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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 **February 22, 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.**

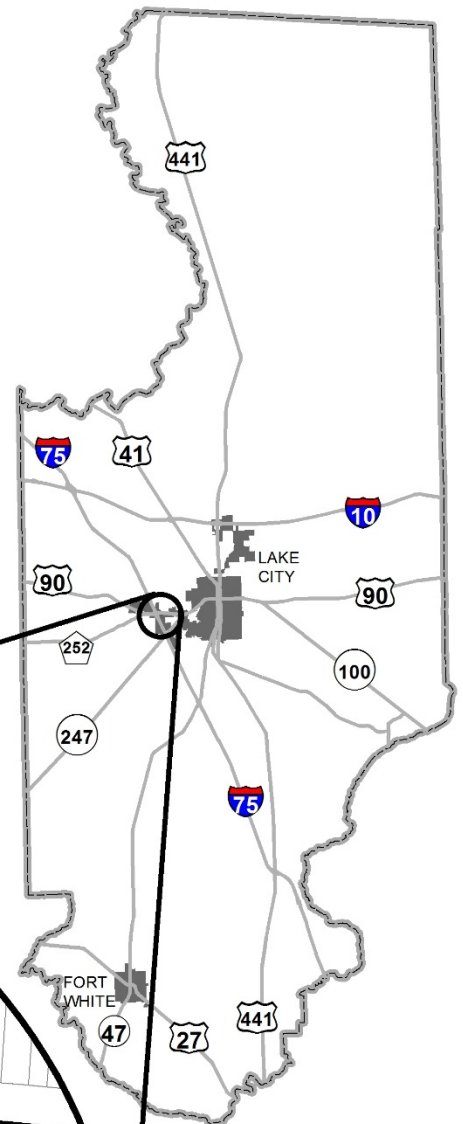
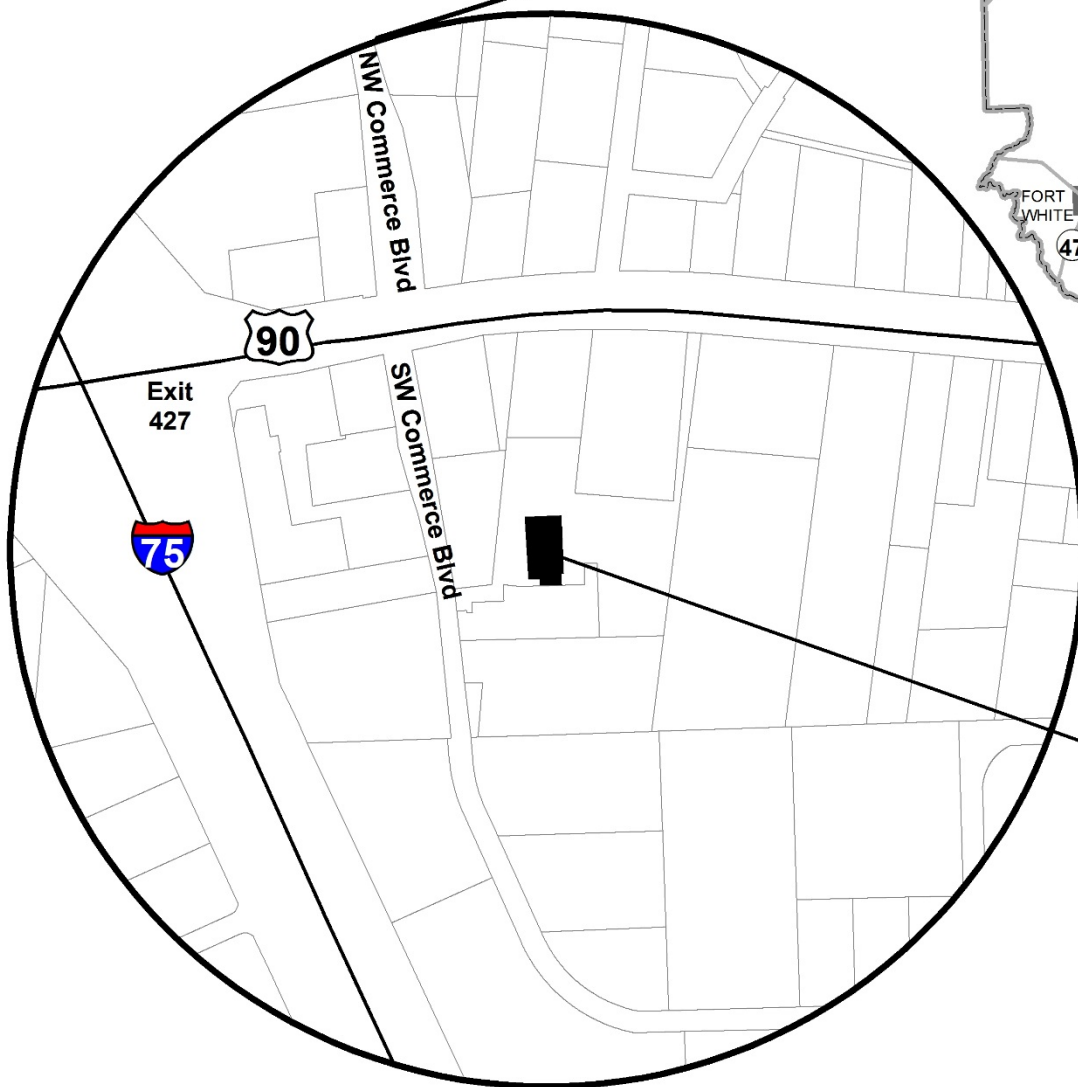
DIAL IN NUMBER: Toll Free 1.888.585.9008

