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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 **September 28, 2023**. The meeting will be a hybrid meeting in-person at the **Drury Inn and Suites, Orange Blossom Room/Sweetwater Room, 4000 Southwest 40th Boulevard, Gainesville, Florida**, and via Communications Media Technology at **6:00 p.m.**

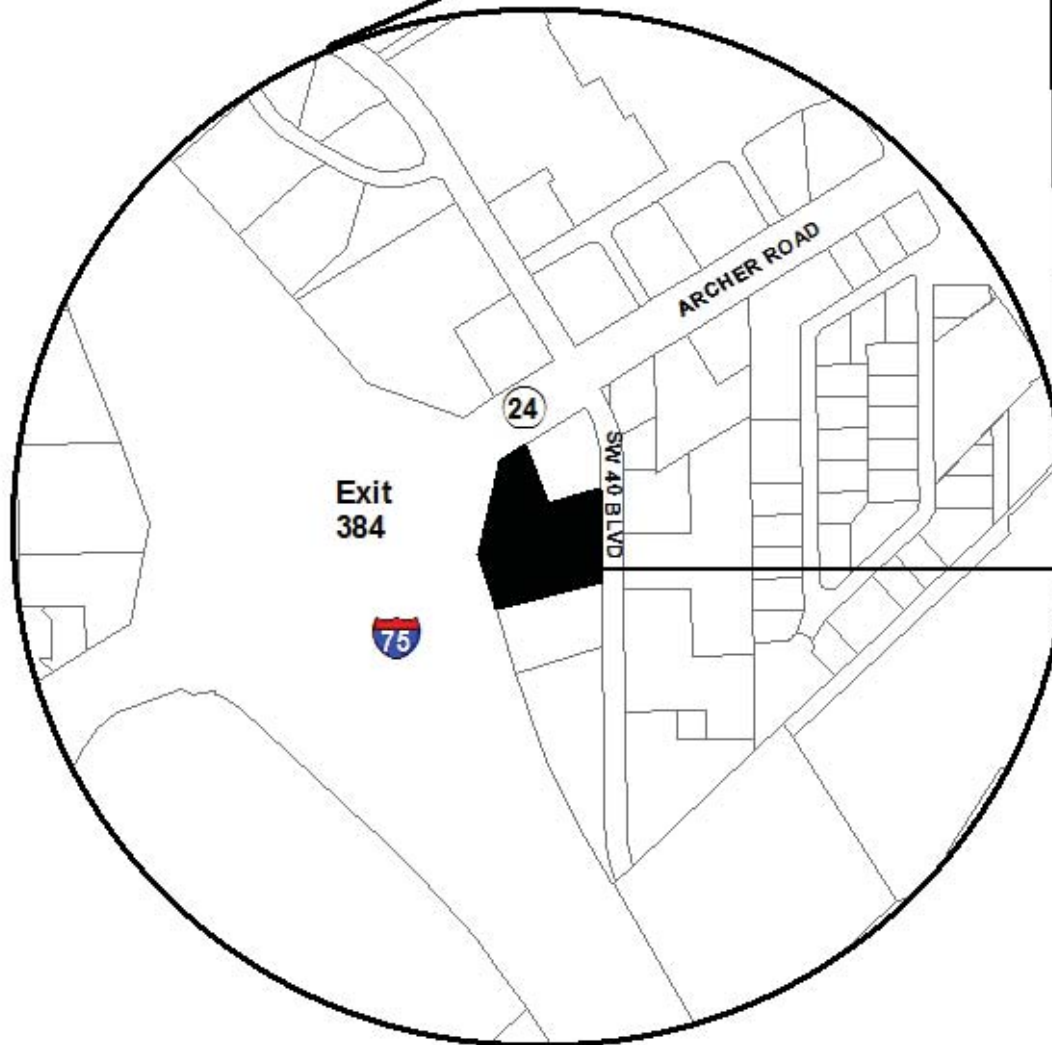
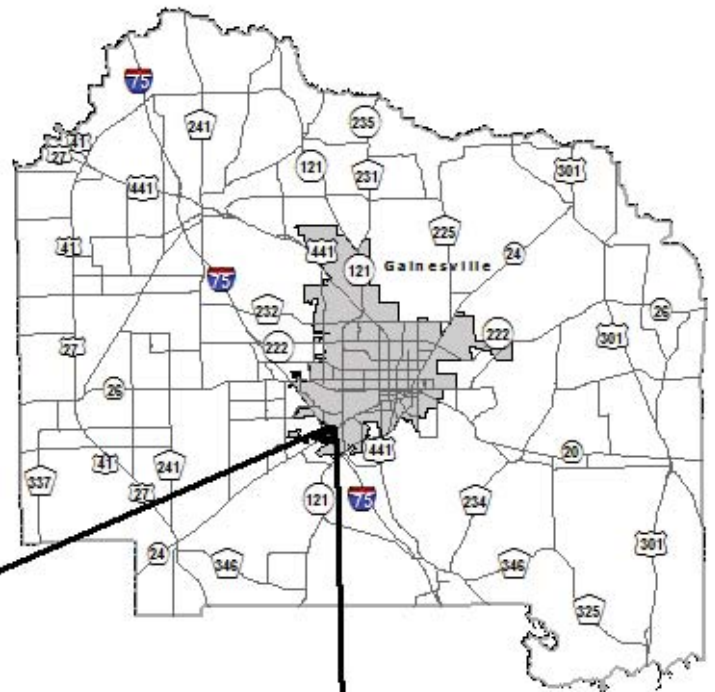
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CONFERENCE CODE: 381 777 570

