has traditionally been used for active agriculture but is currently under development for residential use and commercial. Surrounding existing uses include large-lot (one-acre +) residential, public recreation, and industrial.



**Figure 2: Aerial View**

**SURROUNDING FUTURE LAND USE CLASSIFICATIONS:** The Subject parcels are primarily surrounded on the east, north and west by Agriculture Future Land Uses, with Industrial to the south.

**COMPREHENSIVE PLAN:** The property is within the urban service area, outside of the City's Transportation Enhancement Project Area and Economic Development overlay areas. The property will be served by City centralized potable water, and sanitary sewer prior to development. Electric is served by Clay Electric Cooperative. The amendment request is consistent with the goals, objectives and policies of the City of Newberry Comprehensive Plan (see Comprehensive Plan excerpts below).

**CONCURRENCY:** Concurrency evaluations will be conducted when a revised preliminary master plan and development order presented prior to development.

**PUBLIC UTILITIES:** The property is within the City of Newberry electric service area, City potable water and sanitary sewer facilities and the New River Solid Waste Facility.

**PUBLIC SERVICES:** The site will be served by the City of Newberry Fire Department for Fire/EMS services. The Alachua County Sheriff's Department will provide police protection to the site. It is anticipated that



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

Regional Planning Council: North Central Fl  
Review Date: 7/27/23  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 60  
Local Government: City of Newberry  
Local Government Item Nos.: CPA 22-11  
State Land Planning Agency Item No.: 22-5ER

Date Mailed to Local Government and State Land Planning Agency: 7/28/23

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 AMENDMENT**

The City is amending its comprehensive plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the text of the Future Land Use Element and Specific Location Sub Element of the City’s Comprehensive Plan, in conformance with Sections 163.3161 through 163.3215, Florida Statutes; amending the Visioning Sub Element and deleting in its entirety the Specific Locations Sub Element of the Future Land Use Element (see attached).

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

The amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in 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 _____	No _____
Not Applicable	<u>  X  </u>





**EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT**



ORDINANCE 2022-38  
CPA 22-11

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE CITY OF NEWBERRY COMPREHENSIVE PLAN, UNDER THE EXPEDITED AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3184 (2) AND (3), FLORIDA STATUTES, AND IN CONFORMANCE WITH SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; AMENDING THE NEWBERRY VISIONS SUB ELEMENT AND DELETING THE SPECIFIC LOCATIONS SUB ELEMENT OF THE FUTURE LAND USE ELEMENT; ADDRESSING CHANGES IN STATE REQUIREMENTS SINCE THE LAST COMPREHENSIVE PLAN UPDATE; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, requires the City Commission to prepare and adopt regulations concerning the use of land and water to implement the City of Newberry Comprehensive Plan, hereinafter referred to as the Comprehensive Plan;

WHEREAS, an application CPA 22-11 for an amendment, as described below, has been filed by the City;

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

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, 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 and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Commission 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 City Commission reviewed and considered all comments received during said 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; and

Page 1 of 6

WHEREAS, the City Commission 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 PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

**Section 1. Newberry Visions Sub Element Amended.** Pursuant to application CPA 22-11, an application by the City of Newberry to amend the Future Land Use Element of the City of Newberry Comprehensive Plan by replacing the Newberry Visions Sub Element in its entirety as presented below:

**Section 2. Specific Locations Sub Element Deleted.** Pursuant to application CPA 22-11, an application by the City of Newberry to amend the Future Land Use Element of the City of Newberry Comprehensive Plan by deleting the Specific Location Sub Element in its entirety as presented below:

**SPECIFIC LOCATIONS SUB-ELEMENT**

~~The following Objective and Policy applies to Future Land Use Plan Map Amendment CPA 03-5-~~

~~**OBJECTIVE SP.1** Upon adoption of each designation on the Future Land Use Plan Map for CPA 03-5 (DCA 04-1), the following policy for each specifically classified land use shall apply to development which occurs on lands addressed within the above stated amendment.~~

~~**POLICY SP 1.1** Densities and intensities of uses identified within the Mixed Use Future Land Use Classifications for CPA 03-5, shall not exceed the following total square footage by classification and number of dwelling units listed as follows:~~

Category	Minimum Acreage	Percentage of Total Acreage	Total Dwelling Units (not to exceed)
Single Family Detached	41.2 ac	20.1%	214
Town homes	20.6 ac	10.04%	106
Apartments	10.3 ac	5.02%	120
Retail	20.6 ac	10.04%	249,750
Office	10.3 ac	5.02%	80,000
Recreation	10.3 ac	5.02%	N/A
Open Space	20.6 ac	10.04%	N/A

~~The following Objective and Policy applies to Future Land Use Plan Map Amendment CPA 03-10.~~

~~**OBJECTIVE SP.2** Upon adoption of the Residential Low Density Classification on the Future Land Use Plan Map for CPA 03-10 (DCA 04-1), the following policy for said Residential Low Density classification shall apply to development which occurs on lands addressed within CPA 03-10.~~

~~**POLICY SP 2.1** The number of residential units allowed within lands identified as Residential Low Density Future Land Use Classification For CPA 03-10, shall be limited to 175 dwelling units.~~

~~The following Objective and Policy applies to Comprehensive Plan amendment CPA 04-1.~~

~~**OBJECTIVE SP.3** Upon adoption of the Residential Low-Density Classification and Commercial Classification on the Future Land Use Plan Map for CPA 04-1 (DCA 04-2), the following policy for said Residential Low-Density and Commercial classifications shall apply to development which occurs on lands addressed within CPA 04-1.~~

~~**Policy SP 3.1** The number of residential units allowed within lands identified as Residential Low Density Future Land Use Classification for CPA 04-1, shall be limited to 265 dwelling units. The commercial square footage allowed within lands identified as Commercial Future Land Use Classification for CPA 04-1, shall be limited to 125,000 gross square feet of development.~~

~~**OBJECTIVE SP. 4** Upon adoption of the Future Land Use Plan Map amendment CPA 06-1 (DCA 06-2), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.~~

~~**POLICY SP 4.1** The Developer of properties identified within CPA 06-1 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that portable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.~~

~~**POLICY SP 4.2** The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 06-1.~~

~~**POLICY SP 4.3** The Developer shall be responsible for the financial mitigation of all on-site and off-site impacts of any development on the property addressed under CPA 06-1.~~

~~**POLICY SP 4.4** Proportionate fair share payments for S.R. 26 as identified within the Schedule for Improvements within the Capital Improvements Element of the City of Newberry Comprehensive Plan shall be calculated in accordance with the provisions of City of Newberry Ordinance No. 27-06 and the interlocal agreement between the City of Newberry and the Florida Department of Transportation. No further development orders shall be granted by the City for properties addressed within CPA 06-1 until the above stated interlocal agreement is executed by the parties.~~

~~**OBJECTIVE SP.5** Upon adoption of the Future Land Use Plan Map amendment CPA 06-4 (DCA 06-2), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.~~

~~**POLICY SP 5.1** The Developer of properties identified within CPA 06-4 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that portable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.~~

~~**POLICY SP 5.2** The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 06-4.~~

~~**POLICY SP 5.3** The Developer shall be responsible for the financial mitigation of all on-site and off-site impacts of any development on the property addressed under CPA 06-4.~~

**POLICY SP.5.4** Proportionate fair share payments for S.R. 26 as identified within the Schedule for Improvements within the Capital Improvements Element of the City of Newberry Comprehensive Plan shall be calculated in accordance with the provisions of City of Newberry Ordinance No. 27-06 and the interlocal agreement between the City of Newberry and the Florida Department of Transportation. No further development orders shall be granted by the City for properties addressed within CPA 06-4 until the above stated interlocal agreement is executed by the parties.

**OBJECTIVE SP.6** Upon adoption of the Future Land Use Plan Map amendment CPA 06-6 (DCA 06-2), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.

Densities and intensities of uses identified within the Mixed Use Future Land Use Classifications for CPA 06-6, shall not exceed the following total square footage by classification and number of dwelling units listed as follows:

Land Use	Minimum Percent Required by Comprehensive Plan	Minimum Acreage Required	Proposed Land Use Acreage	Percent Proposed by Development	Density/ Square Footage	Proposed Units
Single Family/Duplex	20%	45.39	112.25	49%	4	449
Multi-Town Home	10%	22.70	31.25	14%	8	250
Multi-Apartment	5%	11.35	16.65	7%	18	300
<b>Residential Total</b>	<b>35%</b>	<b>79.44</b>	<b>160.15</b>	<b>70%</b>		<b>999</b>
Recreational	5%	11.35	18.90	8%		
Open Space	10%	22.70	22.70	10%		
<b>Recreational and Open Space Total</b>	<b>15%</b>	<b>34.05</b>	<b>41.60</b>	<b>18%</b>		
Retail/Commercial	5%	11.35	11.35	5%	0.25	123601.5
Accessory Structures						
<b>Commercial Total</b>	<b>5%</b>	<b>11.35</b>	<b>11.35</b>	<b>5%</b>		<b>123601.5</b>
Business Professional	5%	11.35	11.35	5%	0.14	67239.22
Accessory Structures						
<b>Professional Total</b>	<b>5%</b>		<b>11.35</b>			<b>67239.22</b>
Schools						
Churches						
Public Buildings						
Public Buildings			2.50	1.10%	0.05	5169.48

Group Home (6 or less)						
Group Home (7 or more)						
<b>Total Other</b>						
<b>All Uses Grand Total</b>	<b>60.00%</b>		<b>226.95</b>			

~~**POLICY SP 6.1** The Developer of properties identified within CPA 06-6 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that portable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.~~

~~**POLICY SP 6.2** The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 06-6.~~

~~**POLICY SP 6.3** The Developer shall be responsible for the financial mitigation of all on site and off site impacts of any development on the property addressed under CPA 06-6.~~

~~**POLICY SP 6.4** Proportionate fair share payments for S.R. 26 as identified within the Schedule for Improvements within the Capital Improvements Element of the City of Newberry Comprehensive Plan shall be calculated in accordance with the provisions of City of Newberry Ordinance No. 27-06 and the interlocal agreement between the City of Newberry and the Florida Department of Transportation. No further development orders shall be granted by the City for properties addressed within CPA 06-6 until the above stated interlocal agreement is executed by the parties.~~

~~**POLICY SP 6.5** The Developer shall enter into a Chapter 163 Developers Agreement to formalize the provisions of Policy 6.1 through 6.4, inclusive. In addition the Developer shall enter into a separate Chapter 163 Ordinance Developers Agreement along with the preliminary master plan for the mixed use development. Such development agreement shall specifically address the Developers financial responsibility for the on site and off site impacts created by the development related to the phasing plan of the preliminary master plan. No further development orders shall be granted by the City for properties addressed within CPA 06-6 until the above stated developers agreements are executed by the parties.~~

Section 3. 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 parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This ordinance shall be adopted upon the date provided below as passed.

Section 6. Authority. This ordinance is adopted pursuant to the authority granted by Section

166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

**DONE THE FIRST READING**, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 12th day of September, 2022.

**DONE, THE PUBLIC NOTICE**, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on this 17<sup>th</sup> day of November, 2022.

**DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE**, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 28th day of November, 2022.



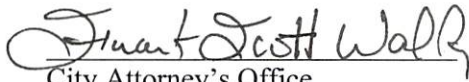
BY THE MAYOR OF THE CITY OF  
NEWBERRY, FLORIDA

  
\_\_\_\_\_  
Honorable Jordan Marlowe, Mayor

ATTEST, BY THE CLERK OF THE  
CITY COMMISSION OF THE CITY OF  
NEWBERRY, FLORIDA:

  
\_\_\_\_\_  
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND  
LEGALITY:

  
\_\_\_\_\_  
City Attorney's Office



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

Regional Planning Council: North Central FL      Regional Planning Council Item No.: 62  
Review Date: 7/27/23      Local Government: Town of Brooker  
Amendment Type: Adopted Amendment      Local Government Item No.: CPA 23-01  
State Land Planning Agency Item No.: 23-1ER  
Date Mailed to Local Government and State Land Planning Agency: 7/28/23 (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 is amending its comprehensive plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; Transportation Element; Housing Element; Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; Conservation Element; Recreation and Open Space Element; Intergovernmental Coordination Element; Capital Improvements Element; Public School Facilities Element; and adds a Property Rights Element (see attached excerpts).

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

The Town is bisected by State Road 235 and borders State Road 18, which are identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Additionally, a portion of the southwestern part of the Town is located in the floodplain of the Santa Fe River, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to the regional facility or to the Natural Resource of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

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

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

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

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



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**



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## II

### **TRAFFIC CIRCULATION TRANSPORTATION** ELEMENT

#### INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive plan.

The ~~Traffic Circulation-Transportation~~ Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access is provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the ~~Traffic Circulation-Transportation~~ Element is coordinated and consistent with the remaining plan elements as required by the ~~Local Government Comprehensive Planning and Land Development Regulation Act and accompanying Chapter 9J-5, Florida Administrative Code Community Planning Act~~. Further, the Town's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives and policies of this plan element are intended to serve as the plan for traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the Town.

#### **TRAFFIC CIRCULATION TRANSPORTATION** GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A **TRAFFIC CIRCULATION TRANSPORTATION** SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The Town shall establish a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

Policy II.1.1 Establish Level of Service standard at peak hour as defined within the **most recent version of the** Florida Department of Transportation ~~"Florida Level of Service Standards and Guidelines Manual for Planning, 1989"~~ **Quality/Level of Service Handbook** for the following roadway segments within the Town:

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	LEVEL OF SERVICE
1	S. R. 18 (from City's west limits to <del>S.R. 235</del> <b><u>C.R. 18</u></b> )	<b><u>€ D</u></b>
2	C.R. 18 (from S.R. 231/235 to City's east limits)	<b><u>€ D</u></b>
3	S.R. <del>231/235</del> (from <del>City's north limits to</del> City's south limits <b><u>to C.R. 18</u></b> )	<b><u>€ D</u></b>

Policy II.1.2 The ~~land development regulations of the~~ Town shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads, including minimal distance between access points and limiting the number of access points to parcel of land **to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended.**

Policy II.1.3 The ~~land development regulations of the~~ Town shall require the provision of safe and convenient off street parking and loading standards, which includes the provision for non-motorized vehicle parking.

Policy II.1.4 The ~~land development regulations of the~~ Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

**Policy II.1.5** **In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.**

OBJECTIVE II.2 The Town shall require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.

Policy II.2.1 The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority,

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the Town shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.

OBJECTIVE II.3 The Town shall coordinate all local comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Five-Year Transportation Plan of the Department.

Policy II.3.1 The Town shall coordinate all local comprehensive planning and land development activities during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation Five-Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.

OBJECTIVE II.4 The Town shall provide for the protection of existing and future right-of-ways from building encroachment by establishing right-of-way setback requirements for all structures along new or realigned arterial roadways upon adoption of this plan.

Policy II.4.1 The Supplementary District Regulations found within the Town's land development regulations shall include the following provisions which require all structures along all new or realigned arterial roadways to provide additional setbacks for the future heed of additional right-of-way. For new or realigned arterial roadways, the setback will be 150 feet.

