



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 **January 25, 2024**. 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.**

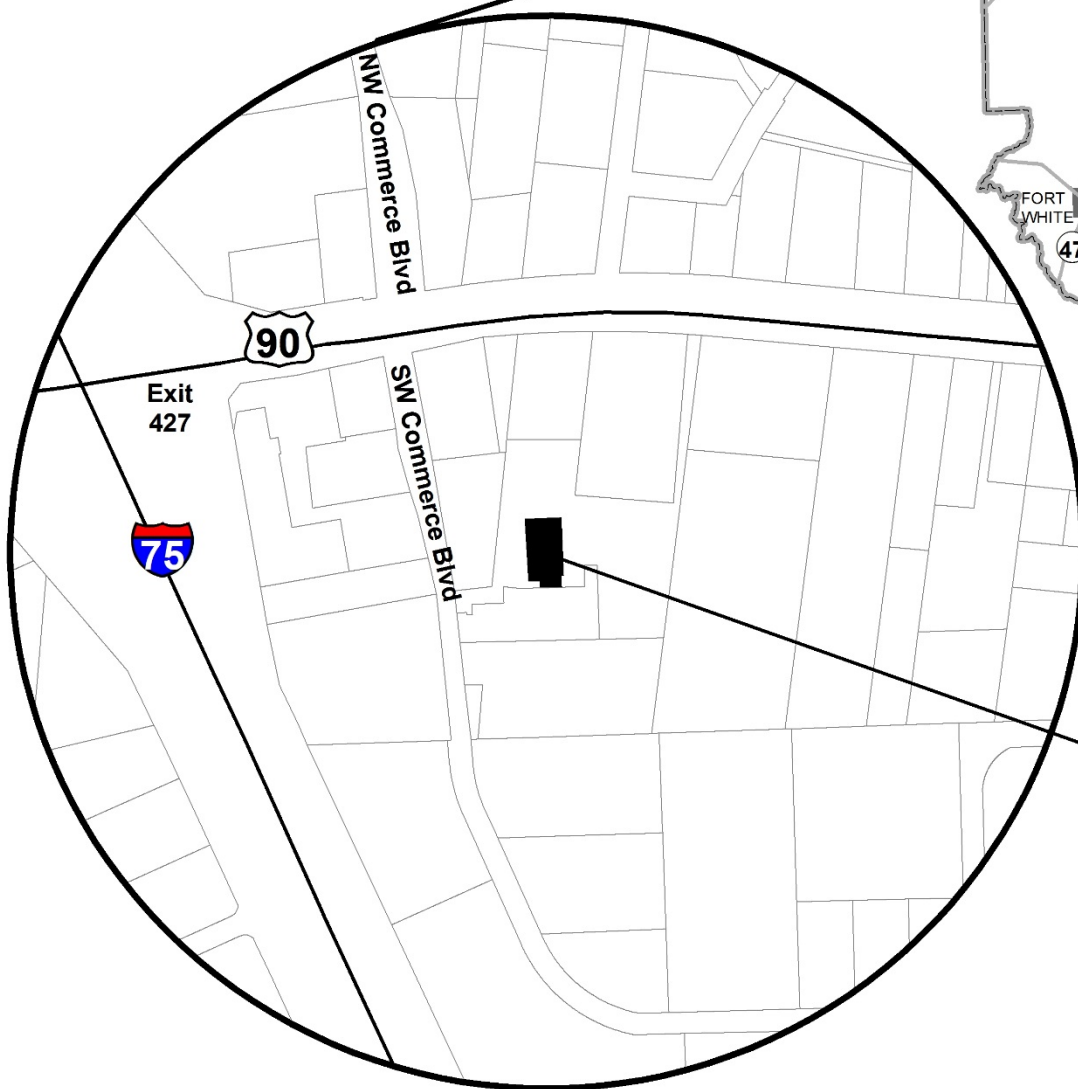
DIAL IN NUMBER: Toll Free 1.888.585.9008

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

January 25, 2024
6:00 p.m.

PAGE NO.

I.	APPROVAL OF THE AGENDA	3
II.	APPROVAL OF THE SEPTEMBER 28, 2023 MEETING MINUTES	5
III.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#10– Alachua County Comprehensive Plan Adopted Amendment (FC No. 23-2ESR)	7
	#11–City of Newberry Comprehensive Plan Draft Amendment (FC No. 23-4ESR)	21
	#12–City of Newberry Comprehensive Plan Draft Amendment (FC No. 23-5ESR)	31
	#13–City of Newberry Comprehensive Plan Draft Amendment (FC No. 24-1ESR)	45
IV.	STAFF-LEVEL REVIEW ITEMS	
	#9 - Town of Cross City- Community Development Block Grant- # IR028 Mitigation - Concurrent Notice	53
V.	PUBLIC COMMENTS	

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

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

September 28, 2023
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
Daniel Riddick
Jody Stephenson
Donnie Waldrep, Vice-Chair
Casey Willits

MEMBERS ABSENT

James Catron
James Tallman
Marihelen Wheeler

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Stephen Witt

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 Riddick to approve the September 28, 2023 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE AUGUST 24, 2023 MEETING MINUTES

ACTION: It was moved by Commissioner Willits and seconded by Commissioner Waldrep to approve the August 24, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#75 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 23-2ESR)

Lauren Yeatter, Senior Planner, stated that the staff report finds the comprehensive plan, as amended, is 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 Willits and seconded by Commissioner Riddick to recommend that the Council approve the staff report for Item #75 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:17 p.m.

Patricia B. Hutchinson, Chair

10/26/23
Date

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

Regional Planning Council: North Central Fl

Review Date: 1/25/24

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 10

Local Government: Alachua County

Local Government Item No.: Z23-000003

State Land Planning Agency Item No.: 23-2ESR

Date Mailed to Local Government and State Land Planning Agency: 1/26/24 (estimated)

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

DESCRIPTION OF AMENDMENT

County item Z 23-000003 revises existing definitions of the terms Environmental Justice and Social Equity, and includes equity considerations in the Industrial, Institutional, and Implementation policies of the Future Land Use Element (see attached).

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

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

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____ No _____

Not Applicable X

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 2023- 21

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040, BY AMENDING THE FUTURE LAND USE ELEMENT TO REVISE THE DEFINITIONS OF "ENVIRONMENTAL JUSTICE" AND "SOCIAL EQUITY"; ADD EQUITY, AND COMMUNITY, HISTORICAL, AND NEIGHBORHOOD CHARACTER AMONG FACTORS TO BE CONSIDERED IN LAND USE AND ZONING DECISIONS CONCERNING THE LOCATION OF INDUSTRIAL AND INSTITUTIONAL LAND USES; ADD EQUITY AS A FACTOR TO BE CONSIDERED FOR PROPOSED CHANGES TO THE ZONING MAP; AND PROVIDE FOR THE INCLUSION OF ENVIRONMENTAL JUSTICE, EQUITY, AND COMMUNITY, HISTORICAL, AND NEIGHBORHOOD CHARACTER AMONG FACTORS TO BE INCLUDED IN THE LAND DEVELOPMENT REGULATIONS FOR EVALUATING WHETHER OR NOT A SPECIAL EXCEPTION OR SPECIAL USE PERMIT IS GRANTED (Z23-000003); PROVIDING FOR THE ORDINANCE TO BE LIBERALLY CONSTRUED; PROVIDING FOR MODIFICATION; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Community Planning Act (Section 163.3161, et. seq., Florida Statutes) requires that each local government prepare and adopt a comprehensive plan; and

WHEREAS, Section 163.3184(11)(a), Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and,

WHEREAS, the Board of County Commissioners of Alachua County, Florida, wishes to make a text amendment (Application Z23-000003) to the Alachua

County Comprehensive Plan, 2019-2040 by amending the Future Land Use Element definitions of Social Equity and Environment Justice and related policies in the Future Land Use Element; and,

WHEREAS, a duly advertised public hearing was conducted on August 16, 2023 after 5:00 p.m. by the Alachua County Planning Commission, acting as the Local Planning Agency (LPA), and the LPA provided its recommendation to the Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the LPA at a duly advertised public hearing held on September 26, 2023 and approved the proposed comprehensive plan amendment for transmittal, as provided in Section 163.3184(3)(b)1., Florida Statutes, to the State Land Planning Agency, other reviewing agencies as defined in Section 163.3184(1)(c), Florida Statutes, and other local governments for review and comment; and,

WHEREAS, pursuant to Section 163.3184(3)(b)2., Florida Statutes, the reviewing agencies and local governments must transmit their comments to the County such that they are received no later than 30 days from the date on which the reviewing agency or local government received the amendment; and,

WHEREAS, the State Land Planning Agency (Florida Department of Commerce) received the proposed amendment, and provided a letter to the County dated October 2, 2023 indicating that the County would receive the State Land Planning Agency's comment letter no later than October 27, 2023; and,

WHEREAS, the State Land Planning Agency (Florida Department of Commerce) provided a letter to the County dated October 27, 2023 indicating that the Department had no comment on the proposed amendment; and,

WHEREAS, the reviewing agencies identified in Section 163.3184(1)(c), F.S. reviewed the proposed comprehensive plan amendment pursuant to Sections 163.3184(3)(b)2, 3, and 4, F.S., and had no comment on the proposed amendment; and,

WHEREAS, pursuant to Section 163.3184(3)(b)(c), the County is required to hold a public hearing on whether to adopt a proposed comprehensive plan amendment within 180 days after receipt of agency comments; and,

WHEREAS, the Board of County Commissioners finds the comprehensive plan amendment Z23-000003 to be in compliance with Chapter 163, Part II of the Florida Statutes; and,

WHEREAS, the Board of County Commissioners held a duly advertised public hearing on December 12, 2023, provided for and received public participation, and voted to adopt the comprehensive plan amendment, as embodied in Section 1 below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY:

SECTION 1. That the Alachua County Comprehensive Plan: 2019-2040 is hereby amended as shown in Exhibit "A" and incorporated herein as a part thereof.