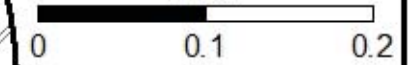
Drury Inn & Suites

4000 SW 40th Boulevard
Gainesville, FL 32608

Directions: From the intersection (exit 384) of Interstate 75 and State Road 24 (also known as Archer Road) turn East onto State Road 24 (also known as Archer Road), travel approximately 0.3 miles, turn right (South) onto SW 40th Blvd. and Drury Inn & Suites will be on the right, on the Western side of SW 40th Blvd.



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AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting
Drury Inn & Suites
4000 Southwest 40th Boulevard
Gainesville, Florida and
Via Communications Media Technology

September 28, 2023
6:00 p.m.

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| III. COMMITTEE-LEVEL REVIEW ITEMS | |
| <u>Comprehensive Plan Amendments</u> | |
| #75 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 23-2ESR) | 7 |
| IV. STAFF-LEVEL REVIEW ITEMS | |
| #74 - City of Jasper - Community Development Block Grant- #23DB-N20 Neighborhood Revitalization - Environmental Review | 17 |
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| 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> | |

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

August 24, 2023
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
James Catron
Daniel Riddick
James Tallman
Donnie Waldrep, Vice-Chair
Marihelen Wheeler

MEMBERS ABSENT

Jody Stephenson
Stephen Witt

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

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 Waldrep and seconded by Commissioner Catron to approve the August 24, 2023 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JULY 27, 2023 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Riddick to approve the July 27, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #68 - Madison County Comprehensive Plan Draft Amendment (DEO No. 23-4ESR)
- #71 - Bradford County Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #72 - Town of Horseshoe Beach Comprehensive Plan Draft Amendment (DEO No. 23-1ESR)
- #73 - Town of Lee Comprehensive Plan Adopted Amendment (DEO No. 23-1ESR)

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Waldrep to group Committee-Level Review Items #68, #71, #72 and #73 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Catron to recommend that the Council approve the staff reports for Items #68, #71, #72 and #73 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:14 p.m.

Patricia B. Hutchinson, Chair

9/28/23
Date

| FLORIDA REGIONAL COUNCILS ASSOCIATION LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01 | |
|---|--|
| Regional Planning Council: North Central Fl Review Date: 9/28/23 Amendment Type: Adopted Amendment | Regional Planning Council Item No.: 75 Local Government: City of Newberry Local Government Item No.: CPA 23-07 State Land Planning Agency Item No.: 23-2ESR |
| Date Mailed to Local Government and State Land Planning Agency: 9/29/23 (estimated) | |

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

DESCRIPTION OF AMENDMENTS

City item CPA 23-07 reclassifies approximately 128 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) to Planned Development (see attached).

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

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

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 FloridaCommerce.

| | |
|----------------|-------------|
| Yes _____ | No _____ |
| Not Applicable | _____X_____ |

