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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 **March 28, 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.**

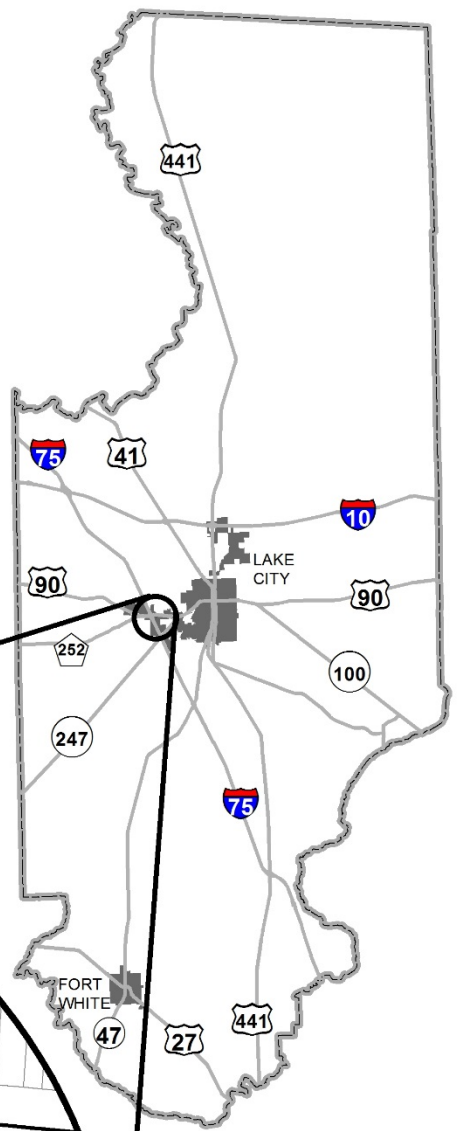
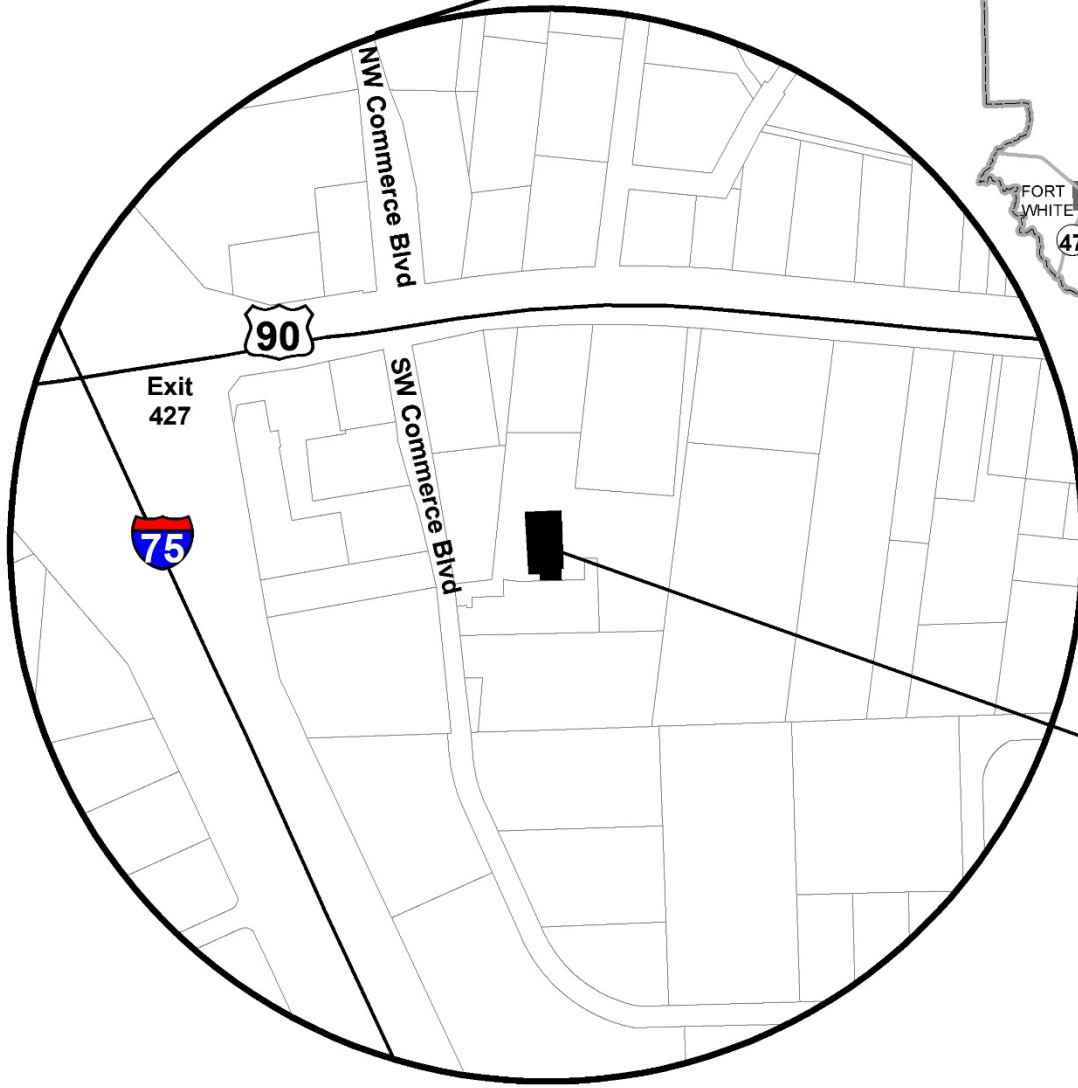
**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**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





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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

March 28, 2024  
6:00 p.m.

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

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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

February 22, 2024  
6:00 p.m.

MEMBERS PRESENT IN PERSON

Mary Alford  
Patricia Bouie Hutchinson, Chair  
Daniel Riddick  
Donnie Waldrep, Vice-Chair  
Stephen Witt

MEMBERS ABSENT

Maurice Perkins  
Jody Stephenson

STAFF PRESENT

Scott Koons - In-Person

MEMBERS PRESENT VIA  
COMMUNICATIONS  
MEDIA TECHNOLOGY  
FOR QUORUM

David Stegall  
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 Stegall and seconded by Commissioner Waldrep to approve the February 22, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JANUARY 25, 2024 MEETING MINUTES

**ACTION:** It was moved by Commissioner Riddick and seconded by Commissioner Waldrep to approve the January 25, 2024 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #14 - Alachua County Comprehensive Plan Adopted Amendment (FC No. 23-1ESR)
- #15 - Alachua County Comprehensive Plan Adopted Amendment (FC No. 23-3ESR)
- #17 - City of Starke Comprehensive Plan Draft Amendment (FC No. 24-1ESR)

**ACTION:** It was moved by Mayor Witt and seconded by Commissioner Waldrep to group Committee-Level Review Items #14, #15 and #17 for purpose of review. The motion carried unanimously.

Scott Koons, Executive Director, 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 Alford and seconded by Commissioner Waldrep to recommend that the Council approve the staff reports for Items #14, #15 and #17 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:15 p.m.