SECTION 2. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

SECTION 3. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

SECTION 4. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 5. Effective Date. This plan amendment shall become effective 31 days after the state land planning agency notifies the County that the plan amendment package is complete pursuant to Section 163.3184(3)(c)4, Florida Statutes. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, then it will become effective upon the state land planning agency or the Administration Commission entering a final order determining the adopted amendment to be in compliance.


SECTION 6. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Duly adopted in regular session, this 12th day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF ALACHUA COUNTY, FLORIDA

By: 
Mary C. Alford, Chair
Board of County Commissioners

ATTEST:


J. K. "Jess" Irby, Esq., Clerk

(SEAL)

DEPARTMENT APPROVAL
AS TO CORRECTNESS:



Director of Growth Management
or Designee

APPROVED AS TO FORM:



Alachua County Attorney

EXHIBIT A

Z23-000003: Text Amendment to Alachua County Comprehensive Plan

Language to be added is shown in underlined font.

Language to be deleted is shown in ~~struck-through font~~.

Currently adopted language is shown in regular font.

FUTURE LAND USE ELEMENT

Principle 1. Promote sustainable land development that provides for a balance of economic opportunity, ~~social equity,~~ including environmental justice, and protection of the natural environment.

Definitions

~~Environmental Justice:~~ ~~No group of people, including a racial, ethnic, or socioeconomic group, should bear a disproportionate share of the cumulative negative social or environmental consequences resulting from land use decisions.~~

Environmental Justice means that no group of people, including those from marginalized racial, ethnic, or socioeconomic groups or persons with disabilities, should disproportionately bear the cumulative negative social or environmental consequences resulting from land use decisions. Principles of environmental justice recognize historically that the largest proportion of environmental burdens come from industrial development, energy production facilities, disposal of waste, and transportation systems, and that these burdens often fall on the communities that are least able to withstand the impacts of them, i.e. poorer and marginalized communities. Environmental justice is a principle and practice that emerged historically from people of color organizing to protect their environments, community rights, lands, and health.

~~Social Equity:~~ ~~Principle of fairness, with attention to provision of opportunity to those portions of the community that are less well off; as applied to Comprehensive Plan, related issues include the provision of affordable housing, economic opportunity, and choice of living environments for all members of the community without regard to sex, race, age, religion, ethnicity, national origin, etc.~~

Equity means redressing injustices that were previously incurred, fully incorporating all segments of the community in the decision-making and planning processes and establishing measures to prevent future inequities from occurring. Such efforts include expanding opportunity and promoting equal access to public services, providing equal service quality, ensuring procedural fairness, and striving for equal opportunity in such areas as education, health, employment, mobility, and housing.

In the context of sustainability, equity refers to how burdens and benefits of different policy actions are distributed in a community. The more evenly they are distributed, the more equitable the community is, and this is reflected in economic, ecological, and social outcomes. Equity in sustainability includes putting forth efforts toward rectifying previous environmental injustices, avoiding environmental injustices going forward, and providing equal access to participate in sustainability activities and shape their development.

4.0 INDUSTRIAL LAND USE POLICIES

OBJECTIVE 4.2 - LOCATION AND COMPATIBILITY

Policy 4.2.1. Industrial land uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice, equity, and community, historical, and neighborhood character; this shall include consideration of the residents of the community, their relationship to the land, and the characteristics of the land itself. In considering community, historical, and neighborhood character, particular consideration shall be given to recognizing, protecting and preserving the resilience, collective desires, and resources of historically burdened communities. Historically burdened communities are those where the residents, often from racially or ethnically marginalized communities, face inequities and have disproportionate burdens associated with land use.

Policy 4.4.1. Heavy Industrial land uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice, equity, and community, historical, and neighborhood character; this shall include consideration of the residents of the community, their relationship to the land, and the characteristics of the land itself. In considering community, historical, and neighborhood character, particular consideration shall be given to recognizing, protecting and preserving the resilience, collective desires, and resources of historically burdened communities. Historically burdened communities are those where the residents, often from racially or ethnically marginalized communities, face inequities and have disproportionate burdens associated with land use.

5.0 INSTITUTIONAL LAND USE POLICIES

OBJECTIVE 5.1 – GENERAL

An institutional land use category shall be established to provide for a range of activities related to human development and community services, subject to the policies and standards contained in this Section.

Policy 5.1.1 Potential locations for major future institutional uses are identified on the Future Land Use Map. Institutional uses may be allowed in other land use categories designated on the Future Land Use Map, and implemented in accordance with the guidance and policies within this Section 5.0., and within the Comprehensive Plan as a whole.

Policy 5.1.2 The following uses are considered institutional and governmental uses in Alachua County:

- (a) Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools.
- (b) Community Services (e.g. civic and government facilities, fire and emergency services, law enforcement, health facilities, community service organizations, correctional facilities).
- (c) Public Utility, Communications or Infrastructure Services (e.g. utility transmission and distribution facilities, landfills).
- (d) Religious Facilities; and
- (e) Cemeteries.

OBJECTIVE 5.2 - LOCATION AND COMPATIBILITY (*for Institutional Land Uses*)

Policy 5.2.1. The following criteria shall determine the appropriateness of potential institutional locations and uses requiring special use permits, and shall be demonstrated prior to establishing the institutional use:

- (a) Optimum service area.
- (b) Optimum operating size.
- (c) Access to clientele.
- (d) Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.
- (e) Nature of service provision.
- (f) Needs of the clientele.
- (g) Availability and adequacy of public infrastructure to serve the particular use.
- (h) Preservation and strengthening of community and neighborhood character through design and in accordance with Policy 5.2.2 of this Element.
- (i) Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.

Policy 5.2.2 Institutional facilities shall be designed and located for integration into the surrounding community. Land use decisions concerning location of institutional uses shall take into consideration environmental justice, equity, and community, historical, and neighborhood character; this shall include consideration of the residents of the community, their relationship to the land, and the characteristics of the land itself. In considering community, historical, and neighborhood character, particular consideration shall be given to recognizing, protecting and preserving the resilience, collective desires, and resources of historically burdened communities. Historically burdened communities are those where

the residents, often from racially or ethnically marginalized communities, face inequities and have disproportionate burdens associated with land use.

Policy 7.1.2 Proposed changes in the zoning map shall consider:

- (a) consistency with the goals, objectives, policies and adopted maps of the Comprehensive Plan
- (b) the availability and capacity of public facilities required to serve the development. When considering a rezoning, this includes availability and capacity of existing public facilities and timing of future facilities based on capital plans. Specific determinations for any exceptions to the requirement to connect to a centralized potable water and sanitary sewer system will be made at the stage of development plan review, as detailed in Policy 2.1.1 of the Potable Water and Sanitary Sewer Element.
- (c) the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice, equity, and redevelopment opportunities.
- (d) those factors identified by law, including that as a general matter an applicant is not entitled to a particular density or intensity within the range of densities and intensities permitted by the Comprehensive Plan, given due consideration of legitimate public purposes relating to health, safety, and welfare.

Policy 7.1.17 The land development regulations shall provide for evaluation of certain land uses through processes by which special exceptions, special use permits, and temporary use permits may be granted. These certain uses include uses with intensities or characteristics that may create an adverse impact on surrounding neighborhoods or institutions which are evaluated on a case-by-case basis to ensure that the size, extent and character of that use is compatible with the surrounding uses. The regulations to implement this policy shall identify the general category of uses that will be subject to this process and the specific factors which will be utilized to evaluate whether or not a special exception, special use permit or temporary use permit should be granted. For special exceptions and special use permits, these factors shall include, but are not limited to, consideration of environmental justice, equity, and community, historical, and neighborhood character.

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

Regional Planning Council: North CentralFL

Regional Planning Council Item No.:11

Review Date: 1/25/24

Local Government: City of Newberry

Amendment Type: DraftAmendment

Local Government Item No.:CPA23-06

State Land Planning Agency Item No.: 23-4ESR

Date Mailed to Local Government and StateLand Planning Agency: 1/26/24 (estimated)

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

DESCRIPTION OF AMENDMENT

City item CPA 23-06 reclassifies approximately 1,293 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) to Planned Development for the project known as NC Ranch Planned Development which proposes 4,500 dwelling units, 700,000 square feet of nonresidential uses, and 250 adult living facility beds, utilizing a phasing schedule from 2030 to 2072.(see attached).

