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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 **October 24, 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



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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

October 24, 2024
6:00 p.m.

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V.	PUBLIC COMMENTS	
	The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.	

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

August 22, 2024
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
Jhelecia Hawkins
Maurice Perkins
Daniel Riddick
Donnie Waldrep, Vice-Chair

MEMBERS ABSENT

Donna Jackson
Jody Stephenson
Casey Willits
Stephen Witt

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

None

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 6:06 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Waldrep and seconded by Commissioner Riddick to approve the August 22, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JULY 25, 2024 MEETING MINUTES

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

III. COMMITTEE-LEVEL REVIEW ITEMS

#42–City of Gainesville Comprehensive Plan Draft Amendment (FC No. 24-1ESR)

#43–City of Gainesville Comprehensive Plan Draft Amendment (FC No. 24-2ESR)

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

ACTION: It was moved by Commissioner Hawkins and seconded by Commissioner Waldrep to group Committee-Level Review Items #42, #43 and #45 for purpose of review. The motion carried unanimously.

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

ACTION: It was moved by Commissioner Perkins and seconded by Commissioner Riddick to recommend that the Council approve the staff reports for Items #42, #43 and #45 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:24 p.m.

Patricia B. Hutchinson, Chair

10/24/24
Date

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

Regional Planning Council: North Central Fl
Review Date: 10/24/24
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 48
Local Government: Madison County
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: 10/25/24 (estimated)

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

DESCRIPTION OF AMENDMENT

County item CPA 24-01 reclassifies 22 acres from Conservation to Agriculture-2 (up to 1 dwelling unit per 10 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 as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

The subject property is located within the Regional Ecological Greenway, a Natural Resource of Regional Significance identified and mapped in the regional plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the County Comprehensive Plan includes maps of all Natural Resources of Regional Significance contained in the 2011 regional plan, therefore assuring consistency between mapped areas. Therefore, adverse impacts are not anticipated to occur to this Natural Resource of Regional Significance as a result of the amendment. It is recommended that the County amend its Comprehensive Plan to update the maps of Natural Resources of Natural Significance to include maps in the 2018 regional plan.

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 FloridaCommerce.

Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

FLUM Legend

- Agriculture 1
- Agriculture 2
- Commercial
- Commerce Park
- Conservation
- Hwy Interchange
- Incorporated
- Industrial
- Mixed Use
- Public Use
- Residential 1
- Lakes & Wetlands

Current Land Use - Conservation
CPA 24-01 - John & Cynthia Toole
Parcel No. 30-1S-06-0132-001-001

A2

30-1S-06-0132-001-001

C

A1

SW 1 FEDERAL RD

913.13

433.69

32.96

276.83

215.13

100.39

522.14

289.29

112.37

275.94

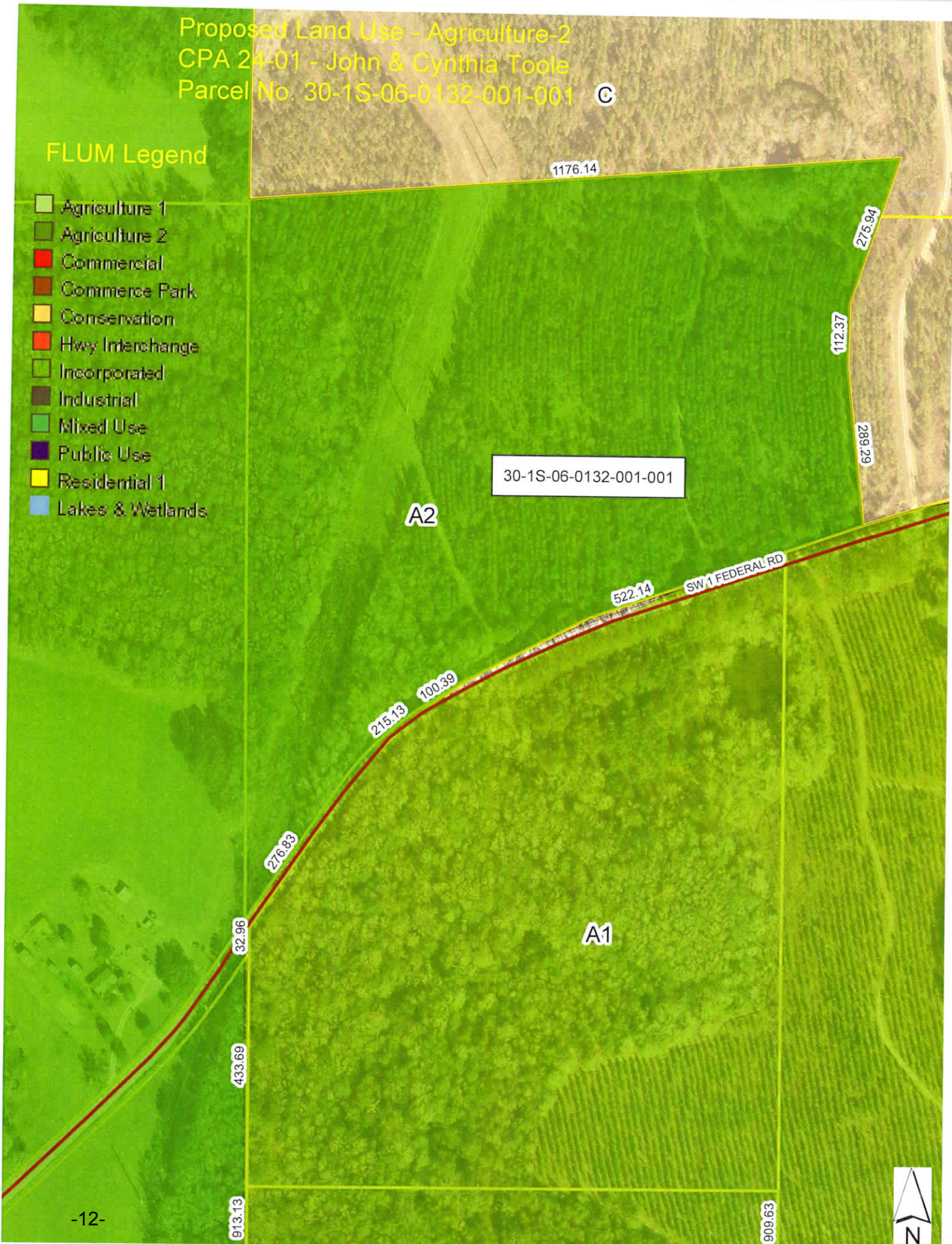
1176.14



Proposed Land Use - Agriculture-2
CPA 24-01 - John & Cynthia Toole
Parcel No. 30-1S-06-0132-001-001 C

FLUM Legend

- Agriculture 1
- Agriculture 2
- Commercial
- Commerce Park
- Conservation
- Hwy Interchange
- Incorporated
- Industrial
- Mixed Use
- Public Use
- Residential 1
- Lakes & Wetlands



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

Regional Planning Council: North Central FL
Review Date: 10/24/24
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 49
Local Government: City of Gainesville
Local Government Item No.: Ord. No. 2024-267
State Land Planning Agency Item No.: 24-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/25/24 (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 Ord. No. 2024-267 amends Policy 4.1.1 of the City's Comprehensive Plan to allow for density bonuses related to affordable housing or tree preservation, as more specifically described in the ordinance (See attached.)

