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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 **April 25, 2024**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

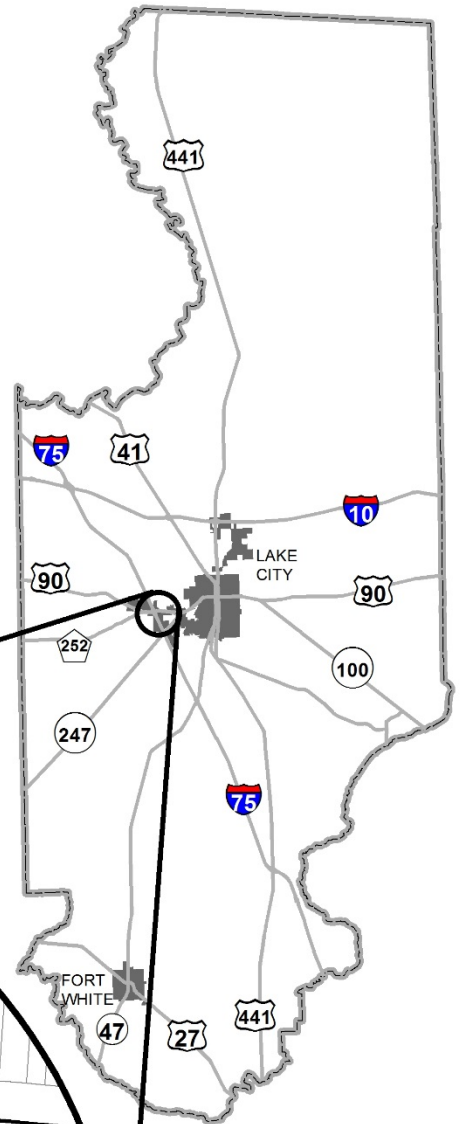
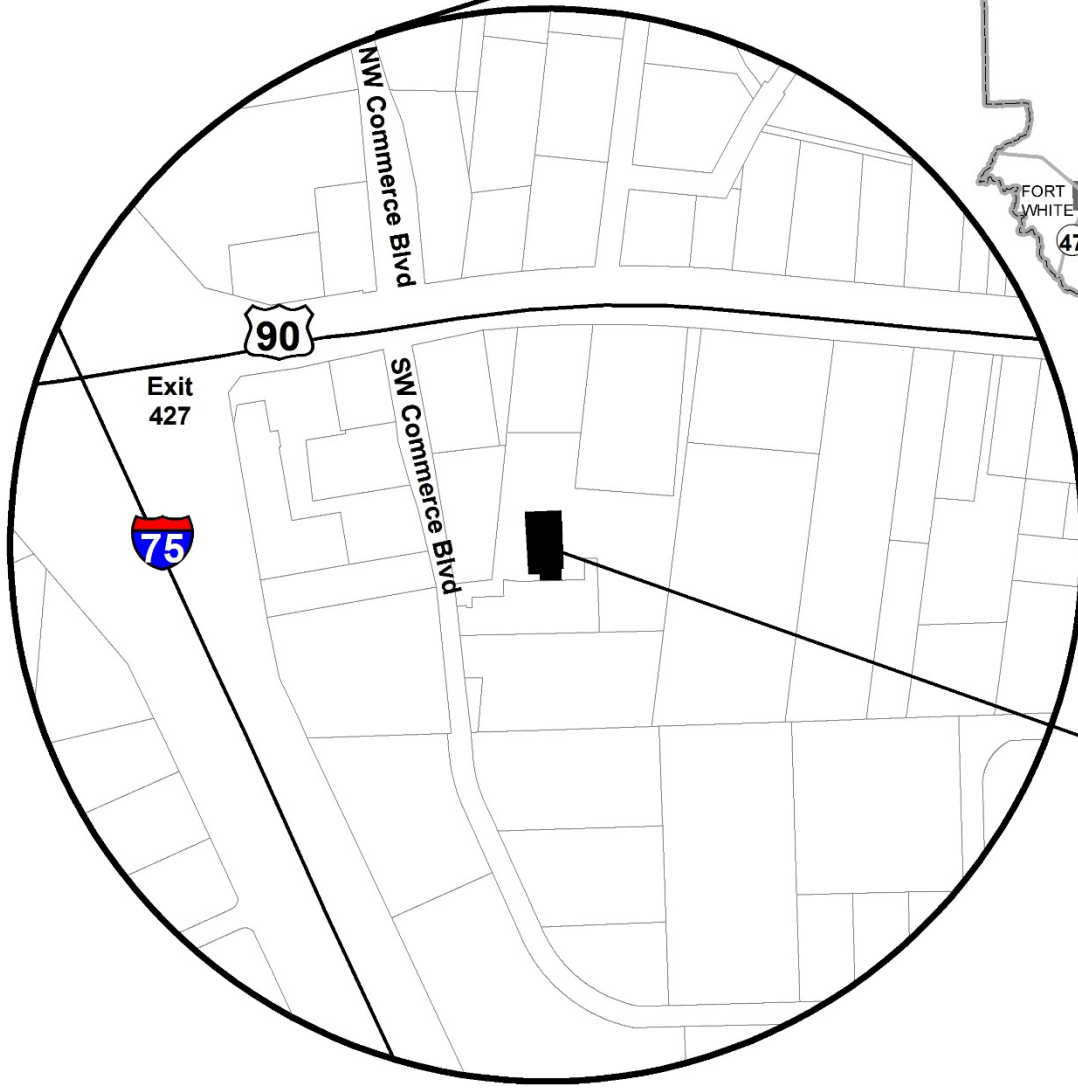
DIAL IN NUMBER: Toll Free 1.888.585.9008

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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
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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

April 25, 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

March 28, 2024
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
Maurice Perkins
Daniel Riddick
David Stegall
Jody Stephenson
Donnie Waldrep, Vice-Chair

MEMBERS ABSENT

Mary Alford
Stephen Witt

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Casey Willits

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:00 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Stephenson and seconded by Commissioner Waldrep to approve the March 28, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE FEBRUARY 22, 2024 MEETING MINUTES

ACTION: It was moved by Commissioner Waldrep and seconded by Mayor Stegall to approve the February 22, 2024 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#20–City of Newberry Comprehensive Plan Adopted Amendment (FC No. 24-1ESR)

#21– Levy County Comprehensive Plan Adopted Amendment (FC No. 23-1ER)

#24– Town of Bronson Comprehensive Plan Adopted Amendment (FC No. 23-1ER)

ACTION: It was moved by Mayor Stegall and seconded by Commissioner Perkins to group Committee-Level Review Items #20, #21 and #24 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 Commissioner Perkins and seconded by Mayor Stegall to recommend that the Council approve the staff reports for Items#20, #21 and #24 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:17 p.m.