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

SUPPORTING DATA AND ANALYSIS FOR CPA 23-07

(Parcel 01932-000-000)
±128 acres

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

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

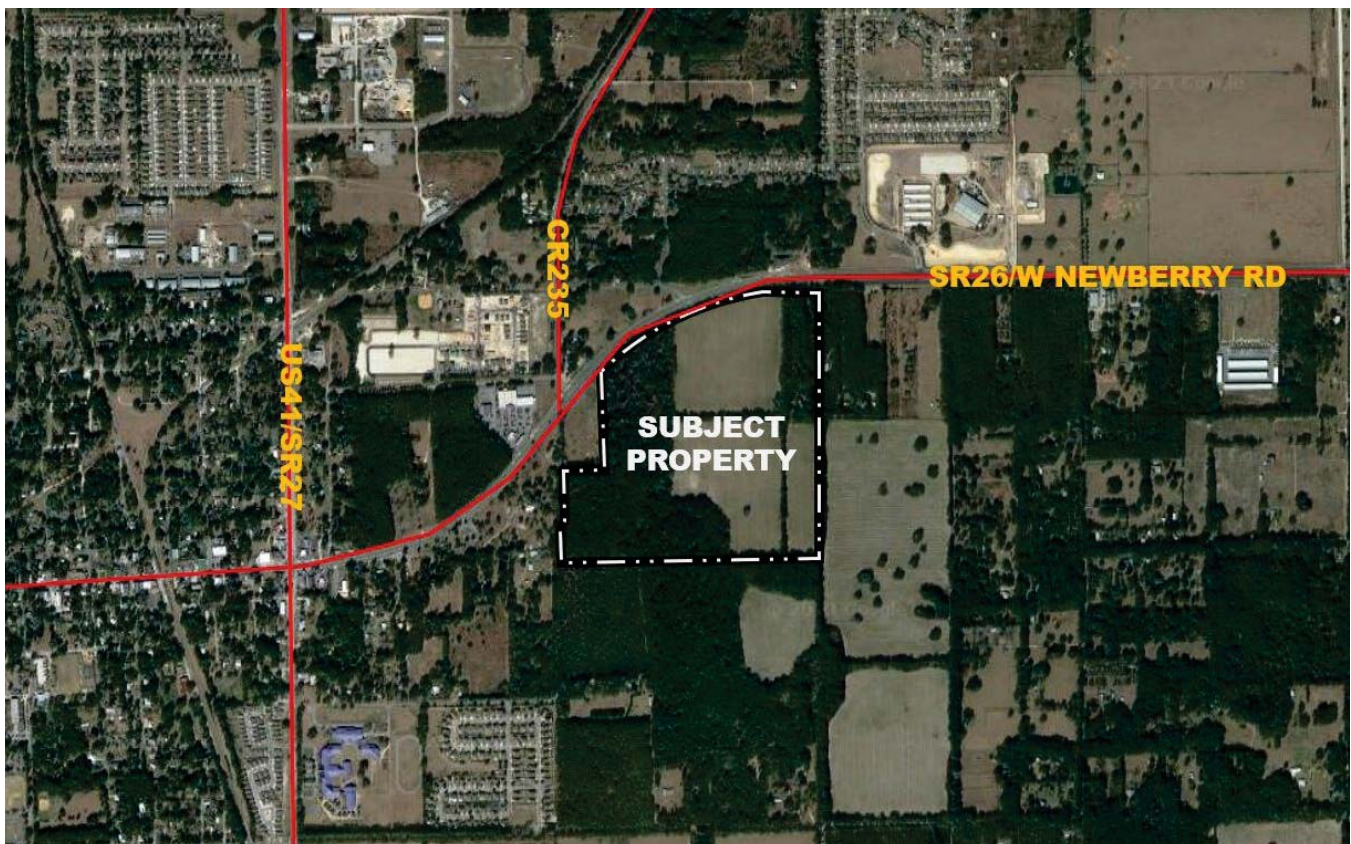


Figure 1: Aerial Image of Subject Property

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

LOCATION: Southeast corner of SR26 and Southwest 242 Street
EXISTING USES: Field Crop.

CURRENT FUTURE LAND USE MAP



Figure 2: Existing Future Land Use Map Classification of Agriculture

The subject property is currently used for field crops and contains a lime rock farmhouse (locally referred to as the Gray House) constructed in 1925. The Property was a portion of a greater 289-acre site subject to a prior approval of a Planned Development known as American Retirement Community, reference CPA 21-02/Ordinance

2021-06 and LDR 21-05/Ordinance 2021-07 (“ARC”). The ARC development was approved for 900 age-restricted dwelling units and 70,000 square feet of nonresidential use. This intended use case was a 55 and older community with a small commercial component on SR26. Due to failure to submit a Final Development Plan within the time allotted in Appendix B, Article 5, Section 4.21 of the City of Newberry Code of Ordinances, the prior approved Planned Development future land use and zoning reverted back to Agriculture and Agricultural (A), respectively.

The proposed FLUMA includes 350 dwelling units and 150,000 square feet of nonresidential use. The proposed density is 2.7 dwelling units per acre, lower than the 4 dwelling units per acre maximum permitted within a Residential Low Density future land use designation. The nonresidential component of the FLUMA will be located along SR26, similar to ARC with a heavier focus on the commercial corridor type development and may be largely auto-oriented site design given the mostly rural/suburban setting. Site design is not contemplated at this time and will be addressed by individual site plans as entitlements and developments initiate.

With Planned Developments as permitted in the aforementioned subsection of the Code of Ordinances, a developer must define lot sizes, setbacks, densities (not to exceed 20 du/ac), and other elements of the development design. These are contained and enumerated in a Preliminary Development Plan that is attached to the development order of the rezoning application. In this case, File No. LDR 23-07/Ordinance 2023-16 contains the Preliminary Development plan and is available upon request (email economicdevelopment@newberryfl.gov).

SURROUNDING FUTURE LAND USE CLASSIFICATIONS

Those uses on and abutting the subject property are generally compatible with the proposed FLUMA and the intended use of the site. Table 1 below provides the adjacent future land uses and the current use of the lands.

Table 1: List of Adjacent Future Land Uses

| Direction | Future Land Use Designation | Use |
|-----------|-------------------------------------|--|
| North | Commercial/Residential High Density | Single-family residences/apartments/vacant |
| East | Agriculture | Rural residences/pasture |
| South | Agriculture | Rural residences/pasture |
| West | Commercial/Agriculture | Rural residences/stormwater basin |

COMPREHENSIVE PLAN COMPLIANCE

The following excerpts from the City of Newberry Comprehensive Plan demonstrate compliance and consistency with the various elements. Staff finds the proposed future land use classification for to the subject property as compatible with surrounding land uses and the overall goals, objectives, and polices of the City of Newberry.