\_\_\_\_\_  
Patricia B. Hutchinson, Chair

3/28/24  
Date

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

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 20  
Review Date: 3/28/24      Local Government: City of Newberry  
Amendment Type: Adopted Amendment      Local Government Item No.: CPA 24-01  
State Land Planning Agency Item No.: 24-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/29/24 (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 _____	No _____
Not Applicable	_____X_____





**EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT**



## SUPPORTING DATA AND ANALYSIS FOR CPA 24-01

(Parcel 02659-000-000)  
± 161 acres

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

**CPA 24-01**, an application by CHW Professional Consultants, agent, on behalf of Whitehurst Cattle Company, owner, amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Numbers No. 02659-000-000 consisting of approximately 161 acres more or less.

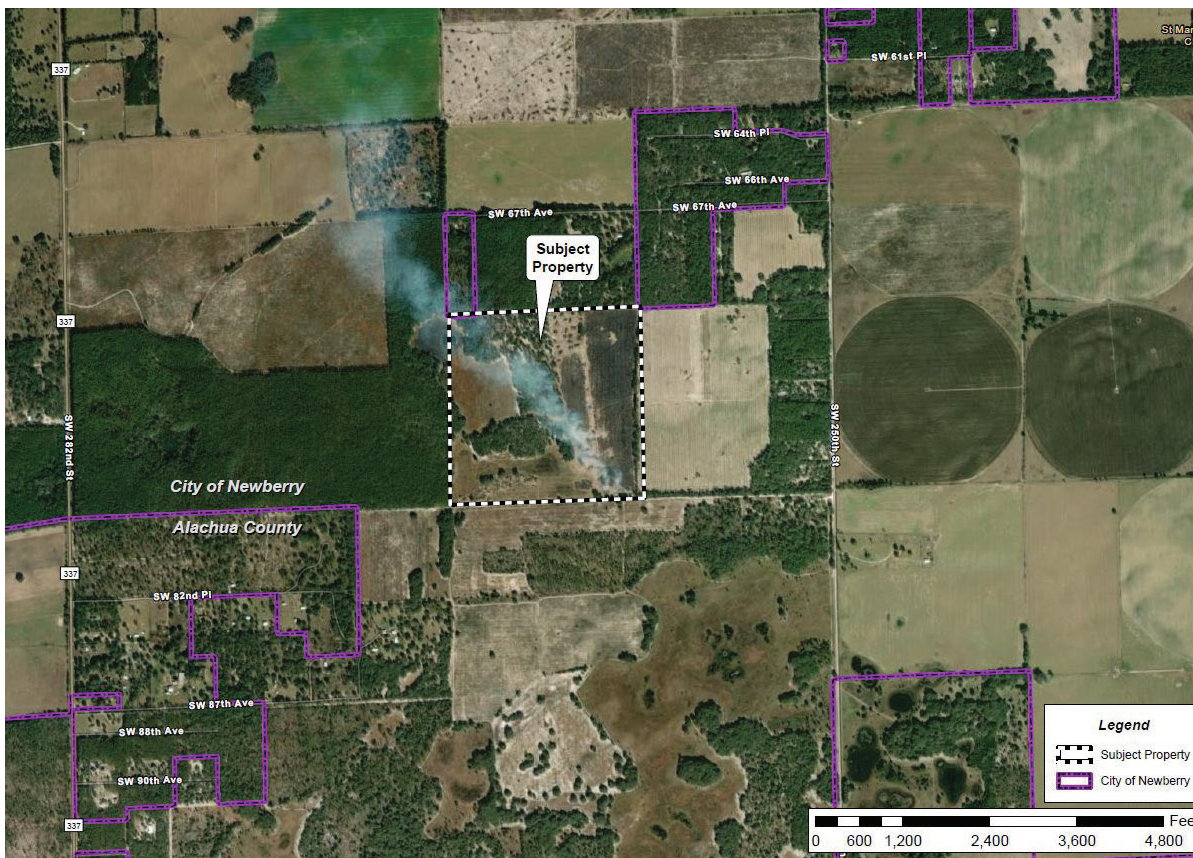


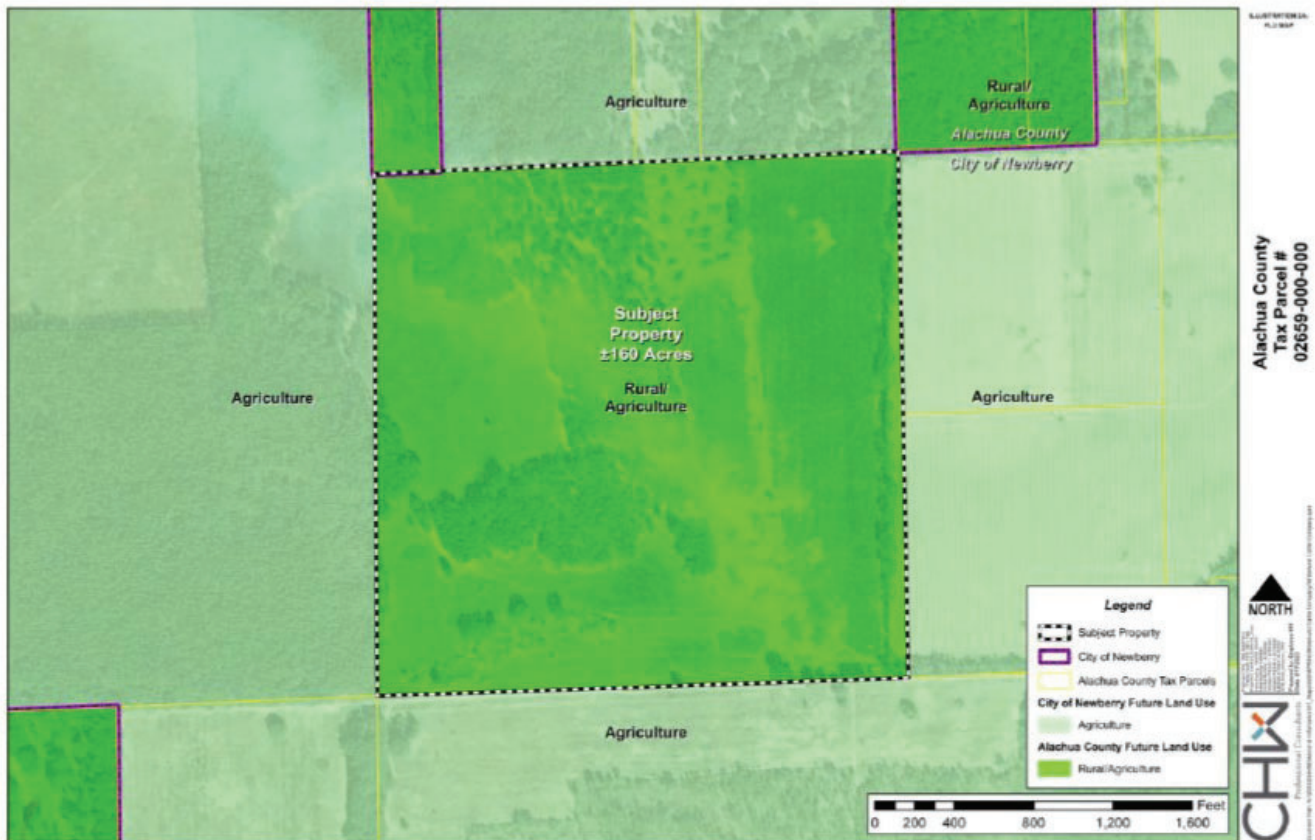
Figure 1: Aerial Image of Subject Property