Patricia B. Hutchinson, Chair

4/25/24
Date

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

Regional Planning Council: North Central Fl
Review Date: 4/25/24
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 26
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 4/26/24 (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 _____	No _____
Not Applicable	<u> X </u>

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

2. STATEMENT OF PROPOSED CHANGE

The following LsCPA application request to change the land use category of Bradford County tax parcels 02227-0-0000 and 02197-0-000 (hereinafter “the subject property”) from Residential Low Density (FLU) to Commercial & High Density Residential Future Land Use. The subject property runs along US Highway 301, North of NW state Road 16, and North of NW 173rd Street in Bradford County. **Figure 1** illustrates the site’s location and conditions.

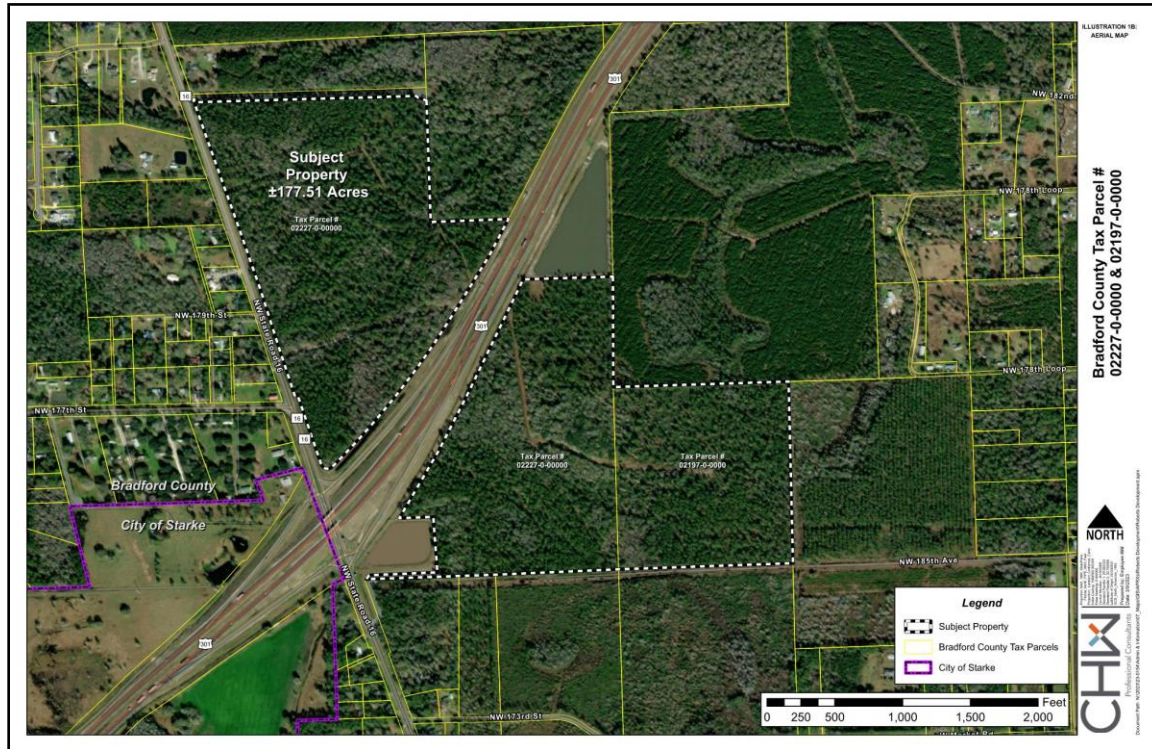


Figure 1: Aerial Map

The intent of this request is to apply the appropriate Land Use to the subject property for the development of commercial/retail stores, assisted living, multi-family, and single-family housing. Preceding this application is a voluntary annexation application to annex the subject property from Bradford County into the City of Starke. After annexation, City of Starke’s Land Use designations should be assigned and the requested Commercial and High Density Residential is being requested for development intent.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1**. Existing and Proposed FLU are illustrated in **Figures 2** and **3**. The existing & proposed Zoning District is illustrated in **Figure 4** and **5**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Residential Low Density	Rural Residential (RR)
East	Residential Low Density	Rural Residential (RR)
South	Residential Low Density	Rural Residential (RR)
West	Residential Low Density	Rural Residential (RR); Commercial, Neighborhood (CN); Single-family, Very Low Density (R-1A); Residential, Single-family (RSF-1)