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

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AGENDA CLEARINGHOUSE COMMITTEE

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

February 22, 2024
6:00 p.m.

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

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

January 25, 2024
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
Daniel Riddick
Stephen Witt

MEMBERS ABSENT

Donnie Waldrep, Vice-Chair

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Jody Stephenson
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 6:00 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Mayor Witt and seconded by Commissioner Stephenson to approve the January 25, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE SEPTEMBER 28, 2023 MEETING MINUTES

ACTION: It was moved by Commissioner Riddick and seconded by Mayor Witt to approve the September 28, 2023 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#10 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 23-2ESR)

#11 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 23-4ESR)

#12 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 23-5ESR)

#13 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 24-1ESR)

ACTION: It was moved by Mayor Witt and seconded by Commissioner Riddick to group Committee-Level Review Items #10, #11, #12 and #13 for purpose of review. The motion carried unanimously.

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 Mayor Witt and seconded by Commissioner Riddick to recommend that the Council approve the staff reports for Items #10, #11, #12 and #13 as circulated. The motion carried 4 Yeas, 1 Nay.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:29 p.m.

Patricia B. Hutchinson, Chair

2/22/24
Date

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

Regional Planning Council: North Central Fl

Review Date: 2/22/24

Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 14

Local Government: Alachua County

Local Government Item No.: Z22-000006

State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/23/24 (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 22-000006 amends the Future Land Use Element Oaks Mall Activity Center Policy 2.2.3 and Capital Improvements Element Table 1(d) (see attached).

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

The subject property is located within one-half mile of Interstate 75 and State Road 26, both of which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse transportation impacts to the Regional Road Network are not anticipated as the amendment does not increase density or intensity of use.

The subject property is located within a Stream-to-Sink Watershed and an Area of High Recharge Potential to the Floridan Aquifer, as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated as the amendment does not increase density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

Yes _____ No _____

Not Applicable _____ X _____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Alachua County

Office of Planning and Development Staff Report

Analysis of Request

Background

The applicant is requesting a large-scale text amendment to Oaks Mall Activity Center Policy 2.2.3 of the Future Land Use Element and Capital Improvements Element Table 1(d). The subject property has been historically referred to as 'Newberry Village'. Specific policies were originally adopted in various elements of the Comprehensive Plan (Plan) in 2008 aimed at providing a framework for development of the parcels included in the Newberry Village footprint (approximately 87 acres). These policies are primarily found in the Oaks Mall Activity Center section of the Future Land Use Element (FLUE Policy 2.2.3) with additional citations found in the Capital Improvements Element (CIE Table 1d).