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

City item Ord. No. 2024-267 is a city-wide amendment. Interstate 75, U.S. Highway 441, State Road 20, State Road 24, State Road 24A, State Road 26, State Road 26A, State Road 120, State Road 121, State Road 222, State Road 226 and State Road 331 located within the city limits are part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida 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 impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to natural resources.

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____ No _____
Not Applicable _____ X _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. 2022-677

An ordinance of the City of Gainesville, Florida, amending the Comprehensive Plan of the City of Gainesville by amending the Future Land Use Element to allow for density bonuses related to affordable housing or tree preservation, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, the City of Gainesville, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and the Municipal Home Rule Powers Act; and

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1), Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the city as reflected by the community's commitments to implement such plan; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the

public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

WHEREAS, this ordinance, which was noticed as required by law, will amend the Future Land Use Element and Map of the Comprehensive Plan; and

WHEREAS, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on October 26, 2023, and voted to make a recommendation to the City Commission regarding this amendment to the Comprehensive Plan; and

WHEREAS, an advertisement no less than two columns wide by ten inches long was placed in a newspaper of general circulation and provided the public with at least seven days' advance notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City Commission; and

WHEREAS, after the first public hearing, the City of Gainesville transmitted copies of this proposed amendment to the reviewing agencies and any other local government unit or state agency that requested same; and

WHEREAS, a second advertisement no less than two columns wide by ten inches long was placed in the aforesaid newspaper and provided the public with at least five days' advance notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission; and

WHEREAS, public hearings were held pursuant to the notice described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; and

49 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
50 comments received concerning this amendment to the Comprehensive Plan.

51 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
52 **FLORIDA:**

53 **SECTION 1.** Policy 4.1.1 of the Future Land Use Element of the City of Gainesville Comprehensive
54 Plan is amended as follows. Except as amended herein, the remainder of Policy 4.1.1 remains in
55 full force and effect.

56 **Policy 4.1.1** Land Use Categories on the Future Land Use Map shall be defined as follows:

57 **Residential Low-Density (RL): up to 15 units per acre**

58
59 This land use category shall allow dwellings at densities up to 15 units per acre, with up to 50%
60 density bonus available for developments that meet or exceed affordable housing or tree
61 preservation requirements as may be established in the Land Development Code. The Residential
62 Low-Density land use category identifies those areas within the City that, due to topography, soil
63 conditions, surrounding land uses and development patterns, are appropriate for single-
64 family development, particularly the conservation of existing traditional low density
65 neighborhoods, single-family attached and zero-lot line development, and small-scale multi-
66 family development. Land development regulations shall determine gradations of density,
67 specific uses and performance measures. Land development regulations shall specify criteria for
68 the siting of low-intensity residential facilities to accommodate special need populations and
69 appropriate community level institutional facilities such as places of religious assembly, public
70 and private schools other than institutions of higher learning, and libraries. Land development
71 regulations shall allow home occupations; accessory units in conjunction with single-family
72 dwellings; and bed-and-breakfast establishments within certain limitations.

73
74 **Residential Medium-Density (RM): 8-30 units per acre**

75 This land use category shall allow single-family and multi-family development at densities from
76 8 to 30 dwelling units per acre, with up to 50% density bonus available for developments that
77 meet or exceed affordable housing or tree preservation requirements as may be established in
78 the Land Development Code. Lots that existed on November 13, 1991 and that are less than
79 or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land
80 shown as Residential Medium-Density on the Future Land Use Map identifies those areas within
81 the City that, due to topography, soil conditions, surrounding land uses and development

patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Residential High-Density (RH): 8-100 units per acre

This land use category shall allow single-family and multi-family development at densities from 8 to 100 dwelling units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential High-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for high-intensity multi-family development, and secondary retail and office uses scaled to serve the immediate neighborhood. The intensity of secondary retail and office use cannot exceed 25 percent of the residential floor area. Land development regulations shall determine gradations of density, specific uses, percentage of floor area and maximum floor area appropriate for secondary uses. Land development regulations shall specify the criteria for the siting of high-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Mixed-Use Residential (MUR): up to 75 units per acre

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Mixed-Use Low-Intensity (MUL): 8-30 units per acre

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher

learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.

This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

Mixed-Use Medium-Intensity (MUM): 12-30 units per acre

This land use category allows a mixture of residential, office, and business uses concentrated in mapped areas. When implemented by the Corporate Park zoning district, this category is appropriate for corporate office facilities and mixed-use office oriented development. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a neighborhood center serving multiple neighborhoods or a community-serving retail and/or office center. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas, and provide guidelines for the compatibility of permitted uses. Residential development shall be limited to 12 to 30 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities.

Buildings in this land use category shall face the street and have modest front setbacks.

197
198 **Urban Mixed-Use (UMU): up to 60 units per acre; ~~and up to 20 additional units~~**
199 **~~per acre by Special Use Permit~~**

200 This land use category allows residential, office, retail and serve uses either as stand-alone
201 uses or combined in a mixed-use development format. Light assembly, fabrication, and
202 processing uses within fully enclosed structures shall be allowed in specified zoning
203 districts as specially regulated by the Land Development Code. Structures in this
204 category shall be oriented to the street and encouraged multi-modal transportation
205 through the development design. Developments located within this category shall be
206 scaled to fit the character of the area. Residential density shall be limited to 60
207 units per acre, with up to 50% density bonus available for developments that meet or exceed
208 affordable housing or tree preservation requirements as may be established in the Land
209 Development Code with provisions to add up to 20 additional units per acre by Special
210 Use permit as specified in the land development regulations. Maximum building height shall
211 range between 4 to 5 stories, depending upon the implementing zoning district, with
212 provisions to add up to an additional 1 to 2 stories by a height bonus system as
213 established in the Land Development Code. Land development regulations shall set the
214 appropriate densities, the types of uses; design criteria; landscaping, and
215 pedestrian/vehicular access. Public and private schools, places of religious assembly
216 and community facilities are appropriate within this category.

