



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

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

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **August 24, 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.**

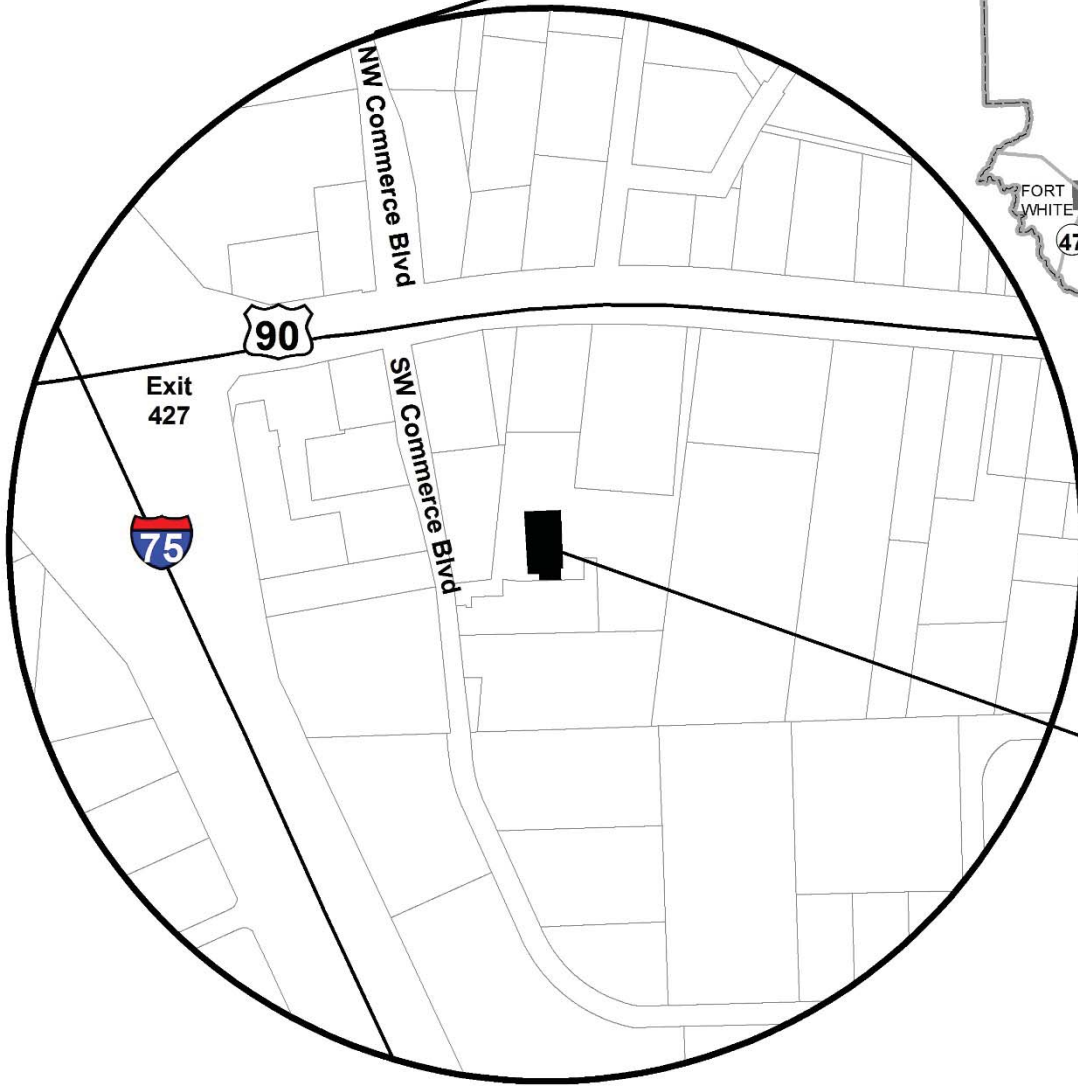
DIAL IN NUMBER: Toll Free 1.888.585.9008

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





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

2009 NW 67th Place, Gainesville, FL 32653 - 1603 • 352 . 955 . 2200

AGENDA CLEARINGHOUSE COMMITTEE

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

August 24, 2023
6:00 p.m.

	<u>PAGE NO.</u>
I. APPROVAL OF THE AGENDA	3
II. APPROVAL OF THE JULY 27, 2023 MEETING MINUTES	5
III. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#68 - Madison County Comprehensive Plan Draft Amendment (DEO No. 23-4ESR)	7
#71 - Bradford County Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)	13
#72 - Town of Horseshoe Beach Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)	27
#73 - Town of Lee Comprehensive Plan Adopted Amendment (DEO No. 23-1ESR)	33
IV. STAFF-LEVEL REVIEW ITEMS	
#67 - Town of Branford - Community Development Block Grant- #23DB-N29 Neighborhood Revitalization - Environmental Review	41
#69 - Suwannee County - Community Development Block Grant- #23DB-H12 Housing Rehabilitation - Environmental Review	45
#70 - City of Waldo - Community Development Block Grant- #23DB-N18 Neighborhood Revitalization - Environmental Review	49
V. PUBLIC COMMENTS	
<p>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.</p>	

v:\chouse\meeting\agendas\2023\august\agenda.230824.docx

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

July 27, 2023
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
James Catron
Daniel Riddick
Jody Stephenson
James Tallman
Stephen Witt

MEMBERS ABSENT

Marihelen Wheeler

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Donnie Waldrep, Vice-Chair
Casey Willits

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 6:01 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

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

II. APPROVAL OF THE MAY 25, 2023 MEETING MINUTES

ACTION: It was moved by Mayor Witt and seconded by Commissioner Riddick to approve the May 25, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #59 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 22-4ESR)
- #60 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 22-5ER)
- #62 - Town of Brooker Comprehensive Plan Adopted Amendment (DEO No. 23-1ER)
- #66 - Gilchrist County Comprehensive Plan Draft Amendment (DEO No. 23-3ESR)

ACTION: It was moved by Commissioner Stephenson and seconded by Commissioner Catron to group Committee-Level Review Items #59, #60, #62 and #66 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 Stephenson and seconded by Commissioner Catron to recommend that the Council approve the staff reports for Items #59, #60, #62 and #66 as circulated. The motion carried unanimously.

The meeting adjourned at 6:29 p.m.