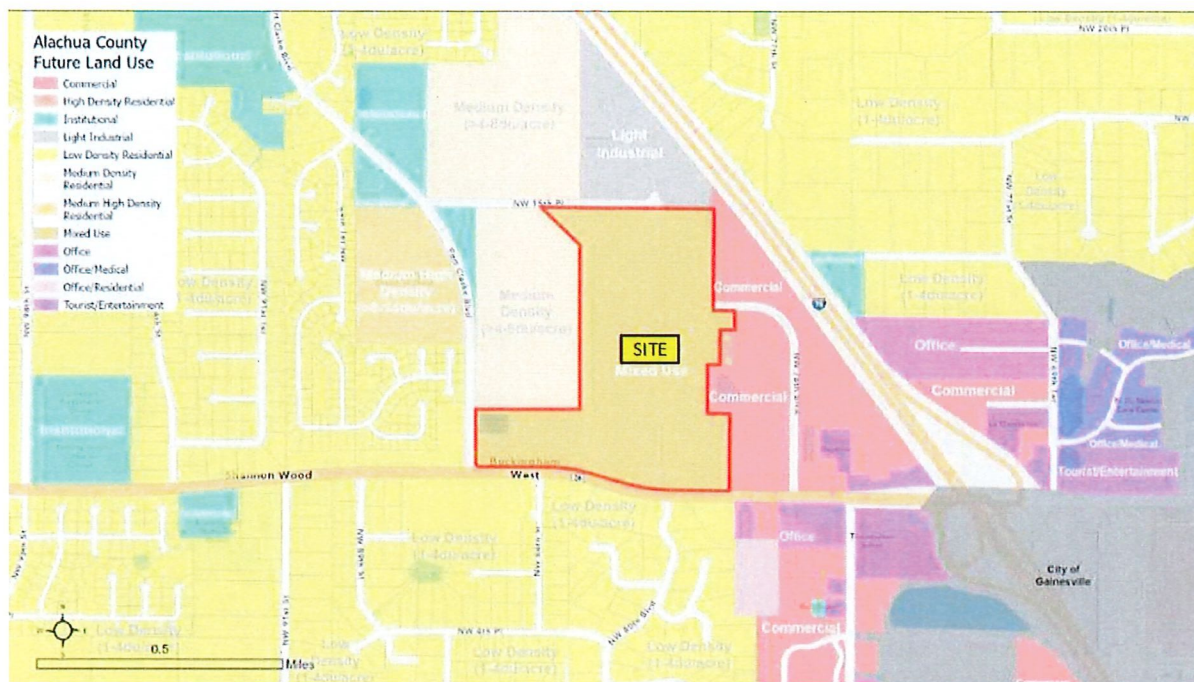
Aerial View of Subject Property associated with large-scale text amendment application

Subsequent revisions to the Plan now provide for development of large parcels such as these as either traditional neighborhood developments (TND) or transit oriented developments (TOD). Therefore, many of the standards associated with FLUE Policy 2.2.3 have either been rendered redundant or have been superseded by newer

Alachua County

Office of Planning and Development Staff Report

provisions as part of the TND/TOD standards. The applicant wishes to amend these particular sections of the Plan to remove or amend certain standards while retaining agreed-to development thresholds and limits put in place when the original policies were adopted.



Land Use Designations

Specifically, the applicant is proposing to remove many of the site-specific policies governing these parcels and further amend FLUE Policy 2.2.3(b)(2) in favor of TND-style development on the properties now envisaged by the Plan. This change impacts the Future Land Use Element and Capital Improvements Element of the Comprehensive Plan. A review of the current Alachua County Comprehensive Plan indicates no further text amendments will be necessary as a result of this proposed change and update.