217
218 **Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; ~~and up to 25~~**
219 **~~additional units per acre by Special Use Permit~~**

220 This land use category allows residential, office/research, retail, and service uses either as
221 stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication,
222 and processing uses within fully enclosed structures shall be allowed as specially regulated
223 by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished
224 from other mixed-use categories in that it is specifically established to support research and
225 development in close proximity to the University of Florida main campus. An essential
226 component of the category is orientation of structures to the street and the multi-modal
227 character of the area. Developments located within this category shall be scaled to fit the
228 character of the area. Residential density shall be limited to 10 to 100 units per acre, with up to
229 50% density bonus available for developments that meet or exceed affordable housing or tree
230 preservation requirements as may be established in the Land Development Code with
231 provisions to add up to 25 additional units per acre by Special Use Permit as specified in
232 the land development regulations. Lots that existed on November 13, 1991 and that are less
233 than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified
234 developments that include a residential and non-residential component (either horizontally or
235 vertically mixed) shall not be required to meet the minimum density requirements. Building
236 height shall be limited to 6 stories and up to 8 stories by a height bonus system as established
237 in the Land Development Code. Land development regulations shall set the appropriate zoning

densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Urban Core (UC); up to 150 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code ~~with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations.~~ Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

Office (O)

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities shall not exceed 20 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

277 **SECTION 2.** It is the intent of the City Commission that the provisions of Section 1 of this
278 ordinance will become and be made a part of the City of Gainesville Comprehensive Plan and
279 that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to
280 accomplish such intent.

281 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary
282 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.
283 The City Manager or designee is authorized to correct any typographical errors that do not affect
284 the intent of this ordinance.

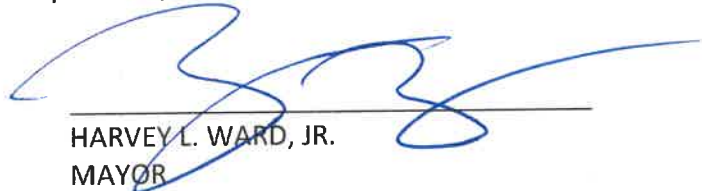
285 **SECTION 4.** Within ten working days of the transmittal (first) hearing, the City Manager or
286 designee is authorized and directed to transmit this Comprehensive Plan amendment and
287 appropriate supporting data and analyses to the reviewing agencies and to any other local
288 government or governmental agency that has filed a written request for same with the City.
289 Within ten working days of the adoption (second) hearing, the City Manager or designee is
290 authorized and directed to transmit this Comprehensive Plan amendment and appropriate
291 supporting data and analyses to the state land planning agency and any other agency or local
292 government that provide timely comments to the City.

293 **SECTION 5.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
294 application hereof to any person or circumstance is held invalid or unconstitutional, such finding
295 will not affect the other provisions or applications of this ordinance that can be given effect
296 without the invalid or unconstitutional provision or application, and to this end the provisions of
297 this ordinance are declared severable.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed on the effective date of this Comprehensive Plan amendment.

SECTION 7. This ordinance will become effective immediately upon adoption; however, the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the amendment is not timely challenged, will be 31 days after the state land planning agency notifies the City that the amendment package is complete in accordance with Section 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective on the date the state land planning agency or the Administration Commission enters a final order determining the amendment to be in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this Comprehensive Plan amendment may be issued or commenced before this amendment has become effective.

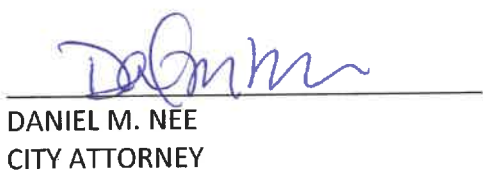
PASSED AND ADOPTED this 19th day of September, 2024.


HARVEY L. WARD, JR.
MAYOR

Attest:

Approved as to form and legality:


KRISTEN J. BRYANT
CITY CLERK


DANIEL M. NEE
CITY ATTORNEY

This ordinance passed on (first) transmittal hearing this 18th day of July, 2024.

This ordinance passed on (second) adoption hearing this 19th day of September, 2024.

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

Regional Planning Council: North Central FL
Review Date: 10/24/24
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 50
Local Government: City of Gainesville
Local Government Item No.: Ord. No. 2024-318
State Land Planning Agency Item No.: 24-3ESR

Date Mailed to Local Government and State Land Planning Agency: 10/25/24 (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 2024-318 reclassifies approximately 715.54 acres of City and County-owned land in the Four Creeks Preserve Public Park area from Single Family to Conservation and Public and Institutional Facilities (See attached.)

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

The amendment is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the amendment does not result in any change in density or intensity of use. The City Transportation Element implements Transportation Planning Best Practices contained in the regional plan and the City Conservation Element objectives and policies 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 Florida Commerce.

Yes X No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

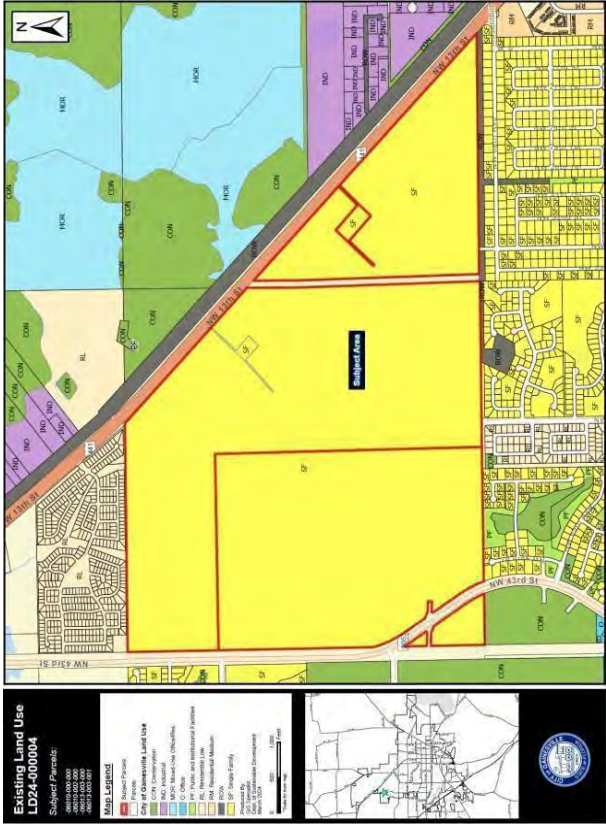
Proposed Land Use Change

Conservation and Public and Institutional Facilities

2024-318B

	EXISTING USE(S)	LAND USE DESIGNATION(S)
North	<ul style="list-style-type: none"> Vacant 	<ul style="list-style-type: none"> Single Family (SF) Residential Low (RL)
South	<ul style="list-style-type: none"> Single Family (SF) Conservation (CON) 	<ul style="list-style-type: none"> Single Family (SF) Conservation (CON)
East	<ul style="list-style-type: none"> Single Family (SF) 	<ul style="list-style-type: none"> Single Family (SF)
West	<ul style="list-style-type: none"> Conservation (CON) 	<ul style="list-style-type: none"> Conservation (CON)