OBJECTIVE I.6.8, Future Land Use Element The City, upon adoption of this Comprehensive Plan, shall limit the extension of community potable water and community sanitary sewer facility geographic service areas to commercial, industrial, public, recreational and residential land uses within the geographic service area as depicted on the Urban Service Area Map of the City's Comprehensive Plan.

The Property lies within the Urban Service Area water and wastewater services are provided within the development and will make available connection to adjacent parcels not abutting SR26 where those public services are otherwise not available. As adjacent parcels connect to the municipal water and wastewater services, those lands should eliminate existing well and septic connections which are a concern for regions identified by the Florida Department of Environmental Protection as Outstanding Florida Springs areas.

Policy II.2.2, Transportation Circulation Element The City shall limit direct access to major roadways (major roadways serving regional traffic need more access control to ensure mobility).

Provided with the Preliminary Development Plan (contained within the associated rezoning application) are proposed connections to the southern parcels. This provides opportunity for relief of the State's regional road network, part of the Strategic Intermodal System, for local trips.

Policy III.3.1, Housing Element The city shall provide for siting for housing for low-and moderate-income persons and mobile homes.

While it is not declared with any specificity in the subject petition, the developer intends to construct detached rental units. Currently, there is a lack of rental options within the city. Additional rental units will be an asset to the housing options in the city.

Objective VI.4, Recreation and Open Space Element The city shall establish provisions within the land development regulations, by June 1, 1992, which shall include requirements for the provision and maintenance of open space by public agencies and private enterprise.

Planned Developments greater than 10 acres are required to provide not less than 15% open space (not more than 50% of which can be stormwater retention areas). As contained in the Preliminary Development Plan, more than 20% of the 128 acres is being dedicated to open space.

ARTICLE XI - PROPERTY RIGHTS ELEMENT

In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3), Florida Statutes (F.S.), that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision-making. The following statement of rights, as provided in s. 163.3177(6)(i), F.S., shall be considered in City of Newberry local decision-making:

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

Granting the future land use reclassification would allow the public the full benefit of the lands it owns in a manner consistent with the State mandated property rights element of the city's comprehensive plan.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