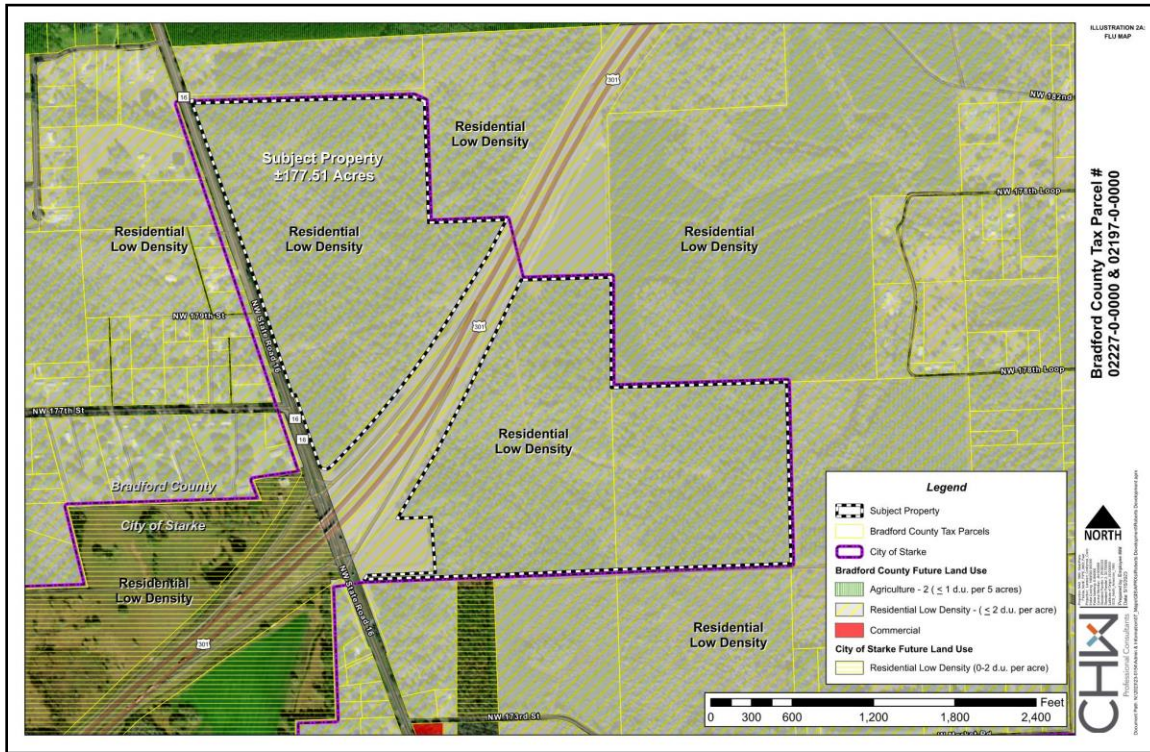


Figure 2: Existing Future Land Use Map

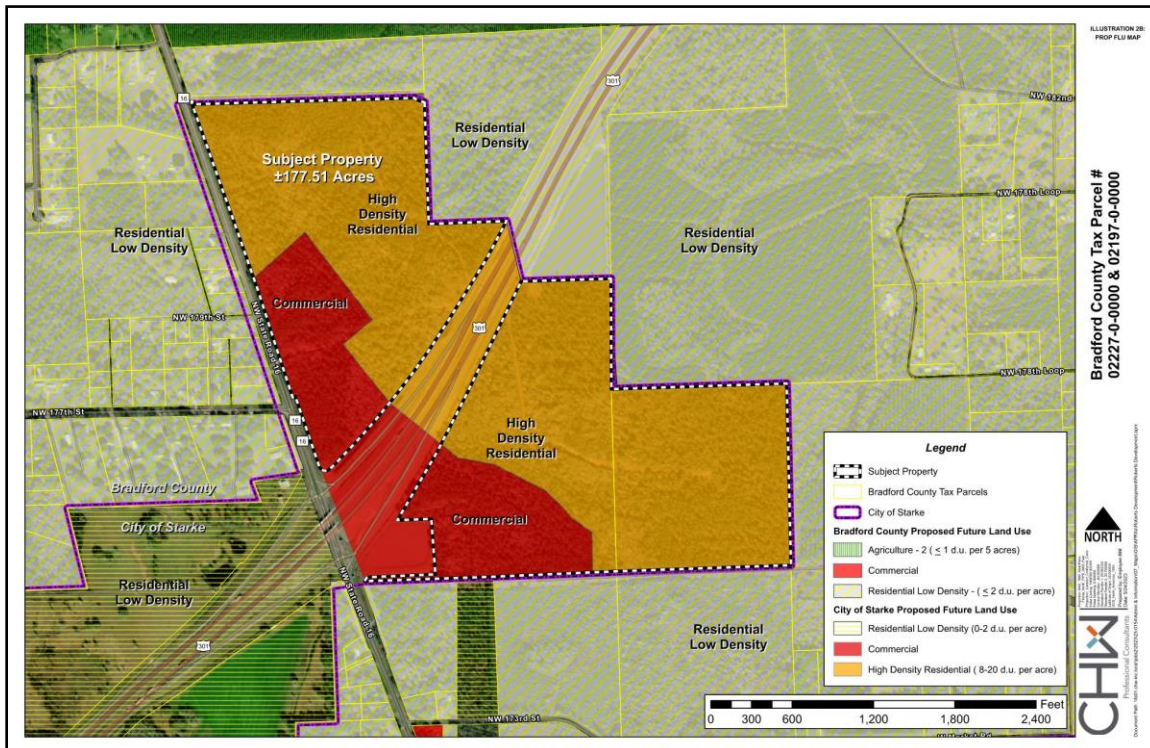


Figure 3: Proposed Future Land Use Map

FLORIDA REGIONAL COUNCILS ASSOCIATION	
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01	
Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 27
Review Date: 4/25/24	Local Government: City of Newberry
Amendment Type: Adopted Amendment	Local Government Item No.: CPA23-06
	State Land Planning Agency Item No.: 23-4ESR
Date Mailed to Local Government and State Land Planning Agency: 4/26/24 (estimated)	

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

DESCRIPTION OF AMENDMENT

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

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

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

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

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

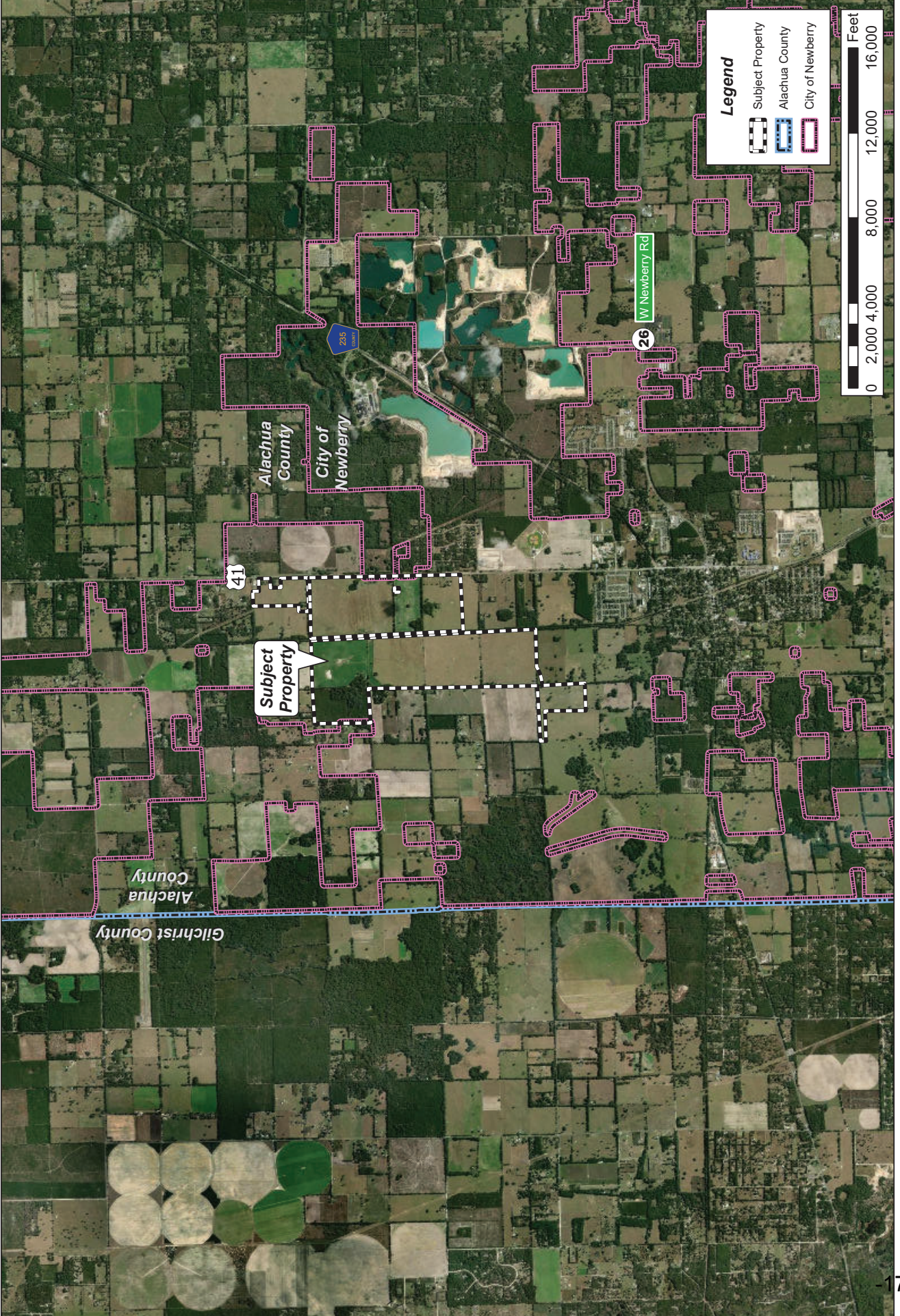
The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