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

The subject property is adjacent to U.S. Highway 41/27, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report indicates that the amendment will result in a net increase of vehicular trips generated from onsite uses, and necessary modifications to these roadways will be assessed through an engineered traffic study during site/development plan review. All modifications necessary for serving on site uses will be the responsibility of the developer. Furthermore, the City Comprehensive Plan contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination of impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

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

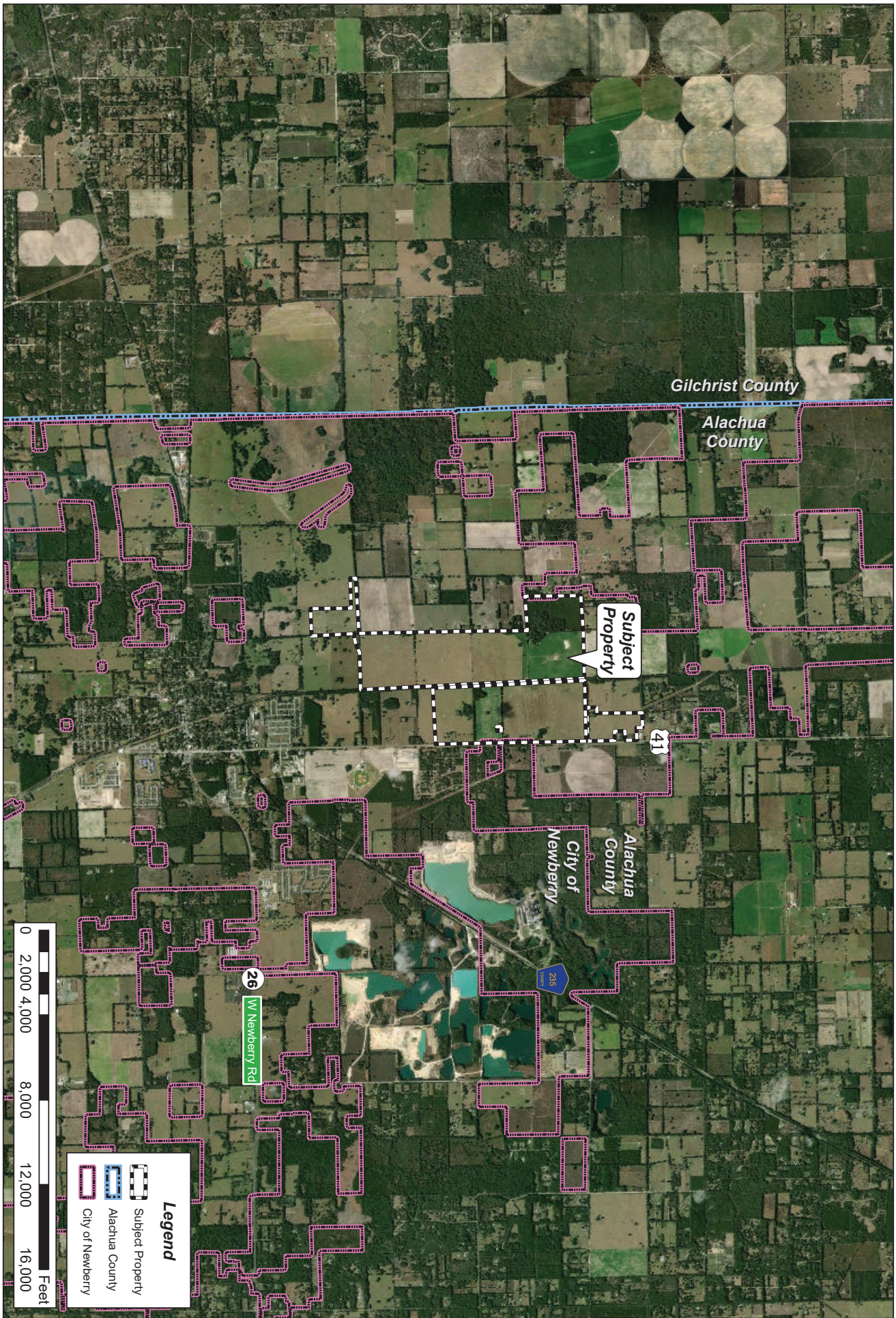
The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

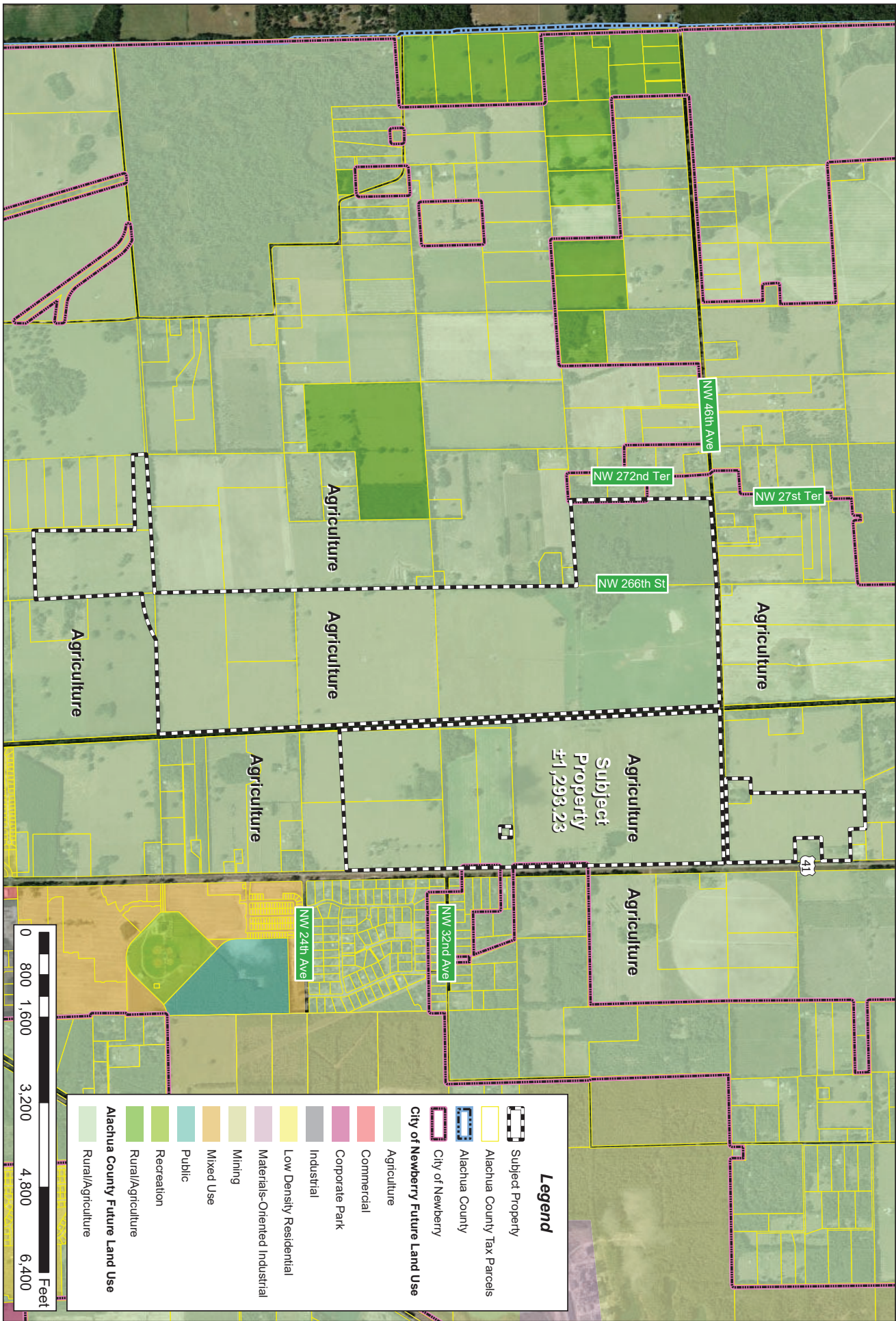
Request a copy of the adopted version of the amendment?

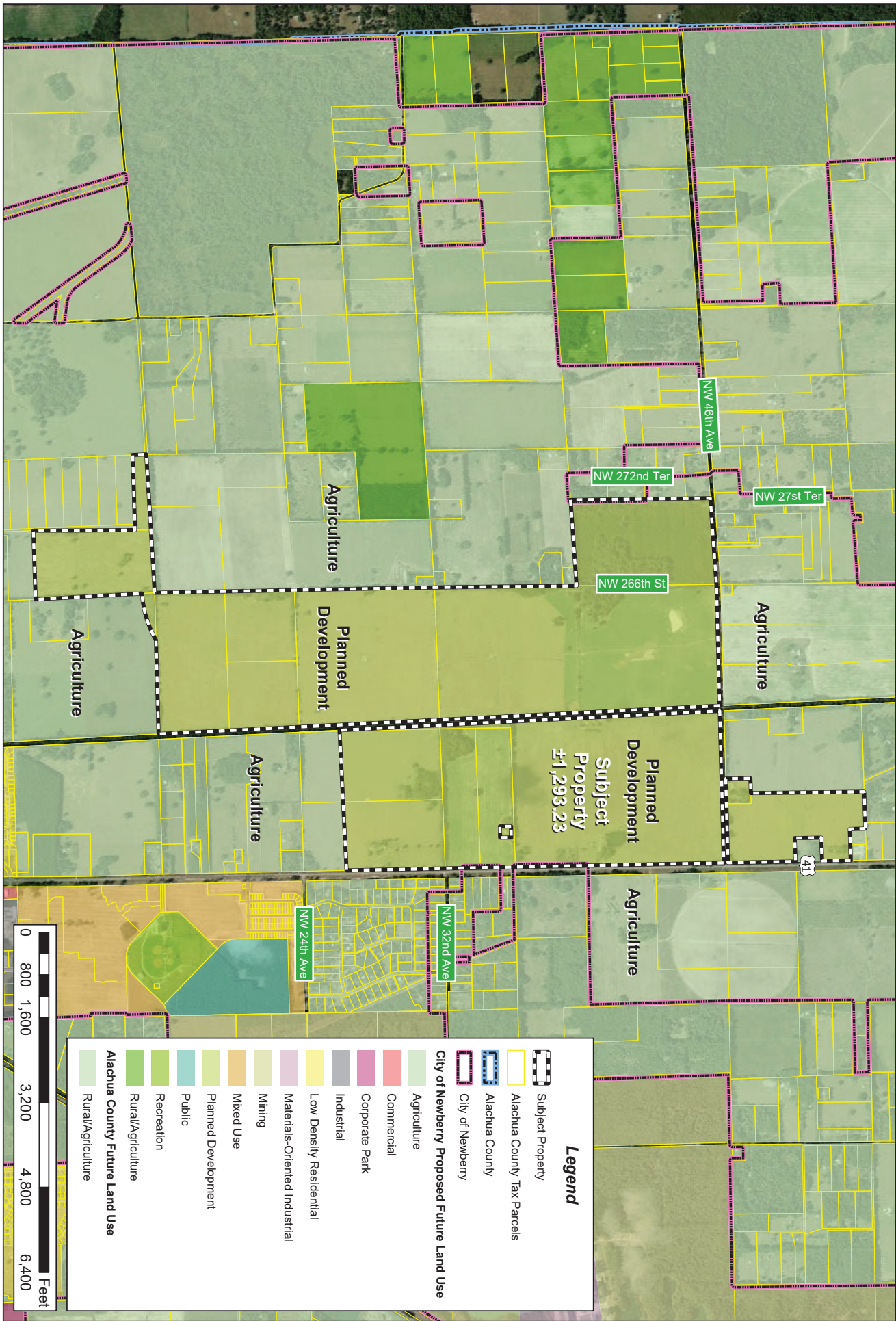
It is recommended that these findings be forwarded to the City and FloridaCommerce.