Property Protects Four Creeks: Turkey Creek, Blues Creek, Possum Creek, & Hogtown Creek

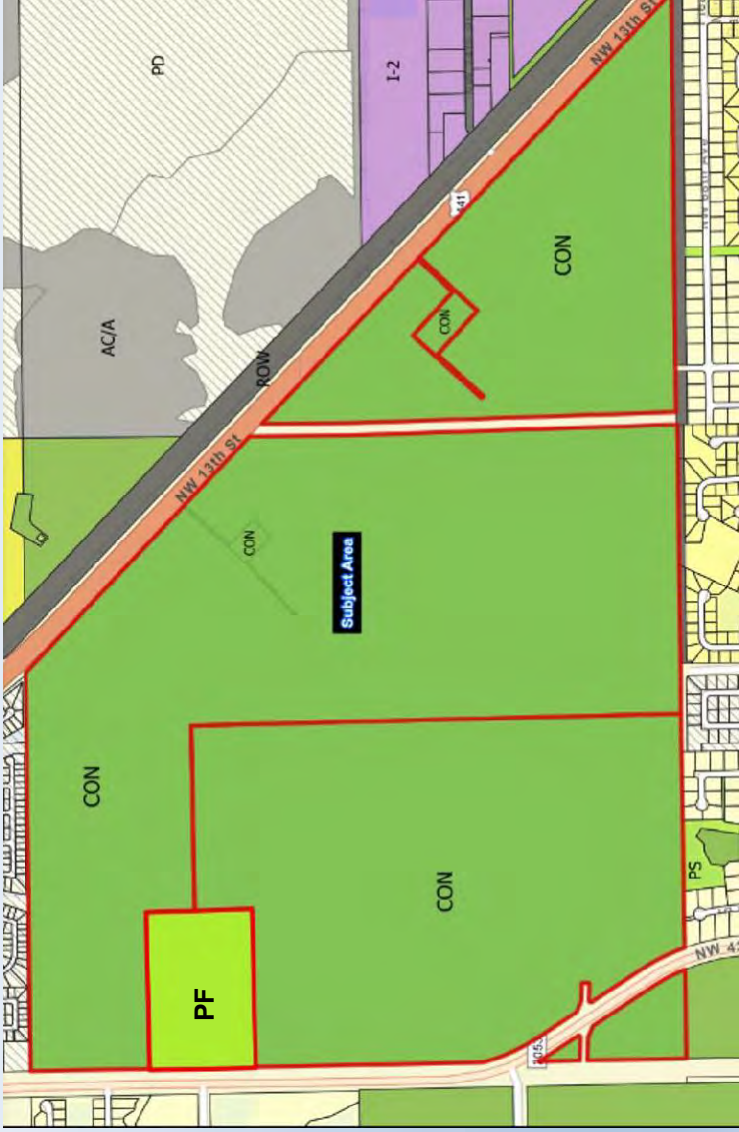


The proposed land use change meets the criteria for a land use change, as outlined in Policy 4.1.3 .

2024-318B

32

1. It is consistent with the Comprehensive Plan and Land Development Code.
2. It is compatibility with and surrounding land uses;
3. Balances environmental impacts and limits constraints;
4. It supports urban infill and/or redevelopment;
5. There is a positive impacts on affordable housing;
6. Enhances and improves the transportation system and minimizes negative impacts;
7. The change will have a positive impact on the availability of facilities and services;
8. It addresses the significant need for the protection and addition of environmental acreage in the proposed future land use category;
9. It discourages urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a), F.S;
10. It promotes job creation, capital investment, and economic development to strengthen and diversify the City's economy; and
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.



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

Regional Planning Council: North Central FL
Review Date: 10/24/24
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 51
Local Government: City of Alachua
Local Government Item No.: Ord. No. 24-12
State Land Planning Agency Item No.: 24-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/25/24 (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 City item amends the Administration and Implementation Element to establish a new definition for mixed-use; amends the Future Land Use Element to establish mixed-use future land use categories; and amends the Economic Element to remove an existing definition of mixed-use in the City's Comprehensive Plan. (See attached).

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

The City item is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the amendment does not result in any change in density or intensity of use. The City Transportation Element implements Transportation Planning Best Practices contained in the regional plan and the City Conservation Element objectives and policies 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 Florida Commerce.

Yes X No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE 24-12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN ADMINISTRATION AND IMPLEMENTATION ELEMENT TO ESTABLISH A NEW DEFINITION FOR MIXED-USE; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ESTABLISH MIXED-USE FUTURE LAND USE CATEGORIES; AMENDNING THE CITY'S COMPREHENSIVE PLAN ECONOMIC ELEMENT TO REMOVE AN EXISTING DEFINITION FOR MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Community Planning Act (Section 163.3161 et. seq), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. 0-91-23 and last updated its Comprehensive Plan on March 28, 2022; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on September 10, 2024, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission considered the recommendation of the LPA at a duly advertised public hearing on October 7, 2024, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Commerce and reviewing agencies; and

WHEREAS, the Florida Department of Commerce has reviewed the proposed amendment and issued its comment letter on _____, 2024; and,

WHEREAS, the City Commission considered the comments received from the Florida Department of Commerce and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on _____, 2024 with no changes since the transmittal hearing; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Comprehensive Plan Amendment to Establish a Definition for "Mixed-Use"

The City of Alachua Comprehensive Plan Administration and Implementation Element is hereby amended as follows to establish the following definition for mixed-use, to be added in its alphabetical position within the Definitions section of the Administration and Implementation Element (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Mixed-use: a building or a distinct area containing a mix of uses which functionally integrate and interconnect with one another. The City may further define the term "mixed-use" in the Land Development Regulations through the creation of subsections.

Section 4. Comprehensive Plan Amendment to Establish Mixed-Use Future Land Use Categories

The City of Alachua Comprehensive Plan Future Land Use Element is hereby amended as follows to amend the current commercial future land use categories to be commercial & mixed-use future land use categories (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Objective 1.3: Commercial & Mixed-Use

The City shall establish three commercial and mixed-use land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, and the potential for mixed-use developments in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region while diversifying the housing stock.