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

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

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT



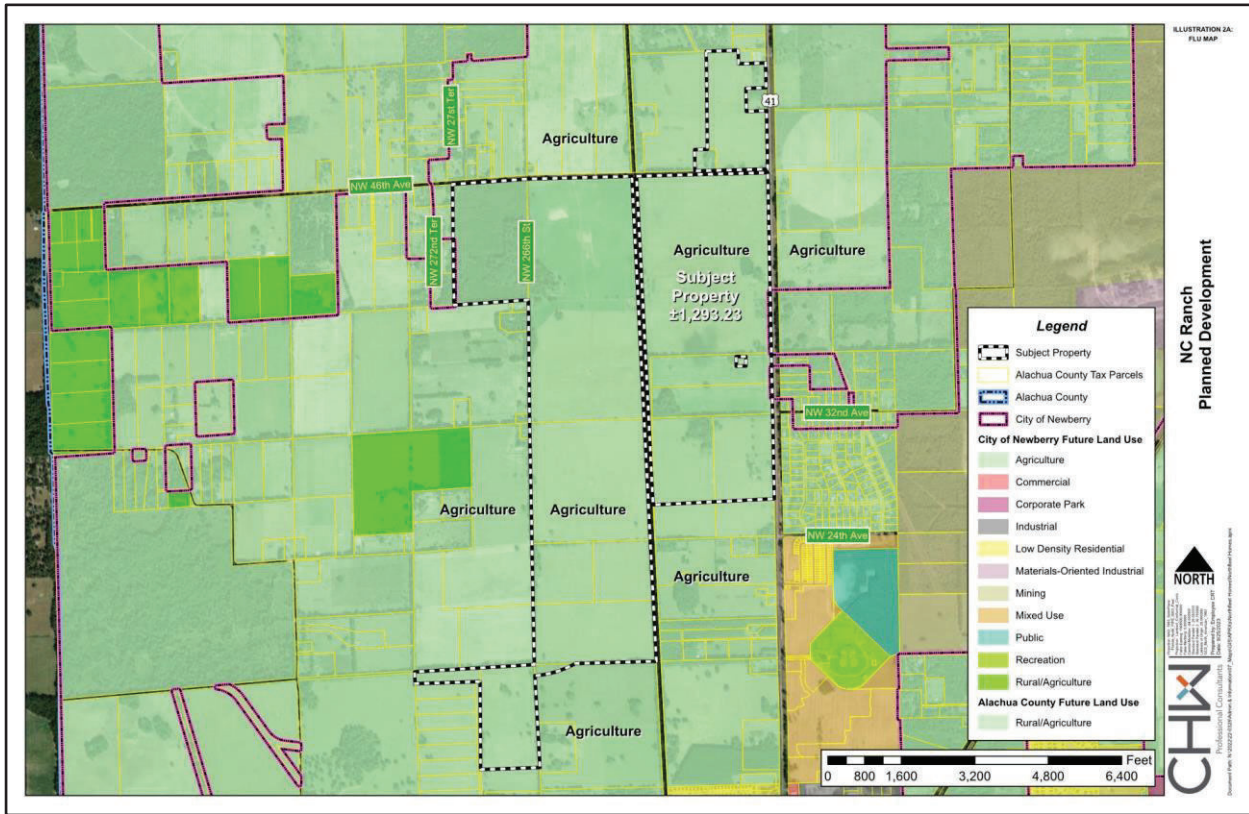


Figure 2: Existing Future Land Use Map

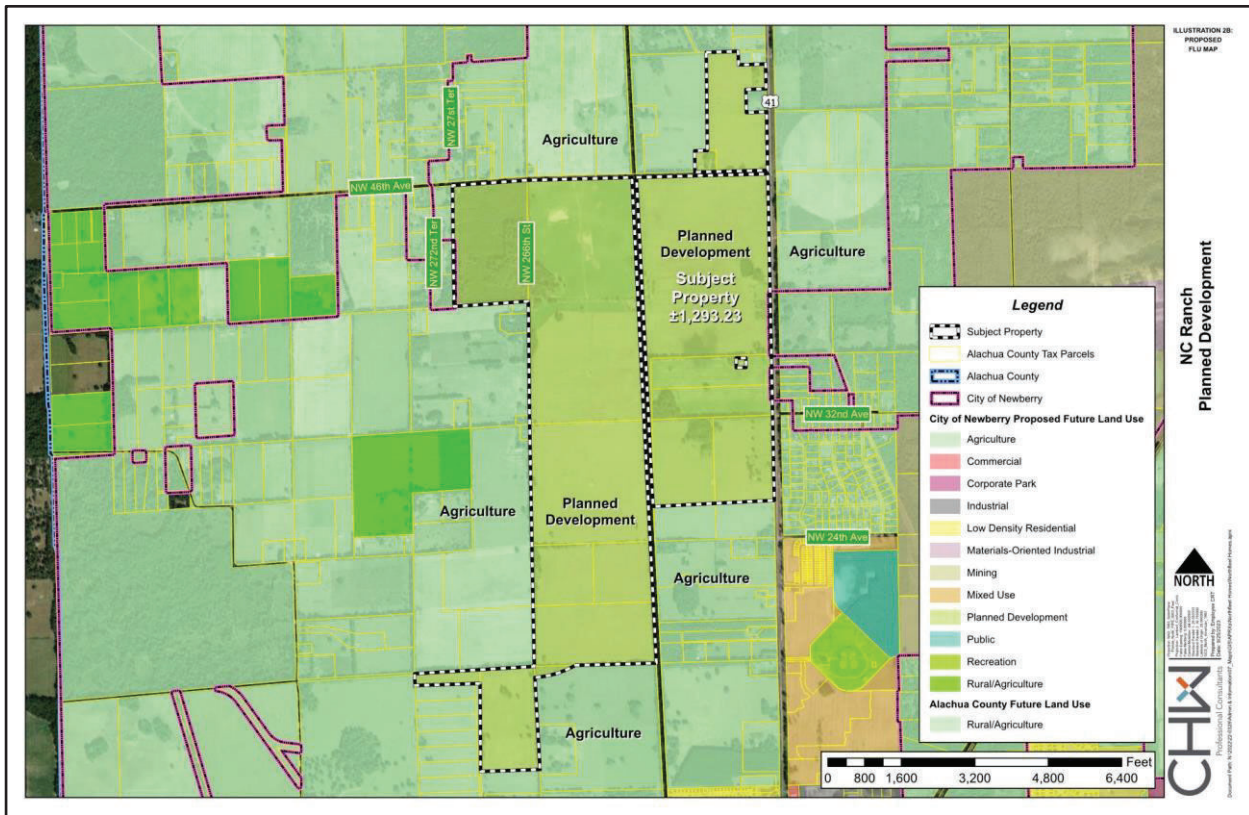


Figure 3: Proposed Future Land Use Map

FLORIDA REGIONAL COUNCILS ASSOCIATION	
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01	
Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 28
Review Date: 4/25/24	Local Government: City of Newberry
Amendment Type: Adopted Amendment	Local Government Item No.: CPA 23-12
	State Land Planning Agency Item No.: 23-5ESR
Date Mailed to Local Government and State Land Planning Agency: 4/26/24	