**APPLICANT:** CHW Professional Consultants  
**OWNER:** Whitehurst Cattle Co.  
**PURPOSE:** Agriculture (City of Newberry)

**LOCATION:** The Subject Property is located generally east of CR 337/SW 282nd Street and south of 67th Avenue in Alachua County

**EXISTING USES:** Vacant agricultural field/pasture

### CURRENT FUTURE LAND USE MAP



**Figure 2: Existing Future Land Use Map Classification of Agriculture**

The City has recently annexed the subject property to the city limits. With the land now annexed into the City, the next part of the process is to bring the property into conformance first with the City’s adopted Future Land Use Map of the Newberry Comprehensive Plan as well as the Official Zoning Atlas. To accomplish this, the parcel’s existing Alachua County future land use classification and zoning district must be changed to City of Newberry designations. This request to amend the future land use map of the City of Newberry Comprehensive Plan is like-for-like change. The current future land use classification is Alachua County Rural/Agriculture (less than or equal to one (1) dwelling unit per 5 acres). The proposed future land use classification to City of Newberry Agriculture (less than or equal to one (1) dwelling unit per 5 acres). The intent of this application is to change land use from Alachua County land use to City of Newberry land use. At this time, no structures or development are proposed in this application, approval of this application has no potential to increase impact and demand on existing local services.

### SURROUNDING FUTURE LAND USE CLASSIFICATIONS

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

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

Regional Planning Council: North Central Fl  
Review Date: 3/28/24  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 21  
Local Government: Levy County  
Local Government Item No.: EAR 2023/24  
State Land Planning Agency Item No.: 23-1ER

Date Mailed to Local Government and State Land Planning Agency: 3/29/24 (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**

The County is amending its comprehensive plan based on an evaluation completed by the County to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Transportation Element; the Housing Element; the Infrastructure Element; the Capital Improvements Element, the Economic Element; and the Coastal Management Element (see attached excerpts).

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

The amendment will not result in an increase in density or intensity of use. Therefore, the County Comprehensive Plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance contained in the North Central Florida Strategic Regional Policy Plan.

The County is bisected by the following roads which are identified in the North Central Florida Strategic Regional Policy Plan as a Regional Transportation Facility: U.S. Highways 19, 27, Alternate 27, 41, 98 and 129 as well as State Roads 24, 40, 121, 337, 464 and 500. Since the amendment will not result in an increase in density or intensity of use, significant adverse impacts are not anticipated to occur to the Regional Road Network.

**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 Florida Commerce.

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



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**





## TRANSPORTATION CIRCULATION ELEMENT

### GOALS, OBJECTIVES AND POLICIES

#### Element Guide:

- Objective 1            Transportation Systems**  
    Access Point and Driveway Standards
- Objective 2            Coordination with the Future Land Use Map**  
    Road Level of Service
- Objective 3            Intergovernmental Coordination / Transportation Planning**  
    Williston Airport  
    Cedar Key Airport Master Plan  
    ~~Suncoast Parkway II~~  
    Strategic Intermodal System (SIS)  
    Designation  
    SIS Level of Service  
    Transportation Disadvantaged  
    New Turnpike Proposals Inconsistent in Agriculture, Forestry,  
    Conservation and Natural Reservation Land Uses
- Objective 4            Right- of - Way Preservation**  
    Section Line Right- of- Way  
    Typical Road Construction Standards  
    SIS/Right- of -Way Preservation  
    Concurrency Management/SIS

**Goal:** Maintain a safe and efficient Levy County transportation network for all users by providing adequate transportation facilities and ensuring that roadways operate at adoptable level of service standards.

#### **Objective 1    Transportation Systems**

Provide for a safe and efficient motorized and non-motorized transportation system through appropriate access, satisfactory design standards, and maintenance of infrastructure.

#### **Access Point and Driveway Standards**

**Policy 1.1** Connections and access points of driveways and roads to the state, federal and local highway network shall be limited to a minimum spacing as follows:

Functional Class	Access Management Class	Minimum Connection Spacing [Streets & Driveways]	
		Over 45 MPH	Under 45 MPH
Principal Arterials	2	1,320	660
Minor Arterials	4	660	440
Major Collectors	6	440	245
Minor Collectors	6	440	245
Local Street	7	125	125

For direct connection to state and federal highways, the Florida Department of Transportation (FDOT) Access Management Rule in Chapter 14-97, Florida Administrative Code, is adopted by reference. Where a conflict develops, the more restrictive standard shall apply.

On County roads, the design criteria and construction standards for turning lanes, aprons, radii and other features, including bike lanes and sidewalks will be incorporated into the subdivision regulations, land development regulations, and a public works manual. On state roads, FDOT design criteria and construction standards shall apply. The applicant or representative applying for an access permit on a road shall secure the appropriate County or FDOT driveway permit and follow the County’s or FDOT’s respective procedures.

**Policy 1.2** The adopted Levy County Land Development Code will require shared [dual] access and cross-access agreements as a precondition to issuing development permits for the highway frontage of pre-platted subdivisions.

**Policy 1.3** All development proposals shall include provision for safe and efficient on-site traffic flow, both pedestrian and vehicular, and provide for adequate internal traffic circulation and vehicular parking. Minimum standards for number of parking spaces, aisle and space dimensions, drainage, landscaping, curve radii, bike lanes, sidewalks and construction materials shall be adopted as a part of the Levy County subdivision regulations, and/or public works manual, as appropriate.

**Policy 1.4** In planning for new or improved transportation facilities, the County will consider incorporating bicycle and pedestrian ways for the purpose of connecting residential areas to recreational areas, schools and shopping areas within neighborhoods and communities.

The County may provide or require the provision of bicycle/pedestrian facilities through the Levy County Land Development Code. Site and locational needs will be assessed by the Development Department, and costs will be estimated by the Road Department.

**Policy 1.5** A priority listing for re-surfacing collector highways will be developed annually. The list will be used for general planning purposes and will be revised according to available funding or emergencies.

Roadways will be ranked in part based on current and projected traffic volumes, deficiency, improving safety with supporting crash data, maintenance efficiency, and function of the County’s transportation



system. Development of new criteria for setting priorities for maintenance and repair will be based on recommendations from the Levy County Road Department.

**Policy 1.6** The County will consider the establishment of special taxing districts (i.e., Municipal Service Taxing Unit (MSTU), Municipal Service Taxing District (MSTD) and other methods, to ensure the adequate provision of infrastructure and to provide paved streets in residential areas not subject to subdivision regulations.

**Policy 1.7** The County will maintain the existing system of collectors, and continue to widen pavements which do not meet minimum width standards.

**Objective 2    Coordination with the Future Land Use Map**

Coordinate the development of a traffic circulation system with planned growth areas shown on the Future Land Use Map series to promote compact contiguous development pattern.

**Policy 2.1** The County will utilize the adopted *Functional Classification Map* showing the arterial, collector and local street system in developing an efficient and safe roadway network.

**Road Level of Service**

**Policy 2.2** The peak hour level of service (LOS) standard for County and non SIS roads is “C” New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County’s proportionate fair share ordinance, impact fees, site-related developer dedications, and developer contributions. The County may terminate the issuance of building permits, for non-deminimis impacts to the affected segment until the deficiency is corrected.