Policy 1.3.a: *Community Commercial:* The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitional land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. ~~Bed and breakfast;~~ Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers; ~~and,~~
12. Traditional Neighborhood Planned Developments;:
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

Policy 1.3.b: *Commercial:* The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. ~~Outdoor~~ Recreation and entertainment;
5. Tourist-related uses;
6. ~~Hotels and motels;~~ Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; ~~and,~~
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Policy 1.3.c: *Central Business District:* The Central Business District land use category is established to provide an area that forms the City's center for financial, commercial, governmental, professional, and cultural activities. This category is to encourage the development of a Central Business District as a focal point for the community that provides the services for people to live, work and shop. The following uses are allowed in the Central Business District land use category:

1. Single family attached and detached dwelling units;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Eating establishments;
7. Retail sales and services that serve the community;
8. Single-family and multi-family residential above first floor commercial uses;
9. Supporting community services such as schools, houses of worship, parks, and community centers;
10. Traditional Neighborhood Planned Developments;
11. ~~Convention centers; and,~~
12. ~~Hotels, motels, and bed and breakfast inns.~~ Visitor accommodations;
13. Apartments and townhomes;
14. Duplexes and quadplexes; and,
15. Indoor recreation and entertainment.

Development in the Central Business District land use category may occur as mixed-use or non-mixed-use.

Policy 1.3.d: *Design and performance standards:* The following criteria shall apply when evaluating ~~commercial~~ development proposals in the commercial & mixed-use land use categories:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance; and,
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; ~~and~~,
11. ~~Commercial uses are limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.~~

Policy 1.3.e: *Density and intensity standards.*

1. *Non-mixed-uses.* The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use land use categories:
 - a. *Density.* Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
 - b. *Intensity.* Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
2. *Mixed-uses.* The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:
 - a. *Density.* Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial land use categories and 20 dwelling units per acre in the Central Business District land use category.
 - b. *Intensity.* Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.

- Policy 1.3.ef: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:
1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
 2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
 3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
 4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.
- Policy 1.3.fg: The City shall pursue the establishment of activity centers and similar criteria to guide the placement and design of commercial and business areas.
1. The City shall establish and maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
 2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.
- Policy 1.3.gh: The Parker mixed-use development which includes parcels 03044-010- 001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.
- Policy 1.3.hi: The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.
1. In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:
 - a. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled “FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427.” The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.

- b. The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.
 - c. Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.
 - d. Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.
2. The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-02 shall be zoned Community Commercial (CC) or a less intensive zoning district.

Objective 1.4: Corporate Park

The City shall establish ~~one Corporate Park as a mixed-use land use category.~~ ~~Corporate Park.~~ This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Objective 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, live/work uses, ~~traditional neighborhood design planned developments~~, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking, layout, drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. ~~Industrial-Non-residential~~ uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less. Residential uses are limited to a density of 8 dwelling units per acre.

Section 5. Comprehensive Plan Amendment to Remove a Definition for “Mixed-Use”

The City of Alachua Comprehensive Plan Economic Element is hereby amended as follows to remove the following definition for mixed-use from its alphabetical position within the Definitions section of the Economic Element (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

~~**Mixed-use:** Live/Work, Retail/Office, Residential/Retail and Residential/Office development. Its purpose is to increase the types of spaces available for living and working to encourage a mix of compatible uses in certain areas, and to encourage the upgrading of certain areas with buildings designed to provide a high-quality pedestrian-oriented street environment. Mixed Use may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites.~~

~~Live/Work refers to one or more individuals living in the same building where they earn their livelihood, usually in professional or light industrial activities.~~

~~Retail/Office, Residential/Retail, and Residential/Office provide other variations to Mixed Use with Retail typically on the ground floor and Residential on upper floors. Design standards ensure that development is compatible and contributes to the character of the street and neighborhood.~~

Section 6. Codification of and Correction of Scrivener’s Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 7. Ordinance to be Construed Liberally

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

Section 8. Repealing Clause

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

Section 9. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 10. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be 31 days after the state land planning agency notifies the City of Alachua, Florida that the plan amendment package is complete, unless a timely challenge has been filed by an affected person in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, these plan amendments shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this plan amendment may be issued or commenced before this plan amendment has become effective.

Passed on First Reading the 7th day of October, 2024.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of _____, 2024.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

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

Regional Planning Council: North Central FL
Review Date: 10/24/24
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 52
Local Government: City of Cedar Key
Local Government Item No.: CPA 24-1
State Land Planning Agency Item No.: 24-1ER

Date Mailed to Local Government and State Land Planning Agency: 10/25/24 (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 City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City 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; Transportation Element; Infrastructure Element; Conservation and Coastal Management Element; Recreation and Open Space Element; Housing Element; Public School Facilities Element; Intergovernmental Coordination Element; Capital Improvements Element; Historic Preservation Element; and the Future Land Use Plan Map Series of the City Comprehensive Plan and adds a Property Rights Element to the City Comprehensive Plan (see attached excerpts).

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

The City is bisected by State Road 24, which is part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

There are areas of Regional Ecological Network and Salt Marsh, as well as Cedar Key Scrub State Reserve, located within the City which are identified and mapped as Natural Resources of Regional Significance in the regional plan. Nevertheless, significant adverse impacts are not anticipated to the Regional Network or Natural Resources of Regional Significance as the amendment does not result in a significant increase in allowable density or intensity of use.

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**

ELEMENT 2: TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES

GOAL 2

To maintain the existing City roadway network and parking facilities, correct existing network deficiencies and provide economical, efficient, safe, and environmentally sound transportation facilities to ensure that the City area traffic operates above acceptable levels of service.

OBJECTIVE 2-1

Provide for a safe, convenient, and efficient motorized and non-motorized transportation system, by monitoring Annual Average Daily Traffic of State Road 24, when provided by Florida Department of Transportation or the County, to determine consistency with level of service standards or to identify deficiencies.

POLICIES:

- 2-1.1 The peak hour level of service standards for roads in the City is C as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.
- 2-1.2 As a general rule connections and access points of driveways and roads to the local highway network will be limited to a minimum spacing as follows (NB: There are no federal highways in the City.):

Functional Class	Minimum Spacing
Arterial	50 feet
Collector	40 feet
Local	20 feet

For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-97 and 17-97, Florida Administrative Code.

Specific design criteria for turn lanes, aprons, radii, and other design and construction standards will be incorporated into the subdivision regulations, zoning ordinance, and a public works manual.

- 2-1.3 All development proposals shall address and include provisions for safe and convenient on-site and off-site traffic flow, both pedestrian and vehicular; and shall provide for adequate standards for number of parking spaces, and aisle and space dimensions. Drainage, landscaping, curve radii, and construction materials shall be maintained as part of the subdivision regulations, zoning ordinance and/or public works manual, as appropriate.
- 2-1.4 The City Commission will consider the establishment of special tax district to provide paved streets in residential areas not subject to subdivision regulations.
- 2-1.5 The City will continue to allow for shared roadways for bicycle, golf carts (except on State Road 24), and motorized vehicles. Existing sidewalks will be maintained and new sidewalks will be required during new construction.
- 2-1.6 To the maximum extent feasible, the City will seek county, state, and federal funding for transportation improvements, including resurfacing and construction projects, sign or traffic signal installation, and development of a comprehensive system of bicycle paths and sidewalks.