1. All structures shall provide a minimum setback of one-hundred fifty (150) feet as measured from the centerline of the right-of-way for new or realigned arterial needs.
2. All structures shall provide a minimum setback of fifty (50) feet as measured from the centerline of right-of-way for collector roads.
3. All structures shall provide a minimum setback of fifty (50) feet as measured from the centerline of right-of-way for local roads.

**Policy II.4.2** **Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.**

**Policy II.4.3** **Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.**

**Policy II.4.4** **Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.**

**Policy II.4.5** **Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;**

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**Policy II.4.6**      **Adequate corner clearance shall be maintained at crossroad intersections with arterials.**

**Policy II.4.7**      **The Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**



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## V

### CONSERVATION ELEMENT

#### INTRODUCTION

Conservation Element providing for the promotion of the conservation, use and protection of the Town's natural resources. The data collected for this plan element and analysis of this data, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan Map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan Map identifies future conservation areas which consist of land within the Town which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resource. At present there are no areas which have planned management of a natural resource within the Town. Therefore, until such time as there are areas which conserve a natural resource through the use of best management programs, this category although listed, will not be shown on the Future Land Use Plan Map.

The Future Land Use Plan Map Series includes the identification of flood prone areas, wetlands, existent and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan Map Series, they are not designated on the Future Land Use Plan Map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objectives and policy statements.

#### GOAL, OBJECTIVES AND POLICIES

GOAL V - CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE TOWN TO MAINTAIN THE INTENSITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The Town shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

Policy V.1.1 The ~~land development regulations of the~~ Town shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental **Regulation Protection** are maintained in the Town.

OBJECTIVE V.2 The Town shall adopt the Florida Division of Forestry best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.

Policy V.2.1 The Town shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental **Regulation**

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- Protection** and the Water Management District to assist in monitoring uses which may impact the current and projected water sources of the Town.
- Policy V.2.2 The land development regulations of the Town shall prohibit uses within or adjacent to the water resources of the Town which would violate water quality anti-degradation rules established by the Florida Department of Environmental **Regulation Protection**. For purposes of this section, water resources include lakes, rivers, creeks and public potable water wells.
- Policy V.2.3 The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4 The land development regulations of the Town shall require a 35 foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.
- Policy V.2.5 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6 The ~~land development regulations of the~~ Town shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7 The land development regulations of the Town shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life and to ensure that the natural function of flood plains are protected.
- Policy V.2.8 The land development regulations of the Town shall conserve wetlands through prohibiting any development or dredging and filling, which would significantly alter their natural functions and by only allowing non-intensive agricultural and silviculture operations consistent with the best management practices manual developed by the Florida Division of Forestry.
- Policy V.2.9 The Town shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The land development regulations of the Town shall require a 35 foot regulated natural buffer adjacent to all perennial rivers, streams and creeks and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture, and resource-based recreational activities within buffer areas subject to best management practices.

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- Policy V.2.12 The Town shall, as part of the development review process, limit development to low density and non-intensive uses including areas designated as conservation, recreation and open space, and public use in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.13 The Town shall, as part of the development review process, require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the Town.
- Policy V.2.14 The Town, as part of the development review process, shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before allowing any development plans.
- Policy V.2.15 The Town shall work with the **Regional** Water Management District to identify **prime high** groundwater recharge areas. Once identified, the Town shall, if necessary, amend its comprehensive plan so as to identify the recharge areas and to establish corresponding objectives and policies for their protection.
- OBJECTIVE V.3 The Town shall require stream bank protection and woodland improvement provisions as best management practices for the conservation, appropriate use and protection of soils, minerals and native vegetative communities, including protection from destruction.
- Policy V.3.1 The Town shall require within the land development regulations that any mining permit ~~by~~ **be** coordinated with the Florida Department of ~~Natural Resources~~ **Environmental Protection** so that mineral resources are conserved and used appropriately.
- Policy V.3.2 The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3 The Town shall require within the development review process that multiple use of forest resources where appropriate be required to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- Policy V.3.4 The Town shall require within the development review process the use of minimum open space ratios, establishment of wildlife corridors and the designation of conservation or preservation land uses as means by which to promote the protection and preservation of conservation areas.
- Policy V.3.5 The Town shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the Town and adjacent local government jurisdictions.
- OBJECTIVE V.4 The Town shall implement best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats including protection from destruction.

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- Policy V.4.1 The Town shall cooperate with the Florida ~~Game and Fresh Water Fish~~ **Fish and Wildlife Conservation** Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2 The Town shall assist in the application and compliance with all Federal and State regulations which pertain to endangered and rare species.
- Policy V.4.3 The Town shall consult with the Florida ~~Game and Fresh Water Fish~~ **Fish and Wildlife Conservation** Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.
- Policy V.4.3(a) The Town shall, in consultation with the ~~Game and Fresh Water Fish~~ **Florida Fish and Wildlife Conservation** Commission, designate those species of wildlife or native vegetation that are endangered or rare. Prior to issuing a development permit, the Town shall require an inventory of the designated species at the site plan review process. The Town shall require site plan amendment or modification if necessary to preserve an endangered or rare species.
- Policy V.4.4 The Town shall cooperate with the Florida ~~Department of Natural Resources~~ **Division of Aquaculture** in the inventorying and monitoring aquaculture activities within the Town.
- Policy V.4.5 The Town shall protect wetlands and avoid, when possible, adverse impacts on same by development. In the event development is permitted in or near environmentally sensitive areas, the Town shall address during the development review process the mitigation of development activities within environmentally sensitive areas so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources, especially the natural reservations identified in the recreation and open space element of this Comprehensive Plan.

**OBJECTIVE V.5 The Town, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended August 23, 2018, hereby adopts the following maps as they apply to the Town as part of the Future Land Use Map Series of this Comprehensive Plan;**

- 1. Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018;**
- 2. Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018;**
- 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018;**
- 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018; and**
- 5. Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018.**

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**The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.**

- Policy V.5.1**      **The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.**
- Policy V.5.2**      **The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.**
- Policy V.5.3**      **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.**
- Policy V.5.4**      **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**
- Policy V.5.5**      **The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.**

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

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

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

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

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





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

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 66  
Review Date: 7/27/23      Local Government: Gilchrist County  
Amendment Type: Draft Amendment      Local Government Item No.: CPA 2023-02  
State Land Planning Agency Item No.: 23-3ESR

Date Mailed to Local Government and State Land Planning Agency: 7/28/23 (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 CPA 2023-02 amends the County’s Comprehensive Plan Future Land Use Element Policies I.1.6.1 and I.1.6.2 to allow for solar facilities and associated and related facilities; creating Policy I.1.6.12 establishing supplemental criteria for solar facilities and associated and related facilities; creating Objective I.15 establishing permitting requirements for solar facilities and associated and related facilities (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 Commerce.

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



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**



# Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

## Policy I.1.6.1 AGRICULTURAL LAND USE

### a. Agriculture-1

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture uses, ~~and~~ dwelling units, ~~and solar facilities and associated and related facilities~~. Silviculture activity shall be conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan. The County shall prohibit intensive agriculture uses requiring an industrial wastewater permit from the Florida Department of Environmental Protection in the Agriculture-1 land use classification. In addition, other compatible agricultural or commercial uses and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special use permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet. Such establishments will be limited to: fishing and hunting equipment sales and rental (excluding boats, motors, and trailers); camping equipment sales and rental; horse stables; gift and souvenir shops; scuba gear sales and rental; and the sale and rental of canoes, kayaks, inner tubes, bicycles, roller blades and other similar nature based sales and rentals of non-motorized equipment.

Agricultural density shall be as provided below.

Agriculture-1 < 1 d.u. per 2 acres

### b. Agriculture-2 through Agriculture-5

Agriculturally classified lands are lands which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, ~~solar facilities and associated and related facilities~~, and dwelling units.

In Agriculture-2 through Agriculture-5 land use classifications, structures involving farm animals and livestock shall be located no closer than 45 feet of any lot line.

In addition, in Agriculture-2 through Agriculture-5 land use classifications, other compatible agricultural or commercial uses and commercial establishments that are directly related to nature-based tourism and recreation may be approved as special use permits and shall be limited to an intensity of .25 floor area ratio, unless further limited herein.

Intensive agriculture means any agricultural use requiring an industrial wastewater permit from the Florida Department of Environmental Protection. Intensive agriculture uses shall be allowed only in Agriculture-2 through Agriculture-5 land use classifications inclusive, and shall first obtain a special use permit from the County. However, existing intensive agriculture uses as of the date of adoption of this policy, will not be required to obtain a special use permit approval from the County for those existing intensive agriculture uses. However, expansion or change of existing intensive agriculture uses after the date of adoption of this policy, for which an industrial wastewater permit is required from the Florida Department of Environmental Protection for that expansion or change, will require a special use permit from the County, unless the expansion or change is required by the Florida Department of Environmental Protection to maintain the same livestock population of the activity as existed on the date of adoption of this policy.

## Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

Commercial establishments that are directly related to nature-based tourism and recreation are limited to commercial building space not greater than 2,500 square feet.

Dwelling unit densities in agriculture land use classifications are, as follows:

Agriculture-5 < 1 dwelling unit per 40 acres

Agriculture-4 < 1 dwelling unit per 20 acres

Agriculture-3 < 1 dwelling unit per 10 acres

Agriculture-2 < 1 dwelling unit per 5 acres

Within the Agriculture-2 and 3 land use classifications, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification or as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture-3 classification or 5 acres within the Agriculture-2 classification shall be maintained on site. Roads within all such subdivisions and Planned Rural Residential Developments shall comply with the provisions of the road paving policy contained within this plan element. Within the Agriculture -2 or 3 land use classifications, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than 1 acre and an overall density of 1 dwelling unit per 10 acres within the Agriculture - 3 classification and per 5 acres within the Agriculture - 2 classification shall be maintained on site. All lots, whether within a subdivision or Planned Rural Residential Development, shall have a length to width ratio no greater than 3 to 1. All Planned Rural Residential Developments shall be developed, as follows:

1. the development shall maintain a minimum 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49 (unless this Comprehensive Plan is amended to permit more than 49 lots);
2. the development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. the development shall provide a minimum of a 200 buffer from adjacent land uses, 75 foot undisturbed buffer from a perennial river, stream or creek and a minimum 50 foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. the developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. the developed area of the development, shall be located outside of (1) wetlands; (2) floodplains; (3) native upland vegetation; and (4) active agricultural areas, unless the entire development site consists of any or a combination of such areas. If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetlands policies contained within the Conservation Element of this Comprehensive Plan;

## Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

6. the development shall have direct access to a paved road. For state maintained roads, such access shall require the approval of the Florida Department of Transportation;
7. all internal roads shall be so located in order to minimize the number of access points to external roadways; and
8. the developed area within the development shall provide a buffer to minimize the negative impacts of the uses within the developed area and uses within the undeveloped area upon each other, such that, the long term continuance of uses in either area is not threatened by such impact. The buffer shall consist of a landscaped buffer and shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

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

### **Policy I.1.6.2 SILVICULTURE/AGRICULTURE**

Lands classified as Silviculture/Agriculture shall be lands which are predominantly used for silviculture activities conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan, limited agriculture uses as described below, dwelling units, development units, archery ranges, rifle, shotgun and pistol ranges, and hunting and fishing camps and uses customarily accessory and clearly incidental and subordinate to such uses, may be allowed by Special Use Permit, in accordance with the County's Land Development Code. In addition, telecommunications towers are allowed by Special Use Permit. Development units, are structures commonly associated with row crops, pasture, hunting or silviculture activities such as barns, outbuildings and sheds, vehicle storage, small mill operations, and small office structures, provided that, any structures involving farm animals and livestock shall be no closer than 45 feet of any lot line.

Densities in the Silviculture/Agriculture land use classification are, as follows:

Silviculture/Agriculture < 1 dwelling unit per 160 acres and < 1 development unit per 80 acres

Within the Silviculture/Agriculture land use classification, intensive agriculture uses shall be prohibited. Grazing of livestock on pasture lands shall be allowed and row crops planted on a rotational basis between the harvesting of timber and planting of trees as part of silviculture activities shall also be allowed. Solar facilities and associated and related facilities shall also be allowed. All agricultural uses and activities shall maintain a 50-foot natural buffer around all wetlands.

**Policy I.1.6.12** Solar facilities and associated and related facilities shall be an allowable use in all agricultural land use districts and in the industrial land use district. Solar facilities and associated and related facilities shall be subject to the supplemental criteria contained within the Land Development Code, including, but not limited to, design, security, landscaping, compatibility, and operations.

**OBJECTIVE I.15** Solar facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements.

## Proposed Comprehensive Plan Text Amendments - Solar Farms – Redline

### Policy 1.15.1:

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 1.15.2:

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.





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7/27/23

**PROJECT DESCRIPTION**

#56 - Duke Energy Florida -  
2023 Ten-Year Site Plan

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TO: Greg Davis  
Engineering Specialist  
Florida Public Service Commission  
Capital Circle Office Center  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**COMMENTS ATTACHED**

**NO COMMENTS REGARDING THIS PROJECT**

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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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**DUKE ENERGY FLORIDA**  
**SCHEDULE 8**  
 PLANNED AND PROSPECTIVE GENERATING FACILITY ADDITIONS AND CHANGES  
 AS OF JANUARY 1, 2023 THROUGH DECEMBER 31, 2032

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
PLANT NAME	UNIT NO.	LOCATION (COUNTY)	UNIT TYPE	FUEL		FUEL TRANSPORT		CONST. START MO. / YR	COM'L IN-SERVICE MO. / YR	EXPECTED RETIREMENT MO. / YR	GEN. MAX. NAMEPLATE KW	FIRM NET CAPABILITY		STATUS <sup>a</sup>	NOTES <sup>b</sup>
				PRI	ALT	PRI	ALT					SUMMER MW	WINTER MW		
BAY RANCH	1	BAY	PV	SO				09/2022	05/2023		74,900	43	0	P	(1)
HILDRETH	1	SUWANNEE	PV	SO				09/2022	05/2023		74,900	43	0	P	(1)
HARDEETOWN	1	LEVY	PV	SO				09/2022	05/2023		74,900	43	0	P	(1)
OSPREY CC	1	POLK	CC	NG	DFO	PL	TK	04/2023	06/2023			16	15	P	(1), (5), (6)
HIGH SPRINGS	1	ALACHUA	PV	SO				11/2022	07/2023		74,900	43	0	P	(1)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(2)			(2)
MULE CREEK	1	BAY	PV	SO				06/2023	02/2024		74,900	43	0	P	(1)
WINQUEPIN	1	MADISON	PV	SO				06/2023	02/2024		74,900	43	0	P	(1)
FALMOUTH	1	SUWANNEE	PV	SO				07/2023	03/2024		74,900	43	0	P	(1)
OSPREY CC	1	POLK	CC	NG	DFO	PL	TK		11/2024			351	400	P	(3)
P L BARTOW	4	PINELLAS	CC	NG	DFO	PL	TK	09/2024	11/2024			100	100	P	(1) and (5)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(3)			(2)
UNKNOWN		UNKNOWN	PV	SO				05/2024	01/2025		149,800	37	0	P	(1) and (4)
COUNTY LINE	1	GILCHRIST	PV	SO				06/2024	02/2025		74,900	43	0		(1)
HINES	2	POLK	CC	NG	DFO	PL	TK	03/2025	05/2025			65	65	P	(1) and (5)
TIGER BAY	1	POLK	CC	NG	DFO	PL	TK	03/2025	05/2025			22	22	P	(1) and (5)
UNKNOWN		UNKNOWN	PV	SO				12/2024	08/2025		299,600	75	0	P	(1) and (4)
CITRUS	PB1	CITRUS	CC	NG				10/2025	12/2025			22	22	P	(1) and (5)
BAYBORO	P1 - P4	PINELLAS	CT	DFO		WA				12/2025		(171)	(226)		
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(4)			(2)
CITRUS	PB2	CITRUS	CC	NG				02/2026	04/2026			22	22	P	(1) and (5)
HINES	3	POLK	CC	NG	DFO	PL	TK	03/2026	05/2026			65	65	P	(1) and (5)
UNKNOWN		UNKNOWN	PV	SO				04/2026	12/2026		299,600	75	0	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(5)			(2)
UNKNOWN		UNKNOWN	BA	N/A				01/2026	01/2027		100,000	90	90	P	(1)
DEBARY	P2 - P6	VOLUSIA	CT	DFO		TK				06/2027		(227)	(292)		
BARTOW	P1, P3	PINELLAS	CT	DFO		WA				06/2027		(82)	(101)		
UNKNOWN		UNKNOWN	PV	SO				04/2027	12/2027		299,600	37	0	P	(1) and (4)
UNIVERSITY OF FLORIDA	P1	ALACHUA	GT	NG		PL				11/2027		(44)	(50)		
HINES	4	POLK	CC	NG	DFO	PL	TK	10/2027	12/2027			52	52	P	(1) and (5)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(5)			(2)

a. See page v. for Code Identification of Future Generating Unit Status.