Transportation facilities needed to serve new development shall be in place and able to serve new development at the time a development permit, or its functional equivalent, is issued, or if the transportation facilities and services to be provided are the subject of a binding, executed contract for construction of the facilities or services at the time the development permit is issued, or the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, pursuant to Levy County Land Development Code.

Concurrency management mechanisms will be developed to ensure that the efficiency of the transportation system is maintained and protected from avoidable degradation of the adopted Level of Service along roadways under the County’s jurisdiction. No land use change or development project shall be approved if the projected impacts indicate that the level of service will fall below the adopted Level of Service "C".

**Policy 2.3** Through the Levy County subdivision regulations, and consistent with Chapter 177, Florida Statutes, the County shall implement road access and design requirements to promote the safe and orderly development of transportation networks for current and future land use needs. The County will continue to review and revise subdivision standards to ensure that adequate infrastructure is provided by residential developments.

**Policy 2.4** The County will discourage commercial strip development along major highways by limiting community and regional level commercial development to areas and nodes designated for Commercial land uses shown on the Future Land Use Map. Approval criteria for proposed land uses and



rezoning will be based on findings to include, but not limited to, the availability and efficient use of public facilities, accessibility and the capacity of the roadways.

The Levy County Land Development Regulations shall establish minimum standards for curb cuts, setbacks, frontage roads, bike lanes, sidewalks and access according to functional classification of the roadway using Rules 14-96 and 14-97, F.A.C. as guidelines.

**Policy 2.5** In accordance with Section 163.3180, Florida Statutes, the County shall provide a means by which new development will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, new development shall not be held responsible for contributing to deficient transportation facilities.

### **Objective 3 Intergovernmental Coordination / Transportation Planning**

Coordinate with the plans and programs of appropriate metropolitan planning organizations, public transportation authority, transportation disadvantaged programs, adjacent counties, resource planning and management programs prepared pursuant to Chapter 380, Florida Statutes and the Florida Department of Transportation's (FDOT) 5-Year Transportation Plan.

#### **Williston Airport**

**Policy 3.1** The County will coordinate planning and development with the City of Williston to improve the Williston Municipal Airport.

#### **Cedar Key Airport Master Plan**

**Policy 3.2** The adopted Cedar Key / George T. Lewis Airport Master Plan recommendations will be implemented in accordance with budgetary constraints and the availability of financial assistance from state and federal sources. Relocation alternatives will be considered as a means of determining the feasibility of reducing County infrastructure in a Coastal High Hazard area.

#### **Suncoast Parkway II**

~~**Policy 3.3** The County will coordinate with Citrus County, Florida's Turnpike Enterprise and the FDOT on the activities of Suncoast Parkway II and its impact on Levy County. The County will monitor the progress of the Suncoast Parkway II, both during and after completion, and evaluate its impact on county transportation systems, land use, and demands on public services.~~

#### **Strategic Intermodal System (SIS) Designation**

**Policy 3.4** U.S. Highway 19, U.S. Highway 27, and U.S. Alternative Highway 27/S.R. 500 are designated as Strategic Intermodal System (SIS) Rural Principal Arterial corridors. SIS corridors are shown on the County's *Functional Classification Map*.

Future additions or deletions to the designated SIS corridor plan shall be coordinated with the Florida Department of Transportation to ensure adequate right-of-way protections and acquisition, access management and the provision of traffic signals.

**Strategic Intermodal System (SIS Highways)**

Policy 3.5 The County shall consult with the Florida Department of Transportation when proposed Comprehensive Plan Amendments affect facilities on the Strategic Intermodal system. The Florida SIS highways in Levy County include U.S. 19, U.S. 27, and U.S. Alternative Highway 27 /S.R. 500.

**SIS Level of Service**

**Policy 3.6** Strategic Intermodal System roads within the County shall have the following LOS standard:

<b>Segment</b>	<b>Functional Class</b>	<b>LOS Standard</b>	<b>Access Management Standard</b>
US 19 Principal	Arterial/Rural	C	SIS 4 lanes/divided Controlled Access
US 27/U.S. Alt27/SR 500	Principal Arterial/Rural	C	SIS 4 lanes/divided Controlled Access

**Policy 3.7** All access to state roads shall be consistent with the Florida Department of Transportation’s Access Plan (Rules 14-96, Access Permitting Process and 14-97, Access Standards, F.A.C.). FDOT design criteria and construction standards shall apply. The applicant or representative applying for an FDOT access permit shall secure the appropriate FDOT driveway permits and follow the FDOT’s procedures.

**Transportation Disadvantaged**

**Policy 3.8** The County shall support the provision of transportation services to the transportation disadvantaged, and will continue to vigorously pursue state and federal grant programs to support both operating and capital funding.

**New Turnpike Proposals Inconsistent in Agriculture, Forestry, Conservation and Natural Reservation Land Uses**

**Policy 3.9** New greenfield Turnpikes, toll roads, or other forms of new Principal Arterial highways are inconsistent with Future Land Use Map categories Agricultural/Rural Residential, Forestry/Rural Residential, Conservation and Natural Reservation.

**Objective 4 Right of Way Preservation**

Provide for the protection of existing and future rights-of-way from building encroachment.

**Section Line Right- of- Way**

**Policy 4.1** All new developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction, unless future extension is clearly impractical or undesirable, in addition to any required setback adopted by the County Land Development Code. On the



existing transportation network, developments shall be set back from the center of the existing right-of-way. Adequate right-of-way shall be preserved using the below standards:

- a. ½ the minimum right-of-way required by the Levy County Land Development Code for setbacks;
- b. SIS roads shall include an additional fifty (50) feet on each side of the setback centerline for the purpose of future right-of-way and frontage road needs;
- c. Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as adopted in the Levy County Land Development Code as a condition to receiving any development approval or zoning change.

### Typical Road Construction Standards

**Policy 4.2** County minimum road construction standards are adopted by reference to the then current version of the following manuals of the Florida Department of Transportation: *Standard Specifications for Road and Bridge Construction*, and *Design Standards for Design, Construction, Maintenance and Utility Operations on State Highway System*, and *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*. In the event that an inconsistency should develop between the adopted Levy County Land Development Code and Plan policies and the Florida Department of Transportation standards, the more restrictive standard shall prevail.

### SIS/ Right of Way Preservation

**Policy 4.3** Preserve the functional integrity of the Strategic Intermodal Highway System (SIS) road segments in the County. Adequate right-of-way shall be provided for by all development. As used here, "provided for" means a right-of-way reservation.

**Policy 4.4** The County will coordinate with the Florida Department of Transportation to ensure that the levels of service on the principal arterial system remain at or above the adopted LOS C; and, that as a result, no moratoria on growth and development become necessary.

### Concurrency Management / SIS

**Policy 4.5** The County shall review all development proposals to ensure consistency with Strategic Intermodal System level of service standards established by the Florida Department of Transportation.

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

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 24  
Review Date: 3/28/24      Local Government: Town of Bronson  
Amendment Type: Adopted Amendment      Local Government Item No.: CPA 23-01  
State Land Planning Agency Item No.: 23-1ER

Date Mailed to Local Government and State Land Planning Agency: 3/29/24 (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**

The Town is amending the text and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Future Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Public School Facilities Element; the Property Rights Element; and the Future Land Use Plan Map Series of the Town Comprehensive Plan (see attached).