Additionally, the proposed language retains the transportation impact cap of Policy 2.2.3(b)i. The application proposes to eliminate independent funding of transit service and the direct financing and construction of offsite transportation infrastructure by the developer. These improvements are typically required of larger scale developments that reach the TOD thresholds (typically over 1,000 units and 350,000 sq ft of non-residential) under Transportation Mobility Policy 1.1.10. The Newberry Village development would move forward through the development review process and would mitigate transportation improvements through the County's Multimodal Transportation Mitigation (MMTM) program.

EXHIBIT A

Z22-00006 Amendments to Future Land Use and Capital Improvements Elements

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

Policy 2.2.3 Activity Center Plan - Oaks Mall Activity Center

(a) General

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

(b) Land Use

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

analysis to be conducted with the Preliminary Development Plan. Operational improvements may include intersection modifications (e.g., signalization or roundabout construction), auxiliary lane installation, median modifications or other improvements for all intersections required to be studied by the ULDC.

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

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

~~route shall be identified in the Capital Improvements Element of this Comprehensive Plan. A developer's agreement shall be entered between the County and developer of the site prior to approval of the final Development Plan addressing details of the development phasing schedule and the level of the funding commitments of the CDD, or other appropriate funding mechanism, for the required transit. It is anticipated that the route from Santa Fe Community College and Oaks Mall will be funded from multiple sources and establishment of the required transit route may occur in increments. An initial phase of the required transit route from the parcels covered by this Policy to the Oaks Mall may serve as an interim step toward completion and full funding for the required transit route from Santa Fe Community College to the Oaks Mall. The timing, source and level of funding for each increment of the route shall be established prior to approval of the final Development Plan, developer's agreement and revised Capital Improvements Element. The annual contribution shall be indexed for inflation. Approval of the first phase of development shall require provision of the dedicated transit lanes required by paragraph 10 below and transit service between the site and Oaks Mall.~~

- ~~i. The Developer shall be responsible to ensure that dedicated transit lanes are constructed that connect to the planned transit corridor between Santa Fe College and the Oaks Mall. The dedicated lanes shall be constructed between Newberry Road and NW 23rd Avenue. The design and construction of dedicated transit lanes shall be accordance with RTS and County standards.~~
- ~~j. The applicant shall coordinate with the County and with the Florida Department of Transportation on the construction of intersection turn lanes and traffic signal modifications at the intersections of Newberry Road (SR 26) and Ft. Clark Blvd and Newberry Road (SR 26) and 76th Blvd needed to ensure operational efficiency and safety. A monetary contribution, not to exceed \$300,000, shall also be made towards the I-75 Interchange at Newberry Road (SR 26) to construct facilities to accommodate a dedicated transit lane.~~

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

- (1) No new entrances shall be permitted on Newberry Road (State Road 26), except as may be required to provide access to a parcel which has no other practical means of access. All development on a given parcel of land which requires access to Newberry Road should be served by a single entrances meeting State and Local access management requirements; no individual business should be served by a separate entrance if a common

entrance or an entrance off a side street is available or can be provided. New access points to Newberry Road may be permitted only when a documented traffic circulations problem can be mitigated or eliminated through relocation of ingress and egress points or enhancements to traffic signalization.

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

CAPITAL IMPROVEMENTS ELEMENT

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

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

Dollar figures are estimates of project costs.

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

Regional Planning Council: North Central FL

Review Date: 2/22/24

Amendment Type: Adopted Amendment

Regional Planning Council Item No.:15

Local Government: Alachua County

Local Government Item No.:Z23-000004

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

Date Mailed to Local Government and State Land Planning Agency 2/23/24 (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 23-000004 County-initiated large scale text amendment to permit accessory dwelling units in areas designated as rural clusters on the County Future Land Use Map.(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?

Yes _____ No _____

Not Applicable _____ X _____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

EXHIBIT A

Z23-000004: New language added to the Future Land Use Element

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

Policy 6.4.2.1 To provide for a greater range of choices of housing types, affordable housing, and the promotion of infill into existing neighborhoods while maintaining rural character, one accessory dwelling unit shall be allowed on residential lots in the Rural Cluster land use designation without being included in gross residential density calculations as follows.