Yes X No Not Applicable

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT







2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan Amendment (Ls-CPA or “Plan Amendment”) application requests entitlement of a mixed-use development on ±1,293.23 acres (Alachua County Tax Parcels 01822, 01822-5, 01838, 01844, 01845, 01845-2, 01875-2, 01877, 01877-1-1, 01878, 01892-1-1, 01892-21-16, 01894-1-2, and a portion of 01875 and 01875-1) within the City of Newberry. The subject property is located north of Newberry Road/State Road (SR) 26, west of SR 45, and south of NW 46th Avenue. **Figure 1**, an aerial map, shows the site’s location and multiple adjacent businesses.

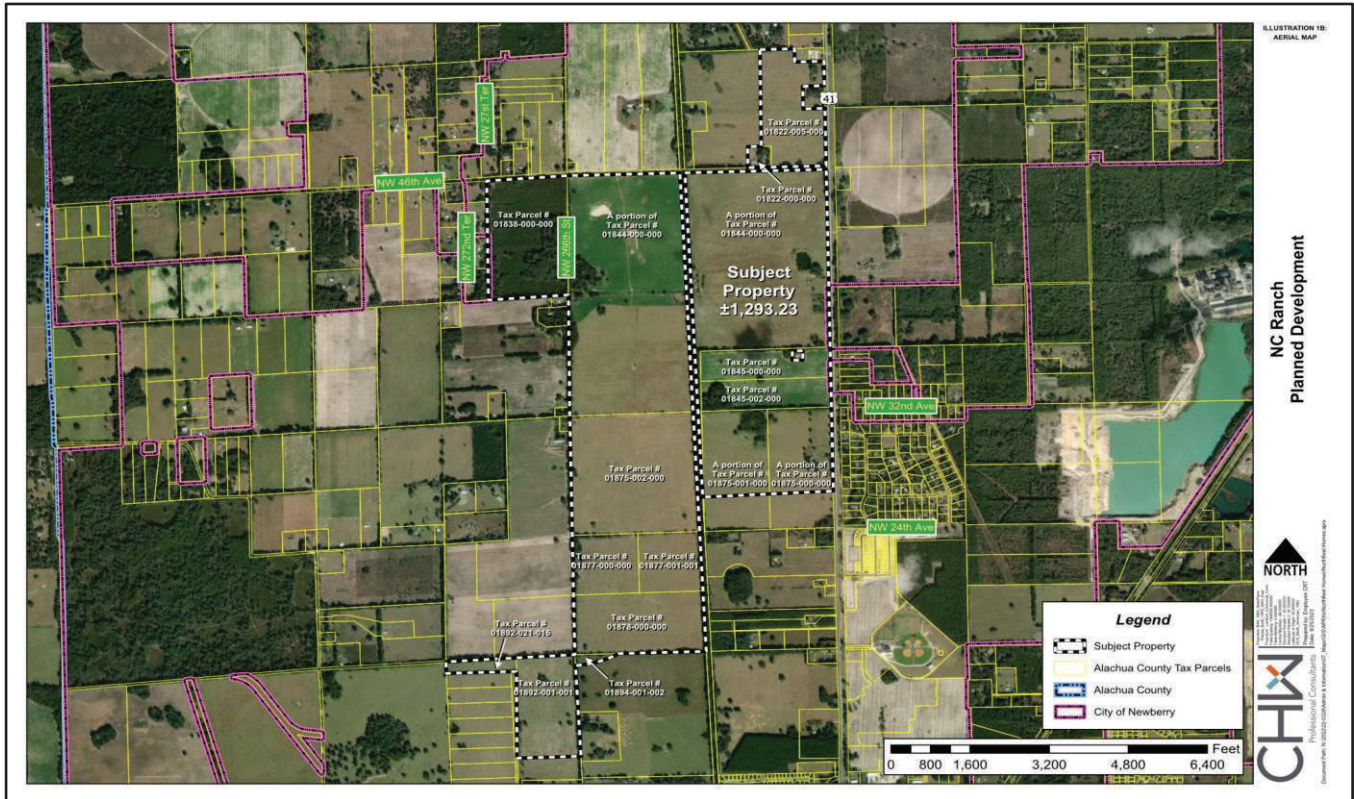


Figure 1: Aerial Map

The subject property has Agriculture Future Land Use (FLU) and Agriculture (A) Zoning District designations. The proposed PD FLU and Zoning District (requested per a corresponding Rezoning application) will permit a mix of both commercial and residential uses. Neighborhood-scale commercial uses are proposed along the SR 45 frontage while the remainder of the property will be a single-family detached subdivision. The mix of uses are intended to complement each other and adjacent properties. The applicant proposes to develop the subject property according to a phasing schedule (**Table 1**).

Table 1: Phasing Schedule

PHASE	1	2	3	4	5	6	7	8	TOTAL
Est. Completion Year	2030	2036	2042	2048	2054	2060	2066	2072	
Single-Family Residential	300	350	400	450	500	550	600	600	3,750
Multi-Family Residential	-	250	-	250	-	-	-	-	500
Sr. Adult Housing - Detached	125	-	-	-	-	-	-	-	125
Sr. Adult Housing - Attached	-	-	-	125	-	-	-	-	125
Assisted Living*	-	125	-	125	-	-	-	-	250
Mini-Warehouse	75	75	-	150	-	-	-	-	300
Medical Office	-	30	-	-	-	-	-	-	30
Shopping Center (>150 KSF)	-	20	-	50	300	-	-	-	370

*Note: Assisted Living Facility/Skilled Nursing Facility (250 beds) is included within the Retail/ Service/ Office use category.

Due to the lengthy buildout proposed for the subject property, the applicant proposes to use a land use equivalency matrix for purposes of reacting to market changes over the buildout period. Land uses may be exchanged based on this matrix as long as the exchange does not result in a net increase in total PM peak hour traffic generated by the development and all other applicable level of service standards (as of the date the land use exchange is requested) are met.

Table 2: Land Use Equivalency Matrix

EQUIVALENCY MATRIX	Single Family (DU)	Multi-Family Housing (Low-Rise) (DU)	Sr. Adult Housing – Detached (DU)	Sr. Adult Housing – Attached (DU)	Assisted Living (Beds)	Mini-Warehouse (1,000 SF)	Medical Office (1,000 SF)	Shopping Center (>150 KSF) (1,000 SF)
Single Family (DU)	1.000	1.644	1.882	3.217	3.325	5.320	0.201	0.241
Multi-Family Housing (Low-Rise) (DU)	0.608	1.000	1.145	1.957	2.022	3.236	0.122	0.146
Sr. Adult Housing – Detached (DU)	0.531	0.874	1.000	1.710	1.767	2.827	0.107	0.128
Sr. Adult Housing – Attached (DU)	0.311	0.511	0.585	1.000	1.033	1.653	0.063	0.075
Assisted Living (Beds)	0.301	0.495	0.566	0.968	1.000	1.600	0.061	0.072
Mini-Warehouse (1,000 SF)	0.188	0.309	0.354	0.605	0.625	1.000	0.038	0.045
Medical Office (1,000 SF)	4.971	8.173	9.355	15.995	16.528	26.444	1.000	1.197
Shopping Center (>150 KSF) (1,000 SF)	4.153	6.828	7.815	13.362	13.807	22.092	0.835	1.000

NOTE: Trip rates used in this analysis are from the ITE publication, Trip Generation, 11th Edition, see attached Report.

Maximum weekday PM peak Hour Proposed AADT is approximately 4,181 trips in both directions.

Note: The impact of each phase on concurrency categories for which levels of service are monitored, such as water, sewer, and school capacity will be considered in addition to PM peak hour traffic when using the equivalency table. If exceedances are noted, the developer will be responsible for its proportionate share of mitigation.

Example: If an exchange were proposed from 100,000 square feet of Retail to Single Family DUs, the maximum allowable dwelling units would be calculated as follows – $100,000/1,000 \text{ sf} \times 4.153 = 415$ Single Family DUs. Thus, a maximum of 415 Single Family DUs would be allowed under this exchange.

Table 3 and Figures 2-5 show the existing FLU and Zoning designations adjacent to the subject property.

Table 3: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Agriculture / NW 46 th Avenue	A / NW 46 th Avenue ROW
East	Agriculture / SR 45 ROW	A / SR 45 ROW
South	Agriculture	A
West	Agriculture	A

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

Regional Planning Council: North Central Florida Regional Planning Council Item No.:12

Review Date: 1/25/24

Local Government: City of Newberry

Amendment Type: Draft Amendment

Local Government Item Nos.: CPA 23-12

State Land Planning Agency Item No.: 23-5ESR

Date Mailed to Local Government and State Land Planning Agency: 1/26/24

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

DESCRIPTION OF AMENDMENT

The City is amending the text of the Future Land Use Element of the City Comprehensive Plan, guiding development of a project known as NC Ranch Planned Development (see attached).