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

The Town is bisected by U.S. Highway Alternate 27 and State Road 24, both of which are identified and mapped in the Strategic Regional Policy Plan as Regional Transportation Facilities. Nevertheless, significant adverse impacts are not anticipated to occur to these regional roads as a result of the amendment since the amendment does not result in an increase in intensity or density of use.

Areas of high recharge to the Floridan Aquifer and Regional Ecological Greenway, Natural Resources of Regional Significance, as identified and mapped in the Strategic Regional Policy Plan, are located in the Town. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the amendment does not result in an increase in intensity or density of use.

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

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

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

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

Yes _____	No _____
Not Applicable	_____X_____





**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**



Words **bolded and underlined** have been added.  
Words **~~bolded and struck through~~** have been deleted

## II

### **TRAFFIC TRANSPORTATION** ELEMENT

#### GOALS, OBJECTIVES, AND POLICIES

GOAL: TO PROVIDE A SYSTEM FOR BOTH MOTORIZED AND NON-MOTORIZED MODES OF TRANSPORTATION WHICH SERVES TO MAXIMIZE PUBLIC SAFETY, SUPPLY CONVENIENT ACCESS TO DESTINATIONS, AND EFFICIENT IN DESIGN.

#### A. INTERGOVERNMENTAL COORDINATION

OBJECTIVE 1 ~~Upon Comprehensive Plan adoption, t~~The Town shall **continue to** coordinate with the County, and the Florida Department of Transportation, to mitigate the projected capacity impacts along roadway segments of State, County, and Town owned roadways.

~~Policy 1-1 The Town shall implement a notification process, as part of a development permit application, in order to inform the Florida Department of Transportation, and the County, when proposed development will result in an increased traffic volume on State or County owned roadways that will reduce the roadway's operating level of service.~~

Policy 1-~~2~~ **1** The Town shall coordinate with the Florida Department of Transportation and the County, to implement traffic control methods which will improve safety, and limit air and noise pollution, attributable to truck and other motorized vehicle traffic, on State or County owned highways which pass through the Town.

#### B. LEVEL OF SERVICE

OBJECTIVE 2 ~~By the year 1991, t~~The Town shall ~~institute a comprehensive program to~~ **continue to** monitor motorized and non-motorized transportation systems for safety, access, efficiency, and level of service conditions. ~~The monitoring program may use traffic volume counts and other information using~~ **information** compiled by the Florida Department of Transportation and the County.

Policy 2-1 The Town does hereby adopt the following peak hour level of service standard for the roadways within the Town, **consistent with the most recent version of the Florida Department of Transportation "Quality/Level of Service Handbook"**:

1. Principal Arterials **€ D**
2. Minor Arterials **D**
3. Major and Minor Collectors- **€ D**

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	LEVEL OF SERVICE
<u>1</u>	<b><u>State Road 24</u></b> <b><u>(from State Road 500 to 90th Avenue)</u></b>	<b><u>D</u></b>
<u>2</u>	<b><u>State Road 24</u></b> <b><u>(from South Town Limits (Canpile Road) to State Road 500)</u></b>	<b><u>D</u></b>
<u>3</u>	<b><u>US 27A</u></b> <b><u>(from-Northeast 75th Street to East Town Limits (90th Court))</u></b>	<b><u>D</u></b>
<u>4</u>	<b><u>US 27A</u></b> <b><u>(from-State Road 24 to Northeast 75th Street)</u></b>	<b><u>D</u></b>
<u>5</u>	<b><u>US 27A</u></b> <b><u>(from West Town Limits (720 feet West of Jerrels Road to State Road 24)</u></b>	<b><u>D</u></b>

Policy 2-2 The Town shall ~~adopt and implement~~ use the **Institute of Traffic Engineers** standards for trip generation estimates to be used in the development plan review process.

Policy 2-3 The Town shall review all development proposals, and require that they provide sufficient information, to ascertain that proposed development's impact to the level of service on roadways in the Town, and shall issue a development order with the contingency that a certificate of occupancy for that development will be issued only if the impact of that development on the roadway system will maintain the adopted level of service standards.

**~~Policy 2-4 The Town shall implement land development regulations which will require all new development to provide and dedicate additional right-of-way for existing road systems, in which the present right-of-way is insufficient for either projected future needs for infrastructure improvements, public safety objectives, or for maintenance of the adopted level of service for projected future traffic volumes.~~**

Policy 2-~~5~~**4** The Town's land development regulations shall **continue to** include requirements for on-site traffic flow for both motorized and non-motorized vehicles, which will assure safe, convenient, movement of vehicles and pedestrians.

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**Policy 2-6** ~~When new roadway systems are planned and depicted on the Traffic Circulation Transportation Map, new development which will abut the planned roadway shall be required to dedicate the right-of-way necessary, where applicable, to maintain the adopted level of service for that roadway.~~

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

OBJECTIVE 2.1 The Town shall ~~devise a formal ranking procedure by 1991 to~~ prioritize both, the needed roadway improvement projects, and the expenditure of revenues to complete these projects.

Policy 2-1.1 The Town shall ~~keep~~ use Florida Department of Transportation records of roadway, pedestrian, and bicycle accident frequency, and use these records to formulate priorities for motorized and non-motorized traffic improvements.

OBJECTIVE 2.2 ~~Upon adoption of this Plan a~~All decisions and actions the Town initiates or implements, which will have an impact on the ~~traffic transportation~~ circulation system, shall be consistent with the adopted Future Land Use Plan Map and future land use goals, objectives and policies of this Plan.

Policy 2-2.1 Proposed changes to the ~~traffic circulation transportation~~ system shall be reviewed for the necessity and appropriateness of the proposed change, in relation to future land uses as depicted on the future land use map, and the adopted level of service standards.

Policy 2-2.2 The Town, ~~upon adoption of this Comprehensive Plan,~~ shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. Traffic related capital improvements will be financed with state and federal grants. ~~If after five years, grants cannot be obtained to correct the identified deficiencies, the Town will consider a plan amendment to allocate local resources to fund the needed capital facilities.~~ Traffic deficiencies include deteriorating paved roads and unpaved roads to be corrected by undertaking grant funded paving and repaving projects.

### C. NON-MOTORIZED TRANSPORTATION

OBJECTIVE 3 ~~Upon plan adoption, a~~All future roadway system design shall provide features for non-motorized transportation, the purpose of which is to provide access for all citizens, and to maintain ambient air quality within Environmental Protection Agency, and Florida Department of Environmental Regulation Protection standards.

**Policy 3-1** ~~In accordance with Section 163.32021 Florida Statutes, as amended, the Town shall implement land development regulations which will require new development to provide and dedicate pedestrian ways.~~

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- Policy 3-~~2~~ 1 The Town shall incorporate sidewalks in the design of arterial roadway improvements which will provide citizens with access to shopping, employment, public buildings, and recreational centers.
- Policy 3-~~3~~ 2 ~~By 1991, t~~ The Town shall implement a program to prioritize sidewalk reconstruction and repair.
- Policy 3-~~4~~ 3 All pedestrian ways constructed within the Town shall be designed to be accessible to handicapped persons.