b. NOTES

- (1) Planned, Prospective, or Committed project.
- (2) Solar capacity degrades by 0.5% every year
- (3) Osprey CC Acquisition total capacity is available once Transmission Upgrades are in service, total Summer capacity goes up to 596MW and total Winter capacity goes up to 645MW
- (4) Multiple 74.9 MWs units at different sites. For SPS, 37.5 MW of storage for 74.9 MW of Solar PV.
- (5) Combustion Turbines Heat Rate upgrades for Combined Cycles
- (6) This uprate will not impact January, June, July, or August MWs because of the transmission limitation

**DUKE ENERGY FLORIDA**

**SCHEDULE 8**

PLANNED AND PROSPECTIVE GENERATING FACILITY ADDITIONS AND CHANGES

AS OF JANUARY 1, 2023 THROUGH DECEMBER 31, 2032

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)
PLANT NAME	UNIT NO.	LOCATION (COUNTY)	UNIT TYPE	FUEL		FUEL TRANSPORT		CONST. START MO./YR	COM'L IN-SERVICE MO./YR	EXPECTED RETIREMENT MO./YR	GEN. MAX. NAMEPLATE KW	FIRM NET CAPABILITY		STATUS <sup>a</sup>	NOTES <sup>b</sup>
				PRI	ALT	PRI	ALT					SUMMER MW	WINTER MW		
UNKNOWN		UNKNOWN	PV	SO				04/2028	12/2028		299,600	37	0	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(5)			(2)
UNKNOWN		UNKNOWN	PV	SO				04/2029	12/2029		224,700	28	0	P	(1) and (4)
UNKNOWN		UNKNOWN	SPS	SO				04/2029	12/2029		149,800	19	67	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(5)			(2)
UNKNOWN		UNKNOWN	PV	SO				04/2030	12/2030		299,600	37	0	P	(1) and (4)
UNKNOWN		UNKNOWN	SPS	SO				04/2030	12/2030		149,800	19	67	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(6)			(2)
UNKNOWN		UNKNOWN	PV	SO				04/2031	12/2031		374,500	47	0	P	(1) and (4)
UNKNOWN		UNKNOWN	SPS	SO				04/2031	12/2031		149,800	19	67	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(6)			(2)
UNKNOWN		UNKNOWN	BA	N/A				06/2031	06/2032		150,000	135	135	P	(1)
UNKNOWN		UNKNOWN	PV	SO				04/2032	12/2032		449,400	56	0	P	(1) and (4)
SOLAR DEGRADATION	N/A	N/A	N/A	N/A				N/A	N/A	N/A	N/A	(6)			(2)

a. See page v. for Code Identification of Future Generating Unit Status.

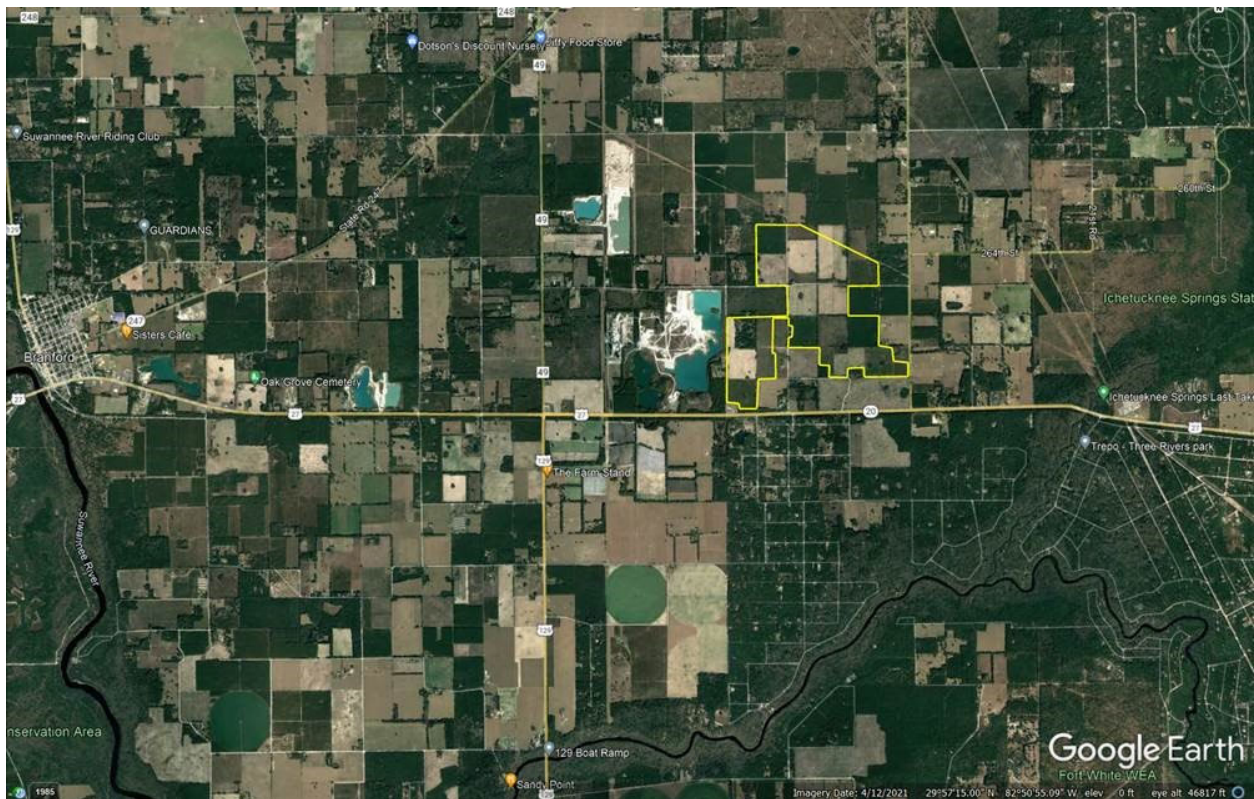
b. NOTES

- (1) Planned, Prospective, or Committed project.
- (2) Solar capacity degrades by 0.5% every year
- (3) Osprey CC Acquisition total capacity is available once Transmission Upgrades are in service, total Summer capacity goes up to 596MW and total Winter capacity goes up to 645MW
- (4) Multiple 74.9 MWs units at different sites. For SPS, 37.5 MW of storage for 74.9 MW of Solar PV.
- (5) Combustion Turbines Heat Rate upgrades for Combined Cycles
- (6) This uprate will not impact January, June, July, or August MWs because of the transmission limitation

## **HILDRETH SOLAR SITE**

DEF has identified the Hildreth Solar Project, a 74.9 MWac solar single-axis tracking PV project located in Suwannee County, Florida. The site is located on former cattle grazing, farmlands and timber lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new 69 kV, three terminal, three breaker switching station and will be connected via a short generation tie-line. All environmental surveys are complete, and DEF has received the necessary approvals from Suwannee County. A Site and Development Plan approval was received from Suwannee County along with an ERP from the FDEP. The project started construction in summer 2022 with an expected in-service date of early 2023.

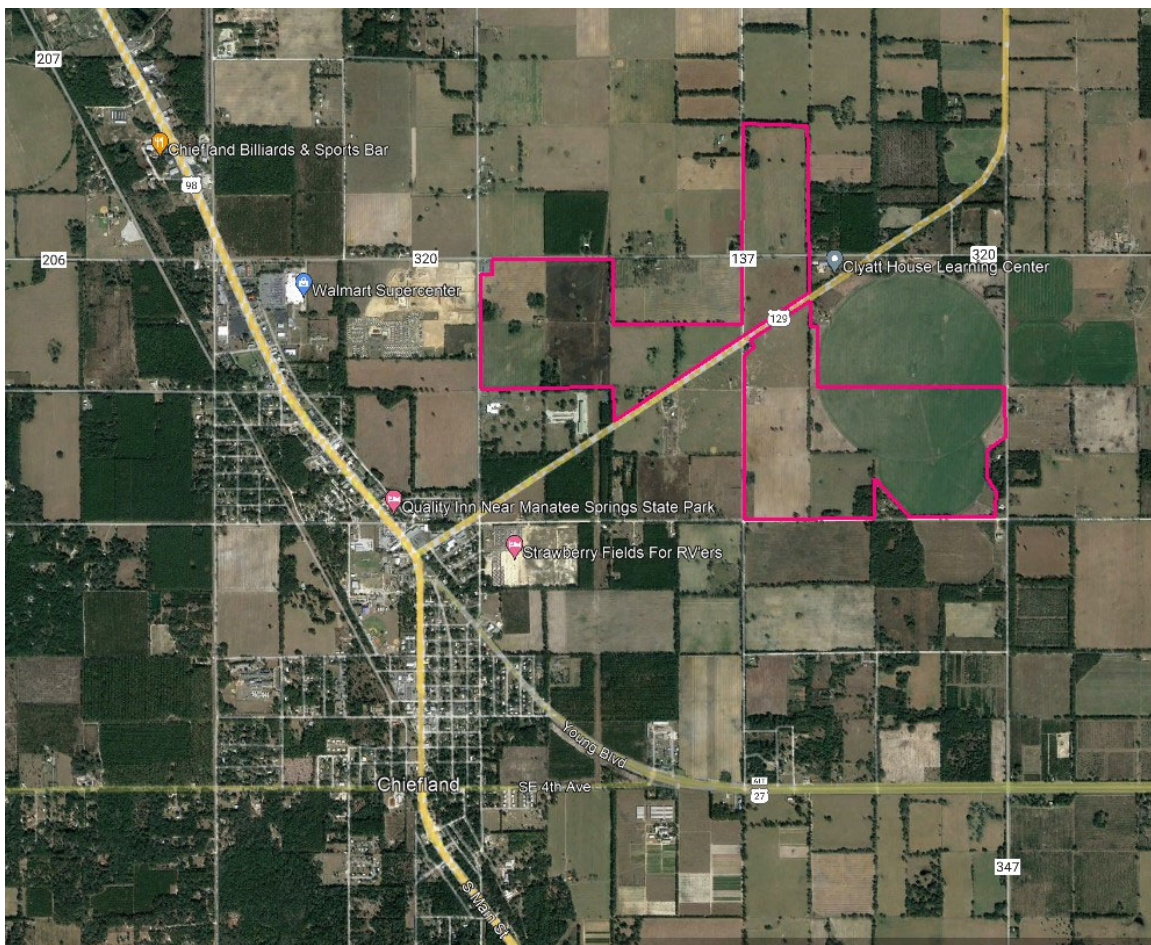
**FIGURE 4.2**  
**Hildreth Solar Project**



## **HARDEETOWN SOLAR SITE**

DEF has identified the Hardeetown Solar Plant, a 74.9 MWac solar single-axis tracking PV project located in Levy County, Florida. The site is located on former agricultural and cattle grazing lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new 69 kV three ring breaker at the existing 69 kV Chiefland Substation and will be connected via a generation tie-line. All environmental surveys are complete, and DEF has received the necessary conditional use permit from Levy County. A Site Construction Plan approval was received from Levy County along with an ERP from the FDEP. The project started construction in the spring of 2022, with an expected in-service date of early 2023.

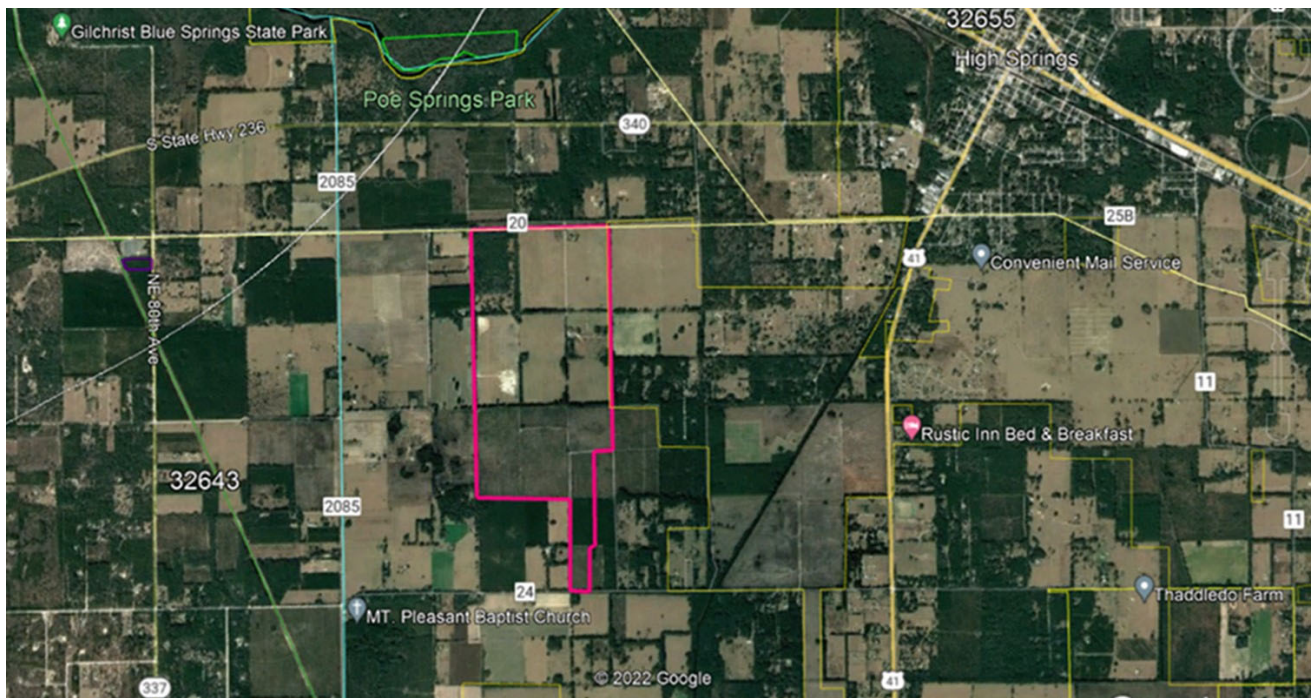
**FIGURE 4.3**  
**Hardeetown Solar Project**



## **HIGH SPRINGS SOLAR SITE**

DEF has identified the High Springs Solar Project, a 74.9 MWac solar single-axis tracking PV project located in Alachua County, Florida. The site is located on former cattle grazing and timber lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new line position on the 69 kV bus of the existing DEF Ginnie Substation and will be connected via a generation tie-line. All environmental surveys are complete, and DEF has received the necessary permits approvals from the City of High Springs. A Site and Development Plan approval was received from the Regional Planning Council and the City of High Springs along with an ERP from the FDEP. The project started construction in early summer 2022 with an expected in-service date of early 2023.