(a) Performance criteria shall be detailed in the land development regulations and include elements such as size, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.

(b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.

(c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.

(d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

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

Regional Planning Council: North Central Fl
Review Date: 2/22/24
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 17
Local Government: City of Starke
Local Government Item No.: R230511
State Land Planning Agency Item No.: 24-1ESR

Date Mailed to Local Government and State Land Planning Agency 2/23/24 (estimated)

A 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 amendment reclassifies 177.51 acres of recently annexed land from County Residential, Low Density (less than or equal to 2 dwelling unit per acre) to Residential - High Density (More than 8 and less than 20 units per acre) and Commercial on the Future Land Use Plan Map (see attached).

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

The subject property is located within one-half mile of State Road 16 and U.S. Highway 301, which are part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. The road network serving the site is not anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the theoretical number of trips associated with the proposed amendment. However, the City's Comprehensive Plan contains Transportation Best Practices from the Strategic Regional Policy Plan. Therefore, adverse impacts to the Regional Road Network are adequately mitigated.

The subject property is not located in an area of Natural Resource of Regional Significance identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

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 THE
CITY COMPREHENSIVE PLAN AMENDMENT**

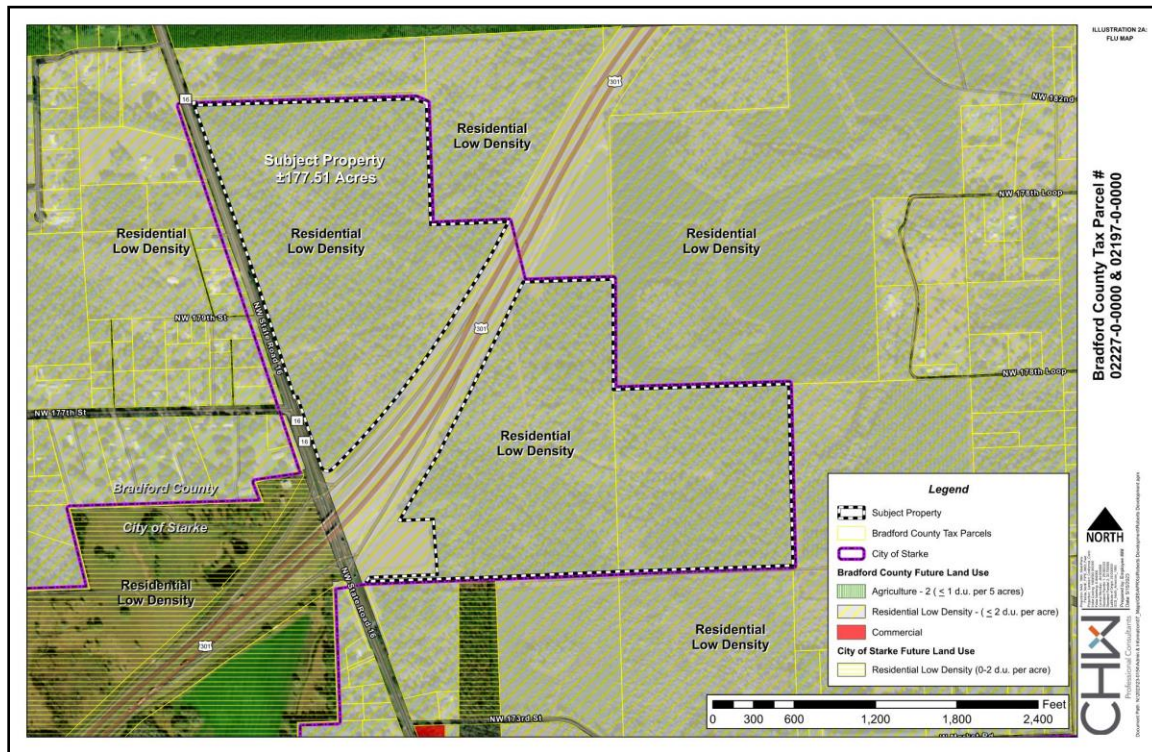


Figure 2: Existing Future Land Use Map

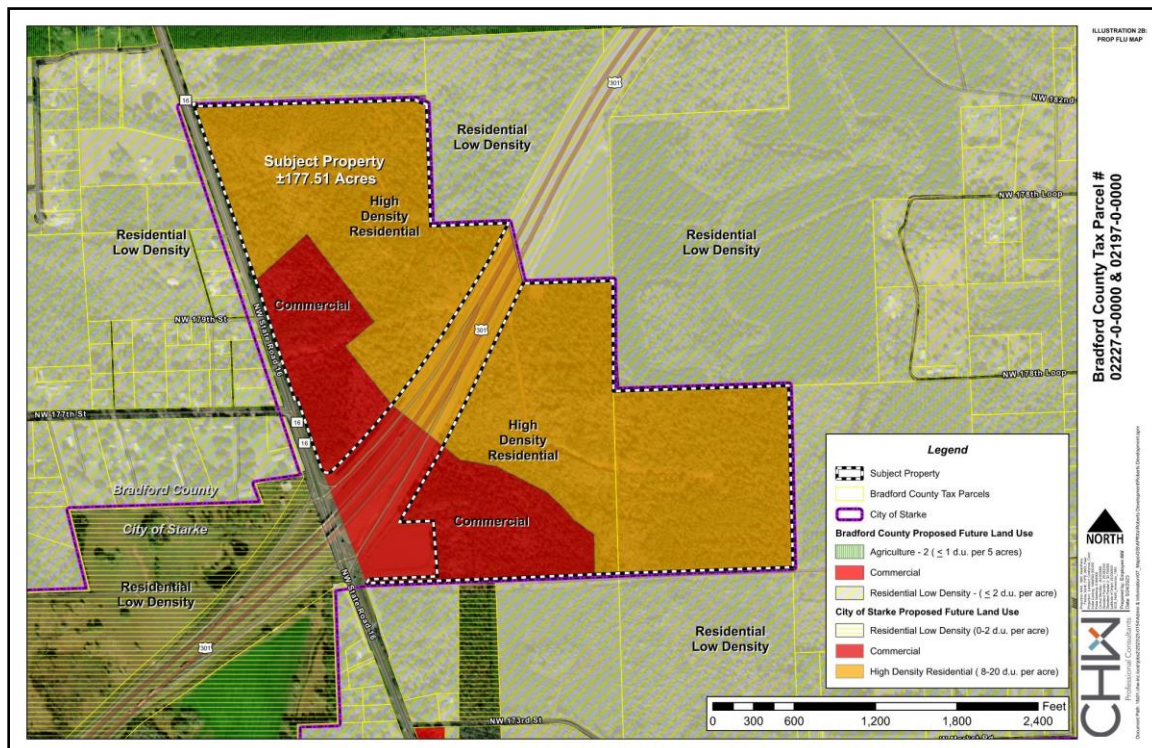


Figure 3: Proposed Future Land Use Map



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 2/22/24

PROJECT DESCRIPTION

#16 - Town of Branford - Community Development Block Grant- #23DB-N29
Neighborhood Revitalization- Early Floodplain Notice

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

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy 21-22\memo_branford_nr_flood1.docx

**Early Notice for Public Review of a Proposal to Support Activity in
the 100-Year Floodplain and Wetland**

Insert Date of Publication: January 24, 2024
Name of Responsible Entity: Town of Branford
Address: 502 SW Suwannee Avenue
P. O. Box 577
Branford, Florida 32008
Contact: Aleshia Terry, Town Clerk
Telephone Number: (386) 935-1146

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the Town of Branford has determined that the following proposed action under the Florida Commerce Department (FloridaCommerce) Community Development Block Grant (CDBG) program and subgrant agreement number 23DB-N29 is in the 100-year floodplain and a wetland. A portion of the Town 's proposed potable water distribution system water meter and valve replacements will be constructed in approximately 158.42 acres of the 100-year-floodplain and is not within a wetland; however, it is in close proximity to a riverine, lower perennial, unconsolidated bottom permanently flooded (R2UBH) wetland and a palustrine, forested, deciduous, semipermanently flooded, (PF06F) freshwater forested/shrub wetland. The Town of Branford will be identifying and evaluating practicable alternatives to locating the action in the floodplain and/or wetland and the potential impacts on the floodplain and or the wetland from the proposed action, as required by Executive Order 11988 and 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