Patricia B. Hutchinson, Chair

8/24/23
Date

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

Regional Planning Council: North Central Fl
Review Date: 8/24/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 68
Local Government: Madison County
Local Government Item No.: CPA 23-02
State Land Planning Agency Item No.: 23-4ESR

Date Mailed to Local Government and State Land Planning Agency: 8/25/23 (estimated)

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

DESCRIPTION OF AMENDMENT

County item CPA 23-02 reclassifies 23.00 acres from Commerce Park to Mixed Use (see attached).

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

The CPA 23-02 subject property is located within one-half mile of Interstate Highway 10, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Adverse impacts to the regional network are unknown, as no data and analysis were submitted by the County.

The subject property is located within a Stream to Sink Watershed, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the County Comprehensive Plan includes maps and associated policies of all Natural Resources of Regional Significance contained in the regional plan.

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

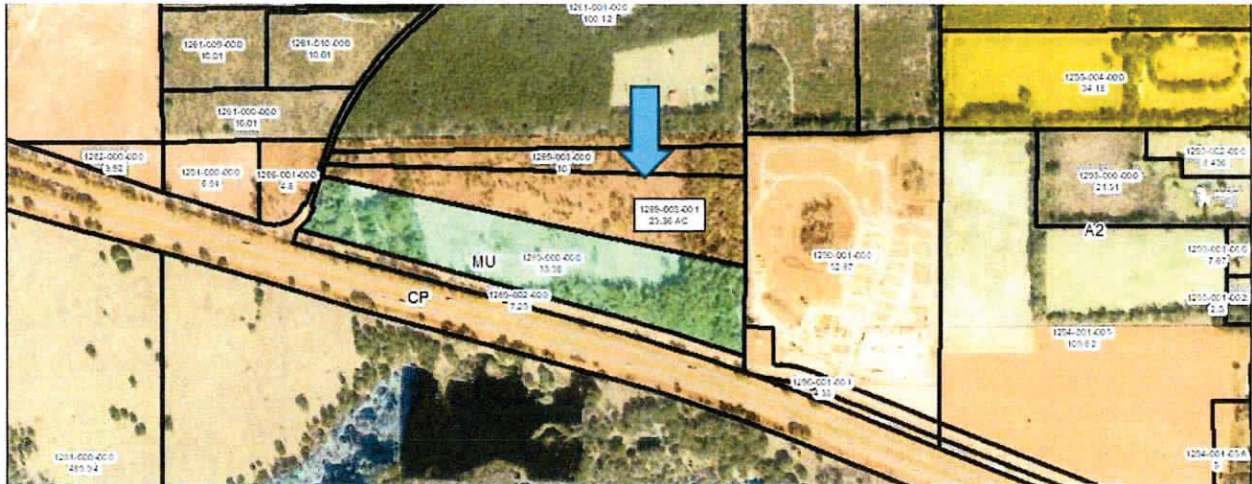
The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

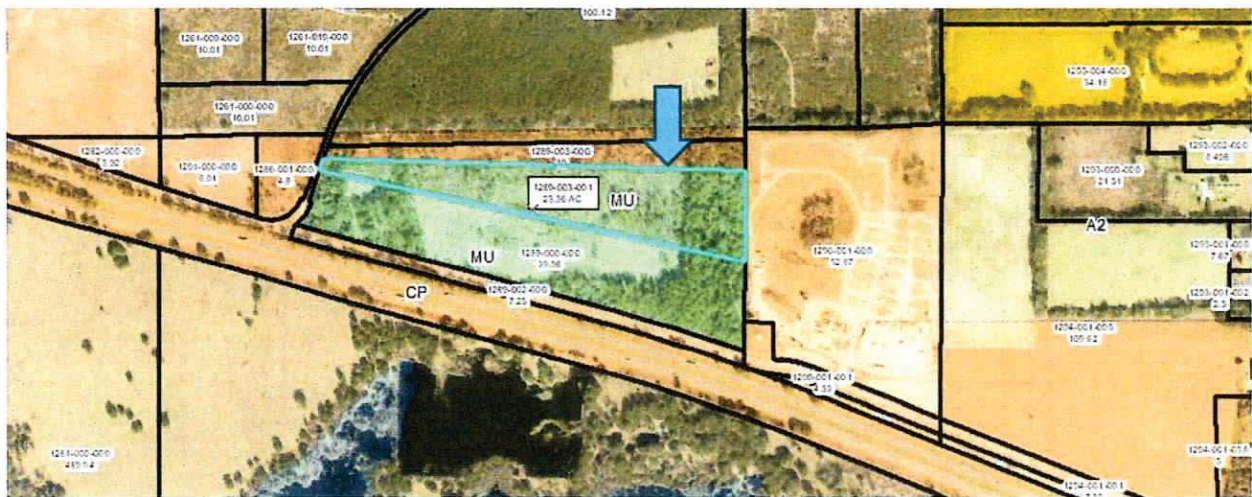
It is recommended that these findings be forwarded to the County and FloridaCommerce.

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**



Current Land Use – Commerce Park
 SE Bandit Street · Madison, FL 32340
 Tax Parcel ID# 21-1S-10-1289-003-001