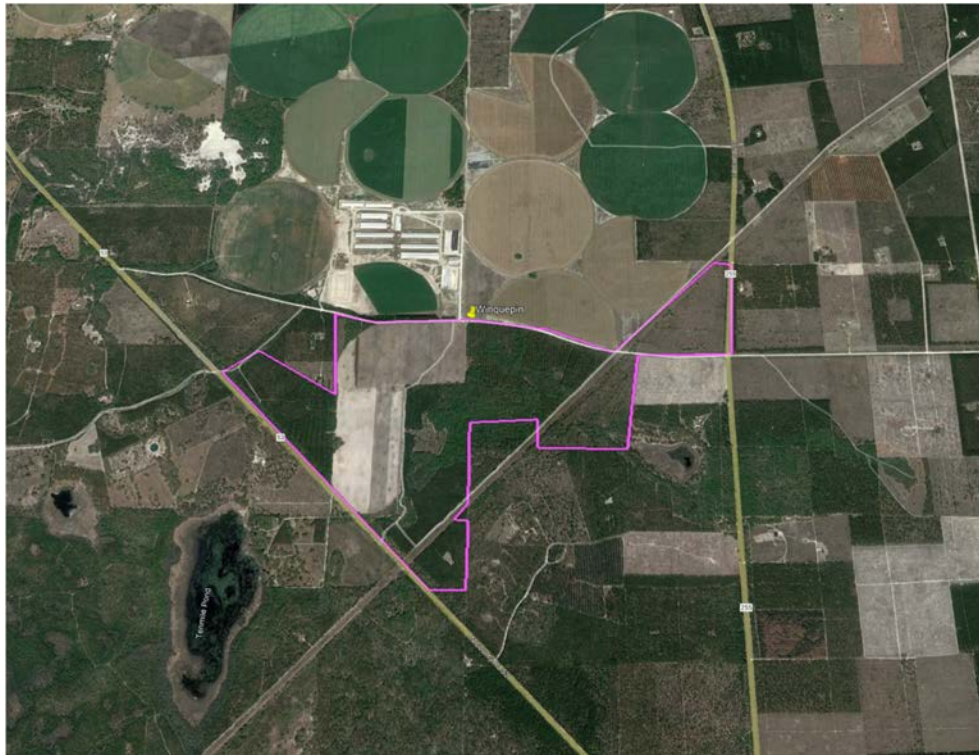
**FIGURE 4.4**  
**High Springs Solar Project**



## **WINQUEPIN SOLAR SITE**

DEF has identified the Winquepin Renewable Energy Center, a 74.9 MWac solar single-axis tracking PV project located in Madison County, Florida. The site is located on former agricultural and timber lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new 230 kV, three terminal, three breaker switching station and will be connected via a short generation tie-line. All environmental surveys are complete. Solar is a permitted use on agriculturally zoned land in a local government comprehensive plan in the State of Florida. Special or Conditional use permits are not required. However, a Site Plan approval is required from Madison County. An ERP from FDEP will also be required. DEF has applied for the ERP and expects to receive it early in spring 2023. There are no wetland impacts on site. State listed gopher tortoises were present onsite. The appropriate permit (Conservation/Relocation Permit) from the Florida Fish and Wildlife Conservation Commission (FWC) was secured. Tortoises have been relocated from the site. No additional listed species of concern were present. The project is expected to start construction in the spring of 2023, with an expected in-service date of early 2024.

**FIGURE 4.6**  
**Winquepin Solar Project**

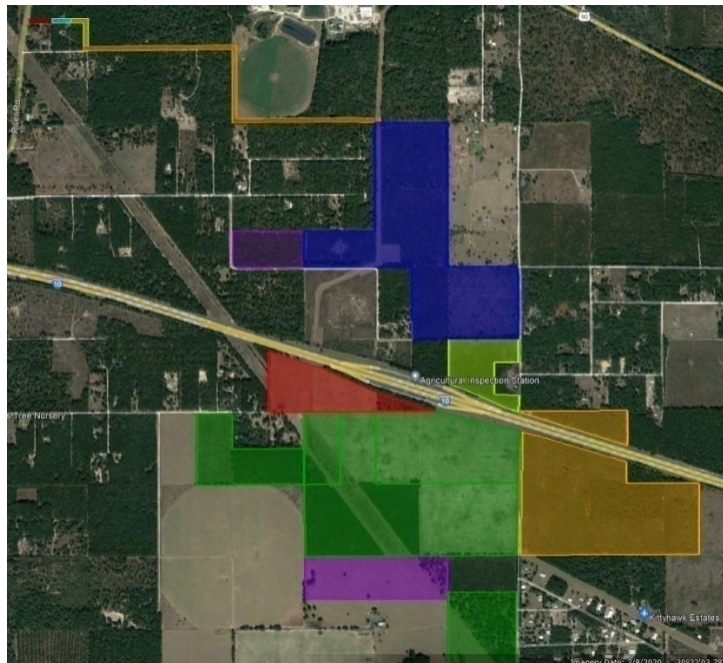




## **FALMOUTH SOLAR SITE**

DEF has identified the Falmouth Renewable Energy Center, a 74.9 MWac solar single-axis tracking PV project located in Suwannee County, Florida. Falmouth will be the third project constructed in Suwannee County. The site is currently in pasture and timber lands and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new 115 kV breaker in DEF's existing Suwannee Switching Station and will be connected via a 1.5-mile generation tie-line. All environmental surveys are complete. Solar is a permitted use on agriculturally zoned land in a local government comprehensive plan in the State of Florida. However, a Site Plan approval is required from Suwannee County. An ERP application was submitted on February 1, 2023 and is expected to be received in June 2023. The two small wetlands on site, less than .5 acres total, will be avoided thus no wetland impacts are anticipated. The habitat assessment survey showed the state-listed Southeastern American kestrel is likely to be found on site and the 15% Gopher Tortoise survey discovered 57 burrows. Additional surveys will be conducted and a relocation permit will be secured prior to construction. The project is expected to start construction in Q3 of 2023, with an expected in-service date of Q2 2024.

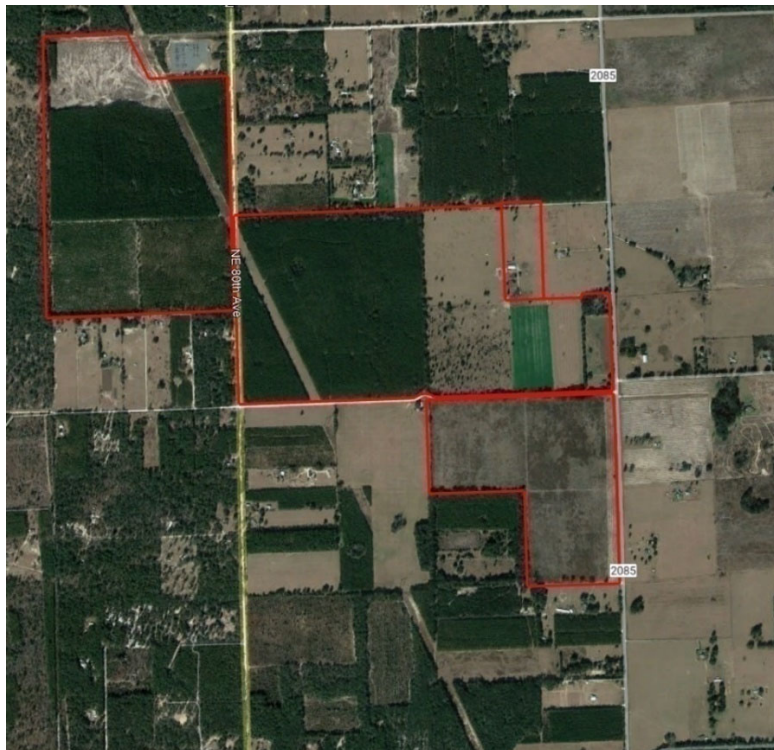
**FIGURE 4.7**  
**Falmouth Solar Project**



## **COUNTY LINE SOLAR SITE**

DEF has identified the County Line Renewable Energy Center, a 74.9 MWac solar single-axis tracking PV project located in Gilchrist County, Florida. The site is currently used for timber and pasture land and is relatively flat with minimal sloping that will allow for the use of a tracking system. The point of interconnection will be a new 230 kV breaker in DEF's existing Ginnie Substation and will be connected via a short generation tie-line. Environmental surveys are ongoing. Solar is a permitted use on agriculturally zoned land in a local government comprehensive plan in the State of Florida. Special or Conditional use permits are not required. However, a Site Plan approval is required from Gilchrist County. An ERP from the FDEP will also be required. DEF anticipates submitting an ERP application in March 2023 and expects to receive the permit around July 2023. There are no wetland impacts on site and any gopher tortoises within the project area will be relocated. The state-listed Southeastern American kestrel has been documented on site and will require an Incidental Take Permit from the FWC. The project is expected to start construction in the summer of 2023, with an expected in-service date in mid-2024 or early 2025.

**FIGURE 4.8**  
**County Line Solar Project**





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7/27/23

**PROJECT DESCRIPTION**

#57 - Florida Power & Light Company -  
2023 Ten-Year Site Plan

---

TO: Greg Davis  
Engineering Specialist  
Florida Public Service Commission  
Capital Circle Office Center  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**COMMENTS ATTACHED**

**NO COMMENTS REGARDING THIS PROJECT**

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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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environmental assurance is an environmental audit. An environmental audit is defined as a management tool comprised of a systematic, documented, periodic, and objective evaluation of the performance of the organization and its specific management systems and equipment designed to protect the environment. An environmental audit's primary objective is to facilitate management control of environmental practices and assess compliance with existing environmental regulatory requirements and corporate policies. In addition to FPL facility audits, through the Environmental Assurance Program, audits of third-party vendors used for recycling and/or disposal of waste generated by FPL operations are performed. Vendor audits provide information used for selecting candidates or incumbent vendors for disposal and recycling needs.

In addition to periodic environmental audits, NextEra Energy's Environmental Construction Compliance Assurance Program provides routine onsite inspections during construction and site-specific environmental training to everyone anticipated to be onsite during construction. Similar to an environmental audit, these inspections are performed to ensure compliance with the requirements of environmental permits, licenses, and corporate policies during the construction phase. Additionally, the Construction Compliance Assurance Program has integrated remote satellite monitoring technology to broaden its inspection capabilities and increase the frequency of onsite observations.

FPL has also implemented a Corporate Environmental Governance System in which quarterly reviews are performed of each business unit deemed to have potential for significant environmental exposure. Quarterly reviews evaluate operations for potential environmental risks and consistency with the Environmental Policy. Items tracked during the quarterly reviews include processes for the identification and management of environmental risks, metrics, and indicators and progress / changes since the most recent review.

#### **IV.G Preferred and Potential Sites**

Based upon projection of future resource needs and analyses of viable resource options, 46 Preferred Sites and 15 Potential Sites have been identified for adding future generation. Some of these sites currently have existing generation. Preferred Sites are those locations where significant reviews have taken place and action has either been taken, action is committed, or it is likely that action will be taken to site new generation. Potential Sites are those with attributes that would support the siting of generation and are under consideration as a location for future generation. The identification of a Potential Site does not necessarily indicate that a definitive decision to pursue new generation (or generation expansion or modernization in the case of an existing generation site) at that location has been made, nor does this designation necessarily indicate that the size or

technology of a generating resource has been determined. The Preferred Sites and Potential Sites are discussed in separate sections below.

#### **IV.G.1 Preferred Sites**

For the 2023 Ten-Year Site Plan, 46 Preferred Sites have been identified. These include new sites for the development of solar generation facilities and nuclear generation. Sites for several solar additions in 2023 through 2025 have been selected, and these sites are described in this section. Potential sites for possible 2026 and beyond solar additions, are discussed later in the Potential Site section.

These 46 Preferred Sites are listed in Table IV.G.1 below, and information about each site is presented in the Appendix at the end of this document. The sites are presented in general chronological order of when resources are projected to be added to the FPL system. The topographical features of each site, land use, and facility layout figures are provided in maps that also appear in the Appendix at the end of this document.

**Table IV.G.1: List of FPL Preferred Sites**

<b>Site Name</b>	<b>County</b>	<b>Technology</b>
Saw Palmetto Solar Energy Center	Bay	Solar
Cypress Pond Solar Energy Center	Washington	Solar
Etonia Creek Solar Energy Center	Putnam	Solar
Terrill Creek Solar Energy Center	Clay	Solar
Silver Palm Solar Energy Center	Palm Beach	Solar
Ibis Solar Energy Center	Brevard	Solar
Orchard Solar Energy Center	St. Lucie / Indian River	Solar
Beautyberry Solar Energy Center	Hendry	Solar
Turnpike Solar Energy Center	Indian River	Solar
Monarch Solar Energy Center	Martin	Solar
Caloosahatchee Solar Energy Center	Hendry	Solar
White Tail Solar Energy Center	Martin	Solar
Prairie Creek Solar Energy Center	DeSoto	Solar
Pineapple Solar Energy Center	St. Lucie	Solar
Canoe Solar Energy Center	Okaloosa	Solar
Sparkleberry Solar Energy Center	Escambia	Solar
Sambucus Solar Energy Center	Manatee	Solar
Three Creeks Solar Energy Center	Manatee	Solar
Fourmile Creek Solar Energy Center	Calhoun	Solar
Big Juniper Creek Solar Energy Center	Santa Rosa	Solar
Pecan Tree Solar Energy Center	Walton	Solar
Wild Quail Solar Energy Center	Walton	Solar
Hawthorne Creek Solar Energy Center	DeSoto	Solar
Nature Trail Solar Energy Center	Baker	Solar
Woodyard Solar Energy Center	Hendry	Solar
Honeybell Solar Energy Center	Okeechobee	Solar
Buttonwood Solar Energy Center	St. Lucie	Solar
Mitchell Creek Solar Energy Center	Escambia	Solar
Hendry Isles Solar Energy Center	Hendry	Solar
Norton Creek Solar Energy Center	Madison	Solar
Kayak Solar Energy Center	Okaloosa	Solar
Georges Lake Solar Energy Center	Putnam	Solar
Cedar Trail Solar Energy Center	Baker	Solar
Holopaw Solar Energy Center	Palm Beach	Solar
Speckled Perch Solar Energy Center	Okeechobee	Solar
Big Water Solar Energy Center	Okeechobee	Solar
Fawn Solar Energy Center	Martin	Solar
Hog Bay Solar Energy Center	DeSoto	Solar
Green Pasture Solar Energy Center	Charlotte	Solar
Thomas Creek Solar Energy Center	Nassau	Solar
Fox Trail Solar Energy Center	Brevard	Solar
Long Creek Solar Energy Center	Manatee	Solar
Swallowtail Creek Solar Energy Center	Walton	Solar
Tenmile Creek Solar Energy Center	Calhoun	Solar
Redlands Solar Energy Center	Miami-Dade	Solar
Turkey Point Units 6 & 7	Miami-Dade	Nuclear

## IV.G.2 Potential Sites

There are 15 Potential Sites currently identified for future generation and storage additions to meet projected capacity and energy needs. Each of these Potential Sites offers a range of considerations relative to engineering and/or costs associated with the construction and operation of feasible technologies. In addition, each Potential Site has distinctive characteristics that would require further definition and attention. Unless otherwise noted, the water quantities discussed below are in reference to universal solar PV generation rather than for gas-fueled generation.