- 2-1.7 The Cedar Key Police Department will continue to be responsible for safe evacuation of traffic during announced voluntary or mandatory evacuations.

OBJECTIVE 2-2

Exhibit 2-2, Future Traffic Circulation Map, is adopted, to depict the road system. No other facilities are planned in Cedar Key. The City will continue to coordinate land use categories on the Future Land Use Map series with the transportation system on the Future Transportation System map.

POLICIES:

- 2-2.1 Reserved
- 2-2.2 No additional roads will be constructed or paved until the existing system of local roads is brought up to acceptable standards.
- 2-2.3 The City will continue to implement a scheduling and priority system for paving, resurfacing, and general improvements based upon the following factors:
- A. Number of residences and/or business affected,
 - B. Present road conditions,
 - C. Cost of improvements,
 - D. Public demand,
 - E. Presence of public utilities,
 - F. Projected future traffic volumes,
 - G. Mail routes,
 - H. Whether the road is connected to county or state roads,
 - I. Past and current safety problems,
 - J. Whether it is on evacuation route,
 - K. Whether arterial, collector or local road, and
 - L. Intergovernmental coordination with the Cedar Key Water and Sewer District County Road Department, and Florida Department of Transportation.

OBJECTIVE 2-3

The City shall continually coordinate the City transportation system with the Florida Department of Transportation. Adopted Work Program and transportation plans of Levy County.

POLICIES:

- 2-3.1 The state shall be requested to help maintain the existing boat channels in proper condition. Any facilities needed for boat transportation shall be provided, if deemed to be in the overall public interest. These facilities shall be provided in an environmentally sound manner.
- 2-3.2 Reserved
- 2-3.3 Efforts to obtain regular trucking service shall be supported by the City.

OBJECTIVE 2-4

The City shall ensure the protection of existing and future rights-of-way from building encroachment through land development regulations.

POLICIES:

- 2-4.1 The City shall ensure that land use decisions do not have a negative impact on the capacity of State Road 24 through including the following requirements in its land development regulations:
 - A. Criteria to be considered in reviewing development applications.
 - B. Minimum standards for curb cuts, setbacks, frontage roads, etc., according to functional classification of the highway system.
- 2-4.2 Development and signs along roads shall be planned and constructed in a manner which does not impede or impair the safe and efficient flow of goods, people, or services through or within the City.
- 2-4.3 The City shall adopt continue to enforce existing regulations to protect any rights-of-way deemed necessary, require developers to provide well-constructed streets, prevent the installation of signs and buildings which impair the aesthetics and public safety, promote energy efficiency in transportation, and generally ensure that safe and convenient on-site traffic flow will be provided. Traffic plans will include sidewalks for pedestrians, bicycle paths, and parking for motorized and non-motorized vehicles.
- 2-4.4 The City Commission will regulate subdivisions to provide higher controls on residential development and the roads proposed therein.
- 2-4.5 The City will continue to maintain the existing system of local roads and to widen, where practical and economically feasible, those pavements which do not meet minimum width standards.
- 2-4.6 In accordance with Florida Statutes, Chapters 163.3180(5)(h)1.c. and 163.3180(5)(h)2, as amended, the City 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.
- 2-4.7 Reserved
- 2-4.8 No internal combustion engine road traffic vehicles shall be routinely allowed on unbridged islands except as required for construction and maintenance.
- 2-4.9 Reserved
- 2-4.10 Developers or residents of unbridged islands approved for development by the Trustees of the Internal Improvement Fund or Florida Department of Environmental Protection shall be required to provide off-street parking and boat docking facilities in Cedar Key.
- 2-4.11 Developers shall provide good quality transportation systems involving a minimum of roadway.

OBJECTIVE 2-5

The City shall maintain parking standards to ensure that adequate and appropriately designed facilities are available, while also ensuring that parking requirements do not result in a negative impact on historic resources and the historic district.

POLICIES:

- 2-5.1 Asphalt, and/or concrete parking lots shall be landscaped to minimize adverse impacts related to aesthetics, energy conservation, safety, and environmental impact.
- 2-5.2 Reserved
- 2-5.3 The City will, in conjunction with business operators in the dock area, continue to develop and implement solutions to the parking problem in that area. To the extent feasible and appropriate, the business operators and dock users will be required to finance the solution.

OBJECTIVE 2-6

The City will continue to encourage the continued operation of the George T. Lewis (Cedar Key) Airport at its present location.

POLICIES:

- 2-6.1 The City endorses and supports the Withlacoochee Regional Planning Council Hurricane Loss Study (1987) finding that this airport is not a major facility and therefore does not require relocation.
- 2-6.2 In accordance with OBJECTIVE 2.3 of this element, the City shall coordinate with and communicate to the Board of County Commissioners this OBJECTIVE to continue the operation of the airport at its present site in order to assure the economic welfare and public convenience benefits to the area.

ELEMENT 4: CONSERVATION AND COASTAL MANAGEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 4

To conserve, protect, restore and use the natural resources of the City in a manner which will sustain the working/fishing village character and shoreline of the City for future generations and to protect human life, manage and protect coastal resources, limit the use of public funds for private developments within Coastal High Hazard Area and restrict development which has a negative impact on coastal zones.

OBJECTIVE 4-1 Air Quality

The City will maintain air quality that meets or exceeds minimum air quality standards in accordance with state and federal standards.

POLICIES:

- 4-1.1 The City will maintain an ordinance which incorporates, meets, or exceeds minimum air quality standards at state and federal levels.
- 4-1.2 Industrial land use shall be located where it minimizes impact on current air quality standards.

OBJECTIVE 4-2 Water Quality and Quantity

The City will conserve, protect, and appropriately use groundwater and surface water resources in a manner that does not degrade the quality or quantity of those resources.

POLICIES:

- 4-2.1 The City will make provisions to restrict any activities and land uses known to adversely affect the quality and quantity of water sources: including natural groundwater recharge areas and surface waters.
- 4-2.2 Land uses which require large water withdrawals from the Floridan aquifer will be carefully weighed against public benefit before approval is granted by the City or district.
- 4-2.3 The City shall review the reports of, the Florida Department of Environmental Protection, the Suwannee River Water Management District, the Florida Department of Agriculture and Consumer Services, and the County regarding monitoring groundwater quality and levels.
- 4-2.4 Where public acquisition of privately-owned coastal properties would help protect adjacent surface waters from stormwater runoff and other negative impacts resulting from development that could otherwise occur, public acquisition of the sites shall be pursued.
- 4-2.5 The City shall protect the quality of all surface waters, including designated Outstanding Florida Waters, through the regulation of all new development.
- 4-2.6 The Land Development Code shall provide for the reduction or elimination of practices which degrade the quality of estuarine and coastal waters.
- 4-2.7 All development or redevelopment shall be required to provide connection to the central sewer treatment facility meeting effluent quality standards and disposal requirements of Florida Department of Environmental Protection.