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

DESCRIPTION OF AMENDMENT

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

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

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

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

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____	No _____
Not Applicable	___X___

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

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

APPENDIX A – COMPREHENSIVE PLAN

ARTICLE I. – CITY OF NEWBERRY FUTURE LAND USE ELEMENT

* * *

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

* * *

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

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

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

* * *

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

SPECIFIC LOCATIONS SUB ELEMENT

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

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

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

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

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

Policy SP 1.3. Community Framework. A mixed-use core will serve as the focal point of the community and will be served by a range of housing products, including single-family,

single-family estate, multi-family, ‘tiny homes’ for work force housing and Assisted Living Facilities (ALF). Development amenities will include, but are not limited to, an amphitheater, horse-boarding barns, horse-riding trails, a linear park, swimming pools and aquatic features, and golf cart-friendly walkable neighborhoods.

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

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

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

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

1. Limits dead-end streets and cul-de-sacs, except when necessary due to natural or

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

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

Policy SP 1.8. Community Facilities.

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

circumstance can result in a delay or denial of a final development order for properties within CPA 23-06.

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

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

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

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

Policy SP 1.11. Financing of Infrastructure

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

systems, (3) roads, (4) transit system, (5) sewer and wastewater systems, (6) recreation facilities and (7) schools.

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

Policy SP 1.13. Implementation.

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

- b. The developer shall provide, through a third-party professional, biannual accounting of completed homes and square footage of non-residential buildings. The developer may provide trip counts that reflect accurate internal capture percentages.
- c. Notwithstanding the biannual monitoring, the developer will commence an engineered traffic study at the start of each new Phase of the development program to reconcile the trip generation report prepared by the developer initially.

Policy SP 1.14. Binding development agreement.

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

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

Regional Planning Council: North Central Fl
Review Date: 4/25/24
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 29
Local Government: Town of Horseshoe Beach
Local Government Item No.: Res. 2023-75
State Land Planning Agency Item No.: 23-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/26/24 (estimated)

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

DESCRIPTION OF AMENDMENT

The Town is amending the Town’s Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to regional transportation facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO 2024-75

AN ORDINANCE OF THE TOWN OF HORSESHOE BEACH, FLORIDA, TO INCLUDE IN THE TOWN'S COMPREHENSIVE PLAN THE REQUIRED PROPERTY RIGHTS ELEMENTS OF SECTION 163.3161(10) AND 187.101(3) FLORIDA STATUTES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of Horseshoe Beach, Florida needs to adopt and include in its Comprehensive Plan the required Property Rights Elements of Section 163.3161(10) and 187.101(3), Florida Statutes, and

WHEREAS, the Town Council has had two (2) public hearings to adopt the said Property Rights Elements, and

WHEREAS, the Town Council has determined that it is in the best interest of the citizens of Horseshoe Beach, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HORSESHOE BEACH, FLORIDA, AS FOLLOWS:

Section I. The Town adopts the following Property Rights Elements:

- A. Ensure that judicially acknowledged and constitutionally protected private property rights are considered in the local decision-making process.
- B. 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.
- C. 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.
- D. Consider the right of the property to privacy and exclude others from the property to protect the owner's possessions and property.
- E. Consider the right of the property owner to dispose of his or her property.

Section 2. Severability.

If any provision or portion of this Ordinance, or the Land Development Regulations adopted by the Town Council pursuant to this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance, or the Land Development Regulations adopted the Town Council pursuant to this Ordinance shall remain in full force and effect.

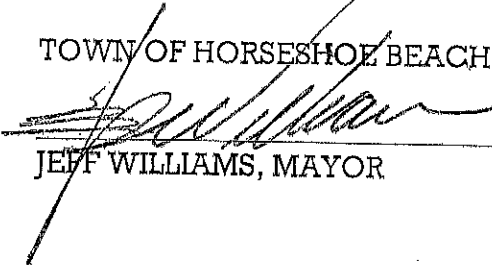
Section 3. Effective Date.

This Ordinance shall become effective upon final hearing and approval by the Town Council of the Town of Horseshoe Beach.

PASSED on first reading after reading in full this 1 day of February, 2024.

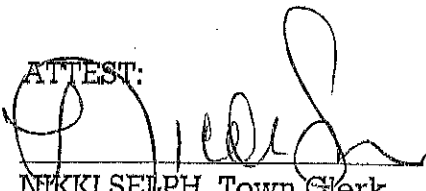
PASSED on second reading by title only on this 7 day of March, 2024.

TOWN OF HORSESHOE BEACH, FLORIDA



JEFF WILLIAMS, MAYOR

ATTEST:



NIKKI SELPH, Town Clerk

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 32
Review Date: 4/25/24 Local Government: City of Chiefland
Amendment Type: Draft Amendment Local Government Item No.: CPA 24-01 and 24-02
State Land Planning Agency Item No.: 24-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/26/24 (estimated)

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

DESCRIPTION OF AMENDMENT

CPA 24-01 amends the text of the Comprehensive Plan by adding Policy 1.1.b.1 to establish density and intensity limits for a site specific Planned Unit Development. CPA 24-02 reclassifies approximately 2,122.45 acres of recently annexed land on the Future Land Use Map from County Agricultural/Rural Residential to Planned Unit Development (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 U.S. Highway 19/27/98, which is identified in the Strategic Regional Policy Plan as a Regional Transportation Facility. Although the amendment will result in an increase in density and intensity of use, significant adverse impacts are not anticipated to occur to Regional Transportation Facilities as the amendment will not result in AADTs exceeding current standards.

Approximately 150 acres of floodplain, as identified and mapped in the Strategic Regional Policy Plan as a natural resource of regional significance, is located in the central area of the subject property, adjacent to Highway 19/27/98. Nevertheless, the City Comprehensive Plan includes objectives and associated policies to protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan.

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

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

Request a copy of the adopted version of the amendment?

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

Yes X No _____
Not Applicable _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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CHAPTER 1

FUTURE LAND USE ELEMENT

GOAL 1 - ENSURE THAT THE CHARACTER AND LOCATION OF LAND USE MAXIMIZES THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS, WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES AND ENVIRONMENTAL DEGRADATION.

OBJECTIVE 1.1 Future growth and development will be encouraged or discouraged based upon the relationship between the type of land use proposed and the topography, soil conditions and the availability of facilities and services, with implementation primarily through the Land Development Regulation Code.