Permits are considered obtainable for each site. No significant environmental constraints are currently known for any of these sites. FPL considers each site equally viable. These Potential Sites are listed in Table IV.G.2 below and are briefly discussed in the Appendix at the end of this document.

**Table IV.G.2: List of FPL Potential Sites**

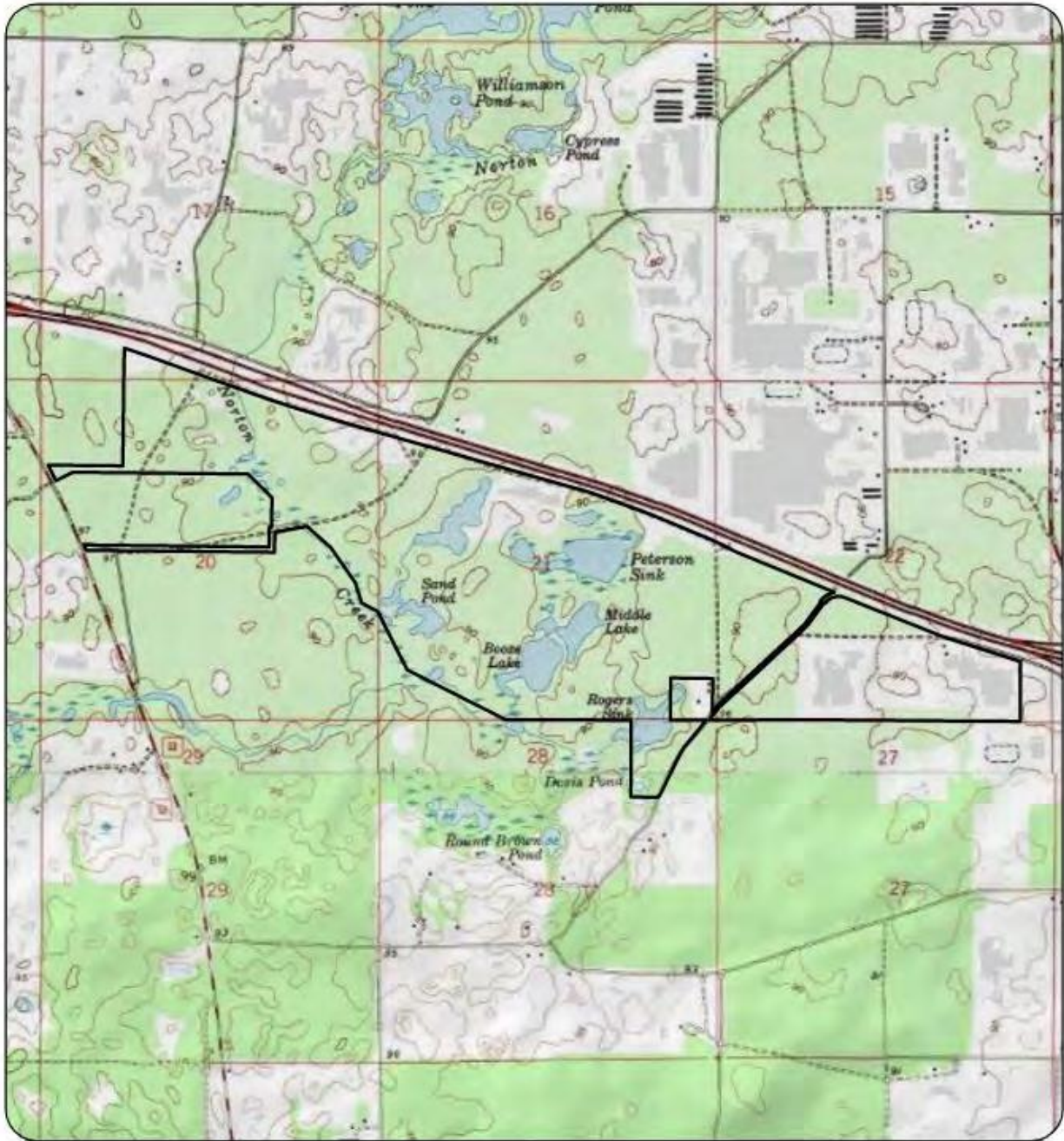
<b>Name</b>	<b>County</b>	<b>Technology</b>
Hardwood Hammock Solar Energy Center	Walton	Solar
Hendry Solar Energy Center	Hendry	Solar
Mare Branch Solar Energy Center	Desoto	Solar
Price Creek Solar Energy Center	Columbia	Solar
Swamp Cabbage Solar Energy Center	Hendry	Solar
Boardwalk Solar Energy Center	Collier	Solar
North Orange Solar Energy Center	St. Lucie	Solar
Sea Grape Solar Energy Center	St. Lucie	Solar
Wood Stork Solar Energy Center	St. Lucie	Solar
County Line Solar Energy Center	DeSoto	Solar
Flatford Solar Energy Center	Manatee	Solar
Sand Pine Solar Energy Center	Calhoun	Solar
Big Brook Solar Energy Center	Calhoun	Solar
Catfish Solar Energy Center	Okeechobee	Solar
Middle Lake Solar Energy Center	Madison	Solar



***Site Description, Environmental, and Land Use Information:  
Supplemental Information***

***Preferred Site #30: Norton Creek Solar Energy Center, Madison  
County***

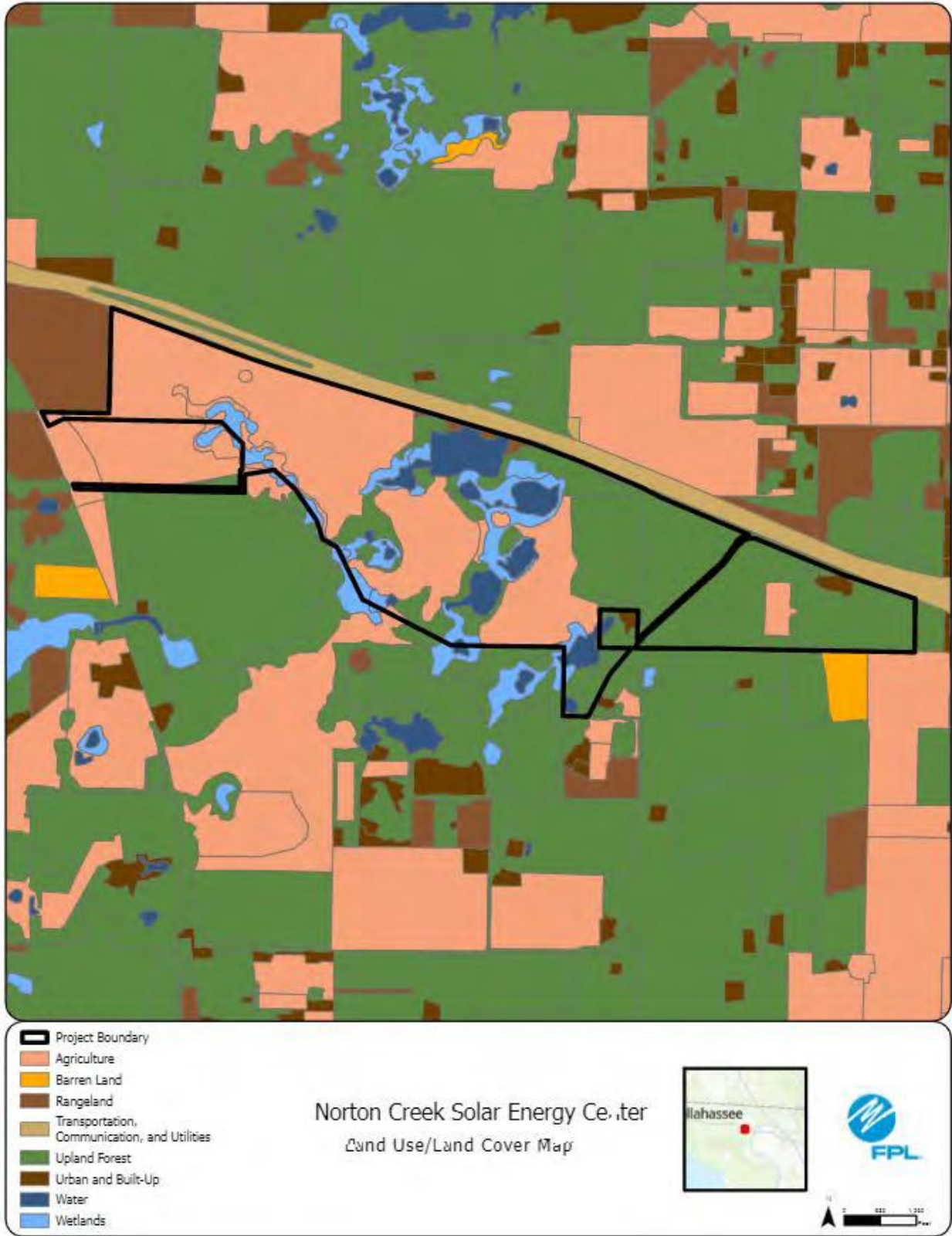
Preferred Site		Norton Creek Solar Energy Center
County	Madison	
Facility Acreage	674	
COD	3/31/2025	
For PV facilities: tracking or fixed	Tracking	
<b>Reference Maps</b>		
a. USGS Map	See Figures in the following pages	
b. Proposed Facilities Layout		
c. Map of Site and Adjacent Areas		
d. Land Use Map of site and Adjacent Areas		
e.	<b>Existing Land Uses</b>	
Site	Cattle Pasture and Silviculture	
Adjacent Areas	Agricultural lands/ Interstate I-10 and low density residential	
f.	<b>General Environment Features On and In the Site Vicinity</b>	
1. Natural Environment	Site is open pastures that is used for Cattle and Silviculture. Forested wetlands with other surface waters associated with Norton Creek.	
2. Listed Species	Bald Eagle nest on-site, Gopher Tortoise	
3. Natural Resources of Regional Significance Status	Norton Creek runs through this property which includes Booze lake, Middle Lake and Peterson Sink.	
4. Other Significant Features	Karst features exist on this site.	
g. Design Features and Mitigation Options	The design includes an approximately 74.5 MW solar tracking panel PV facility, on-site transmission substation, and site stormwater system. Mitigation for unavoidable impacts, if required, may occur through off-site mitigation.	
h. Local Government Future Land Use Designations	Solar facilities are not permitted in the Agricultural Zone at this time. Permitting requires amendment to county comprehensive plan and Conditional Use Permit issuance.	
i. Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).	
j. Water Resources	Existing onsite water resources may be used to meet water requirements if permit is pulled. Otherwise, water will need to be trucked from off-site.	
k. Geological Features of Site and Adjacent Areas	See Figure in the following pages. Site is located in the Central Florida region.	
l. Project Water Quantities for Various Uses	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable: Minimal, existing permitted supply Panel Cleaning: Minimal and only in absence of sufficient rainfall.	
m. Water Supply Sources by Type	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable and Panel Cleaning: Delivered to Site by Truck or via existing permitted supply.	
n. Water Conservation Strategies Under Consideration	Solar (PV) does not require a permanent water source. Additional water conservation strategies include selection and planting of low-to-no irrigation grass or groundcover.	
o. Water Discharges and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
p. Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
q. Air Emissions and Control Systems	Fuel - PV Solar energy generation does not use any type of combustion fuel, therefore there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable	
r. Noise Emissions and Control Systems	PV Solar energy generation does not emit noise therefore there will be no need for noise control systems.	
s. Status of Applications	FDEP ERP: Pending State 404: Pending	




**Norton Creek Solar Energy Center**  
USGS Topography Map

Norton Creek Solar Energy Center

Tallahassee





 Norton Creek Solar Energy Center

### Norton Creek Solar Energy Center Facility Layout Map



## **FPL Area Potential Site #4: Price Creek Solar Energy Center**

This potential site in Columbia County is under evaluation for future PV.

### **a. U.S. Geological Survey (USGS) Map**

See Figures on subsequent pages.

### **b. Existing Land Uses of Site and Adjacent Areas**

Site is currently a coniferous plantation and forest regeneration areas

### **c. Environmental Features**

Site is currently a pine tree farm with forestry operations with a few mixed wetland forests. No adverse impacts to listed species are anticipated.

### **d. Water Quantities Required**

Cooling: Not Applicable for PV.

Process: Not Applicable for PV.

Potable: Minimal for PV.

Panel Cleaning: Minimal for PV and only needed in the absence of sufficient rainfall.