- 4-2.8 Low impact development practices shall to the extent practicable and allowed by the Suwannee River Water Management District be promoted by the implementing land development regulations. Low impact development is intended to promote development practices that maintain or replicate the pre-development hydrologic regime.

All development approved by the City that implements low impact development stormwater management techniques shall provide the City with proof that a responsible entity, such as a home owners association or Community Development District, will permanently provide for proper maintenance of the low impact development facilities. Low impact development is a site design strategy for maintaining or replicating the pre-development hydrologic regime through the use of design techniques that create a functionally equivalent hydrologic landscape. Hydrologic functions of storage, infiltration, and ground water recharge, plus discharge volume and frequency are maintained by integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of flow paths and runoff time. Other low impact development strategies include, but are not limited to, the preservation/protection of environmentally sensitive site features such as wetlands, wetland buffers and flood plains. The City shall adopt Land Development Regulations promoting the use of appropriate practices. Such practices may include, but are not limited to:

- A. Clustering of development.
- B. Bioretention areas or "rain gardens."
- C. Grass swales.
- D. Permeable pavements.
- E. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.
- F. Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access.
- G. Avoidance of curb and gutter where appropriate.
- H. Minimization of impervious surfaces through use of shared driveways and parking lots.
- I. Reduction in impervious driveways through reduced building setbacks.
- J. Reduction in street paving by providing reduced street frontages for lots.
- K. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each low impact development component.
- L. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- M. Reuse of stormwater.
- N. Use of "Florida Friendly" plant species and preferably native species for landscaping.
- O. Use of low volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

OBJECTIVE 4-3 Soils, Native Vegetative Communities, and Wetlands

The City shall protect environmentally sensitive land, soils, and native vegetative communities, including wetlands.

POLICIES:

- 4-3.1 Any area identified as a "natural reservation" in the future will be designated a conservation area by amendment of this plan. A natural reservation is an area designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately-owned land managed by a state agency on either a voluntary or a short-term contractual basis.
- 4-3.2 The City shall, protect native vegetation, including, but not limited to trees, mangroves, and marsh grasses, and cooperate with Levy County in identifying, conserving, protecting or preserving unique vegetative communities in contiguous areas to assure that development does not degrade the environment, impair aesthetics, damage coastal resources or deny reasonable property rights and uses.
- 4-3.3 The City shall discourage the use of non-native vegetation. Invasive exotic plant species (such as the Brazilian Pepper) which compete with native vegetation, shall be required to be removed from development sites and replaced with native plant species to prevent soil erosion and encourage habitat that is supportive of native plant and animal species.
- 4-3.4 The City shall establish a permitting requirement for the removal of protected native vegetation. A permit may only be issued if determined necessary to allow access to the water and may only allow removal of the minimum needed for water access. In addition to those species listed in Rule 5B-40, Florida Administrative Code, "Regulated Plant Index", protected native vegetation shall include smooth cordgrass, black needle rush, saltgrass, glasswort, and saltwort.
- 4-3.5 Native vegetation within 50 feet of wetlands or waters contiguous to shellfish, harvesting areas, stone crab breeding areas, American Bald Eagle nesting grounds or Outstanding Florida Waters or aquatic preserves shall be preserved. Docks or walkways to allow access to water or wetlands may be permitted consistent with Florida Department of Environmental Protection guidelines.
- 4-3.6 Not less than 25 percent of on-site native vegetation, exclusive of wetlands or areas seaward of the coastal construction setback line shall be preserved. Upland vegetation communities and wildlife habitat shall be identified and a plan for protection prepared.
- 4-3.7 When needed to stabilize the shoreline, minimize flood or storm damage, filter non-point source pollutants, and provide wetlands wildlife habitat, proposed shoreline development and redevelopment in areas that lack wetland vegetation shall be planted with native wetland vegetation to create the required native vegetation buffer zone. If site elevation is too high for wetland vegetation, then a buffer zone of upland plants shall be required.

- 4-3.8 The City shall maintain regulations to protect wetlands, as identified by establishing a jurisdictional line according to State law, from physical or hydrologic alteration and to ensure that:
- A. Site plans for new development identify the location and extent of wetlands on the property.
 - B. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development.
 - C. Where alteration of wetlands is permissible as set forth in Policy 4-3.9, site plans shall provide for restoration of disturbed wetlands or the creation of new wetlands to mitigate any wetland destruction.
 - D. Where wetland mitigation is required, mitigation activities shall be provided within the City limits.
- 4-3.9 Development activity shall not be authorized in wetlands or wetland buffers except when all of the following conditions are met:
- A. The applicant has taken every reasonable step to avoid adverse impact to the wetland and buffer; and
 - B. The applicant has taken every reasonable step to minimize adverse impact to the wetland and buffer; and
 - C. The applicant has provided appropriate mitigation for adverse impact to the wetland and buffer; and
 - D. The applicant shows that one of the following circumstances applies:
 - 1. Minimal impact activity; or
 - 2. The development activity is a water dependent activity and the public benefit of the activity substantially outweighs the adverse environmental effects.; or
 - 3. All economically beneficial or productive use of the property is otherwise precluded.
 - E. Notwithstanding the above, development activity may be allowed in any isolated poor quality wetland that is less than 0.5 acre in size, provided that the development activity is allowed by the rules of the Suwannee River Water Management District.
- 4-3.9a The City shall protect wetlands through the establishment of a minimum 15-foot, average 25-foot wetland buffer.
- 4-3.10 Mangrove, wetland, and seagrass areas within the City shall be deemed environmentally sensitive, in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The City shall afford protection to all these resources regardless of size.
- 4-3.11 The location of mangrove and wetland areas shall be identified at the time of site development review on a site-by-site basis.
- 4-3.12 Permit applications for elevated piers, docks, and walkways of no more than four feet in width within mangrove, seagrass and wetland areas shall comply with the following:

- A. All piers, docks and walkways shall be constructed on pilings.
 - B. No pier, dock, or walkway shall be located on submerged land, which is vegetated with seagrasses except as is necessary to reach navigable waters. The docking terminus shall not be located over a seagrass bed.
 - C. A permit or letter of exemption from Florida Department of Environmental Protection.
- 4-3.13 The City shall consider topographic, hydrologic, and vegetative cover factors affecting soil erosion in the site plan review of proposed development.