PROPOSED FUTURE LAND USE MAP

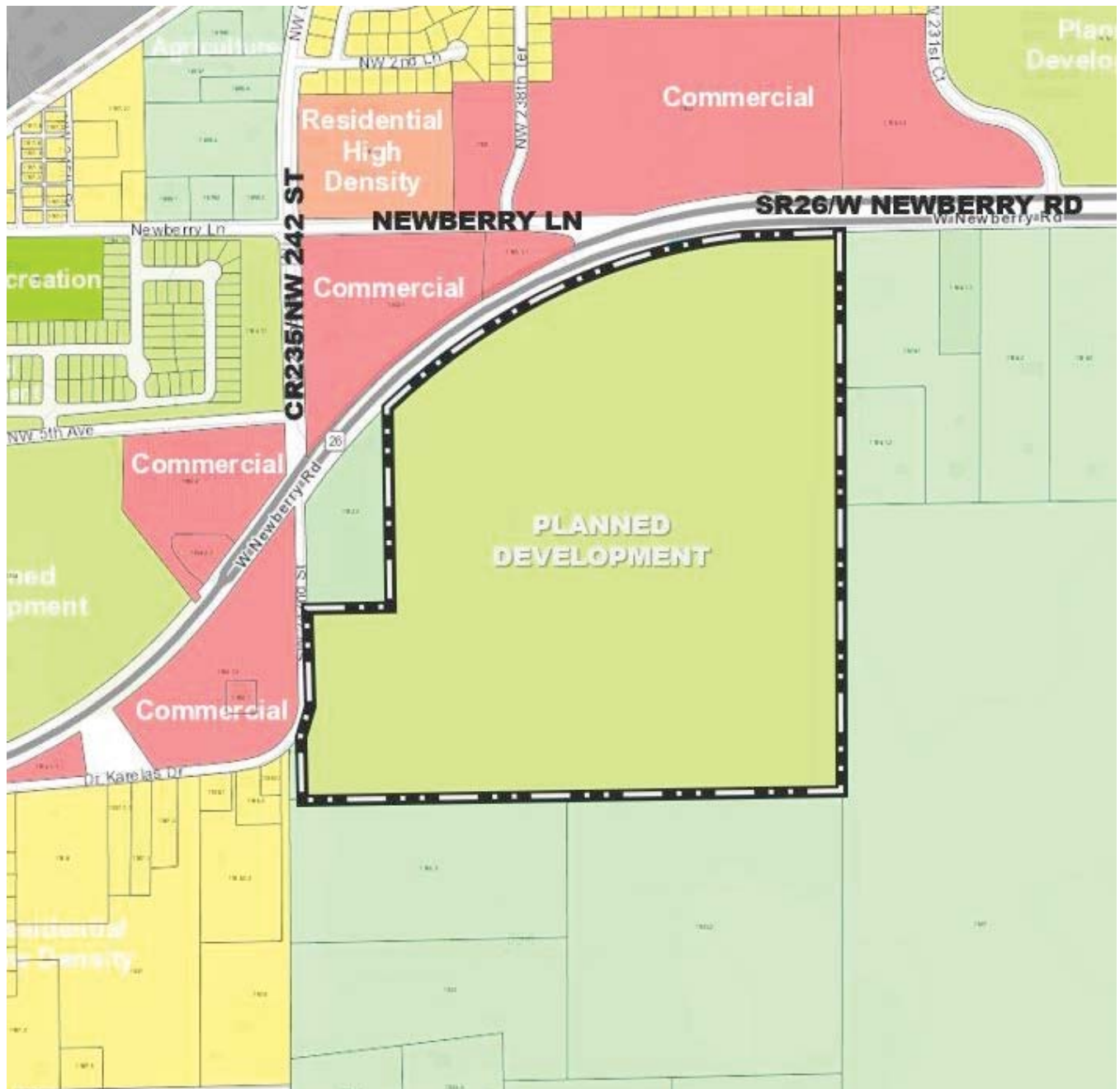


Figure 3: Proposed Future Land Use Map Classification of Public

CONCURRENCY

The below findings represent a general analysis of potential impacts based on contemplated levels of development. Concurrency evaluations will be conducted on a case-by-case basis for each component of the site at the appropriate stage of the development review process.

Traffic Analysis

The cemetery is an existing use and no change of use is proposed for the site. The City acquired the property to amalgamate the entirety of the cemeterial site under single-ownership. Reclassifying the future land use will

align the subject property FLU with the existing and adjacent cemetery. The Institute of Traffic Engineering Traffic Generation Manual 10 Edition (ITE 10 Ed.) provides the below weekday PM peak hour trip rate which applies to the use of this site.

- ITE Code 210** Single-Family Detached Housing– 0.99 weekday PM peak hour trips per dwelling unit
- ITE Code 820** Shopping Center--3.81 weekday PM peak hour trips per 1,000 s.f. gross floor area

Based on the above applicable codes, the proposed residential component would add 345 weekday PM peak hour trips and the nonresidential component would add 572 weekday PM peak hour trips to the local and regional road networks. State Road 26 is the affected road segment and final determination of available capacity will be determined by same. The Interactive Mapping and Reporting Application published FDOT District 2, providing level of service for various road segments under state jurisdiction in the City of Newberry, states the SR 26 segment from Newberry Road from SR 45 to CR 241 South is currently operating at a LOS C with 2045 peak volume of 2,385 peak hour trips with a maximum peak service of 4,020. Available capacity exists and this development will not negatively impact the level of service on the previously described segment.

Wastewater Analysis: Potable water and wastewater services are available to the site from SR26. The residential component would create additional demand of 250 gpd for each dwelling unit for an additional capacity demand of 870,500 gpd. The nonresidential component capacity demand shall depend on meter size required at time of building permit—which shall be determined by specific details not available at time of this petition for FLUMA. The below table accounts for the residential component only.

| | |
|------------------------------|-------------|
| Maximum Capacity | 0.56 mgd |
| 12-Month Average Daily Flow | 0.257 mgd |
| 3-Month Average | 0.253 mgd |
| Reserved Capacity | 0.243 mgd |
| Estimated Additional Demand | 0.0875 mgd* |
| Remaining Available Capacity | 0.0275 |

In accordance with the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, the City shall safely, efficiently, and in an environmentally sound manner provide an acceptable level of service for its population. Available capacity to serve new development will be evaluated at the time of construction plan review and/or prior to the commencement of each phase of a development. For proposed development, capacity is reserved on a first-come, first-served basis.

School Concurrency Analysis: School capacity is reserved at time of platting and conceptually accounted for in the 5-year school facilities plan at time of transmittal of the school concurrency form to the Alachua County School Board (ACSB). At this time, this petition has not been transmitted to the ACSB—however, if concurrency deficiencies are noted by the ACSB, this report shall be updated to reflect those specific capacity issues.

Electrical Services Analysis: The Property lies with Clay Electric service area, however, it abuts the City of Newberry electric utility service area. Capacity to serve the additional residential and nonresidential uses will be determined by the utility purveyor at time of construction plan or building permit approval.

Solid Waste Analysis: Pursuant to the solid waste element of the Comprehensive Plan, a level of service of 0.61 tons per capita is established for solid waste disposal. Available capacity for solid waste disposal is expected to be available.



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 9/28/23

PROJECT DESCRIPTION

#74 - City of Jasper - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant -
#23DB-N20 - Neighborhood Revitalization - Environmental Review

TO: City Manager
City of Jasper
208 West Hatley Street
Jasper, FL 32052-8707

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

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Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

Service Area #1 Chan Bridge Lift Station Number 4 Service Area:

03J – Sewer Line Replacement – The City of Jasper’s Chan Bridge Sanitary Sewer Lift Station has aging components and is in need of rehabilitation. The project proposed in this application is the rehabilitation of and improvements to the City’s sanitary sewer Chan Bridge lift station. The improvements will include replacement of lift station’s components to ensure ongoing operation of the City’s sanitary sewer system. The Chan Bridge Sanitary Sewer Lift Station is located at the intersection of Chan Bridge Drive and Northwest 103rd Place in unincorporated Hamilton County. The proposed improvements are:

- Demolish Existing Lift Station Components
- Reline Existing Wet Well
- Install New Submersible Pump in Wet Well
- Install New Guiderails, Piping, Valves & Fittings
- Install New Valve Vault & Wet Well Top with Hatch
- Install New Control Panel / Electrical
- Connect to Existing Forcemain
- Complete Site Work and Install New Fencing

The service area is bound on the northwest by Northwest 104th Avenue, bound on the southwest by the homes on the west side of 16th Avenue Northwest, bound on the south by the homes on the south side of Northwest 36th Drive and by the homes on the south side of Field Crest Road, bound on the east by Pine Wood Road, bound on the north by Northwest 35th Place, by the homes on the north side of Northwest 103rd Place and by the homes on the north side of Maplewood Road.