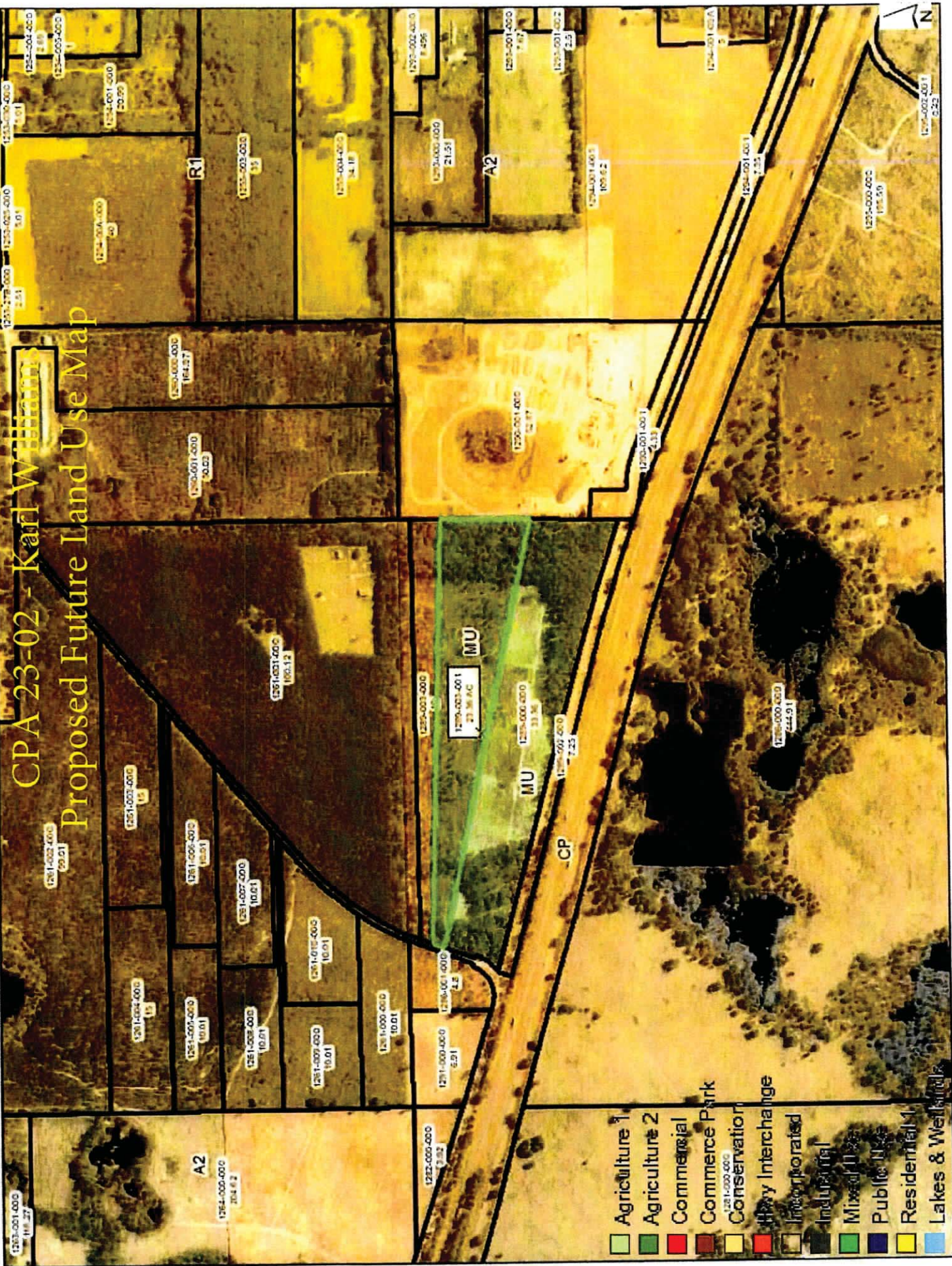


Proposed Land Use – Mixed Use
 SE Bandit Street · Madison, FL 32340
 Tax Parcel ID# 21-1S-10-1289-003-001

Land Use Legend:

- Agriculture 1
- Agriculture 2
- Commercial
- Commerce Park
- Conservation
- Hwy Interchange
- Incorporated
- Industrial
- Mixed Use
- Public Use
- Residential 1
- Lakes & Wetlands

CPA 23-02 - Karl Williams Proposed Future Land Use Map



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

Regional Planning Council: North Central Fl
Review Date: 8/24/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 71
Local Government: Bradford County
Local Government Item No.: CPA 23-01
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 8/25/23 (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 23-01 amends the text of the Comprehensive Plan by amending Policy I.2.2 of the Future Land Use Element to add solar facilities as a use permitted within the agricultural land use classifications and by excluding solar facilities from the Electrical Power Generating Facility land use classifications in rural areas of the County (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the County and FloridaCommerce.

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

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

2. Adequate public facilities and services are, or will be, available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site.
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.9

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

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

OBJECTIVES AND POLICIES

FOR RURAL AREAS

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

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

Policy I.2.1

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

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

Policy I.2.2

The County's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the rural area of the County. For the purpose of this policy and Comprehensive Plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are unduly negatively impacted directly or indirectly by the use.

AGRICULTURAL LAND USE

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

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

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

Agriculture-1 less than or equal to 1 dwelling unit per 15 acres

Agriculture-2 less than or equal to 1 dwelling unit per 5 acres, except as provided below.

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

1. Individual lots;
2. Subdivision lots up to eight lots; or

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

3. Planned Rural Residential Development lots with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

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

In addition, within the Agriculture-2 land use classification, any development which contains up to 25 lots may either be developed as a subdivision with a minimum lot size of five acres or as a Planned Rural Residential Development with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site. Within the Agriculture-2 land use classification, any development which contains more than 25 lots shall be developed as a Planned Rural Residential Development with clustered lots where no lot shall be less than one acre and an overall density of one dwelling unit per five acres shall be maintained on site.

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

1. The development shall maintain 80 percent of the development as undeveloped area. In addition, the number of lots shall not exceed 49;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel;
3. The development shall provide a minimum of a 50-foot undisturbed buffer from adjacent properties and a minimum 50-foot setback from a lake, pond or wetland. This buffer area may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least sensitive areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetland policies within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a continually maintained paved or stabilized road that meets County standards;

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

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

Undeveloped area means areas within a Planned Rural Residential Development, as required by this Comprehensive Plan, designed and intended for agricultural uses, (not to include agricultural uses which require an industrial waste permit from the Florida Department of Environmental Protection; silviculture uses and conservation uses.

It is not the intent that such undeveloped area be established perpetually. Therefore, at some future time, the Comprehensive Plan may be amended to allow other uses to occur within the undeveloped area.

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

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

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

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

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

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

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

PUBLIC LAND USE

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

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

CONSERVATION LAND USE

Lands classified as Conservation Use are lands devoted to the conservation of the unique natural functions within these lands.

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

ENVIRONMENTALLY SENSITIVE AREA LAND USE

Lands classified as Environmentally Sensitive are areas which are considered in need of special planning and treatment regarding land development regulation. These are not preservation areas, but land uses permitted within these areas are to provide mitigating measures to protect the natural functions of the County's Environmentally Sensitive Areas as designated within this Comprehensive Plan;

Environmentally Sensitive Areas are lands within the 100-year flood plain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated November 2, 2018, as amended, which are identified on the Future Land Use Plan Map of this Comprehensive Plan specifically as Environmentally Sensitive Areas.