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

The subject property is adjacent to U.S. Highway 41/27, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report indicates that the amendment will result in a net increase of vehicular trips generated from onsite uses, and necessary modifications to these roadways will be assessed through an engineered traffic study during site/development plan review. All modifications necessary for serving on site uses will be the responsibility of the developer. Furthermore, the City Comprehensive Plan contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination of impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

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

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

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the City and Florida Commerce.

Yes ☒ No ☐Not Applicable ☐

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

ORDINANCE NO. 2023-36
CPA 23-12

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO A TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE CITY OF NEWBERRY COMPREHENSIVE PLAN, UNDER THE EXPEDITED AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3184 (2) AND (3), FLORIDA STATUTES, AND IN CONFORMANCE WITH SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; PROVIDING FOR A SPECIFIC LOCATIONS SUB ELEMENT FOR A PROJECT KNOWN AS NC RANCH PLANNED DEVELOPMENT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **CPA 23-12**, for a text amendment, as described in Subsection 1, to the Future Land Use Element of the City of Newberry Comprehensive Plan has been filed with the City;

WHEREAS, application CPA 23-12, establishes a “Specific Locations Sub Element” of the Future Land Use Element of the City of Newberry Comprehensive Plan which provides for an expanded the planning period of 50 years, thresholds for developments, and guiding policies for development of the project known as “NC Ranch Planned Development,” File No. CPA 23-06, as adopted by Ordinance 2023-23, as amended;

WHEREAS, the application, File No. CPA 23-12, is a companion item to CPA 23-06/Ordinance 2023-23, a future land use map amendment from Agriculture to Planned Development for the project known as NC Ranch Planned Development, and is dependent on the adoption of same;

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

WHEREAS, pursuant to Section 163.3174, Florida Statutes, and Ordinance No. 9-92, as amended, entitled City of Newberry Land Development Regulations, hereinafter referred to as the City's Land Development Regulations, 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 a text amendment, as described below, to the Future Land Use Element of the City of Newberry Comprehensive Plan 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, to the Future Land Use Plan Map of the City's Comprehensive Plan and recommended to the City Commission approval

of said application for amendment, as described below, to the Future Land Use Plan Map of the City's Comprehensive Plan;

WHEREAS, the City Commission held two public hearings, with public notice having been provided, under the provisions of the regular amendment public hearing procedures established in Sections 163.3161 to 163.3215, Florida Statutes, on said application for text amendment, as described below, to the Future Land Use Element of the City of Newberry Comprehensive Plan and at said public hearings, the City Commission 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;

WHEREAS, the City Commission, found said application for a text amendment, as described below, to the Future Land Use Element of the City of Newberry Comprehensive Plan to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the City's Comprehensive Plan; and

WHEREAS, the City Commission, found, subsequent to the expedited submittal to the Florida Department of Economic Opportunity pursuant to the Expedited State Review Process provided in Section 163.3184 (3), Florida Statutes, no objections, recommendations or comments were submitted by said Department and that said application for an amendment, as described below, to the Future Land Use Element of the City of Newberry Comprehensive Plan was found by the State Land Planning Agency to be compatible with the other affected elements of the City's Comprehensive Plan; and

WHEREAS, the City Commission, has determined and found that approval of an application for amendment to the Future Land Use Plan Map of the City's Comprehensive Plan, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Future Land Use Element Amended. Pursuant to an application, CPA 23-12, a request by Patrice Boyes, Esq. and CHW Professional Consultants, agent, on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co., owner, for a text amendment, as provided in **EXHIBIT A** of this Ordinance, to the Future Land Use Element of the City of Newberry Comprehensive Plan by establishing a Specific Locations Sub Element for the project known as NC Ranch Planned Development, File No. CPA 23-06.

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. Scrivener's Error. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Manager or designee without public hearing, by filing a corrected or re-codified copy of the same with the City.

Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. Effective Date. This ordinance shall become effective upon adoption of Ordinance 2023-36 related to File No. CPA 23-06 for a project known as NC Ranch Planned Development and 31 days after the challenge period ends. If the amendment is not timely challenged, the effective date shall be 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 in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 6. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021 and Sections 163.3161 through 163.3215, Florida Statutes.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 12th day of December, 2023.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the _____ day of _____, 2023.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this _____ day of _____, 2023.

BY THE MAYOR OF THE CITY OF NEWBERRY,
FLORIDA

Honorable Jordan Marlowe, Mayor

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

Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

City Attorney's Office

EXHIBIT A
TEXT AMENDMENT LANGUAGE
(~~Strike-throughs~~ are deletions and underlines are additions)

APPENDIX A – COMPREHENSIVE PLAN

ARTICLE I. – CITY OF NEWBERRY FUTURE LAND USE ELEMENT

* * *

OBJECTIVE I.6.1 The City's Urban Service Area(s) are established to create compact, contiguous urban development within ~~a 10-year planning timeframe~~ the planning horizon(s) established by the comprehensive plan. The urban service area map is included within the Future Land Use Map Series of this Comprehensive Plan. The lands included within the Urban Service Area are planned to be served at urban densities and intensities by the year 2026. To the extent that public facilities are not available by this date, the plan shall rely on the timing and phasing policies contained herein to limit development and ensure that the adopted level of service standards are maintained. The provisions of Section 163.3177(14) are limited to lands within the Transportation Enhancement Project Area and the subset Historic/Main Street Area designated within the Urban Service Area as identified on the above stated map. Land areas shall be developed at lower densities and intensities consistent with rural areas, until such time as centralized potable water and sanitary sewer facilities and roads are provided, or a binding development agreement is executed with the City to provide facilities to City standards on lands within the urban service area.

* * *

Policy I.6.2.3 Planned Development within the Designated Urban Service Area outside of the areas described in item (a) and (b) Policies I.6.2.1 and I.6.2.2 above.

This area may include residential low, medium and high density land uses as described within this policy; recreation uses; public uses; commercial uses; solar energy facilities (commonly referred to as solar farms) as defined in the Land Development Regulations; and light manufacturing uses which are entirely conducted within an enclosed soundproof building. These uses may occur as mixed uses or as a single use at the discretion of the City Commission. Material-Oriented Industrial Development, Intensive Agricultural Uses, and Mining Activities shall not be approved as Planned Developments within this area.

Intensities shall not exceed a .75 floor area ratio except as permitted in a specific PD that is established through an amendment to the Comprehensive Plan that also establishes supplemental urban form standards and infrastructure policies to address the additional intensity. Building heights shall be restricted to maintain a proportional relationship with surrounding land uses as well as with the Fire Department's ability to provide adequate fire suppression services.

* * *

Policy I.6.3.2 The City's Future Land Use Plan Map shall generally base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop by the year 2026. The city commission may extend the planning horizon of the future land use map as part of a specific area future land use map amendment that includes specific location policies to address the extended planning horizon.

SPECIFIC LOCATIONS SUB ELEMENT

OBJECTIVE SP.1. Upon adoption of each designation on the Future Land Use Plan Map for CPA 23-06 (also referred to as NC Ranch PD), the following policies shall govern the development which occurs on lands addressed within the above stated amendment.

Policy SP 1.1. Densities and intensities of uses identified within Planned Development for CPA 23-06, shall not exceed the following:

<u>Use</u>	<u>Proposed Development Program*</u>	<u>Permitted Density (Dwelling Units /Gross Acre) Maximum</u>	<u>Permitted Intensity FAR/ISR Maximum</u>
<u>Single-Family Residential</u>	<u>3,875 DU</u>	<u>4 du/ac</u>	<u>n/a</u>
<u>Multi-Attached</u>	<u>125 DU</u>	<u>8 du/ac</u>	<u>n/a</u>
<u>Multi-Apartments</u>	<u>500 DU</u>	<u>12 du/ac</u>	<u>n/a</u>
<u>Residential Total</u>	<u>4,500</u>	<u>4 du/ac</u>	<u>n/a</u>
<u>Commercial</u>	<u>700,000 SF</u>	<u>n/a</u>	<u>FAR 2.00/ ISR 1.0</u>
<u>Assisted Living</u>	<u>250 beds</u>	<u>n/a</u>	<u>FAR 2.00/ ISR 1.0</u>

* Customary Ancillary Community Oriented Uses that are designed to serve the development and the Newberry community at-large, include, but are not limited to, schools, places of worship, government services, recreation, utilities, and civic facilities. Uses shall be permitted through the Planned Development rezoning process which may establish an equivalency matrix that permits an exchange of land uses within the Planned Development as long as the total development does not exceed the maximum density and intensity established herein and there is no net increase in the impact on required public facilities as projected based upon the Proposed Development Program indicated in the table above.

Policy SP 1.2. Vision for the Development. Development within the area of CPA 23-06 is required to be developed as a mixed-use development and is envisioned as a community that will provide highly amenitized, multi-generational housing to a broad range of individuals including, but not limited to, young adults, young and growing families, empty nesters, and aging adults. Designed as a cohesive extension of the existing city center within the city's urban service area, the area will also be designed to maintain harmony with the City's rural and rich agricultural history.

Policy SP 1.3. Community Framework. A mixed-use core will serve as the focal point of the community and will be served by a range of housing products, including single-family, single-family estate, multi-family, 'tiny homes' for work force housing and Assisted Living

Facilities (ALF). Development amenities will include, but are not limited to, an amphitheater, horse-boarding barns, horse-riding trails, a linear park, swimming pools and aquatic features, and golf cart-friendly walkable neighborhoods.

Policy SP 1.4. Planning Horizon. The planning horizon for CPA 23-06 is established as a 50-year planning horizon. The data and analysis prepared for CPA 23-06 assessed the required public facilities and services over this planning horizon and the implementation and monitoring strategies outlined herein ensure that adequate capacity of required infrastructure is provided at the time of the impacts of development. In addition, these policies provide coordination that will allow the City to plan and maintain adequate public facilities to service CPA 23-06 (NC Ranch PD) while planning for other development reasonably expected to occur citywide during this 50-year planning horizon.