This service area includes all of the residential housing units in the service area whose effluent waste flows thru the City of Jasper’s Chan Bridge Lift Station. The beneficiaries of the Chan Bridge Lift Station rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose effluent flows thru the City’s Chan Bridge lift station. Currently 149 occupied households are located in the Primary Service Area for rehabilitation of the Chan Bridge Lift Station. These 149 households contain 444 people. 159 of the people living in the households in the service area, or 35.81% are VLI, 375 of the people living in the households in the service area, or 84.46% are LMI and 69 of the people living in the households in the service area or 15.54% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

Project Narrative (continued):

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

| Activity | Description | CDBG Cost | Local Match Funds |
|----------------------------|---------------------------------------|--------------|-------------------|
| 03J Sewer Line Replacement | Rehabilitate Chan Bridge Lift Station | \$307,000.00 | \$ 0.00 |

Service Area #2 Ben Jones Lift Station Number 13 Service Area:

03J – Sewer Line Replacement – The City of Jasper’s Ben Jones Lift Station Number 13 has aging components and is in need of rehabilitation. The project proposed in this application is the rehabilitation of and improvements to the City’s Ben Jones sanitary sewer lift station. The improvements will include replacement of lift station’s components to ensure ongoing operation of the City’s sanitary sewer system for the residents served by the system. The Ben Jones Sanitary Sewer Lift Station is located at the intersection of Northwest 108th Avenue and Northwest 37th Trail in unincorporated Hamilton County. The proposed improvements are:

- Demolish Existing Lift Station Components
- Reline Existing Wet Well
- Install New Submersible Pump in Wet Well
- Install New Guiderails, Piping, Valves & Fittings
- Install New Valve Vault & Wet Well Top with Hatch
- Install New Control Panel / Electrical
- Connect to Existing Forcemain
- Complete Site Work and Install New Fencing

The service area is bound on the north and east by the Norfolk Southern Railroad Tracks, bound on the south by the homes on the south side of Northwest 37th Street, and bound on the west by the homes on the west side of Northwest 107th Avenue.

This service area includes all of the residential housing units in the service area whose effluent flows thru the City of Jasper’s Ben Jones Lift Station System. The beneficiaries of the Ben Jones Lift Station rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose effluent flows thru the City’s Ben Jones lift station. Currently 80 occupied households are located in the Primary Service Area for rehabilitation of the Ben Jones Lift Station. These 80 households contain 214 people. 96 of the people living in the households in the service area, or 44.86% are VLI, 188 of the people living in the households in the service area, or 87.85% are LMI and 26 of the people living in the households in the service area or 12.15% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

Project Narrative (continued):

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

| Activity | Description | CDBG Cost | Local Match Funds |
|----------------------------|---|--------------|-------------------|
| 03J Sewer Line Replacement | Rehabilitate Ben Jones Sewer Lift Station | \$275,200.00 | \$ 0.00 |

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

| ACTIVITY | CDBG | CITY MATCH CLAIMED FOR POINTS | TOTAL |
|------------------------------|---------------------|-------------------------------|---------------------|
| 03J – Sewer Line Replacement | \$582,200.00 | \$ 0.00 | \$582,200.00 |
| 03J – Engineering | \$ 61,800.00 | \$50,000.00 | \$111,800.00 |
| 013 – Administration | \$ 56,000.00 | \$ 0.00 | \$ 56,000.00 |
| Total: | \$700,000.00 | \$50,000.00 | \$750,000.00 |

The City of Jasper is committing fifty thousand dollars (\$50,000.00) as leverage. All of the \$50,000 in leverage will be used towards Engineering as local match in this application.

None of the proposed activities will be carried out in a floodplain or wetland.

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

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

UNMET NEEDS

If sufficient CDBG funds remain after addressing the above work, the City would utilize these funds to address the following Unmet Needs:

Unmet Need # 1 - Service Area #1 Chan Bridge Lift Station Number 4 Service Area:

03J – Sewer Line Replacement – The City’s Chan Bridge Lift Station has aging components and is in need of rehabilitation and upgrades. The project proposed in this unmet need portion of the application is the installation of an emergency electrical generator at the City’s Chan Bridge sanitary sewer lift station. The emergency electrical generator will ensure ongoing operation of the City’s sanitary sewer system, for the sewer customers

Project Narrative (continued):

served by the Chan Bridge Lift Station, particularly during power outages. The Chan Bridge Lift Station is located at the intersection of Chan Bridge Drive and Northwest 103rd Place in unincorporated Hamilton County.