Policy 1.1.a The City shall enforce the adopted Future Land Use Map in order to ensure that development patterns are allowed only after a suitability analysis for topography, soil conditions, flood prone areas and availability of public facilities has been determined.

Policy 1.1.b The Comprehensive Plan shall function in total to require higher density residential, higher intensity commercial, and heavy industrial uses to locate in areas adjacent to arterial and collector roads where public facilities are available, concentrating infrastructure to create hubs supporting implementation of the planned form of physical development.

The adopted future land use map categories shall have the following densities or intensities:

AGRICULTURAL

A minimum lot size of ten (10) acres.

RESIDENTIAL

Permissible densities will range from one (1) dwelling unit per acre in areas with limited or no central services, to a maximum of twelve (12) dwelling units per acre in areas with available central services. Two land use categories have been created to include the full range of residential densities. The density limits for each land use category is listed as follows:

CATEGORY	DENSITY LIMIT
Single Family	4 Dwelling Units per Acre
High Density	12 Dwelling Units per Acre

The subject property of Comprehensive Plan amendment 06-L1 (Hardee, Peterson and Rowe) as identified on the Future Land Use Map shall be limited to maximum density of 2.5 dwelling units per acre.

COMMERCIAL

Lands classified as commercial use shall be used for the sale, rental and distribution of products or performance of services. Commercial intensity will be limited to a floor area ratio of 0.60 and a maximum impervious surface area of eighty percent (80%).

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LOW INTENSITY COMMERCIAL

Lands classified as low intensity commercial use shall be used for the sale, rental and distribution of products or performance of services. Low Intensity Commercial will be limited to a floor area ratio of 0.40 and a maximum impervious surface area of sixty percent (60%).

INDUSTRIAL

The minimum lot size for Industrial land use shall be 20,000 square feet and allowed to a maximum floor area ratio of 0.80 and a maximum impervious surface area of eighty percent (80%).

RECREATIONAL

This land use will be limited to a minimum tract size of one (1) acre and a maximum impervious surface area of fifty percent (50%).

EDUCATIONAL

This land use will be limited to a minimum tract size of one-half (0.5) acre and a 1.00 maximum floor area ratio and an eighty percent (80%) maximum impervious surface area.

PUBLIC

This land use will be limited to a minimum tract size of one-quarter (0.25) acre and a 1.00 maximum floor area ratio and an eighty percent (80%) maximum impervious surface area.

PLANNED UNIT DEVELOPMENT

This land use category will be limited to a minimum tract size of 20 acres. Implementation of this district will be consistent with the requirements of the Planned Unit Development zoning district. Density and intensity limits for property within this category will be established through site specific comprehensive plan policies or adopted small area plans.

Policy 1.1.b.1 The Williams Legacy Planned Unit Development site specific land use densities and intensities shall apply to the, more or less, 2,109.58 acres of land as described in annexation Ordinance No. 23-06 and will be comprised of residential uses, non-residential uses, and open space/common areas as follows:

<u>USES</u>	<u>MAXIMUM PERCENTAGE</u>
<u>Residential</u>	<u>70 percent</u>
<u>Non-Residential</u>	<u>19 percent</u>
<u>Open Space/Common Area</u>	<u>11 percent</u>

The Williams Legacy Planned Unit Development will be developed in multiple phases over a 48-year period from 2030 to 2078.

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Residential

Residential uses will include 2,100 single family dwelling units and 650 multi-family dwelling units for a total of 2,750 dwelling units. Residential density shall not exceed 1.86 dwelling units per acre based on the gross acreage of the overall residential portion of the Williams Legacy Planned Unit Development which is, more or less, 1,476.71 acres. The clustering of residential units and housing types shall maximize open space and make efficient use of infrastructure as long as the overall gross density of 1.86 dwelling units per acre is not exceeded.

Non-Residential

Non-residential uses will include General Commercial, Office, and Light Industrial Mini-Warehouse. Non-residential uses shall be limited to an intensity of no more than 0.03 floor area ratio on the non-residential portion of the Williams Legacy Planned Unit Development which is, more or less, 400.82 acres. The non-residential areas will include commercial nodes along U.S. Highway 19 and mixed-use areas to meet the needs of the residents and build a balanced community. The non-residential area shall be a maximum of 19 percent of the overall Planned Unit Development and shall contain a maximum of 590,000 square feet of neighborhood-scale and light industrial non residential use consisting of: 150,000 square feet of mini-warehouse use; 40,000 square feet of medical office use and 400,000 square feet of shopping center use.

Open Space/Common Area

Open space/common areas will include natural landscaped areas for passive recreation and areas for active recreation. Parks will be incorporated into phased development plans including vest-pocket parks, neighborhood parks, and community parks designed in accordance with level of service standards for parks and open space outlined in Policy 1.3.e of the Recreation and Open Space Element. The open space/common area of the Williams Legacy Planned Unit Development will be, more or less, 232.05 acres.

Development Standards

The Williams Legacy Planned Unit Development will maximize the use of existing public facilities and services to discourage the proliferation of urban sprawl and provide a clear separation between rural and urban uses as needed.

To avoid demand exceeding the City's adopted level of service standards and ensure development occurs concurrently with the availability of utilities, facilities, and services, development within the Williams Legacy Planned Unit Development will follow an incremental pattern of expansion in phases, coordinated with the City, to reflect a natural extension of existing development areas within the City.

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Development within the Williams Legacy Planned Unit Development will occur in coordination with the City and utility providers to ensure adequate land is allocated for utility facilities to support incremental growth.

All development shall ensure that post-development water runoff rates do not exceed pre-development runoff rates and that water quality is not degraded.

As a multi-year phased master planned project, traffic impacts are to be monitored in ten-year intervals to coincide with the phased development approach to ensure the roadways continue to operate at or above adopted level of service standards in the future.

The residential and mixed use areas will be designed around nature and shall support multi-modal access for City residents.

A parcel of land lying in Sections 7, 17, 18, 19, 20 and 29, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: All of said Sections 17, 20 and 29 lying West of U.S. Highway 19/98 (State Road 55); and the East 3/4 of said Section 19; and the East 1/2 of said Sections 7 and 18 lying West of U.S. Highway 19/98 (State Road 55) and the East 1/2 of the Northwest 1/4 of said Section 7 lying West of U.S. Highway 19/98 (State Road 55); and the Northeast 1/4 of the Southwest 1/4 of said Section 7; and the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 7.

Containing 2,139.48 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Section 7, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 7; thence North 88° 39'00" East 1,858.38 feet, along the North line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 30°39'00" East 961.53 feet, along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning; thence South 58°50'00" West 126.00 feet; thence South 30°38'53" East 315.00 feet; thence North 59°34'03" East 126.00 feet to the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55); thence North 30°39'00" West 315.00 feet, along the Westerly right-of-way line of said U. S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 0.91 acre, more or less.