Policy SP 1.5. Urban Form Standards. Areas within Planned Development for CPA 23-06 shall be designed to create a pedestrian-, bicycle- and transit-friendly environment. Architectural and site design techniques shall be used to promote walkable and bikeable communities and will:

1. Locate non-residential and multi-family apartment uses along US41/27 in a compact placement that supports the maintenance of an interconnected development pattern with opportunities for shopping and workplaces near residential neighborhoods which shall be a minimum of 100 acres;
2. Provide an interconnected, flexible land use framework to accommodate a range of development parcel sizes and types able to serve a broad spectrum of users;
3. Incorporate into the site design, parking strategies that are consistent with the character and intent of the development area. Parking supply and geometrics for uses within CPA 23-06 shall be determined using current industry practices documented by organizations such as the Urban Land Institute (ULI) and/or Institute of Transportation Engineers (ITE). Parking facilities shall be conveniently located relative to the locations they serve;
4. Require site layout and orientation of buildings that create safe and comfortable space for pedestrian and bicycle mobility; thereby promoting walking and bicycling as a viable means of mobility;
5. Locate residential uses within a ¼-mile walking distance of recreation/open space areas;
6. Arrange lot sizes to provide a gradient of intensity with smaller lots situated proximate to US 41/27 and larger lots including executive and estate lots placed toward the perimeter of the development and establishes clear buffering and separation of the development within the Urban Service Area from more rural/agricultural uses outside of the Urban Service Area.

Policy SP 1.6. Street Network Design Standards. Areas designated CPA 23-06 shall be served by an interconnected internal street network that:

1. Limits dead-end streets and cul-de-sacs, except when necessary due to natural or geographical features, or at the edge of development.

2. Provides efficient vehicular access while also being designed to safely calm traffic and encourage walking and bicycling mobility.
3. Provides an internal traffic-calmed street network that supports urban uses with narrow pavement and right-of-way widths, tight turning radii, on-street parking, and other design elements necessary to achieve safe, comfortable streets and alleys.

Policy SP 1.7. Stormwater. All new development must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. The stormwater treatment provided must meet or exceed Chapter 62-25 F.A.C. and applicable local, federal, state, and Water Management District requirements that were effective as of the date of adoption of this amendment.

Policy SP 1.8. Community Facilities.

1. All future development within CPA 23-06 is subject to the concurrency requirements of the city's land development regulations.
2. Water and Sewer Service. The City shall be the sole provider for potable water, reuse water (if available) and sanitary sewer service to any future development on the property addressed under CPA 23-06. The designation of funding for capital improvements needed to provide urban services to this land use category shall be incorporated into the City of Newberry five-year Capital Improvement Plan, so development impacts are identified in the five-year horizon based upon the PD Phasing schedule and specified monitoring requirements in Policy SP 1.13 Implementation.
3. Transportation. Due to the roadway operation and safety concerns of US 41/27, the owner/developer shall provide a traffic study acceptable to the City, and the Florida Department of Transportation as a part of the city's subdivision or development plan approval process. The study shall analyze issues related to trip generation, trip distribution, operational and safety concerns, and shall propose appropriate transportation mobility modifications, consistent with the transportation impacts of the development. All development within CPA 23-06 shall be required to meet any transportation concurrency requirements in effect at the time of final development plan or subdivision plat approval. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals.
4. Schools. Prior to approval of any final development order, the City shall coordinate with the School Board and determine availability of school capacity within the applicable School Concurrency Service Area. A Capacity Enhancement Agreement or other mitigation option may be required at that time to ensure continued compliance with all applicable provisions of the City Comprehensive Plan, Land Development Regulations and state law. In the absence of a Capacity Enhancement Agreement or other mitigation option being approved fulfilling the concurrency requirement, the City will not issue a concurrency certification if capacity is unavailable, and such circumstance can result in a delay or denial of a final development order for properties within CPA 23-06.

5. Police, fire, EMS, schools. Consideration shall be given within CPA 23-06 for possible locations where development of community facilities (such as police, fire, EMS and school services) by the City or others may occur.

Policy SP 1.9 Water Conservation. Areas designated NC Ranch PD shall be managed and developed to incorporate best management practices in water conservation, treatment, and delivery technology as defined by the following water supply strategy components:

1. Use conservation-first strategies for water supply that recognizes supply limitations and reflects the value of the resource;
2. Encourage use of large water storage facilities for water harvesting and capture;
3. Incorporate best management practices system components (e.g., water recycling) where appropriate and feasible; and
4. Use of “Florida Friendly” plant species for landscaping, with a preference for native species.

Policy SP 1.10 Intergovernmental Coordination. The timing and location of capital improvement projects for areas designated CPA 23-06 shall be coordinated through the development approval process for each phase of development with appropriate agencies that may include Alachua County Public Schools, the Florida Department of Transportation (FDOT), and other applicable state and federal permitting agencies.

Policy SP 1.11. Financing of Infrastructure

1. The Developer of properties identified within CPA 23-06 shall be financially responsible for the mitigation of all impacts, as a result of the development, where it is determined by the City that potable water, sanitary sewer, solid waste, stormwater management, roads and recreation facilities will not meet or exceed the adopted level of service standard for each facility. Mitigation options include, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government or other appropriate entity.
2. To ensure that the provision of adequate public facilities for CPA 23-06, based on adopted level of service standards adopted in this Plan, while avoiding inequitable burdens being placed on parties outside of CPA 23-06, the portion of the capital cost of public facilities and infrastructure incurred as a result of the impacts of developments within CPA 23-06 shall be funded by the developer, its successors and assigns, including, without limitation through establishment of appropriate funding mechanisms and revenue-sharing mechanisms between the City and developer (and/or CDD) as may be identified during the development approval process for the provision of infrastructure and may include one or more Community Development Districts (“CDD” formed in accordance with Chapter 190, Florida Statutes, and any successor).
3. For the purpose of this Policy, the term “public facilities and infrastructure” includes the following: (1) water and water supply systems, (2) stormwater management systems, (3) roads, (4) transit system, (5) sewer and wastewater systems, (6) recreation facilities and (7) schools.

Policy SP 1.12. Environmental Regulation. All development within the CPA 23-06 shall be in conformance with the environmental regulations of the City, Suwannee River Water Management District, state and federal permitting agencies with jurisdiction over the land within the area.

Policy SP 1.13. Implementation.

1. Use of the PD Zoning category with an overall PD Master Plan shall be required for all development within CPA 23-06 to provide consistency with the intent of the City's Urban Service Area sub-element policies. The PD Master Plan shall conceptually identify the general traffic circulation system, pedestrian and bicycle paths that follow the traffic circulation system, stormwater management, open space/recreation areas, set-aside areas, and utility provisions, in a manner consistent with the City's Comprehensive Plan and land development regulations.
2. Prior to Final Development Plan approval, the developer (or CDD, if established) shall enter into an agreement with the City assuring through establishment of a CDD or other funding mechanism:
 - a. responsibility for the design and construction of necessary on-site and off-site infrastructure; and
 - b. responsibility for the design and construction of a linear park/trail generally parallel to the existing railroad right-of-way to connect Newberry to High Springs such that a rail to trail corridor may exist if and when future abandonment of railway right of way occurs.
3. The CDD or other appropriate funding mechanism may be established in conjunction with approval of the first Development Plan. A Developer's Agreement shall be entered between the developer and the City and shall address the details of the development phasing schedule and the level of the funding commitments of the developer, the CDD, or other appropriate funding mechanism, and the City for provision of community facilities. In no instance shall the City be liable for the debt or other obligations of the CDD.
4. The developer shall be responsible for operational and safety improvements to significantly impacted intersections. These improvements may include necessary turn lanes, turn lane storage, traffic control devices, bicycle and pedestrian facilities.
5. The City shall give consideration for the developer's dedication of a corridor of land for a linear, multi-modal park paralleling the existing railway on the property. Details of precise location and dimension to be determined at Final Master Plan approval.
6. Monitoring.
 - a. The developer shall, in two (2)-year increments, monitor and report to the City the total number of residential units under construction and completed so the developer and City may coordinate the provision of potable water and sanitary sewer services to the development. This reporting will facilitate short term and long-term facility planning and management, with financial planning occurring over the planning horizon.
 - b. The developer shall provide, through a third-party professional, biannual accounting of completed homes and square footage of non-residential buildings. The developer may provide trip counts that reflect accurate internal capture percentages.

- c. Notwithstanding the biannual monitoring, the developer will commence an engineered traffic study at the start of each new Phase of the development program to reconcile the trip generation report prepared by the developer initially.

Policy SP 1.14. Binding development agreement.

The Developer shall enter into a development agreement as a part of the planned development rezoning to formalize the provisions of Policy SP 1.1 through SP 1.13, inclusive. In addition, the Developer shall enter into a separate binding capacity enhancement agreement as part of the planned development rezoning process. Such agreement shall specifically address the Developer's financial responsibility for the on-site and off-site impacts created by the development related to the phasing plan of the final master plan. No further development orders shall be granted by the City for properties addressed within CPA 23-06 until the above stated developer's agreements are executed by the parties.

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

Regional Planning Council: North CentralFL
Review Date: 1/25/24
Amendment Type: DraftAmendment

Regional Planning Council Item No.:13
LocalGovernment: City of Newberry
Local Government Item No.:CPA24-01
State Land Planning Agency Item No.: 24-1ESR

Date Mailed to Local Government and StateLand Planning Agency: 1/26/24 (estimated)

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

DESCRIPTION OF AMENDMENT

City item CPA 24-01 reclassifies approximately 161 acres of recently annexed land from County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres)(see attached).