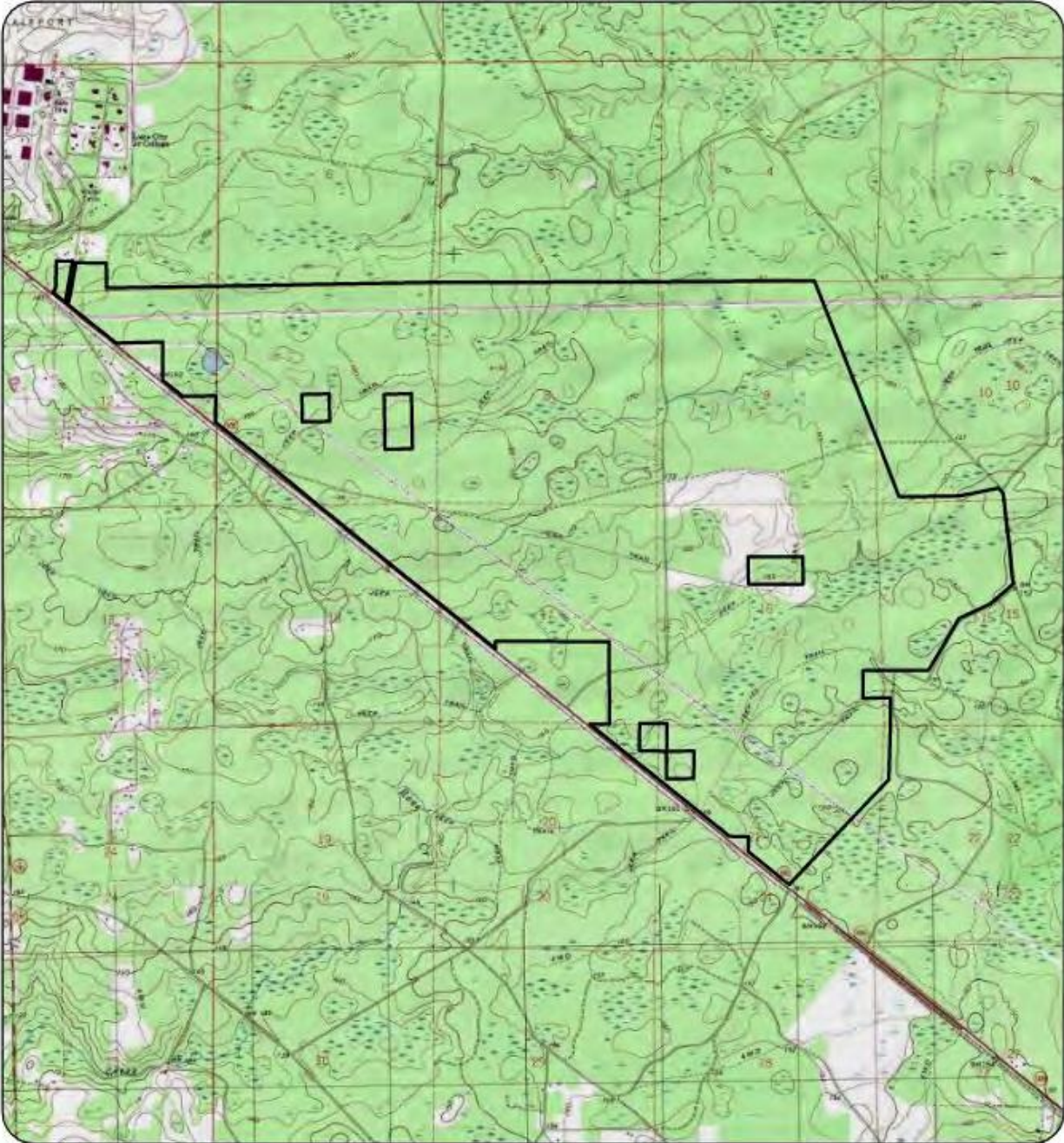
### **e. Supply Sources**

Cooling: Not Applicable for PV.

Process: Not Applicable for PV.

Potable: Not Applicable for PV.

Panel Cleaning: Trucked in if and when needed for PV.

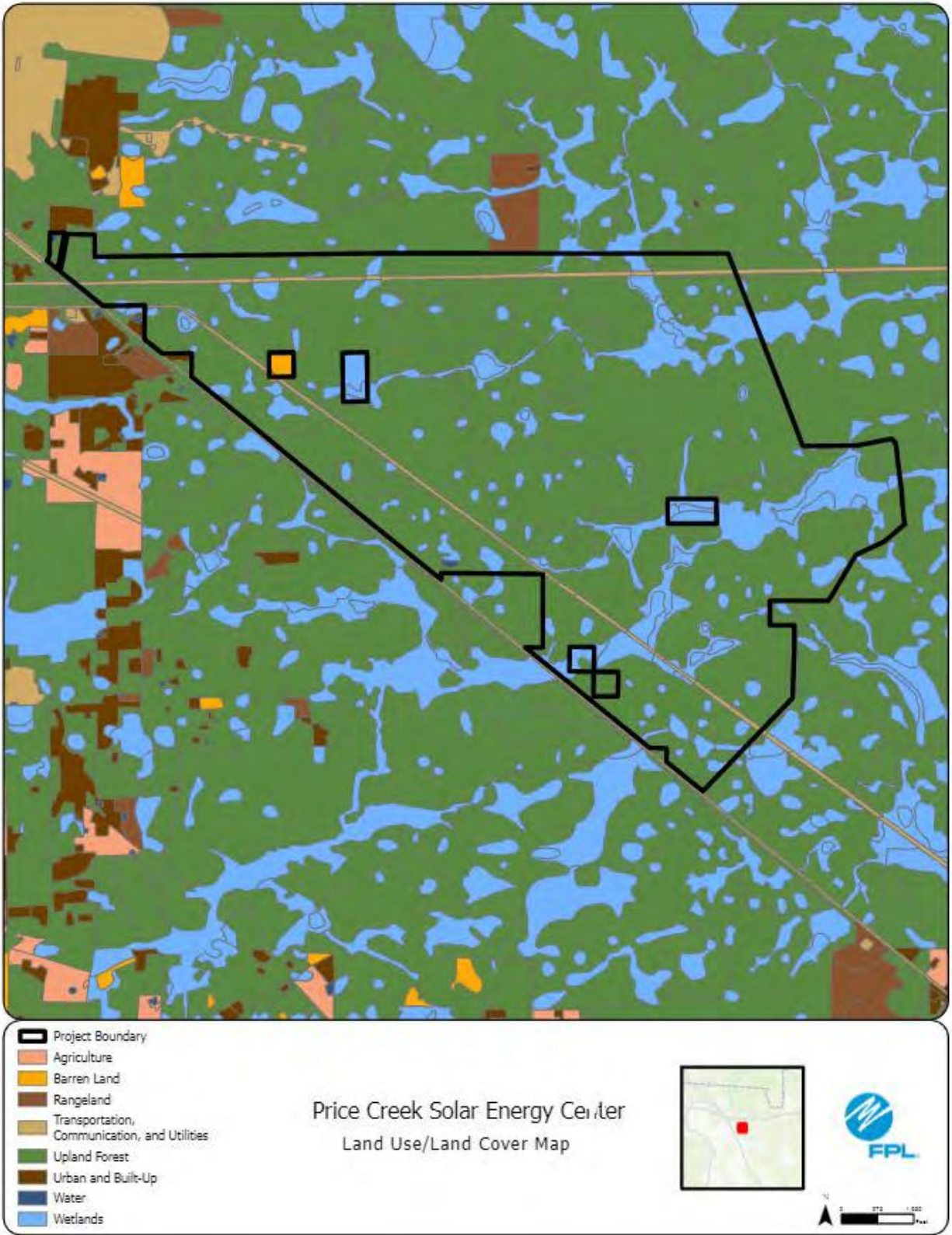


**Price Creek Solar Energy Center**  
 USGS Topography Map

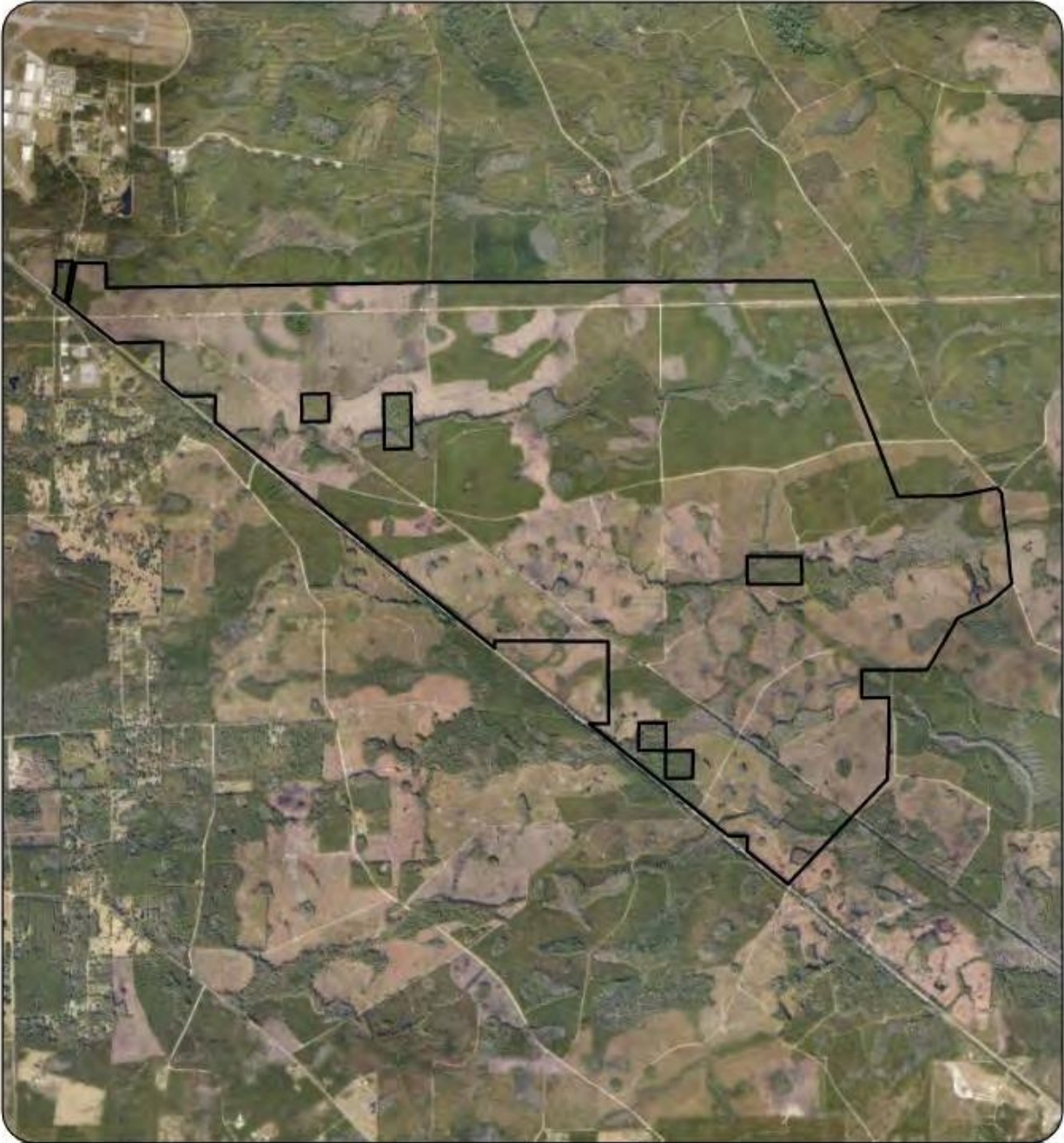
Price Creek Solar Energy Center










 Price Creek Solar Energy Center

Price Creek Solar Energy Center  
Facility Layout Map



## **FPL Area Potential Site #15: Middle Lake Solar Energy Center**

This potential site in Madison County is under evaluation for future PV.

### **a. U.S. Geological Survey (USGS) Map**

See Figures below.

### **b. Existing Land Uses of Site and Adjacent Areas**

Site is improved pasture and silviculture. Surrounding area is primarily used for agricultural purposes, I-10 and low density residential.

### **c. Environmental Features**

Site is open pastures that is used for Cattle and Silviculture. Forested wetlands with other surface waters. Norton Creek runs through this property which includes Booze lake, Middle Lake and Peterson Sink. Karst features exist on this site. Listed species include bald eagles and gopher tortoises on-site. No adverse impacts to listed species are anticipated.

### **d. Water Quantities Required**

Cooling: Not Applicable for PV.

Process: Not Applicable for PV.

Potable: Minimal for PV.

Panel Cleaning: Minimal for PV and only needed in the absence of sufficient rainfall.

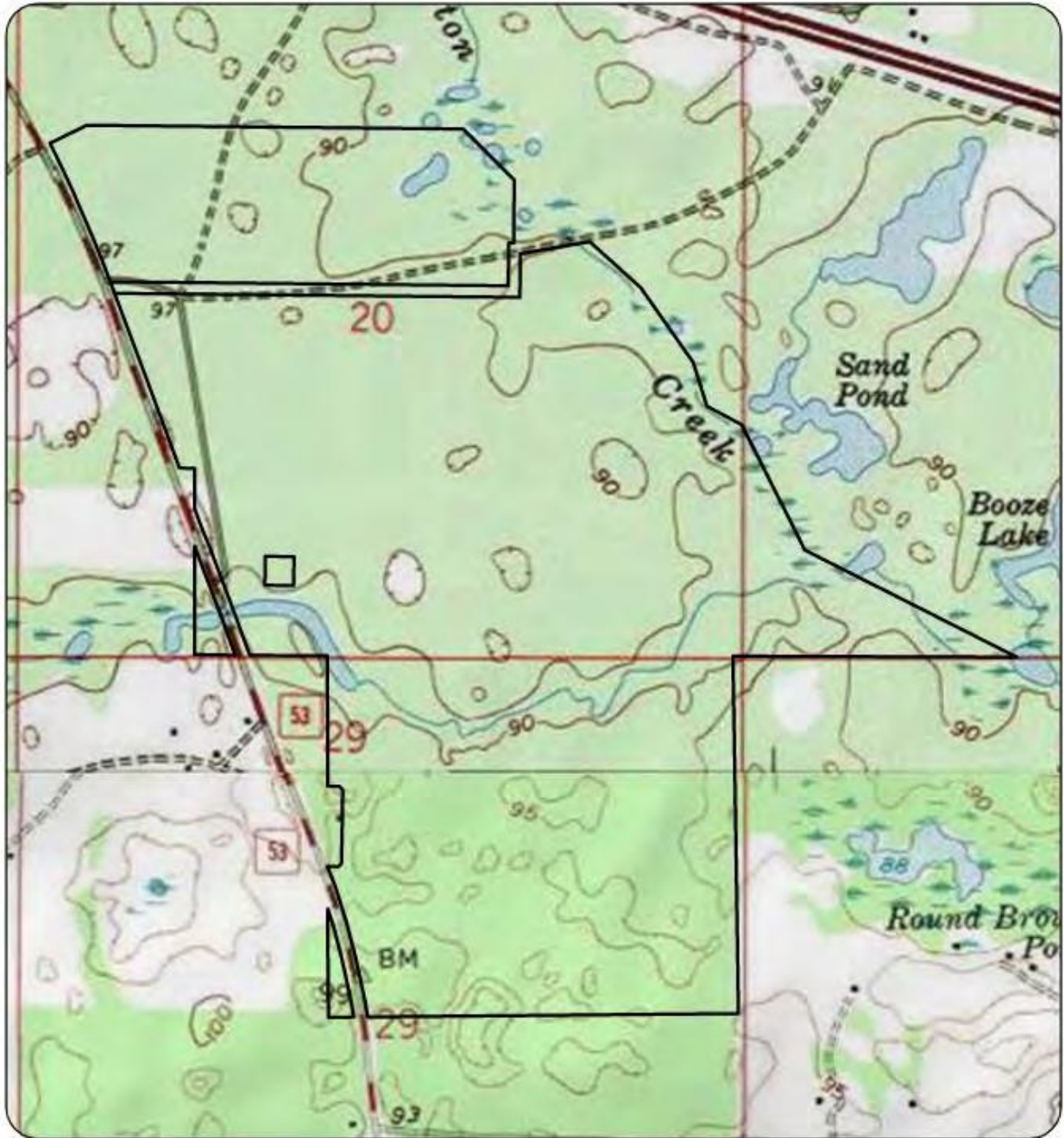
### **e. Supply Sources**

Cooling: Not Applicable for PV.