#### D. RIGHTS-OF-WAY PRESERVATION

- OBJECTIVE 4 In conformance with Section 163.3202, Florida Statutes, as amended, the Town's ~~adopted land development code~~ shall ~~provide implementation measures to~~ preserve right-of-way for capacity and necessary improvement expansion.
- Policy 4-1 To assist in the preservation of right-of-way for capacity expansion the Town shall implement a land development code to provide the necessary setback along property frontage that abuts arterial highways.
- Policy 4-2 Curb cuts shall be kept to a minimum along arterial roadways to both enhance the safety of highways, and to maintain the adopted level of service. **The Town shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads, including minimal distance between access points and limiting the number of access points to parcel of land to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, as amended.**
- Policy 4-3 Non-governmental signage and off-site signs shall be prohibited from both existing and future rights-of-way.
- Policy 4-4 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.**
- Policy 4-5 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.**
- Policy 4-6 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.**
- Policy 4-7 Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;**
- Policy 4-8 Adequate corner clearance shall be maintained at crossroad intersections with arterials.**
- Policy 4-9 The Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**

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E. AESTHETIC FEATURES

OBJECTIVE 5 ~~By 1991, a~~**All** roadway improvement projects shall be evaluated for aesthetic benefits.

Policy 5-1 The Town's land development code shall **continue to** require parking lots to be functionally landscaped to provide maximal shading, beauty, and stormwater retention.

Policy 5-2 The Town's land development code shall **continue to** require that non-governmental signage and off-site signs shall be prohibited from both existing and future rights-of-way.

F. PARKING

OBJECTIVE 6 In conformance with Section 163.3202, Florida Statutes, as amended, the Town shall ~~adopt and~~ **continue to** implement a land development code that addresses on-site traffic flow and vehicular parking requirements.

Policy 6-1 The Town's land development regulations shall **continue to** require all new non-residential development to provide off-street parking for both motorized and non-motorized vehicles.

Policy 6-2: The Town shall **continue to** require all new development to provide adequate and safe off-street parking based upon an established density and/or intensity of permitted land use.

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V

CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL: TO PRESERVE, CONSERVE, AND APPROPRIATELY MANAGE ALL OF THE RESOURCES OF THE TOWN AND PROVIDE PROTECTION OF UNIQUE AND ENVIRONMENTALLY SENSITIVE LANDS, LIFE AND PROPERTY FROM NATURAL AND MAN-MADE HAZARDS.

A. AIR QUALITY OBJECTIVES AND POLICIES

OBJECTIVE 1 The Town shall meet or exceed the minimum air quality levels established by Florida Department Environmental **Regulations Protection**.

Policy 1-1 The Town shall consider the cumulative effects of development on air quality in project review; mitigation measures shall be implemented where needed to avoid deterioration of the ambient air.

Policy 1-2 The Town shall continue efforts to maintain good ambient air quality through the **adoption implementation** of codes, ordinances and regulations which address issues of smoke, landscaping, and tree protection which contribute to enhancement of air quality.

B. SURFACE WATER OBJECTIVES AND POLICIES

OBJECTIVE 2 The Town shall protect and properly manage the quality and quantity of all surface waters.

~~Policy 2-1 The Town shall support all research activities by public agencies designed to assist in the management of the Gulf Coastal Lowlands and associated floodplains.~~

~~Policy 2-2 The Town shall petition the County for an agreement to establish best management practices for the protection of surface and groundwater quality in the adjacent Gulf Coastal Lowlands. When research recommendations are available, they shall be reviewed and considered for incorporation into the appropriate elements of the adopted Comprehensive Plan.~~

~~Policy 2-3 The Town shall adopt a stormwater management ordinance to protect the quality and quantity of water resources to supplement state and water management district regulations.~~

Policy 2-4**1** ~~The Town shall coordinate~~ **Incorporate applicable** stormwater management ~~technical requirements of~~ **with** the Southwest Florida and Suwannee River Water Management Districts ~~into the Town's stormwater management ordinance.~~

C. GROUNDWATER OBJECTIVES AND POLICIES

OBJECTIVE 3 ~~Upon adoption of this Comprehensive Plan, t~~The Town shall **institute proper actions to** ensure the quality and quantity of Town groundwater resources are properly protected and conserved.



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- Policy 3-1 The Town, in cooperation with the Florida Department of Environmental **Regulations Protection, Suwannee River Water Management District** and Southwest Florida Water Management District, shall continue to monitor the quality and quantity of groundwater resources.
- Policy 3-2 Permit development only if it does not adversely impact the Town's natural resources and is in compliance with all applicable federal, state, and local regulations.
- Policy 3-3 The Town shall cooperate with the County to provide protection for all public water supply wells.
- Policy 3-4 Prior to development approval, an inspection should be conducted by **the developer** to properly identify active drainage wells. If any wells are found, the developer shall be responsible for sealing the drainage wells.
- Policy 3-5 The Town shall investigate methods for treatment of stormwater runoff from developed areas and require Best Management Practices for new development.
- Policy 3-6 The Town shall continue to cooperate with Southwest Florida Water Management District and Suwannee River Water Management District in requiring as-built/operations permission for surface water management systems to be filed and approved before a Certificate of Occupancy is issued for new construction.
- Policy 3-7 The Town shall preserve the natural functions of the 100-year floodplain so that flood-carrying and flood storage capacities are maintained through the use of Best Management Practices and proper site development review.
- Policy 3-8 The Town shall continue to regulate land use and development in flood hazard areas by requiring conformance with the provisions of the Town's floodplain regulations and requirements of the National Flood Insurance Program as provided by the Federal Emergency Management Agency.
- Policy 3-9 The Town shall cooperate, as appropriate, with the designated programs of the County, Southwest Florida Water Management District, Suwannee River Water Management District and other such applicable agencies in the identification and protection of water recharge areas to ensure aquifer depletion and contamination does not occur.
- ~~Policy 3-10 The Town Council shall request the Department of Natural Resources, Bureau of Geology to evaluate the potential for geologic hazards in the Town.~~
- ~~Policy 3-11 New development meeting a specified 80 percent threshold size for a potential development of regional impact will be required to fully evaluate all geologic and hydrologic conditions on-site prior to development.~~
- ~~Policy 3-12 The Town shall prepare a composite map which illustrates soils, native vegetative communities, geology, surface water and ground water information and which:~~
- ~~1. Defines areas that have physical limitations and potentials for various types of land use; and~~
  - ~~2. Defines the appropriate land uses based upon the land's physical limitations and potentials.~~

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~~When completed, the composite map will be utilized by all subdividers and developers as the basis for documenting how they propose to protect and use, conserve or preserve these resources.~~

Policy 3-~~13~~ **10** Mineral extraction activities shall be prohibited in the Town Limits.

Policy 3-~~14~~ **11** The Town shall ensure developers, prior to receiving a development permit, ~~prove to the Town Council document~~ that the proposed project will not adversely affect water quantity or quality.

#### D. SOIL EROSION OBJECTIVES AND POLICIES

OBJECTIVE 4 Minimize the rate of erosion caused by land development and other human activities.

Policy 4-1 The Town shall consult with the United States **Soil Natural Resources Conservation Service** on use of Best Management Practices to minimize soil erosion problems as part of the development review process.

Policy 4-2 The Town shall consider topographic, hydrologic and vegetative cover factors in the site plan review process of proposed developments.

~~Policy 4-3 The Town shall adopt a tree protection ordinance and a landscape ordinance to assist in control of soil erosion.~~

Policy 4-4 The Town shall require utilization of Best Management Practices in construction of stormwater facilities and structures.