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LESS AND EXCEPT

A parcel of land lying in Sections 7 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at the Southeast corner of said Section 7; thence North 89°13'02" West 696.87 feet, along the South line of said Section 7 to the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55) and the Point of Beginning; thence North 27°50'21" West 803.61 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence South 73°01'48" West 550.00 feet; thence South 27°50'21" East 1,280.55 feet; thence North 73°01'48" East 550.00 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 476.93 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 16.20 acres, more or less.

LESS AND EXCEPT

A parcel of land lying in Sections 17 and 18, Township 12 South, Range 15 East, Levy County, Florida. Being more particularly described as follows: Commence at a point of intersection of the West line of said Section 17 with the Westerly right-of-way line of U.S. Highway 19/98 (State Road 55); thence South 83°00'23" West 501.42 feet; thence South 05°37'25" East 940.32 feet; thence South 65°22'12" East 43.39 feet; thence North 58°50'00" East 824.95 feet to the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55); thence North 27°50'21" West 778.82 feet, along the Westerly right-of-way line of said U.S. Highway 19/98 (State Road 55) to the Point of Beginning.

Containing 12.79 acres, more or less.

All said lands containing 2,109.58 acres, more or less.

- Policy 1.1.c Conservation. Recharge areas and the municipal wellfields will be protected by surrounding low density or clustered residential development.
- Policy 1.1.d Public schools shall be allowed as a matter of right in the education, residential and agricultural land use classifications.
- Policy 1.1.e The City has adopted sign regulations as a part of the Land Development Regulation Code. These regulations specify the acceptable types, sizes, locations and other controls essential to the protection of the public health, safety and general welfare.
- Policy 1.1.f The City regulates development in all areas subject to flooding through the Land Development Regulation Code. The minimum design criteria for such regulations shall be the 100-year storm.
- Policy 1.1.g Adopted Land Development Regulation Code will require that public facilities and services must either:
- a. Be available and provided concurrent with the impacts of development or,

Words bolded and underlined are added

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- b. Development orders and permits shall be specifically conditioned to allow development to proceed concurrently with the availability of facilities and services necessary to serve the proposed development.

Policy 1.1.h Facilities that provide utility services to the various land uses shall be authorized by the City Commission at the same time as the land uses are authorized. Public utilities needed to provide essential service to existing land uses, to such future land uses as are authorized by other plan elements of the Comprehensive Plan, or to such future land uses as may be lawfully authorized by the City Commission, shall be permitted in all of the land use classifications, conforming to appropriate locational criteria as adopted within the Land Development Regulation Code.

Policy 1.1.i The Land Development Regulation Code will ensure that open space be provided on all developments, through lot coverage requirements and usable open space requirements.

Policy 1.1.j As implemented through the adopted Land Development Regulation Code, all proposed development shall provide safe and convenient on-site traffic flow and off-street parking.

Policy 1.1.k In order to preserve the character and quality of residential areas, setbacks and/or screening will be required by the adopted Land Development Regulation Code next to existing or planned commercial or industrial areas. The Planning Board will review existing zoning and subdivision regulations and make recommendations for changes to the City Commission.

Policy 1.1.l Reinforce and enhance the community's appearance through landscape design standards.

Policy 1.1.m Reinforce and enhance architectural design standards for new commercial development during the Development Review process.

Policy 1.1.n To better control the timing and location of development on individual lots (non-subdivision), the City will plan for the extension of utilities based on an area's need. (Subdivision regulations already require the developer to provide streets and utilities.

Policy 1.1.o The City shall encourage to the extent possible the location of public elementary, middle and high schools based on the following criteria:

- a. Proximity to residential areas, particularly for elementary schools;
- b. Proximity to existing or planned public facilities, such as parks, libraries and community centers;
- c. Location of elementary schools along local or collector streets;
- d. Location of middle and senior high schools near arterial streets;
- e. Location on lands contiguous to existing school sites;
- f. Avoidance of school siting in environmentally sensitive areas;
- g. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.

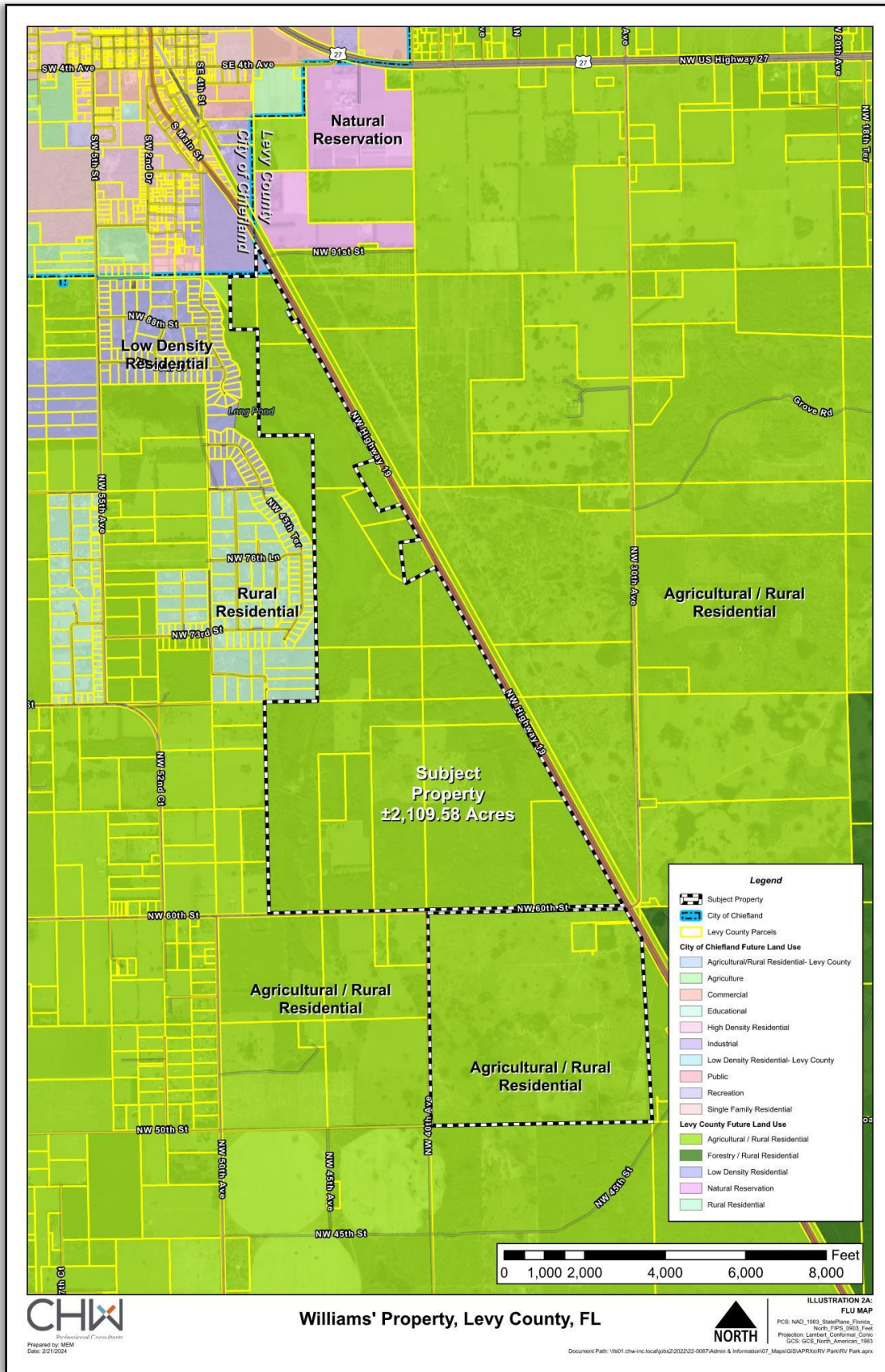


Figure 2: Existing Future Land Use Map



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Suwannee • Taylor • Union Counties