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

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

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

Environmentally Sensitive Areas-1 less than or equal to 1 dwelling unit per 40 acres

Environmentally Sensitive Areas- 2 less than or equal to 1 dwelling unit per 10 acres

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

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

Further, within the Environmentally Sensitive Area-2 land use classification, dwelling units may be clustered on smaller lots with no lot being less than five acres if the site is developed as a Planned Residential Development and a density of one dwelling unit per ten acres is maintained on site, as follows:

1. The development shall maintain 50 percent of the total land area as an undeveloped area;
2. The development shall be compact and contiguous and shall not be scattered throughout the development parcel. Building lots shall be located on the highest elevations on the site;
3. The development shall provide a minimum of a 200-foot buffer from adjacent land uses, a 75-foot undisturbed buffer from a perennial river, stream or creek and a minimum 50-foot setback from a lake, pond or wetland. This buffer may be a portion of the required undeveloped area;
4. The developed area shall be configured in such a manner as to permit continued agriculture and/or silviculture uses of the undeveloped area;
5. The developed area of the development shall be located outside of:
 - a. Wetlands;
 - b. Flood plains;
 - c. Native upland vegetation; and
 - d. Active agricultural areas, unless the entire development site consists of any or a combination of such areas.

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

If the entire development site consists of any or a combination of such areas, the developed area shall be located in the least sensitive of such areas. Least Sensitive Areas shall be determined according to the order of priority of the above listing of such areas from most sensitive to least sensitive. In addition, if any developed area is located within any such sensitive areas, the development of such area shall be in accordance with the floodplain and wetland policies contained within the Conservation Element of this Comprehensive Plan;

6. The development shall have direct access to a County maintained road; and
7. All internal roads shall be so located in order to minimize the number of access points to external roads.

RECREATION LAND USE

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

Recreation uses shall be limited to user-based and resource-based recreation uses; public access and residential and non-residential uses necessary to manage such recreation uses.

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

COMMERCIAL LAND USE

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

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

HIGHWAY INTERCHANGE LAND USE

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

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

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

If highway interchange uses and special exceptions are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If highway interchange uses and special exceptions are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio.

INDUSTRIAL LAND USES

Lands classified as Industrial consist of areas used for the manufacturing, assembly processing or storage of products. In addition, off-site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions; and

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

ELECTRICAL POWER GENERATING FACILITY 1 LAND USE

This land use category is intended for electrical power generating facilities which include electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended. **Solar facilities are excluded from this land use classification.**

This Facility 1 land use category shall allow multiple unit (1 to 10 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 1000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 0 and 50 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no more than 10 percent of the total acreage of the site or 10 acres, whichever is less. Such related uses shall be designated through site plan approval and shall not exceed a floor area ratio of 0.75. One dwelling unit for use by the owner, an employee, lessee, custodian, or security guard may be permitted as an accessory use as part of an approved site plan where such dwelling unit is located on the same lot or parcel. Agricultural uses such as forestry are also permissible within this category. The allowable intensity of development in this category shall be determined as follows:

1. The power plant units and directly associated facilities shall comprise no more than 60 percent of the entire site and shall be subject to a maximum impervious surface ratio of 0.5.
2. A minimum of 25 percent of the entire site shall be open space. Open space shall be defined as land suitable for passive recreation or conservation uses which shall remain undeveloped except for limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for operation of the power plant units and related uses. These facilities will be co-located where practicable in order to minimize any impacts to environmentally sensitive areas.

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

In determining the suitability of a location for designation as Electrical Power Generating Facility 1, the Board of County Commissioners shall consider whether and the extent to which:

1. The site is nearby to utility uses and/or accessible by fuel transportation facilities.
2. Nearby existing residential development is relatively sparse, adjoining residential future land use categories allow only low density development, and there is adequate separation between the power plant units and existing residential units.
3. There is a water source that is adequate for plant operation based on the best available data and analysis;
4. Natural resources will be protected in accordance with the Comprehensive Plan. In the event of a conflict in the language of this land use category and other provisions within this or other elements of the comprehensive plan, this land use category shall control.
5. The site can be served by existing or new transportation systems comprised of arterial or collector roads of sufficient capacity to ensure that, during plant operation, there will be no degradation to the level of service below the adopted standard; and
6. The site will allow connection, in an effective manner, to the existing high-voltage electrical transmission line network and any new transmission lines, or modifications of the existing network, as may be established in the future.
7. To the extent that any associated facilities or related uses affiliated with an electrical power generating facility may also be considered “essential services” as the term is used in the comprehensive plan and the county land development regulations, the Board of County Commissioners shall review and approve an such essential services as part of its review of the electrical generating facility under the county Special Exception process. An additional or separate special permit shall not be required. The Board of County Commissioners may approve alternative conditions, in lieu of the conditions imposed upon essential services as set forth in the county land development regulations, when reviewing such services in relation to a newly constructed electrical generating facility approved under the county special exception process.

The following performance standards shall be applied to a site designated as Electrical Power Generating Facility 1. The power plant units, directly associated facilities, and related uses.

1. Shall not be located within 250 feet of the bank of the Santa Fe River; provided, however, that limited crossings by linear facilities, such as roads, rail, transmission lines, natural gas pipelines, water and sewer pipelines and communications lines, necessary for the operation of the power plant units and related uses will be allowed. These facilities will be co-located where practicable in order to minimize any impacts to the river;

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

2. Shall be located where the effects of power plant noise can be minimized through a combination of preserving existing vegetation, distance from property boundaries or noise sensitive uses, or through physical plant design. For the purposes of permitted levels of noise or sound emission, this land use category shall be subject to the same standards as for the Industrial land use category;
3. Shall be located where visual impacts can be minimized through existing topography, vegetation, facility design, or distance from properties;
4. Shall be buffered on all sides except for ingress and egress corridors and where the electrical power generating facility use is compatible with existing or designated future land uses;
5. Shall be set back and/or buffered from existing adjacent residential areas or designated residential future land use categories;
6. Shall include the best available control technology for protecting air quality consistent with state and federal standards;
7. Shall, in fuel and byproduct storage facilities and waste disposal areas, include liners and leachate controls consistent with state and federal standards;
8. Shall mitigate any unavoidable impacts to environmentally sensitive areas, such as wetlands and listed species habitat, consistent with state and federal standards;
9. Shall provide compensatory storage for development in the 100-year floodplain consistent with local and state standards;
10. Shall provide reasonable assurance that there will be no degradation to the water quality classification established by the Florida Department of Environmental Protection for riverine receiving waters; and
11. Shall connect to central sewer, if available, or provide onsite treatment for domestic wastewater. Septic tanks shall be allowed, in accordance with applicable provisions of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan.