Policy 4-5 The Town shall ~~investigate~~ **encourage** the use of paving blocks (turf block) to retain properties of soil permeability ~~and encourage their use as an impervious surface bonus to developers.~~

#### E. FLORA AND FAUNA OBJECTIVES AND POLICIES

OBJECTIVE 5 ~~Upon adoption of this Comprehensive Plan, t~~The Town shall take appropriate actions to minimize impacts on existing relic hardwood communities, the habitat of endangered and threatened species and shall provide appropriate protective measures for environmentally sensitive land and unique vegetative communities.

Policy 5-1 The Town shall assist in the application of, and compliance with, all state and federal regulations which pertain to endangered and threatened species.

Policy 5-2 The Town shall consult with the Florida ~~Game and Fresh Water Fish~~ **Fish and Wildlife Conservation** Commission the United States ~~Soil Conservation Service~~ **Natural Resources Conservation Service**, the Audubon Society and the United States ~~Department of Agriculture – Division of Forestry~~ **Forest Service** prior to the issuance of a development order where endangered or threatened species are known to exist. If found to have adverse impact on the species or habitat, mitigation measures ~~and/or compensation shall be required.~~

Policy 5-3 The Town shall consult with the Florida ~~Game and Fresh Water Fish~~ **Fish and Wildlife Conservation** Commission, ~~United States Soil Conservation Service~~ **Natural Resources Conservation Service**, and private landowners to develop Best Management Practices to protect valuable relic hardwood communities and endangered and threatened species.

Words **bolded and underlined** have been added.  
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- Policy 5-4**            ~~The Town shall adopt a tree protection and landscape ordinance to assist in the protection of specimen trees, relic hardwoods communities and wildlife habitat.~~
- Policy 5-~~5~~ **4**            The Town shall through proper site plan review procedure and specific implementation of the Town Land Development Code provide protection of 100-year flood areas, wetlands, and other potential environmentally sensitive lands within the Town.
- Policy 5-~~6~~ **5**            The Town shall continue to coordinate development activities with the County to ensure the conservation, protection and appropriate use of shared, unique vegetative communities such as the relic hardwood communities ~~and the Gulf Coastal Lowlands.~~

F.        HAZARDOUS WASTE OBJECTIVES AND POLICIES

- OBJECTIVE 6        ~~Upon adoption of this Comprehensive Plan, t~~The Town shall strive to enhance efforts in reduction, disposal and management of hazardous wastes.
- Policy 6-1            The Town shall assist the County in its efforts to manage hazardous wastes through educational programs that advise Town residents on the problems and issues of hazardous waste.
- Policy 6-2            The Town shall continue training its employees to identify and inspect wastes before they are taken to waste disposal facility sites.
- Policy 6-3            The Town shall, in cooperation with the County, develop an emergency response plan to facilitate control of accidents involving hazardous wastes.
- Policy 6-4            The Town shall assist the County in continuation of the Amnesty Days program for collection of hazardous waste.
- Policy 6-5            The Town shall cooperate with the County in the management program for proper storage, recycling, collection and disposal of hazardous wastes.

G.        AESTHETICS OBJECTIVES AND POLICIES

- OBJECTIVE 7        ~~By 1995, t~~The Town shall ~~have taken proper~~ **take appropriate** actions to preserve, conserve, develop and improve the visual resources and aesthetics of the community.
- Policy 7-1**            ~~The Town shall adopt and implement a tree protection ordinance to conserve and preserve certain existing trees and require the planting or replanting of trees in the Town.~~
- Policy 7-~~2~~ **1**            The Town shall ~~review and revise the existing~~ **continue to maintain a** sign ordinance to enhance aesthetic qualities and protect the health, safety and welfare of its residents.
- Policy 7-3**            ~~The Town shall adopt and implement tree protection and landscape ordinances to assist in the control of soil erosion, maintain the individual integrity of various land uses and enhance aesthetic qualities of the community as a whole.~~

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## H. WATER CONSERVATION OBJECTIVES AND POLICIES

**OBJECTIVE 8** ~~By 1995, per capita water use shall be reduced through~~ **The Town shall encourage** conservation practices and programs **to reduce per capita water consumption.**

**Policy 8-1** ~~The Town shall research and adopt criteria for the use of wastewater reuse plans where applicable.~~

**Policy 8-2 1** The Town shall **cooperate with the Southwest Florida Water Management District and the Suwannee River Water Management District** ~~research and to~~ implement ~~an~~ emergency water conservation plans ~~by 1992.~~

**OBJECTIVE 9** **The Town, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended August 23, 2018, hereby adopts the following maps as they apply to the Town as part of the Future Land Use Map Series of this Comprehensive Plan;**

**1. Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018;**

**2. Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018;**

**3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018;**

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

**5. Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018.**

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

**Policy 9-1** **The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.**

**Policy 9-2** **The map entitled Regionally Significant Natural Resources - Natural Systems, dated August 23, 2018, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.**

**Policy 9-3** **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated August 23, 2018, included within the Future Land Use Map Series, identifies publicly owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.**

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**Policy 9-4**            **The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**

**Policy 9-5**            **The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated August 23, 2018, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water protection policy of this element.**

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**XI**  
**PROPERTY RIGHTS ELEMENT**  
**INTRODUCTION**

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

**PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES**

**GOAL- RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.**

**OBJECTIVE 1**        **In local decision making, the Town shall consider the statement of rights as enumerated in Policy 1-1, Policy 1-2, Policy 1-3, and Policy 1-4.**

**Policy 1-1**        **In local decision making, the Town shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**

**Policy 1-2**        **In local decision making, the Town shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**

**Policy 1-3**        **In local decision making, the Town shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.**

**Policy 1-4**        **In local decision making, the Town shall consider the right of a property owner to dispose of his or her property through sale or gift.**



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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 3/28/24

**PROJECT DESCRIPTION**

#18 - Town of Branford - Community Development Block Grant- #23DB-N29  
Neighborhood Revitalization- Final 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**

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**PROJECT NARRATIVE:**

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

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

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

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

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

The Insertion Valves will be installed at the following locations:

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

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





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 3/28/24

**PROJECT DESCRIPTION**

#19 - Suwannee County - Community Development Block Grant- #23DB-H12  
Housing Rehabilitation- Early Floodplain Notice

---

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

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

       **COMMENTS ATTACHED**

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

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

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**PROJECT NARRATIVE SUWANNEE COUNTY CDBG #23DB-H12**

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

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

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

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

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

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

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

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

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

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

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





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 3/28/24

**PROJECT DESCRIPTION**

#22 - Town of Inglis - Fiscal Year 2019 Community Development Block Grant -  
Neighborhood Revitalization- Environmental Review

---

TO: Cery Logeman, Town Clerk  
Town of Inglis  
P.O. Drawer 429  
Inglis, FL 34449

XC: Andrew Finzen  
Simple Grants

       **COMMENTS ATTACHED**

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

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

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## Lauren Yeatter

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**From:** Scott Koons  
**Sent:** Monday, March 4, 2024 4:48 PM  
**To:** Lauren Yeatter (yeatter@ncfrpc.org)  
**Subject:** FW: Town of Inglis CDBG Project Consultation Request - NCFRPC

**From:** Andrew Finzen [mailto:andrew@simplegrants.com]  
**Sent:** Thursday, February 29, 2024 3:45 PM  
**To:** Scott Koons  
**Subject:** Town of Inglis CDBG Project Consultation Request - NCFRPC

Good afternoon Mr. Koons,

My name is Andrew Finzen, and I am a consultant with Simple Grants assisting the Town of Inglis, Florida in Levy County with its 2019 CDBG-NR Environmental Review. The project entails the re-roofing of two community facilities and repaving of several streets all within the Town of Inglis, FL. Please see below for a more detailed project scope and attached jurisdiction map. As this project scope involves repaving existing streets and replacing roofs on existing buildings, the Town of Inglis anticipates an environmental determination of no potential effect.