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

**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 4/25/24

PROJECT DESCRIPTION

#25 - Suwannee County - Community Development Block Grant- #23DB-H12
Housing Rehabilitation- Final 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**

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: 4/25/24

PROJECT DESCRIPTION

#30 - City of Hawthorne- Community Development Block Grant - #22CV-S19
Corona Virus - Concurrent Notice

TO: John Martin, City Manager
City of Hawthorne
P.O. Box 1270
Hawthorne, FL 32640-1270

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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HAWTHORNE FOOD PANTRY FOR COVID RELIEF PROJECT

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 23, 2021, there have been 45,391,030 (45.39 million) confirmed cases of Corona Virus (COVID-19) in the United States, with 735,703 deaths. In Florida as of the same date, there have been 3,635,126 confirmed cases, with 58,803 deaths. As of October 23, 2021, Alachua County, with a population of 269,043 people, has a reported 39,469 (14.67% of the County's population) cases of the virus causing 521 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 to dine out, attend sporting events, go to plays or movies, take vacations, have celebrations, worship or embrace our families and friends as we were able to do pre-pandemic. During the COVID-19 pandemic, residents of Hawthorne, Alachua 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. During the Covid-19 pandemic, the demand on food banks and pantries has escalated substantially as people who have lost their jobs or have had their hours reduced find themselves visiting food banks for the first time.

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 Alachua County's unemployment rate increased by 14.4%.

The Project

The Hawthorne Area Resource Center (HARC), Inc is a food pantry, as well as an information and referral center set up to meet the needs of persons in the City of Hawthorne and the surrounding areas. The HARC offers food from their Farm Share partnership as well as food from their pantry Monday thru Friday from 9 AM-2PM each day. The HARC works with the local Food Bank to stock the pantry and receives donations from the community as well as obtaining fresh vegetables from the Community Garden. The HARC is staffed totally by volunteers. The personnel at the food pantry includes an individual who acts as a nurse and community outreach coordinator. She spends her time meeting with clients who seek assistance for a wide array of needs. She provides

health and nutrition counseling, assessments for crisis interventions like referrals to mental health services, DCF or Adult and Aging services or other agencies that can meet their needs. She provides basic financial guidance to help people create a budget and guidance on how to live within that budget. While providing these services she assess' the client's mental and spiritual health and offers counseling and/or referrals as needed. During the Covid Virus crisis, it has become more challenging to provide the above services as space is severely limited. For example, the HARC could take more food donations and get more food from the local Food Bank if they had more storage space and a more efficient floor plan for accessing that food safely and quickly. The HARC currently operates out of a small building located on a local church property. The proposed project is for the City of Hawthorne to acquire an acceptable piece of property which already contains the correct zoning for the HARC operation. Construct a facility from which HARC can fully operate and lease the facility to them for a nominal annual amount.

The City of Hawthorne has identified two adjoining parcels of property (19923-002-000 and 19908-001-000) that meets the zoning requirement and are adequately sized for the proposed building and is requesting \$3,538,035 in CDBG-CV assistance to acquire the property, design and construct a new 14,000 square foot building with a 4,200 square foot loading dock. Once constructed, the City would lease the building to HARC at a nominal rate to improve the organization's capacity and enable them to better provide the much-needed essential food to meet the increased demand for the low- to moderate income residents of Hawthorne. The HARC organization would only provide assistance to income qualified clients, thus making the beneficiaries served by this project 100% low- to moderate-income.

The project is located in Tract: 002000, Block Group 2 & 5, and will serve the City's low- to moderate income population of 1,085 (100%), thus meeting a National Objective of Low- to moderate-income by HUD definition of presumed LMI limited clientele that includes benefits that have income eligibility requirements limiting the activity to LMI persons only.



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 4/25/24

PROJECT DESCRIPTION

#31 - City of Lake City- Community Development Block Grant -No. 22DB-OP-03-22-02-C04
Commercial Revitalization -Environmental Review

TO: Demetrious Johnson, Interim City Manager
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

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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Project Narrative — G-2

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

Service Area #1 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of an amphitheater across from Wilson Park above Lake Desoto. Wilson Park is located at 232 NE Hillsboro Street, Lake City, Florida. An active amphitheater across from Wilson Park above Lake Desoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Construction of an Ampitheater	\$690,000.00	\$15,000.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity.

Project Narrative — G-2

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

ACTIVITY	CDBG	LOCAL MATCH	TOTAL
03F - Open Space, Parks and Playgrounds	\$ 690,000.00	\$ 15,000.00	\$ 705,000.00
21A - Administration	\$ 60,000.00	\$ 0.00	\$ 60,000.00
03F - Engineering	\$ 0.00	\$ 35,000.00	\$ 35,000.00
TOTALS:	\$ 750,000.00	\$ 50,000.00	\$ 800,000.00

The City of Lake City has committed Fifty Thousand dollars (\$50,000.00) from the City's Community Redevelopment Agency as local match in this application. Thirty-five thousand dollars (\$35,000.00) will be used for the engineering line item and fifteen thousand dollars (\$15,000.00) will be used for the 03F - Open Space, Parks and Playgrounds line item.

The design of the project is complete. The Plans and Specifications for the project are prepared and the required permits have been applied for. The City of Lake City is claiming "Readiness to Proceed" points for this project in the application.

Without the funding provided through the Small Cities CDBG Commercial Revitalization program this project could not be undertaken by the City.

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

Some of the proposed CDBG funded activities will be carried out in a flood zone.

UNMET NEEDS:

Service Area #1 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area Unmet Need #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of a fountain in Lake DeSoto adjacent to Wilson Park. An attractive water feature in Lake DeSoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown, is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Fountain in Lake Desoto	\$ 250,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.Service.

Project Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of new fencing in Wilson Park. Attractive fencing in Wilson Park will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Decorative Fencing in Wilson Park	\$ 60,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate Income Persons is realized by this activity. Project Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the installation of additional landscaping with irrigation in Wilson Park. An attractive Wilson Park will draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Additional Landscaping in Wilson Park	\$ 50,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.