ELECTRICAL POWER GENERATING FACILITY 2 LAND USE

This land use category is intended for electrical power generating facilities which includes electric power plants and associated facilities as defined under the Florida Electrical Power Plant Siting Act, Chapter 403, Part II, Florida Statutes, as amended. **Solar facilities are excluded from this land use classification.** This Facility 2 land use category shall allow multiple unit (1 to 24 units including peaking units) electrical power plants, and associated facilities, with a maximum generating capacity (design or actual) of 2000 megawatts, and related uses that are consistent with the requirements of the Comprehensive Plan, which together have a total employment of between 51 and 250 permanent employees. This public service use includes directly associated facilities for the production of electricity, including but not limited to fuel and byproduct storage facilities, and waste disposal areas, and directly associated linear facilities. Related uses including processing, warehousing, raw materials storage, and manufacturing uses, not directly associated with the production of electricity, are also permissible. Such related uses shall occupy no

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

Regional Planning Council: North Central Fl
Review Date: 8/24/23
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 72
Local Government: Town of Horseshoe Beach
Local Government Item No.: Res. 2023-75
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 8/25/23 (estimated)

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

DESCRIPTION OF AMENDMENT

The Town item CPA 23-01 amends the Town’s Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to regional transportation facilities or Natural Resources 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 FloridaCommerce.

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

RESOLUTION NO: ~~2023~~-75

A RESOLUTION OF THE TOWN COUNCIL OF HORSESHOE BEACH, FLORIDA, AND UPON RECOMMENDATION OF THE LOCAL PLANNING AGENCY TRANSMITS AMENDMENTS TO THE TOWN OF HORSESHOE BEACH, FLORIDA AND PURSUANT TO AMENDING ITS COMPREHENSIVE PLAN IT INCLUDES THE FOLLOWING PROPERTY RIGHTS ELEMENTS WHICH IS REQUIRED BY SECTION 163.3177(6) FLORIDA STATUTES.

SECTION 1. After public hearing by the Town Council and also recommended by the Local Planning Agency and provided that the Town of Horseshoe Beach must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of the next property plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191 Florida Statutes. To meet the requirements the following language is adopted by the Town Council of Horseshoe Beach, Florida, to-wit:

OBJECTIVE XI.1: Ensure that judicially acknowledged and constitutionally protected private property rights are considered in the local decision making process.

POLICY XI.1.1: Consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.


POLICY XI.1.2: Consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

POLICY XI.1.3: Consider the right of the property to privacy and exclude others from the property to protect the owner's possessions and property.


POLICY XI. 1.4: Consider the right of the property owner to dispose of his or her property

PASSED AND RESOLVED by the Town Council of Horseshoe Beach, Florida, serving as the Local Planning Agency of Horseshoe Beach, Florida.

DATED this 6 day of July, 2023.



JEFF WILLIAMS
Mayor Of Horseshoe Beach,
Florida.

ATTEST:


NIKKI SELPH
Clerk

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

Regional Planning Council: North Central Fl
Review Date: 8/24/23
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 73
Local Government: Town of Lee
Local Government Item No.: CPA 23-01
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 8/25/23 (estimated)

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

DESCRIPTION OF AMENDMENT

The Town item CPA 23-01 amends the Town’s Comprehensive Plan to add a new Property Rights Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the Town and FloridaCommerce.

Yes _____	No _____
Not Applicable	___X___

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. CPA 2023- 01

AN ORDINANCE OF THE TOWN OF LEE, RELATING TO AMENDING THE TEXT OF THE TOWN'S COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 23-01, BY THE TOWN COUNCIL, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR ADDING A PROPERTY RIGHTS ELEMENT TO THE COMPREHENSIVE PLAN PER SECTION 163.3161(10), FLORIDA STATUTES, AS AMENDED AND SECTION 187.101(3), FLORIDA STATUTES, AS AMENDED; PROVIDING SEVERABILITY, REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended empowers the Town Council of Lee, Florida, hereinafter referred to as the Board of Town Commissioners, to prepare, adopt, and implement a comprehensive plan;

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

WHEREAS, an application for an amendment, as described below, has been filed by the Town;

WHEREAS, the Town Council acting as the Planning & Zoning Board of Lee, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the Town of Lee, Florida, 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 concerning said application for an amendment, as described below, and recommended to the Town Council for approval of said application for amendment, as described below;

WHEREAS, the Town Council of Lee held the required public hearings, with public notice having been provided, under the procedures established in Section 163.3161 to 163.3248, Florida Statutes, as amended, on said application for amendment, as described below, and at said public hearings, the Town Council of Lee reviewed and considered all comments received during said public hearings, 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

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

WHEREAS, the Town Council of Lee 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 TOWN COUNCIL OF LEE, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 23-01 by the Town Council of Lee, to amend the text of the Comprehensive Plan, a Property Rights Element is hereby adopted to read, as follows:

XI

PROPERTY RIGHTS ELEMENT ✓

INTRODUCTION

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

PROPERTY RIGHTS GOAL, OBJECTIVE, AND POLICIES

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

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

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

POLICY XI.1.2 **In local decision making, the Town shall consider the rights 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 X1.1.3

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 X1.1.4

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.

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

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

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.


Section 5. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold and underline** is adopted.

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 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session, with a quorum present and voting, by the Town Council of Lee this 11th day of July 2023.

TOWN COUNCIL OF LEE, FLORIDA

Attest:


Sona Hayslett, Town Clerk


James Ruzicka, Mayor



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

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

**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/24/23

PROJECT DESCRIPTION

#67 - Town of Branford - Community Development Block Grant- #23DB-N29
Neighborhood Revitalization- Environmental Review

TO: Aleshia Terry, Town Clerk
Town of Branford
P.O. Box 577
Branford, FL 32008-0577

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy 21-22\memo_branford_nr_er.docx

PROJECT NARRATIVE:

Service Area #1 Potable Water Distribution System – Water Meter and Valve Replacements

Service Area #1 includes all occupied residential properties served by the Town of Branford’s potable water system.

03J – Water Line Replacements: The Town of Branford proposes to replace all the aging existing residential water meters Town-Wide with Automatic Meter Read meters and install insertion valves to allow the Town’s public works crews to isolate various sections of the water distribution system to facilitate maintenance and repairs.