Process: Not Applicable for PV.

Potable: Not Applicable for PV.

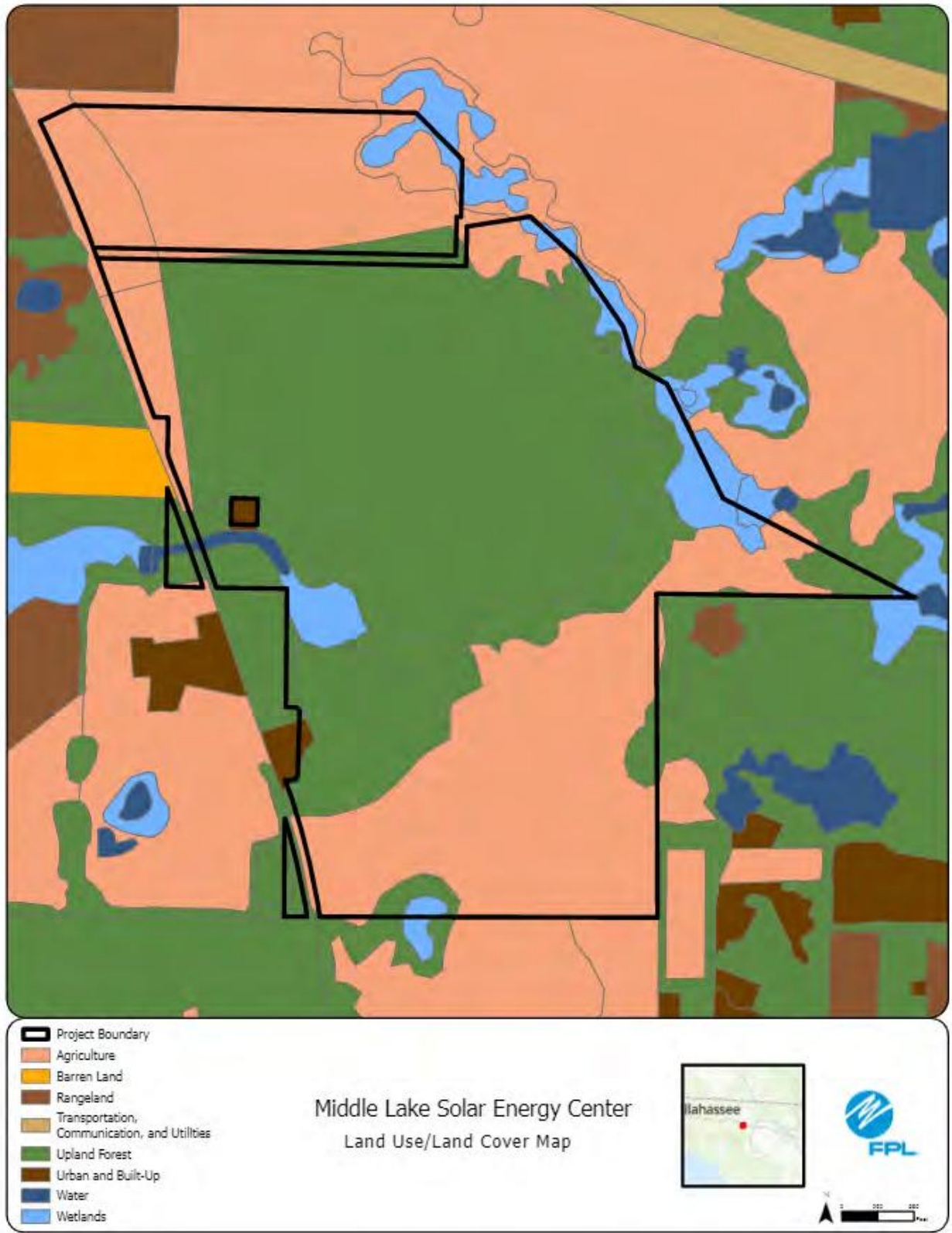
Panel Cleaning: Trucked in if and when needed for PV.




Middle Lake Solar Energy Center

**Middle Lake Solar Energy Center**  
 USGS Topography Map

Tallahassee





 Middle Lake Solar Energy Center

### Middle Lake Solar Energy Center Facility Layout Map







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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7/27/23

**PROJECT DESCRIPTION**

#58 - Gainesville Regional Utilities -  
2023 Ten-Year Site Plan

---

TO: Greg Davis  
Engineering Specialist  
Florida Public Service Commission  
Capital Circle Office Center  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**COMMENTS ATTACHED**

**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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## **4. ENVIRONMENTAL AND LAND USE INFORMATION**

### **4.1 DESCRIPTION OF POTENTIAL SITES FOR NEW GENERATING FACILITIES**

Currently, there are no new potential generation sites planned.

GRU anticipates purchasing up to 74.9 MW of solar energy through a power purchase agreement beginning in 2025. It is anticipated that this facility will be located on privately-owned agricultural land near GRU's Parker Road Substation.

### **4.2 DESCRIPTION OF PREFERRED SITES FOR NEW GENERATING FACILITIES**

Any additional system generation is expected to be sited at the existing Deerhaven site. Evaluation of the need for future generation is in progress.

#### **4.2.1 Land Use and Environmental Features**

The location of Deerhaven Generating Station is indicated on Figures 1.1 (see Section 1) and 4.1. The existing land use of the certified portion of the Deerhaven site is industrial (i.e., electric power generation and transmission and ancillary uses such as fuel storage and conveyance, water withdrawal, combustion product handling and disposal, and forest management). The site is a PS, Public Services and Operations District, zoned property. Surrounding land uses are primarily rural or agricultural with some low-density residential development. The Deerhaven site encompasses approximately 3,474 acres.

The Deerhaven Generating Station plant site is located in the Suwannee River Water Management District. Water for potable use is supplied via the City's potable water system. Groundwater is extracted from the Floridian aquifer. Process wastewater is currently collected, treated and reused on-site. The site has zero discharge of

process wastewater to surface or ground waters. GRU uses a brine concentrator/spray dryer and off-site disposal of solid wastewater treatment by-products.

#### **4.2.2 Air Emissions**

Any generation technology installed at the Deerhaven site will meet all applicable standards for all pollutants regulated for the category of emissions unit.



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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7/27/23

**PROJECT DESCRIPTION**

#61 - City of Lake Butler - Community Development Block Grant - Mitigation Program  
DEO #MIT118 - Environmental Review

---

TO: Richard O. Tillis, Interim City Manager  
City of Lake Butler  
200 Southwest 1st Street  
Lake Butler, FL 32054-2016

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

**COMMENTS ATTACHED**

**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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Round 2 - Rebuild Florida GIP Grant

City of Lake Butler

Sanitary Sewer Master Pump Station, Force Main & WW Pump Stations Emergency Generators

## **Project Description**

### **Purpose, Location, and Description of Proposed Activity:**

The purpose of this project and the related DEP, SRF and Small Cities CDBG-Neighborhood Revitalization Projects are all part of a comprehensive multi-year and multi-phased wastewater collection system repair and replacement program. These projects are vital to ensuring the city can provide critical wastewater disposal services. This CDBG-MIT application is to harden the and make more resilient three critical components of the wastewater collection and pumping system:

1. Master Pump Station hardening
2. Wastewater Force Main resiliency
3. Emergency Generators for six (6) Pump Stations

The Master Wastewater Pump Station currently receives all the wastewater flow from the entire city via six (6) wastewater pump stations located throughout the city. The existing Wastewater Force Main currently pumps the city's raw wastewater to the Wastewater Treatment Facility (WWTF)

The hardened wastewater force main supported by the hardened master pump station and six additional pump stations with back-up emergency generators will convey the raw wastewater to the City's WWTF. Currently, during significant storm events the existing Master Pump Station, and Wastewater Force Main have been overwhelmed by a mixture of stormwater and wastewater that has resulted on several occasions untreated raw wastewater mixed with storm water spilling into the adjacent residential neighborhood and adjacent wetlands. Additionally, the pump stations throughout the city are without emergency back-up generators and are unable to pump during power outages, effectively shutting down the system and contributing to raw wastewater spills.

Along with the proposed improvements described above, the City has applied for and been awarded a Small Cities CDBG-NR grant #22DB-OP-03-73-02-N06 in the amount of \$700,000 and the City has pledged \$50,000 in leverage funds for the project. The project includes the replacement of the existing sanitary sewer lift station located at the NW corner of SW 6<sup>th</sup> Avenue (SR 231) and SW 5<sup>th</sup> Street. The lift station is failing and beyond its useful life and is in need of replacement. The scope of the project is to replace the existing lift station with a new modern lift station. The new lift station will be relocated and constructed on City-owned property located at the NW corner of SW 6<sup>th</sup> Avenue (SR 231) and SW 5<sup>th</sup> Street. The activity proposed in Service Area #1 in the Small Cities CDBG application involves the replacement and relocation of the existing Lift Station. The project will including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

Additionally, the City has been awarded a DEP-SRF grant loan in the amount of \$1,213,000 to

survey and design the repairs and replacement of the wastewater collection system for the entire “core” area of the City. The DEP SRF Principle Forgiveness (grant) amount is \$970,400 and the loan amount is \$242,600.

The City’s wastewater collection system is in dire need of repairs and replacement. These projects all tie into together and complement each other.

The proposed improvements to these critical facilities and vital components of the City of Lake Butler’s wastewater collection system and pumping system and will help ensure the entire sanitary sewer collection system and pumping system remain fully operational during severe weather events, natural disasters and prevent future wastewater spills.

The Service Area for the project includes all of the individuals, businesses and residential housing units that are served by the City of Lake Butler sanitary sewer system.

Based upon a recently conducted door-to-door survey of the residential customers connected to the City of Lake Butler’s sanitary sewer system the project will benefit approximately 1,785 residents living in the city’s Sanitary Sewer System Service Area, including 1,286 residents or (72.04%) who are considered low-and-moderate income. Other beneficiaries will include local businesses and critical community lifeline facilities connected to the City’s sanitary sewer system.

Because of the immediate need to replace the City’s Master Lift Station and Force Main as well as provide emergency power at all six (6) of the city’s other lift stations this application is being submitted under the Benefit to Low-and-Moderate Income Persons National Objective.

The City of Lake Butler is in Union County which is both a Rural County as defined by the Office of Management and Budget and a Fiscally Constrained County according to Florida Statute 218.67.

**Risks to Be Mitigated:**

The risks that will be mitigated by completion of this CDBG-MIT Infrastructure project include complete or partial SSCS failure due to extreme weather and associated wind, rain and flood damage. If the City’s SSCS were to fail during a severe weather event this would have a significant negative impacts to the City’s residents and businesses who are dependent upon the City’s SSCS for disposal of their effluent waste Should the SSCS fail wastewater would backup in the wastewater collection system and potentially cause Sanitary Sewer Overflows (SSOs) that would release untreated wastewater into residential and/or business areas causing health and safety issues and impacting the overall ability for homeowners and businesses to rebuild.

The City of Lake Butler’s Sanitary Sewer Collection System is considered a critical facility for the City of Lake Butler in providing wastewater collection to the residents of the City of Lake Butler who are connected to the City’s Sanitary Sewer Collection System. The purpose of this project is to harden this critical facility to increase the resiliency of the City’s Sanitary Sewer System.

An Engineering assessment has already been completed for this facility; and has identified the following risks recommended for mitigation:

- Due to the condition and the capacity of the Master Lift Station and the Wastewater Force Main, there is a significant risk of the City's Sanitary Sewer Collection System failing due to stormwater infiltration and sewer overflows from a significant storm event.
- Due to the lack of back-up emergency generators at the City's wastewater pump stations these stations will fail due to stormwater infiltration and sewer overflows from a significant storm event that results in a power outage.

A failure of the above critical component would compromise the functionality and resiliency of the SSCS and prevent the City's ability to adequately function as well as create potentially dangerous health outcomes and environmental damage from raw sewage overflows.

**Work Plan and Team:**

The team that would carry out the project will be led by City Staff under Dale Walker – City Manager along with the City's Public Works staff. They will work with the City's engineering consultant to develop the design and bid the project. Mittauer & Associates Engineering, Inc. has worked with the City to identify the CDBG-MIT GIP project needs and develop the initial cost estimate for this project. Once the design is complete the project will be competitively bid out and the lowest responsive acceptable bidder will be selected to construct the improvements.

**Method to Estimate Funding Needs:**

The City worked with their consulting engineer to determine the project funding requirements. This process included: making site visits to the City's WWTF, inspecting the City's Master Lift Station and Sanitary Sewer Collection System with City staff, reviewing historical drawings, reports and evaluating options and alternatives. Mittauer & Associates, Inc. has developed an overall scope of work through the efforts listed above as well as prioritizing the areas of the wastewater collection system that are at greatest risk for failure and causing disruption to the City's residents, infrastructure and nature environment. Cost estimates are based on bidding results for similar projects. Mittauer & Associates, Inc has (32) years of experience in Florida designing hardening improvements for municipal wastewater systems to increase the resiliency of critical public infrastructure and has engineered many CDBG, DEP SRF, USDA-Rural Development, Water Management District funded projects.

The city anticipates using a knowledgeable firm to administer the grant. The firm Fred Fox Enterprises prepared this grant application for the City. The City anticipated Fred Fox Enterprises will respond to the City's Request for proposals to manage the project, if funded. Fred Fox Enterprises have been writing and managing Small Cities CDBG and CDBG-DRI projects in the State of Florida for the past thirty-seven (37) years. Working initially with the Florida Department of Community Affairs (DCA) and more recently with the Florida Department of Economic Opportunity (DEO), Fred Fox Enterprises has written, and managed CDBG projects funded through the State of Florida in the following categories.

- One Hundred Eighty-five (185) Small Cities Neighborhood Revitalization projects
- Sixty-nine (69) Small Cities Housing Rehabilitation projects

- Forty-six (46) Small Cities Commercial Revitalization projects
- Forty-three (43) Small Cities Economic Development projects
- **Twenty-two (22) Disaster Recovery Initiative projects.**

**Anticipated Outcomes:**

The anticipated outcome for this project is the City's Sanitary Sewer Collection System will be hardened to such an extent that the potential for a failure and sewerage overflows from a significant weather event will be significantly reduced.

**How Will the Project be Maintained?**

The Master Lift Station, Force Main and remaining pump stations will be maintained by City staff after they are hardened. This will include regular O&M procedures on the emergency backup generators and regular maintenance on the existing equipment. City staff will identify maintenance needs and prioritize them along with their other routine maintenance tasks.





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7/27/23

**PROJECT DESCRIPTION**

#63 - Town of Cross City - Community Development Block Grant - Mitigation Program DEO #IR028 - Final Floodplain Notice

---

TO: John Driggers Jr., Town Manager  
Town of Cross City  
P.O. Box 417  
Cross City, FL 32628-0147

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

**COMMENTS ATTACHED**

**NO COMMENTS REGARDING THIS PROJECT**

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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 -Cross City CDBG-MIT#IR028**

The Town of Cross City was awarded \$994,622.59 in CDBG-MIT funds to increase drainage capacity in two low-lying housing authority neighborhoods. Heavy rains during Hurricane Irma caused significant flooding to two neighborhoods as well as road damage. The project will include installing curb inlets and drainage pipes and repairing damaged roads. The roadways that are being repaired run into or adjacent to the Northwest Florida Housing Authority. The first neighborhood includes NE 147<sup>th</sup> Street and NE 207<sup>th</sup> Avenue. The second neighborhood includes NE 106<sup>th</sup> Street and NE 226<sup>th</sup> Avenue. Construction is estimated to begin within 14 months of execution and completed in an estimated 4 months.