The service area is bound on the northwest by Northwest 104th Avenue, bound on the southwest by the homes on the west side of 16 Avenue Northwest, bound on the south by the homes on the south side of Northwest 36th Drive and by the homes on the south side of Field Crest Road, bound on the east by Pine Wood Road, bound on the north by Northwest 35th Place, by the homes on the north side of Northwest 103rd Place and by the homes on the north side of Maplewood Road.

This service area includes all of the residential housing units in the service area whose residents effluent flows thru the City of Jasper's Chan Bridge Lift Station. The beneficiaries of the Chan Bridge Lift Station rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose effluent flows thru the City's Chan Bridge lift station. Currently 149 occupied households are located in the Primary Service Area for rehabilitation of the Chan Bridge Lift Station. These 149 households contain 447 people. 168 of the people living in the households in the service area, or 37.58% are VLI, 380 of the people living in the households in the service area, or 85.01% are LMI and 67 of the people living in the households in the service area or 14.99% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

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

| Activity | Description | CDBG Cost | Local Match Funds |
|----------------------------|--|-------------|-------------------|
| 03J Sewer Line Replacement | Install Emergency Electrical Generator | \$75,000.00 | \$ 0.00 |

Unmet Need # 2 - Service Area #2 Ben Jones Lift Station Number 13 Service Area:

03J – Sewer Line Replacement – The City's Ben Jones Lift Station has aging components and is in need of rehabilitation and upgrades. The project proposed in this unmet need portion of the application is the installation of an emergency electrical generator at the City's Ben Jones sanitary sewer lift station. The emergency electrical generator will ensure ongoing operation of the City's sanitary sewer system, for the sewer customers served by the Lift Station, particularly during power outages. The Ben Jones Lift Station is located at the intersection of Northwest 108th Avenue and Northwest 37th Trail in unincorporated Hamilton County.

The service area is bound on the north and east by the Norfolk Southern Railroad Tracks, bound on the south by the homes on the south side of Northwest 37th Street, and bound on the west by the homes on the west side of Northwest 107th Avenue.

Project Narrative (continued):

This service area includes all of the residential housing units in the service area whose residents effluent flows thru the City of Jasper's Ben Jones Lift Station System. The beneficiaries of the Ben Jones Lift Station rehabilitation project proposed in this service area are all of the people living in the service area whose effluent flows thru the City's Ben Jones lift station. Currently 80 occupied households are located in the Primary Service Area for rehabilitation of the Ben Jones Lift Station. These 80 households contain 214 people. 96 of the people living in the households in the service area, or 44.86% are VLI, 188 of the people living in the households in the service area, or 87.85% are LMI and 26 of the people living in the households in the service area or 12.15% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

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

| Activity | Description | CDBG Cost | Local Match Funds |
|----------------------------|--|--------------|-------------------|
| 03J Sewer Line Replacement | Install Emergency Electrical Generator | \$ 75,000.00 | \$ 0.00 |

Unmet Need # 3 - Service Area #3 Central Avenue Sidewalk Replacement Service Area:

03L – Pedestrian Malls and Sidewalks - The City of Jasper proposes to rehabilitate approximately 1,900 linear feet (LF) of sidewalks on Central Avenue. The proposed sidewalk work would take place along Central Avenue between Martin Luther King Drive and 8th Street in the City of Jasper.

This service area includes all of the residential housing units located along the section of Central Avenue to receive the new sidewalks between Martin Luther King Drive and 8th Street:

The beneficiaries of the City's Central Avenue sidewalk rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the sidewalks along Central Avenue. Currently 13 occupied households are located in the Primary Service Area for rehabilitation of the Central Avenue Sidewalks in the service area. These 13 households contain 43 people. 11 of the people living in the households in the service area, or 25.58% are VLI, 26 of the people living in the households in the service area, or 60.47% are LMI and 17 of the people living in the households in the service area or 39.57% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

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

| Activity | Description | CDBG Cost | Local Match Funds |
|--------------------------------------|---|-----------|-------------------|
| 03L – Pedestrian Malls and Sidewalks | Install Sidewalks, Curbing, and Gutters | \$172,800 | \$ 0.00 |



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 9/28/23

PROJECT DESCRIPTION

#76 - Town of Fort White - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - #23DB-H04 - Housing Rehabilitation- Notice of Intent

TO: Connie Brecheen, Town Clerk
Town of Fort White
P.O. Box 129
Fort White, FL 32038-0129