The beneficiaries of the __water meter activity proposed in this service area are all of the people living in the residential housing units whose occupants are connected to the Town’s potable water system. Currently 336 occupied households are located in the Primary Service Area for water meter replacements. These 336 households contain 875 people. 181 of the people living in the households in the service area, or 20.69% are VLI, 646 of the people living in the households in the service area, or 73.83% are LMI and 229 of the people living in the households in the service area or 26.17% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

The water meter replacement will take place Town-Wide in the public right-of-way at all the Town’s water customers’ homes.

The Insertion Valves will be installed at the following locations:

- Intersection of No Name Rd and Feed Mill Avenue
- Intersection Feed Mill Avenue and Suwannee Avenue
- Intersection of Senter Avenue and Railroad Tracks
- Intersection of Carter Avenue and Braughton Street
- Intersection of Governor Avenue and Braughton Street
- Intersection of Feed Mill Road and Wideman Street (X2)
- Intersection of Carter Avenue and Wideman Street
- Intersection of Wideman Street and Governor Avenue
- Intersection of Reynolds Street and White Avenue (X2)
- Intersection of Wideman Street and White Avenue (X2)
- Intersection of Wideman Street and Henry Avenue
- Intersection of Wideman Street and Haines Avenue
- Intersection of Express Street and White Avenue
- Intersection of Suwannee Avenue and White Avenue
- Intersection of Craven Street and Plant Avenue
- Intersection of Craven Street and Houston Avenue
- Intersection of Braughton Street and Houston Avenue
- Intersection of Plant Avenue and Wideman Street (X2)
- Intersection of Bluff Avenue and Wideman Street
- Intersection of Owens Avenue and Wideman Street
- Intersection of Lafayette Avenue and Wideman Street
- Intersection of US 27 and Wideman Street
- Intersection of US 27 and Express Street

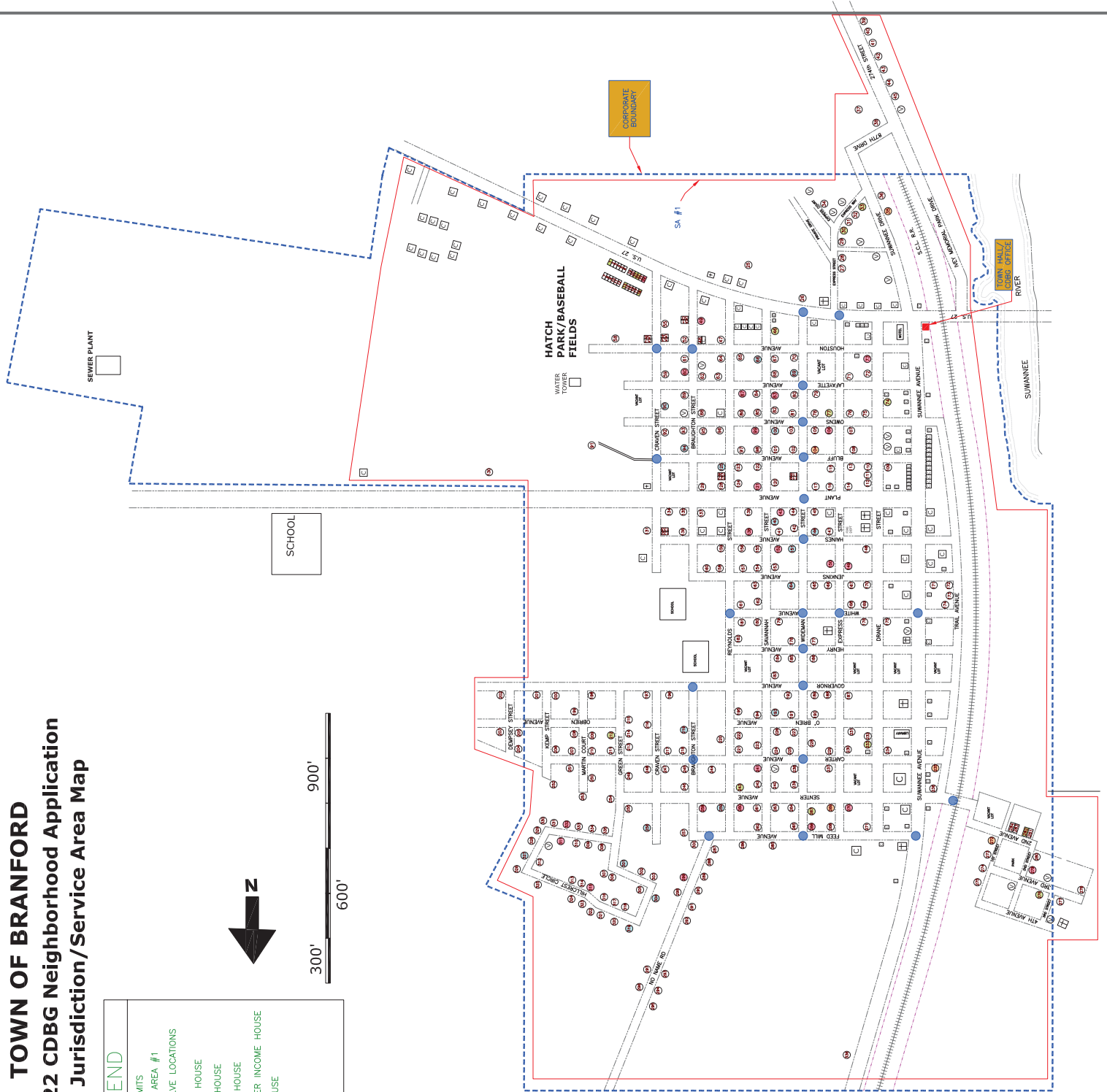
The Town anticipates some of the water meters being replaced will be located in a floodplain and/or wetland.

TOWN OF BRANFORD

2021/22 CDBG Neighborhood Application

Jurisdiction/Service Area Map

LEGEND	
	TOWN LIMITS
	SERVICE AREA #1
	INSERTION VALVE LOCATIONS
	OCCUPIED V1 HOUSE
	OCCUPIED LI HOUSE
	OCCUPIED MI HOUSE
	OCCUPIED OVER INCOME HOUSE
	OCCUPIED HOUSE
	VACANT
	COMMERCIAL
	CHURCH





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

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

**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/24/23

PROJECT DESCRIPTION

#69 - Suwannee County - Community Development Block Grant- #23DB-H12
Housing Rehabilitation- Environmental Review

TO: Greg Scott, County Administrator
Suwannee County
13150 80th Terrace
Live Oak, FL 32060-8822

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy 21-22\memo_suwanneecounty_hr_er.docx

PROJECT NARRATIVE SUWANNEE COUNTY CDBG #23DB-H12

**Service Area #1 – The Unincorporated Area of Suwannee County Housing Rehab/Demolition/
Replacement Service Area:**

This project consists of repairing or replacing a minimum of eleven (11) low to moderate-income, owner-occupied housing units; all of which will be located within the unincorporated area of Suwannee County, Florida.