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

The subject property is not located within one-half mile of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, and a western portion of the property lies in the 100-year floodplain, which are Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as the amendment will not result in an increase in intensity or density of use. Also, the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer and 100-year floodplain 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

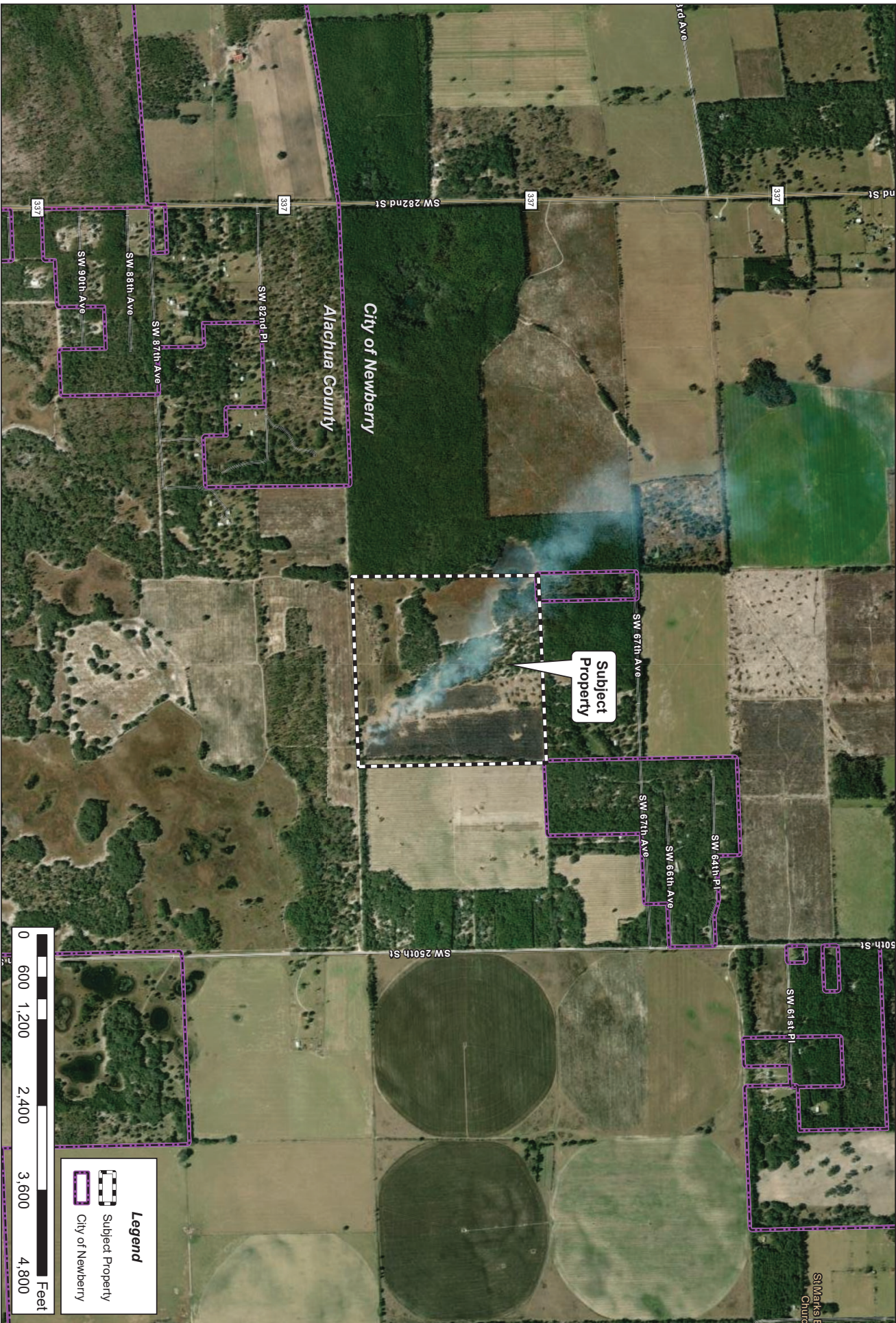
The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

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

Yes X No
Not Applicable

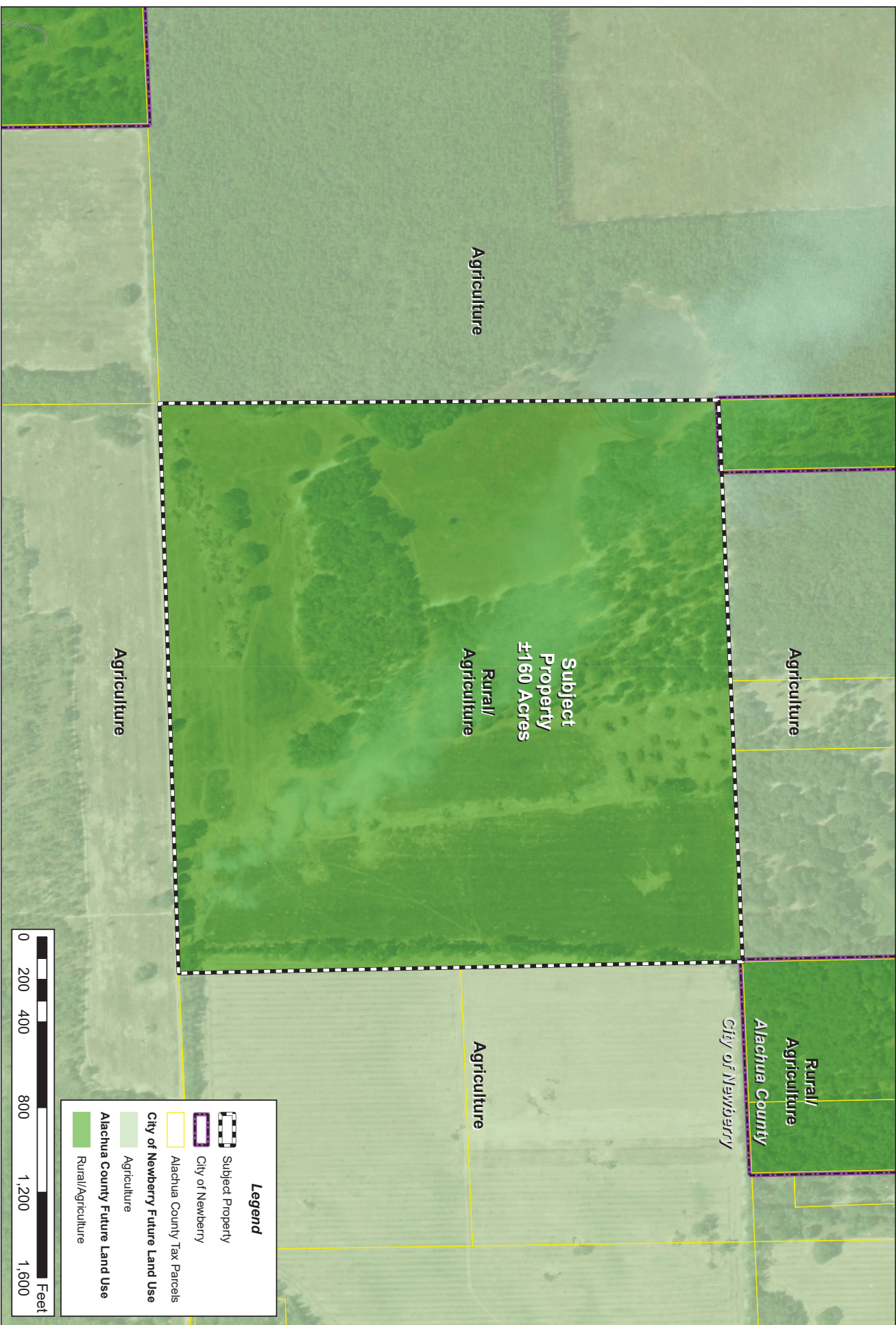
EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