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7/27/23

**PROJECT DESCRIPTION**

#64 - Alachua County - Community Development Block Grant - Corona Virus -  
Environmental Review

---

TO: Stephen Weeks, Housing Program Manager  
Alachua County Department of Support Services  
218 SE 24th Street  
Gainesville, FL 32641

**COMMENTS ATTACHED**

**NO COMMENTS REGARDING THIS PROJECT**

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

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## Attachment K

Alachua County, community Development Block Grant Coronavirus CDBG-CV – Detailed Project Description

Alachua County has applied to the Department of Economic Opportunity for a grant to assist in the Conversion of the Budget Inn; a 36 room hotel recently purchased at 4401 SW 13<sup>th</sup> Street, Gainesville, Florida 32608.

The hotel was purchased to create housing for the homeless. The objective would be to renovate/rehabilitate convert the units to make them compatible with long-term housing. The estimated cost for the project is just under \$4,100,000.

The project would entail, in brief, upgrading fire suppression, handicap rooms, sidewalk replacement, window, and door upgrades overall energy efficiency upgrades as well.

Following is a more detailed description of the project:

Section A	Description
	<b>General Conditions</b>
	a. A&E Fee
	b. *A&E Reimbursable
	c. P&P Bond
	d. Contractors Building Risk Insurance
	e. Contractor's Liability Insurance
	f. Advertisement Cost (2 Public Hearings; 2 advertisements each for A&E and General Contractor)
	g. Printing Cost
	h. Permit/s
	i. Project Administration Cost
Section B	Site Development
	a. Site Work
	b. Landscaping
	c. Environmental Survey
	d. Install Fire Hydrant to meet Code
	e. Communication Requirements
	f. Repair, Replace ramps/sidewalks for ADA compliance and Code
	g. Improvement to Drainage with <b>SIRWMD permit and approval</b>
	h. Demo and remove <b>Building #9</b> the old Residential Development Center from existing property
	i. Prep site for new Residential Development Center
	j. Remove and Replace concrete sidewalk & curb

**Attachment K**

<b>Section C</b>	<b>Building Envelope</b>
	a. Remove shingle roofs and replace them with metal material (Building # 3 and 4)
	b. Replace badly deteriorated exterior siding and prep for exterior painting on Buildings 1,2,3,4,5,7 and 8.
	c. Replace old inefficient single-pane small windows in the living room replacing them with energy-efficient double Pane windows in Buildings 1,2,3,4,5,7 and 8
	d. Replace old inefficient single pane large bedroom windows for energy efficiency double pane windows in Buildings 1,2,3,4,5,6
	e. Remove and Replace Steel insulated core, and entrance doors, knobs, locks, and deadbolts in buildings 1,2,3,4,5,6,7, and 8. with peepholes.
<b>Section D</b>	<b>Interior and Exterior Improvements</b>
	<b>* Flooring</b>
	a. Flooring, approx. 23,000 sq. ft in buildings 1,2,3,4,5,6,7 and 8
	<b>* Doors and Walls</b>
	a. Install 38 new interior doors with hardware/lockset separating the front rooms from bedrooms in buildings 1,2,3,4,5,6,7 and 8
	<b>*Walls</b>
	a. Repair, and Plaster cracks in ceilings and walls in 6 units
	b. Exterior and Interior Painting of Buildings 1,2,3,4,5,6,7 and 8
<b>Section E</b>	<b>Mechanicals, Electrical and Plumbing (MEP)</b>
	<b>* Heating, Ventilation, and Air Conditioning</b>
	a. Replace existing old and inefficient through the wall-mounted 2 Ton AC Units with more energy-efficient units including labor cost to make necessary wall and structure repairs in buildings 1,2,3,4,5,6,7 and 8.
	<b>* Electrical</b>
	a. Any electrical upgrades required for code as required in all buildings
	b. Electrical connections to Back-Up Generator supporting power to emergency plugs and lighting in buildings 1,2,3,4,5,6,7 and 8
	c. Installation of Automatic Transfer Switch (ATS)
	<b>*Plumbing</b>
	a. Purchase and Install 120 gallons electric water heaters in buildings 1,2,3,4,5,6,7 and 8
	b. Clean and service all sanitary sewer lines from Main to each unit supporting buildings 1,2,3,4,5,6,7 and 8



## Attachment K

	c. Replace old and inefficient toilets with water-saving units and disposal of the old fixture in buildings 1,2,3,4,5,6,7 and 8
	d. Replace 38 old and inefficient lavatories with water-saving units and disposal of old fixtures in buildings 1,2,3,4,5,6,7 and 8. Work could require minor wall repairs.
	Remove old units and replace them with new water-saving shower mixing valves, fittings, and heads
	f. Replace approx. 450 LF of C.I.or PVC "4" below the ground sanitary sewerage piping, including rental equipment
<b>Subtotal</b>	
<b>Section F</b>	<b>Lighting</b>
	a. Interior: Upgrade and install 110w energy efficient LED Lighting in 84 spaces (living and bedrooms) in buildings 1,2,3,4,5,6,7 and 8
	b. Exterior: Upgrade and install 150w energy efficient LED Lighting (2) per building on buildings 1,2,3,4,5,6,7 and 8
<b>Section G</b>	<b>Asbestos Mediation</b>
	a. Remove asbestos (includes all of the sinks)
	b. Abate lead base paint
	c. Lead base Survey
<b>Section H</b>	<b>Life Safety</b>
	a. Install a new sprinkler system, alarm system, and fire hydrant to meet fire code supporting buildings 1,2,3,4,5,6,7 and 8
	b. Fire Extinguishers supporting buildings 1,2,3,4,5,6,7 and 8
	c. Install electrical supported smoke detectors
<b>Section I</b>	<b>Renewal Energy (Estimated)</b>
	a. Purchase and install four energy-efficient solar supported water heaters (120 gallons for laundry space/direct or hydronic type)
	b. Install solar on the rooftops of buildings 1,2,3,4,5,6,7 and 8
<b>Section J</b>	<b>ADA Upgrade</b>
	a. Upgrade 4 units to ADA standards
	b. Install ADA Signage
<b>Subtotal</b>	
<b>Section k</b>	<b>Waste Management</b>

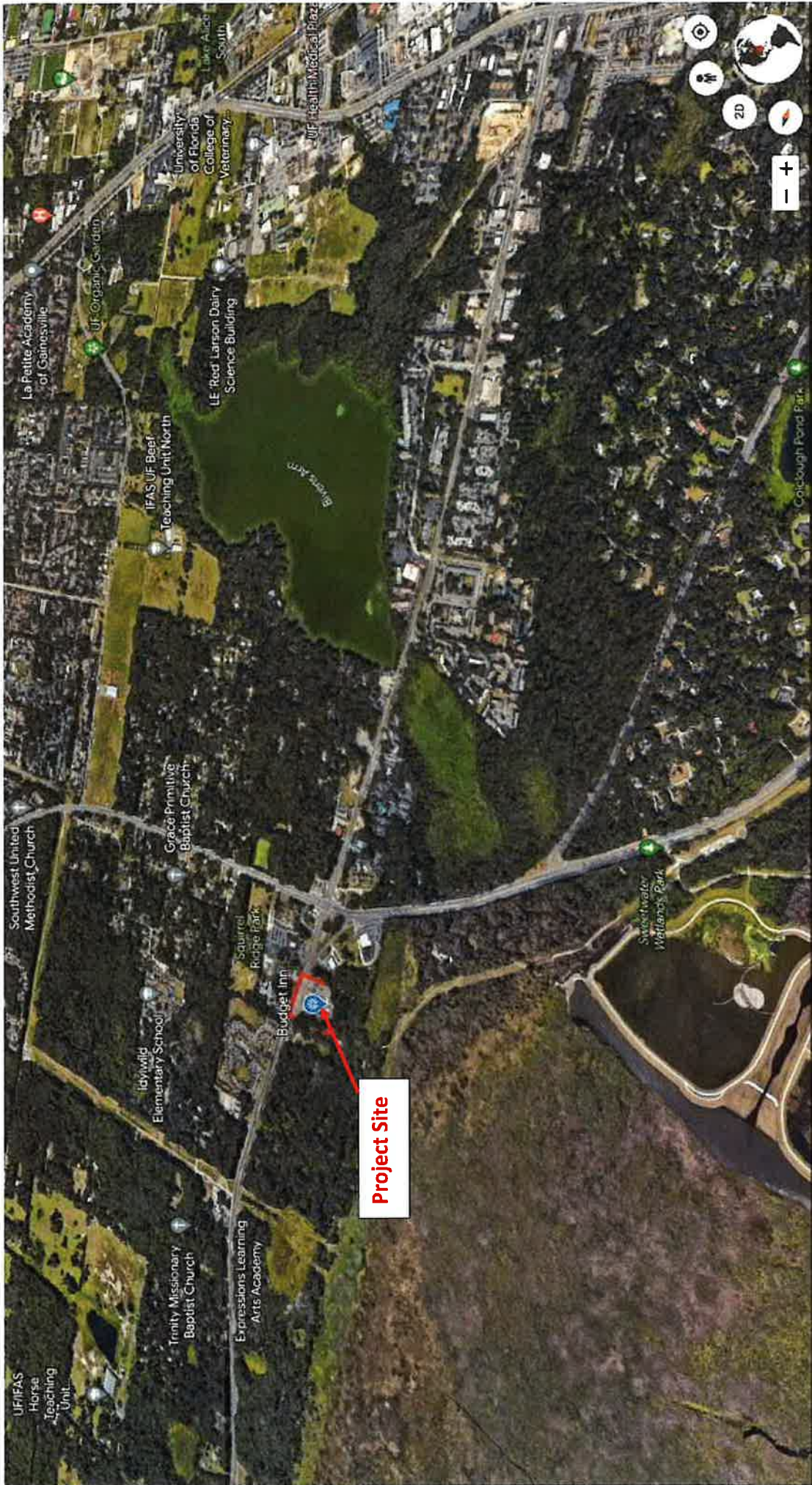
**Attachment K**

	a. Sanitary Sewer inspection and repair as needed in support of buildings 1,2,3,4,5,6,7 and 8. Plus rental equipment
	b. Waste Cost at landfilled
<b>Section L</b>	<b>Security-Exterior</b>
	a. Install motorized entrance gates
	b. Install approximately 38 linear ft of security fencing
	c. Install Exit Security Gates
	d. Provide and install security cameras
	e. Install door beds
	f. Install Intercom Master System
	g. Install intercom 38 remote stations (1) per room
<b>Section M</b>	<b>Security Cameras -Interior</b>
	a. Provide and Install security cameras in the Managers' Office, laundry room, and residential development center.
<b>Section N</b>	<b>New Construction</b>
	a. Permit for New Structure
	b. Site Work and Utilities for New Residential Development Center
	c. Purchase and erect New 4100 sq. ft Engineered Structure-Residential and Development Center
<b>Section O</b>	<b>Other Costs -</b>
	a. Information Center Kiosk
	b. Back Up Diesel Generator for buildings with transfer switch
	C. Emergency Lighting
	d. Install intercom notification system for safety alerts
	e. Install (3) 50 gpm sump pumps to help with site drainage
	f. Install three outside water fountains
	g. Install 6 (32) gallons ground mounted thermoplastic waste receptacles, secured to the ground-bonnet lid style 36 Gallons
	h. Smoke Detectors (38)
	i. Fire Extinguishers (38)
	j. Uninterrupted Power Supply (UPS)
	k. Fire extinguisher cabinets/brackets

## Attachment K

<b>Section P</b>	<b>Other Costs - Building Specialties</b>
	a. Vehicle wheel bumper stops
	b. Fire Extinguishers
	c. Purchase and install Flag Pole 30 ft
	d. Residential Development Center Training Room
	** Audio Equipment
	**Projector Screen
	** Tables 48x24 deluxe folding tables
	** Chairs, vinyl padded folding chairs
<b>Section Q</b>	<b>Other Costs - MISC</b>
	a. Exterior Directional Signage on property
	b. Main Entrance Signage
	b. Audit of Project
	c. Window Covering (90)
	d. Moving Expense
	e. Bus stop (City Codes)
	f. Double wall 18 gauge steel outdoor safety cabinets 43x18x51, ground secured to concrete, with spill berms/dikes
	g. Double wall 18 gauge steel outdoor safety cabinets 43x18x71 ground secured to concrete with spill berms/dikes
	h. Durable, heavy duty, Courtyard Benches 6' with back 48x31x25 Secured to 36x75 concrete pad
<b>Section R</b>	<b>Exterior Parking Lot</b>
	a. Resurface, Repair, and Restripe parking areas and satisfying ADA marking requirements.
	b. Purchase and install ADA Handicap Parking Signage

# Budget Inn Aerial Map





Serving Alachua  
Bradford • Columbia  
Dixie • Gilchrist • Hamilton  
Lafayette • Levy • Madison  
Suwannee • Taylor • Union Counties

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

**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7/27/23

**PROJECT DESCRIPTION**

#65 - City of Madison - Fiscal Year 2019 Community Development Block Grant -  
Neighborhood Revitalization- Environmental Assessment

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TO: Jerome Wyche, City Manager  
City of Madison  
321 SW Rutledge Street  
Madison, FL 32340

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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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:**

The Community Development Block Grant project is a Neighborhood Revitalization program. The City will replace 2,000 linear feet of sewer lines and 2,000 linear feet of water lines on Horry Avenue from Bunker Street to Southwest Willie Clare Copeland Street, which serves 18 occupied households in the South-central area of the City (see Service Area map).

The total cost of the project is estimated at \$700,000 and the project meets the National Objective of benefitting low- and moderate-income persons. The number of low- and moderate-income beneficiaries for each project activity is, as follows:

The cost for sewer line replacement activity in the Service Areas is \$322,000. The cost for the water line replacement activity in the Service Areas is \$322,000. There are 20 VLI and 33 LMI beneficiaries of this project activity.

The cost for the Administration activity is \$56,000. The City has committed \$50,000 from City Wastewater Enterprise funds as leverage to be expended between the date of the application site visit and the date of administrative closeout for neighborhood revitalization. The total Community Development Block Grant cost for this project is \$700,000. The City completed a 100.00% enumeration of the Service Area. The enumeration resulted in 68.75% of the project beneficiaries being of low- to moderate- income status.

The plan to minimize displacement of persons as a result of planned Community Development Block Grant funded activities is to develop a Community Development Block Grant project which will not cause displacement of persons. The proposed Community Development Block Grant project will not permanently displace any persons.

No activities will take place outside of the City limits, and there are no beneficiaries outside the corporate limits. There is no impact to any proposed Florida Department of Transportation or County road construction from this project.

The City is a participant in the National Flood Insurance Program, however no activity will take place within a flood-prone area.