The total household income of the occupants of two (2) of the eleven (11) housing units addressed will be between 0%-30% of Area Median Income. The total household income of the occupants of three (3) of the eleven (11) housing units addressed will be between 30.01%-50% of Area Median Income. Thus, five (5) of the housing units addressed will have incomes between 0%-50% of Area Median income. The household income of the occupants of the six (6) remaining housing units will be less than 80% of Area Median Income.

Suwannee County is incorporating the minimum green standards and supplemental green standards recommended by the Department of Economic Opportunity (DEO) in the County's Housing Assistance Plan (HAP).

As part of this project, the County will utilize CDBG funds for temporary relocation. Up to eleven (11) benefitting households will receive temporary relocation assistance for the period of time their home is under construction.

100% of the beneficiaries of this project will be members of low to moderate income households.

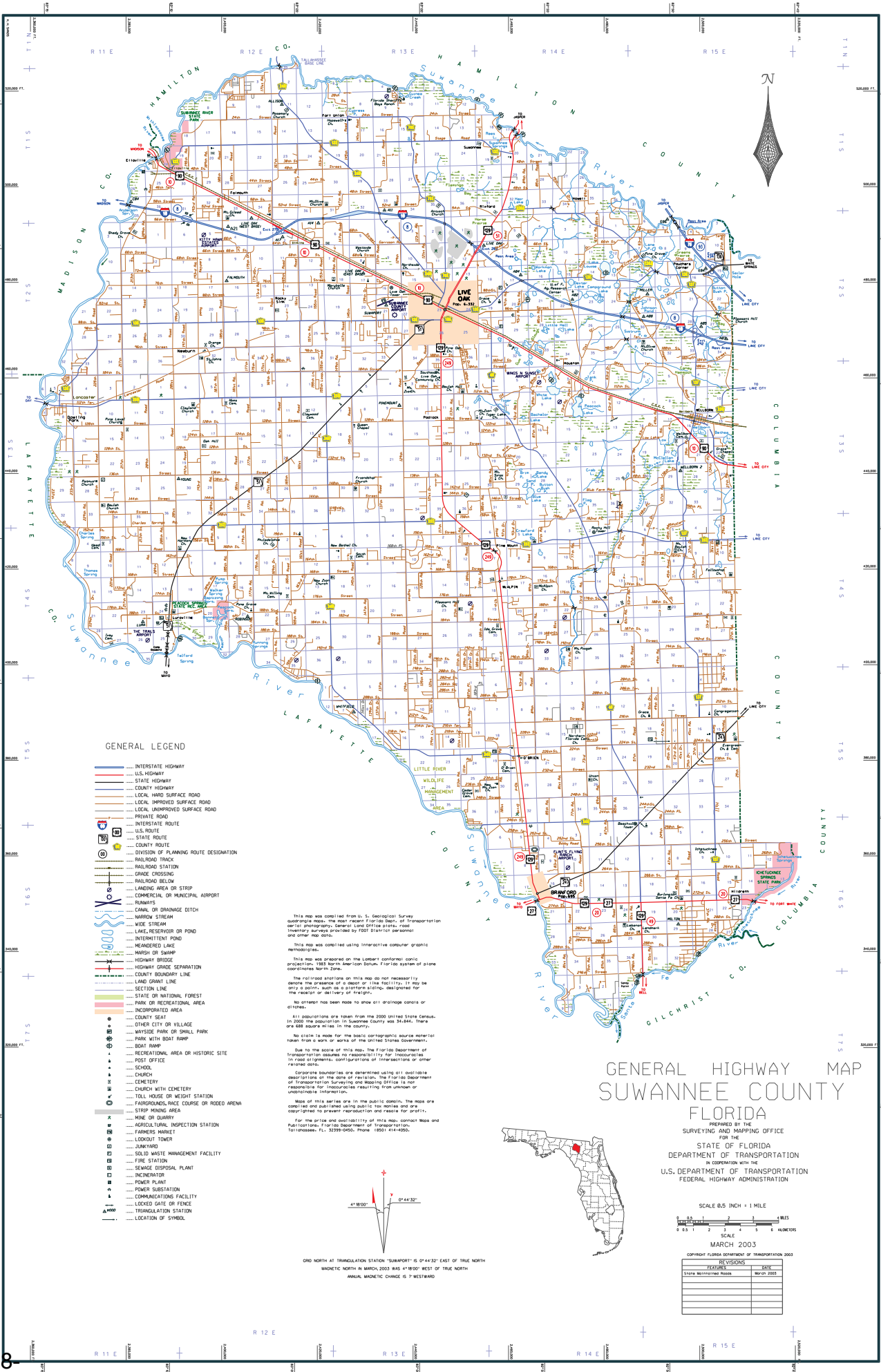
National Objective #1, Benefit to Low Moderate-Income Persons is realized by this activity.

The County anticipates it will take approximately thirty (30) months for the project to be complete including the environmental review, client solicitation, client selection, site specific environmental reviews, the development of rehabilitation/replacement bid specifications, project bidding, construction and grant closeout.

One or more of the housing units addressed may be located in a floodplain or wetland. If they are, the floor elevation of the home will be raised to at least one foot above the flood elevation of the property.

The County is committing \$50,000.00 in local State Housing Initiative Program (SHIP) funding as local match for the project. The entire fifty-thousand dollars (\$50,000.00) of local match funding committed as match for the project will be utilized in conjunction with six hundred fifteen thousand five hundred dollars (\$615,500.00) in CDBG funding to rehabilitate or demolish and replace the housing units being addressed.

After the eleven (11) housing units have been addressed, if funding remains available, the remaining CDBG and match funding will be used to rehabilitate or replace additional housing units owned and occupied by low- and moderate-income households.