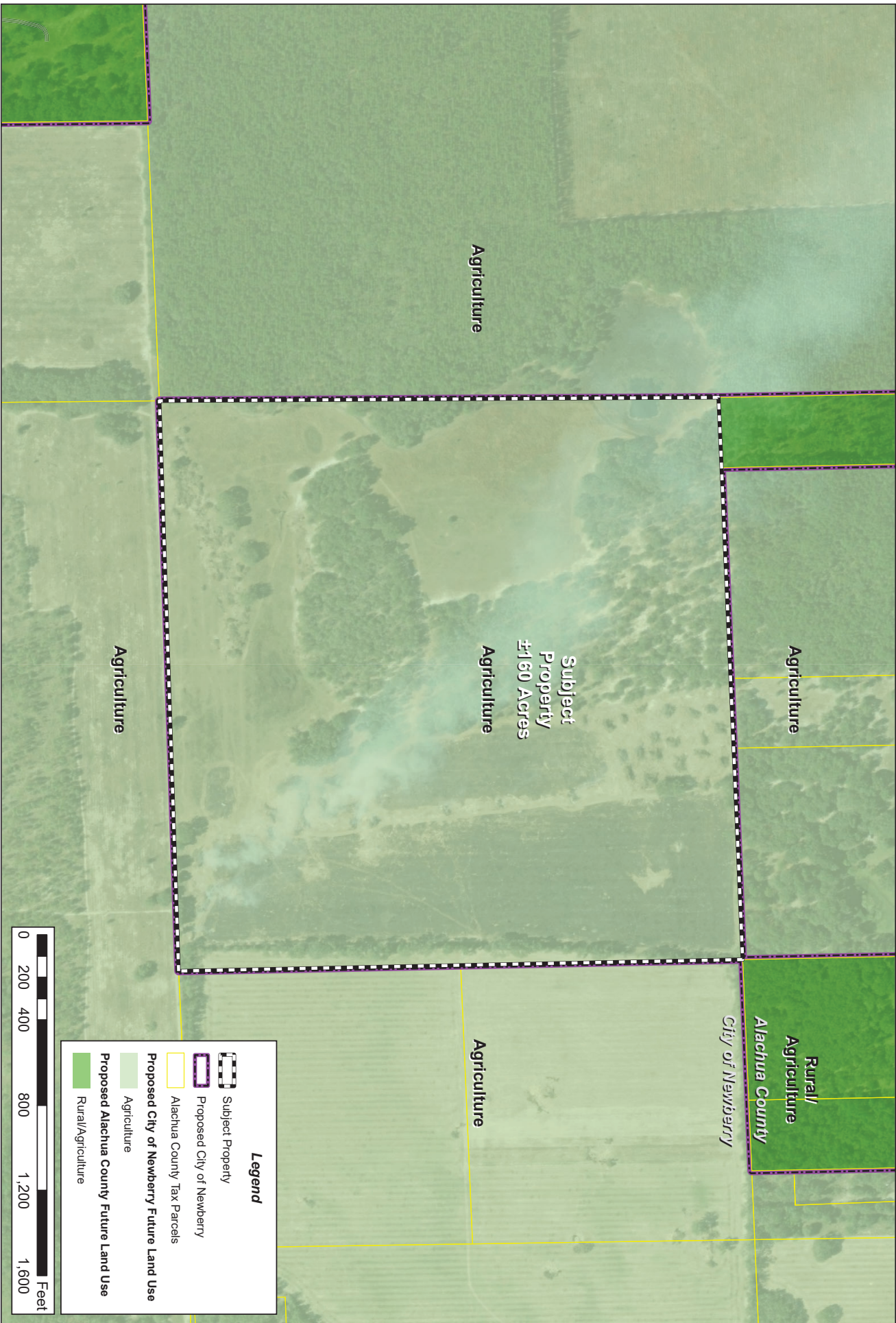


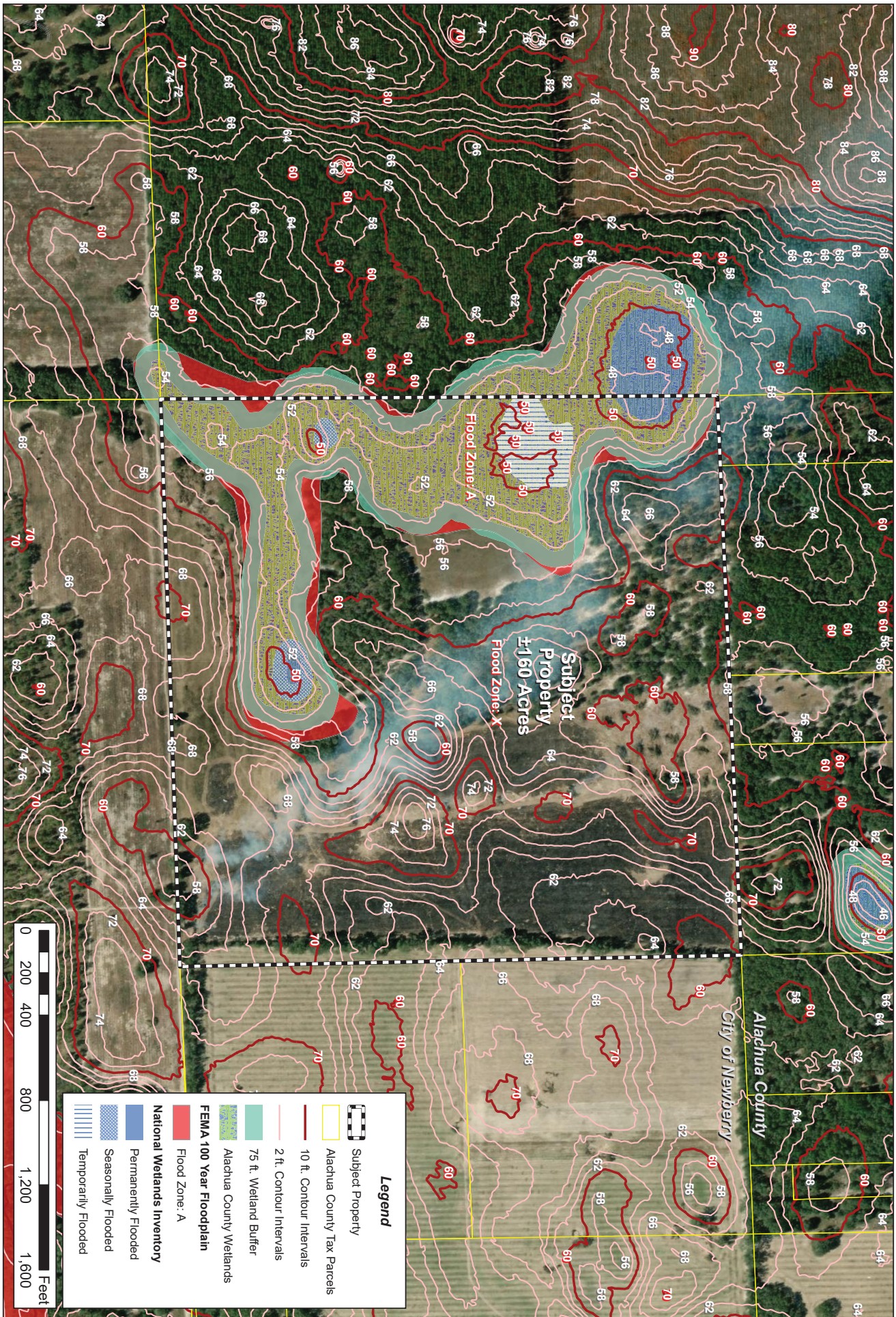
Legend

- Subject Property
- City of Newberry

**Alachua County
Tax Parcel #
02659-000-000**









#9

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: 1/25/24

PROJECT DESCRIPTION

#9 - Town of Cross City- Community Development Block Grant -Mitigation Program DEO #IR028-
Concurrent Notice

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

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

 COMMENTS ATTACHED

 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\other\memo_cdbg-mit_cross city_noi.docx

**CONCURRENT NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date: December 14, 2023

Name of Responsible Entity: Town of Cross City

Address: 99 NE 210 Avenue

P. O. Box 417

Cross City, Florida 32628

Contact: John Driggers, City Manager

Telephone Number: (352) 498-3306

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Town of Cross City.

REQUEST FOR RELEASE OF FUNDS

On or about January 4, 2024, the Town of Cross City will submit a request to the Florida Commerce Department (COM) for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project to make the following improvements:

Activities:

Service Area (SA) #1 – Cross City Drainage Service Area:

The Town of Cross City was awarded \$994,622.59 in CDBG-MIT funds to increase drainage capacity in two low-lying housing authority neighborhoods. Heavy rains during Hurricane Irma caused significant flooding to these neighborhoods as well as road damage. The lack of adequate drainage capacity left standing water causing damage to homes, vehicles, and surrounding roads. Road closures due to flooding trapped residents in their homes and prevented them from returning as well as increasing emergency response times.

The Town of Cross City will utilize CDBG-MIT assistance to install new curb inlets, repair or replace approximately 1,730 linear feet of drainage culverts, rehabilitation/reshaping of 2,550 linear feet of existing drainage ditch, construct a retention basin on the corner of 147th Street and 207th Avenue and repair damaged roadways. The roadways that are being repaired all run into or adjacent to the Northwest Florida Housing Authority. The first neighborhood includes NE 147th Street and NE 207th Avenue. The second neighborhood includes NE 106th Street and NE 226th Avenue.

This project will benefit 29 households. 100% of these households are considered low-and-moderate income.

The Town's proposed stormwater drainage project will be constructed in approximately 2.51 acres of the 100-year-floodplain and in approximately .15 acres of Riverine Lower Perennial Unconsolidated Bottom Permanently Flooded Excavated (R2UBHX) wetland.

<u>Activity</u>	<u>CDBG Cost</u>	<u>Local Match</u>	<u>Total</u>
03I Flood and Drainage:	\$ 759,251.99	\$ 0.00	\$ 759,251.99
03I Engineering	\$ 197,408.00	\$ 0.00	\$ 197,408.00
21A Administration	<u>\$ 37,962.60</u>	<u>\$ 0.00</u>	<u>\$ 37,962.60</u>
Totals:	\$ 994,622.59	\$ 0.00	\$ 994,622.59

FINDING OF NO SIGNIFICANT IMPACT

The Town of Cross City has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at 99 NE 210 Avenue, Cross City, Florida 32628 and may be examined or copied from 9:00 A.M. to 12:00 P.M. and 1:00 P.M. to 5:00 P.M. Monday through Friday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to John Driggers, City Manager, Town of Cross City, P. O. Box 417, Cross City, Florida 32628. Comments may also be submitted via email at citymanager@townofcrosscity.com. All comments must be received by January 3, 2024. Comments will be considered prior to the Town of Cross City requesting a release of funds. Comments should specify which notice they are addressing.

RELEASE OF FUNDS

The Town of Cross City certifies to the Florida Commerce Department (COM) and HUD that Kenneth Lee in his capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The State's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Town of Cross City to use the CDBG funds.

OBJECTIONS TO RELEASE OF FUNDS

COM will accept objections to its release of funds and the Town of Cross City certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Town of Cross City; (b) the Town of Cross City has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in

accordance with the required procedures at 24 CFR Part 58, Sec. 58.76 and shall be addressed to the Florida Commerce Department, CDBG Program, MSC-400, 107 East Madison Street, Tallahassee, FL 32399-6508. Potential objectors should contact the Town of Cross City to verify the actual last day of the objection period.

Kenneth Lee, Mayor
Environmental Certifying Official
Town of Cross City, Florida
99 NE 210 Avenue
P. O. Box 417
Cross City, FL 32628
Telephone Number: (352) 498-3306