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

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

03J – Water Line Replacements: The Town of Branford proposed to replace all the aging existing residential water meters Town-Wide with Automatic Meter Read meters and install insertion valves to allow the Town's public works crews to isolate various sections of the water distribution system to facilitate maintenance and repairs. Some of the proposed water meter replacements and valve replacements will be located in floodplains Shaded Zone X, Zone AE, and Zone X and is not within a wetland; however, it is in close proximity to a riverine lower perennial unconsolidated bottom permanently flooded (R2UBH) wetland and a palustrine forested deciduous semipermanently flooded (PF06F) freshwater forested/shrub wetland.

The water meter replacement will take place Town-Wide in the public right-of-way adjacent to all the Town's residential water customers' housing units. The insertion valves will be installed at the following locations:

- Intersection of No Name Rd and Feed Mill Avenue
- Intersection of Feed Mill Avenue and Suwannee Avenue
- Intersection of Senter Avenue and Railroad Tracks
- Intersection of Carter Avenue and Braughton Street

- Intersection of Governor Avenue and Braughton Street
- Intersection of Feed Mill Road and Wideman Street (X2)
- Intersection of Carter Avenue and Wideman Street
- Intersection of Wideman Street and Governor Avenue
- Intersection of Reynolds Street and White Avenue (X2)
- Intersection of Wideman Street and White Avenue (X2)
- Intersection of Wideman Street and Henry Avenue
- Intersection of Wideman Street and Haines Avenue
- Intersection of Express Street and White Avenue
- Intersection of Suwannee Avenue and White Avenue
- Intersection of Craven Street and Plant Avenue
- Intersection of Craven Street and Houston Avenue
- Intersection of Braughton Street and Houston Avenue
- Intersection of Plant Avenue and Wideman Street (X2)
- Intersection of Bluff Avenue and Wideman Street
- Intersection of Owens Avenue and Wideman Street
- Intersection of Lafayette Avenue and Wideman Street
- Intersection of US 27 and Wideman Street
- Intersection of US 27 and Express Street

Activity: 03J Water Line Replacement
Project Description: Replace 336 water meters and install 27 insertion valves
CDBG Amount: \$462,800.00
Local Match: \$ 0.00
Total: \$462,800.00

Activity: 21A Administration
CDBG Amount: \$ 48,000.00
Local Match: \$ 0.00
Total: \$ 48,000.00

Activity: 016 Engineering
CDBG Amount: \$ 89,200.00
Local Match: \$ 0.00
Total: \$ 89,200.00

Total CDBG: \$600,000.00
Total Local Match: \$ 0.00
Total CDBG and
Local Match: \$600,000.00

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and/or wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplains and/or wetlands, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and/or wetlands, can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special

areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains and/or wetlands, it must inform those who may be put at greater or continued risk.

As a result of the proposed project, a minimal amount of additional impervious areas may be created in the Service Areas included in this project. In the case where new impervious surfaces are being created, storm drainage improvements will be included in the design and construction of the project to offset the impact of the additional impervious surfaces being created.

Written comments must be received by Aleshia Terry, Town Clerk, at P. O. Box 577, Branford, Florida 32008 or by phone at (386) 935-1146 on or before February 9, 2024. A full description of the project may also be reviewed from 7:00 am to 3:30 pm Monday through Friday at 502 SW Suwannee Avenue, Branford, Florida 34705. Additional information may be obtained by contacting Aleshia Terry, Town Clerk, at (386) 935-1146. Comments may also be submitted by email to clerk@townofbranford.net.

Danny Glover, Mayor
Environmental Certifying Official
502 SW Suwannee Avenue
Branford, Florida 32008
Telephone: (386) 935-1146