GENERAL LEGEND

- INTERSTATE HIGHWAY
- STATE HIGHWAY
- COUNTY HIGHWAY
- LOCAL MAJOR SURFACE ROAD
- LOCAL IMPROVED SURFACE ROAD
- LOCAL UNIMPROVED SURFACE ROAD
- PRIVATE ROAD
- INTERSTATE ROUTE
- STATE ROUTE
- COUNTY ROUTE
- DIVISION OF PLANNING ROUTE DESIGNATION
- RAILROAD TRACK
- RAILROAD STATION
- GRADE CROSSING
- RAILROAD BELOW
- LANDING AREA OR STRIP
- COMMERCIAL OR MUNICIPAL AIRPORT
- RUNWAYS
- CANAL OR DRAINAGE DITCH
- NARROW STREAM
- WIDE STREAM
- LAKE, RESERVOIR OR POND
- INTERESTED FORD
- MEANDERING LAKE
- MARSH OR SWAMP
- HIGHWAY BRIDGE
- HIGHWAY GRADE SEPARATION
- COUNTY BOUNDARY LINE
- LAND GRANT LINE
- SECTION LINE
- STATE OR NATIONAL FOREST
- PARK OR RECREATIONAL AREA
- INCORPORATED AREA
- COUNTY SEAT
- OTHER CITY OR VILLAGE
- WATERSIDE PARK OR SMALL PARK
- PARK WITH BOAT DOCK
- BOAT RAMP
- RECREATIONAL AREA OR HISTORIC SITE
- POST OFFICE
- SCHOOL
- CHURCH
- CEMETERY
- CHURCH WITH CEMETERY
- TOL HOUSE OR MIGHT STATION
- FARRIERS/BLACK COURSE OR RODED ARENA
- STRIP MINING AREA
- MINE OR QUARRY
- AGRICULTURAL INSPECTION STATION
- FARMERS MARKET
- LOOKOUT TOWER
- JUNK-YARD
- SOLID WASTE MANAGEMENT FACILITY
- FIRE STATION
- SEWAGE DISPOSAL PLANT
- INCINERATOR
- POWER PLANT
- POWER SUBSTATION
- COMMUNICATIONS FACILITY
- LOCKED GATE OR FENCE
- TRIANGULATION STATION
- LOCATION OF SYMBOL

This map was compiled from U.S. Geological Survey geographic maps, the most recent Florida Dept. of Transportation aerial photography, General Land Office state road inventory surveys provided by FDOT District personnel and other map data.

This map was compiled using interactive computer graphic methodologies.

This map was prepared on the Lambert conformal conic projection, 1883 datum using public file names and is copyrighted to the State of Florida. Florida system of plane coordinates apply here.

The railroad stations on this map do not necessarily denote the presence of a depot or train facility. It may be only a siding, such as a passing siding, designated for the receipt or delivery of freight.

No attempt has been made to show all drainage canals or ditches.

All populations are taken from the 2000 United States Census. In 2000 the population in Suwannee County was 34,844. There are 488 square miles in the county.

No claim is made for the basic cartographic source material from a source or source of the United States Government.

Due to the scope of this map, the Florida Department of Transportation assumes no responsibility for inaccuracies in road alignments, configurations or interchanges or other related data.

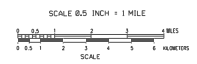
Corporate boundaries are determined using all available descriptions of the state of Florida. The Florida Department of Transportation Surveying and Mapping Office is not responsible for inaccuracies resulting from unlicensed or unregistered information.

Most of this series are in the public domain, the maps are complete and published using public file names and are copyrighted to prevent reproduction and resale for profit.

For the price and availability of this map, contact Mass and Furlong Inc., Florida Department of Transportation, Tallahassee, FL 32399-0450. Phone 1800 474-4500.

**GENERAL HIGHWAY MAP
SUWANNEE COUNTY
FLORIDA**

PREPARED BY THE
SURVEYING AND MAPPING OFFICE
FOR THE
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



MARCH 2003

COPYRIGHT FLORIDA DEPARTMENT OF TRANSPORTATION 2003

REVISIONS	
FEATURE	DATE
State Maintained Roads	March 2003

GRID NORTH AT TRIANGULATION STATION "SUNSPOT" IS 0° 44' 32" EAST OF TRUE NORTH
MAGNETIC NORTH IN MARCH 2003 HAS 4° 18' 00" WEST OF TRUE NORTH
ANNUAL MAGNETIC CHANGE IS 7" WESTWARD



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

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

**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 8/24/23

PROJECT DESCRIPTION

#70 - City of Waldo - Community Development Block Grant- #23DB-N18
Neighborhood Revitalization- Environmental Review

TO: Kimberly Worley, City Manager
City of Waldo
14450 NE 148th Avenue
Waldo, FL 32694-4123

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy 21-22\memo_waldo_nr_er.docx

PROJECT NARRATIVE: CITY OF WALDO CDBG #23DB-N18

Service Area #1 New Potable Water Well and Well Pump

03J – Water Tank/Well/Plant Improvements – The City of Waldo’s Potable Water System is in need of upgrades to provide quality drinking water, and adequate capacity and pressures to meet the City’s fire protection needs. The project proposed in this application is the installation of a new well and well pump at the City’s Water Treatment Plant. The improvements will include installation of a new well, well pump, yard piping and electrical components to ensure ongoing and optimal operation of the City’s potable water system. The City’s Water Treatment Plant is located at 14750 Weeks Street in the City of Waldo.

Work to be included:

- Installation of New 12 inch Well
- Installation of New Well Pump
- Installation of Required Piping to connect the well and pump to the existing potable water system
- Installation of Required Electrical

Service Area 1 includes all of the residential housing units in the City of Waldo whose are connected to the City of Waldo’s Potable Water System. The beneficiaries of the City’s Potable Water Well and Pump project proposed in this service area are all of the people living in the residential housing units in the City of Waldo who are connected into the City’s potable water system. Currently 454 occupied households are located in Service Area #1 and are connected into the City’s Potable Water System. These 454 households contain 1,119 people. 448 of the people living in the households in the service area, or 40.04% are VLI, 895 of the people living in the households in the service area, or 79.98% are LMI and 224 of the people living in the households in the service area or 20.02% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

The City of Waldo is committing thirty-seven thousand five hundred dollars (\$37,500.00) as leverage. All of \$37,500.00 in City leverage will be used towards construction of the new well. Of this \$37,500 in local match, \$25,000 is being claimed for the maximum points in this application.

None of the work proposed in this application will be carried out within a floodplain or wetland.

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