Pursuant to Florida Department of Commerce and HUD requirements, this email is intended to provide notice of a 30-day comment period window and to seek your consultation on this project. Please provide any comments to me via email at [andrew@simplegrants.com](mailto:andrew@simplegrants.com) to be included in the environmental review packet, or you may call me at 712-333-1669 for any clarifications needed.

In order to ensure that residents receive support in a timely fashion, the Town of Inglis is requesting your consultation as soon as possible. Please provide your feedback no later than March 30, 2024.

**Project Scope:** The proposed CDBG activities include the use of FFY 2019 Small Cities CDBG Program in the amount of \$650,000.00 in CDBG Neighborhood Revitalization funds to construct roof improvements to a Community Center, the Recipient's Fire Station, and to undertake 16,200 Linear Feet (LF) of street resurfacing activities in six other separate services that are primarily residential and located within the Recipient's corporate limits. In Service Area 2, the recipient will resurface approximately 3,200 LF of Gladys Avenue beginning at the intersection of Hammock Road on the West and continuing east to the intersection of U.S. Highway 19. For Service Area 3 the Recipient will resurface approximately 2600 LF of Daisy Street beginning at the intersection of Highway 40 East on the south and continuing north to the intersection of East Cason Boulevard. In Service Area 4 the Recipient will resurface approximately 2600 LF of Lori Street beginning at the intersection of Highway 40 East on the south and continuing north to the intersection of East Cason Boulevard. In Service Area 5 the Recipient will resurface approximately 2,600 LF of Linda Street beginning at the intersection of Highway 40 East south and continuing north to the intersection of East Cason Boulevard. In Service Area 6 the Recipient will resurface approximately 2,600 LF of Shearer Street beginning at the intersection of Highway 40 East on the south and continuing north to the intersection of East Cason Boulevard. In Service Area 7 the Recipient will resurface approximately 2,600 LF of Sapp Street beginning at the intersection of Highway 40 East on the south and continuing north to the intersection of East Cason Boulevard.

**Attachments:**





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 3/28/24

**PROJECT DESCRIPTION**

#23 - Suwannee County- Community Development Block Grant -Corona Virus (CV) 22 CV-S11-  
Concurrent Notice

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

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**

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## **SUWANNEE COUNTY COVID QUARANTINE AND TREATMENT FACILITY**

### **ACTIVITY DESCRIPTION**

#### Background

The coronavirus disease COVID-19 pandemic is among the deadliest infectious diseases to have emerged in recent history. The ongoing COVID-19 epidemic is the fifth documented pandemic since the 1918 flu pandemic. COVID-19 was first reported in Wuhan, China on December 31, 2019, and subsequently spread worldwide. The first reported case in the United States was near Seattle Washington on January 15, 2020. Because the virus is highly contagious, it rapidly spreads and continuously evolves in the human population. As of October 20, 2021, there have been 45,153,577 (45.15 million) confirmed cases of Corona Virus (COVID-19) in the United States, with 729,309 deaths. In Florida as of the same date, there have been 3,630,835 confirmed cases, with 58,143 deaths. As of October 20, 2021, Suwannee County, with a population of 42,035 people, has a reported 29,181 (21.84% of the County's population) cases of the virus causing 163 deaths.

#### Impacts and Needs

On the healthcare front, the pandemic has impacted thousands of people, who are either sick, have died, or have lost friends and loved ones due to the spread of this disease. The nation's healthcare system, its healthcare professionals, medical supplies and equipment have been severely overtaxed and overburdened. From an economic standpoint, manufacturing has slowed down, supply chains have been disrupted (e.g., paper towel and toilet paper shortages), and both travel and international trade have been impacted. Socially, we have not been able dine out, attend sporting events, go to plays or movies, take vacations, have celebrations, worship or embrace our families and friends as were able to do pre-pandemic. During the COVID-19 pandemic, residents of Suwannee County, the State of Florida, and the United States have been forced to shift how they work, play, exercise, shop, travel, and move through their communities.

Review of the State of Florida's Local Area Change in Unemployment between March 2020 and January 2021 when compared to the Unemployment Change for the same period for the previous year noted Suwannee County's unemployment rate increased by 13.8%.

#### The Project

During the Covid Virus crisis, the Suwannee County Commissioners realized the County does not have a suitable facility to accommodate quarantine needs of infected persons from the general public and first responders who cannot otherwise provide their own means of quarantine and separation from uninfected people when necessary. Likewise, the County does not have a facility within the County that can accommodate temporary housing of persons who are undergoing treatment and need to be isolated from other family members within a household. This deficiency was magnified by the fact that the local hospital shut down just prior to the Covid Virus outbreak. And to make matters worse, one of the two hospitals in neighboring Lake City, which had historically accepted patients from Suwannee County, shut down approximately a year ago. Designated a Rural Area of Critical Economic Concern, Suwannee County does not have the financial ability to construct a facility to accommodate the need we have for handling persons who are Covid Virus positive and need a facility to either be quarantined or remain isolated while

receiving treatment. The capability of such a facility to isolate and treat affected citizens directly mitigates the spread of the pandemic. The County has obtained an engineer's estimate of probable cost in the amount of \$4,529,480.00 for construction of the 20,000 square foot facility. In an attempt to curb construction costs, the building design would provide a large open area with adequate restrooms and an area for warming prepared meals. The large open area allows the greatest versatility, as it can be divided into numerous units by utilizing portable dividers on an as needed basis, depending on quarantine and treatment needs. The County would also undertake some of the site preparation as a cost saving measure. Land for construction of the facility is already owned by the County. The Suwannee County Commission is requesting \$5,000,000 in assistance under the Community Development Block Grant CV (CDBG-CV) program for construction of this desperately needed facility. The facility will provide residents that test positive for the Corona Virus temporary housing to allow them to quarantine from others that are not sick with goal of slowing the spread of the virus.

To serve those residents in most need, and to ensure that the project meets the low- to moderate-income national objective, Suwannee County will ensure that once constructed, that a minimum of 51% of the new facility's occupancy will be reserved for residents that are presumed to be low-to moderate-income under the U.S. Department of Housing and Urban Development (HUD) designation of Limited Clientele. Limited clientele are generally residents presumed to be principally Low-to moderate-income. This presumption covers abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers. To meet the criteria, the County may additionally require documentation on family size and income in order to show that at least 51 percent of the clientele are LMI.

The project is located in Tract 970400, Block Group 2, The project will serve the entire County Tracts and Block: 970100 -1,2,3,4 & 5; 970200-1.2 & 3; 970301-1; 970302-1,2,3 & 4; 970400-1,2,3,4 & 5; 970500-1,2,3 & 4; 970600-1,2 & 3. At least 51% of the space in the facility will be reserved for limited clientele clients.