XC: Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32312-1916

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

1. The service area for this project is the Town of Fort White.
2. CDBG funds will be used to rehabilitate or demolish and replace as many income eligible households as the budget allows, with the goal of addressing at least 9 houses.
3. CDBG funds will be used for housing rehabilitation and demolition/relocation activities, temporary relocation, and grant administration for income eligible household within the Town of Fort White Town limits.
4. ACTIVITY DESCRIPTION, INCLUDING THE NEED BEING MET: The Town of Fort White is applying for CDBG funding under the category of Housing Rehabilitation (HR), as described in more detail below:
 - A. The purpose and need for the project: The purpose of this grant application is to request funding for the rehabilitation of 9 very-low, low, and moderate income homeowner occupied properties in the Town of Fort White. CDBG funds will be used to renovate and preserve existing housing stock, replace substandard housing, and remove unhealthy/hazardous conditions. The need for housing improvements is set forth as a priority in the Town of Fort White Housing Assistance Plan (HAP). It is also addressed by the Housing Element of the Town of Fort White Comprehensive Plan. After the CDBG grant is awarded, the Town will advertise for residents to submit applications for housing assistance.
 - B. The CDBG funds will be used for:
 - 1) Housing Rehabilitation/Demolition/Relocation: \$483,000(100% LMI benefit);
 - 2) Temporary Relocation: \$2,700 (100% LMI benefit);
 - 3) Grant Administration: \$90,000 (LMI benefit is not applicable).
 - 4) Total grant amount: \$600,000.

Specific project activities and costs are described below.

Program Administration projected cost is \$90,000. Administration activities will include:

- Announce the grant and the opportunity it presents to the Community
- Solicit applications
- Review applications, select applications for field visits
- Conduct field visits, develop cost estimates, select applications for final ranking
- Have rankings reviewed by CATF and present recommendations for Town Council for approval
- All structures determined to be 50 years or older will be submitted to the State Bureau of Historic Preservation for review and development of an

agreed upon plan for rehabilitation and preservation.

-Prepare all Deferred Payment Loan (DPL) documents for the homeowner, This DPL is the mechanism through which the rehabilitation financing is made available. The DPL is a no interest loan. It is repayable if ownership of the home is transferred within 5 years of the date of the DPL or if the property owner ceases to use the property as their primary residence.

Temporary Relocation projected cost is \$2,700.

-Each homeowner that is approved to have their home rehabilitated with CDBG funds is eligible for a maximum of \$300 for move-out and move-in expenses during rehabilitation. Administrative staff will work with each client to ensure a smooth temporary relocation process.

Housing Rehabilitation/Demolition/Replacement projected cost \$483,000, plus \$25,000 in local match SHIP funds to be provided by Columbia County (leverage).

Following procedures set forth in the Town of Fort White Housing Assistance Plan, the housing rehabilitation program will address the following:

-STRUCTURAL REQUIREMENTS- the Housing Rehabilitation Specialist will ensure the assisted house will maintain structural integrity and that the cost of rehabilitation or replacement is cost feasible.

-PROGRAM PROCEDURES- the Housing Rehabilitation Specialist will manage the housing assistance application process. Other tasks will include managing the bidding process, change orders, and contractor payments. The Rehabilitation Specialist will also conduct construction progress inspections, coordinate with the local Building Official on certificates of completion and/or certificates of occupancy, and as needed, will handle disputes and contract termination.

-CLEARANCE/PERMANENT RELOCATION, DEMOLITION RELOCATION- for houses that are in such poor condition that it is more cost effective to demolish and replace them, the Housing Rehabilitation Specialist will manage the clearance, permanent relocation/demolition relocation process.

-CONTRACTOR LISTING- the Housing Rehabilitation Specialist will manage contractor recruiting, contractor eligibility, and contractor disqualification.

C. Proposed construction start and end dates: Construction activity utilizing funds set forth in the grant application would commence after the grant agreement is awarded and after the non-site specific and site specific environmental reviews are completed. Construction is anticipated to be complete within 30 months of the date that the Town receives the notice of grant award.

D. Quantity and location of activities: The rehabilitation activity will take place only within the incorporated area of the Town of Fort White. This grant proposal seeks funding for the rehabilitation of:

2 households that are low income

3 households that are very low income

4 households that are either moderate income, low income, or very low income.

The total number of households that will be addressed with CDBG funds is 9.

D. Project cost: As mentioned, the Town is requesting a CDBG funding in the amount of \$600,000.

E. National Objective: The use of CDBG funds for housing rehabilitation will address the CDBG program's national objective of "benefit to low and

- moderate-income persons". Each property funded with this grant will be rehabilitated to the acceptable living standards as set forth in the HUD Section 8 Minimum Housing Quality Standards and the Florida Building Code.
- F. Project beneficiaries: The persons that live in the 9 homes that will be rehabilitated will be the grant beneficiaries.
5. There are no activities where construction will occur outside the Town limits of Fort White.
 6. It is not anticipated that any proposed DOT or County road construction will impact this CDBG funded activity.
 7. The Town is a participant in the National Flood Assistance Program. If any property to be rehabilitated is in a flood-prone area, the unit will have flood insurance and be elevated to a minimum of 1 foot above base flood elevation or to local code, whichever is greater.
 8. Temporary Relocation is a complementary activity that will be undertaken by this project.
 9. Funds from other sources are being used leveraged. The Town of Fort White Town Council has approved \$25,000 in SHIP funds to be combined with \$600,000 in CDBG funds. The funds will be used to further and enhance the work that is being funded by the CDBG grant. The funds are being provided to the Town by Columbia County.
 10. None of the CDBG funds will be used for the removal of public building architectural barriers to handicap persons.
 11. A door to door household income survey was not used for the grant application.