OBJECTIVE 4-4 Fisheries, Marine Habitat, Wildlife and Wildlife Habitat

The City shall conserve, provide for appropriate use of, and protect fisheries, marine habitat, wildlife, and wildlife habitat with special attention to the continued viability of fisheries of economic importance to the area, including shellfish and crustaceans and their habitat.

POLICIES:

- 4-4.1 The Land Development Code shall include provisions to protect sensitive coastal areas and saltmarshes in the area. Such provisions may:
 - A. Require clustering of dwelling units away from sensitive portions of ecological communities.
 - B. Discourage the fragmentation of sensitive coastal areas and saltmarshes by limiting use to water-dependent uses, prohibiting dredge and fill activities, and providing for restoration of wetlands.
 - C. Require buffering of sensitive ecological areas through setback regulations, limitations on land area coverage and density-intensity standards which decrease population concentrations in sensitive areas.
- 4-4.2 All ecological communities and wildlife, especially endangered, threatened or species of special concerns, shall be identified, managed and protected by:
 - A. Directing development away from sensitive ecological communities.
 - B. Limiting densities or intensities of land use in sensitive areas.
 - C. Controlling land uses which would fragment or divide sensitive areas.
- 4-4.3 The City shall protect endangered and threatened species and ecologically vulnerable areas through the use of, but not limited to:
 - A. Conservation easements,
 - B. Land development regulations,
 - C. Fee simple acquisition through private, state, or federal grants or voter referendum for tax funds,
 - D. Any other funding or regulatory mechanisms consistent with local, state, and federal laws.

- 4-4.4 The habitat of any endangered species shall be totally preserved in the manner prescribed in Policy 4-4.3. Only development which increases the carrying capacity of the habitat will be permitted in accordance with a management plan endorsed by the Florida Department of Environmental Protection or the Fish and Wildlife Conservation Commission.
- 4-4.5 Regulations to protect manatees shall include boating speed limits and marina siting criteria in state-designated critical manatee habitats.

OBJECTIVE 4-5 Protection of Unbridged Coastal Islands

The City shall not allow any future development on off-shore islands, as development would be inconsistent with natural processes and constraints and would infringe upon overall public welfare and/or natural environment.

POLICIES:

- 4-5.1 Development of unbridged coastal islands shall not be allowed.
- 4-5.2 No public funds shall be used to provide services or infrastructure which support development of unbridged coastal islands. Prohibited public fund uses shall include, but shall not be limited to sewer, water or drainage systems; roads, parking or other transportation systems; recreational, marina or docking facilities; on-site solid waste collection and on-site fire or police protection.

OBJECTIVE 4-6 Dredge and Fill Activities

The City shall limit dredge and fill activities in the coastal area to maintenance dredging. Additional activities should occur only under circumstances supported by the Suwannee River Water Management District, the United States Army Corps of Engineers, and the Florida Department of Environmental Protection.

POLICY:

- 4-6.1 The City will minimize dredge and fill activities within the City and ensure that necessary activities (such as the maintenance of navigable water channels and the City marina) pose the least possible adverse environmental, social, and economic impacts.

OBJECTIVE 4-7 Water-Dependent and Water-Related Uses

The City shall provide that shoreline areas designated for commercial use shall give priority to water-dependent uses over water-related uses and shall limit future development of remaining undeveloped shoreline to water-dependent, water-related or residential uses.

POLICIES:

- 4-7.1 Development permitted within the remaining undeveloped commercial shoreline area shall be limited to the following as an adopted priority:
- A. Water-dependent users.
 - B. Aquaculture and commercial fishing.
 - C. Marinas.
 - D. Other public use water-oriented recreation.
 - E. Water-related uses.

- F. Commercial establishments that supply fishing or marine supplies or services directly associated with water-dependent uses.
 - G. Tourism-related business which provides user access to water-dependent uses.
 - H. Tourism-related business which provides users with scenic water views as an integral part of the business activity (i.e., restaurants, motels).
- 4-7.2 Shoreline use outside of commercial areas shall be restricted to conservation, recreation, or low-density residential uses.
- 4-7.3 Marinas and multi-slip docking facilities allowed as part of a water-dependent or water-related use shall meet the following criteria and requirements:
- A. Location of the marina shall not cause an expansion of the area closed to shellfish harvesting as established by the Florida Department of Agriculture, Shellfish Harvesting Classification Maps, revised September 5, 2005.
 - B. A manatee protection plan.
 - C. Adequate depth for ingress and egress without disturbing productive or vegetated bottoms.
 - D. Adequate parking on existing uplands.
 - E. A stormwater management plan.
 - F. A documented spill containment or clean-up plan.
 - G. Sewage connections for live-aboard uses.
 - H. Sufficient distance from existing facilities to avoid cumulative impacts.
- 4-7.4 Land Development Codes will designate the appropriate locational and performance standards for water-related commercial and recreational facilities, to include but not be limited to, setbacks and lot coverage.

OBJECTIVE 4-8 Shoreline Protection

Protection of the shoreline shall be achieved by establishing a coastal construction setback line, adopting coastal construction regulations and standards, limiting the construction of seawalls, and initiating beach and marsh restoration studies and plans.

POLICIES:

- 4-8.1 A minimum coastal construction setback line of 50 feet from the mean high water line will be maintained on any land adjoining all surface waters. In addition to the 50-foot setback line, an additional setback may be required to protect water-dependent vegetation located landward of the coastal construction setback line. An area 10 feet landward of the 50-setback line will be required when water-dependent vegetation is present. Bona fide aquaculture and commercial fishing operations, docks, and accessways will be exempt from this setback requirement. The coastal construction setback line may be interpreted as the average distance from the mean high water line to the side(s) of enclosed structures which face the water.

- 4-8.1a The mean high water line shall be established at the time of proposed development or redevelopment. Such line shall be depicted on a recent survey of the proposed development parcel. The survey shall be consistent with the requirements of the Coastal Mapping Act as set forth in Florida Statutes.
- 4-8.2 The Land Development Code may permit hardship variances, including zero setback from road frontage, in those instances where application of the coastal construction setback line would deny any use of lands platted before adoption of this plan and which would constitute a "taking."
- 4-8.3 The use of vertical coastal armoring shall be limited to the protection of existing endangered structures identified by a certified engineering plan or to approved beach restoration or preservation structures. Rip rap shall be placed at the toe of all replaced bulkheads and seawalls. Coastal armoring is a manmade structure designed to prevent erosion or to protect structures from the effects of coastal wave and current action; examples include seawalls, bulkheads, revetments, riprap and retaining walls. Vertical coastal armoring has a water ward slope steeper than 4 to 1.
- 4-8.4 Shoreline modification and construction will be regulated through appropriate City ordinances and regulations to protect water quality, natural habitats and adjacent shore areas. These regulations may include, but not be limited to: storm-water run-off and retention standards; limitations on shoreline modifications; minimum setbacks; requirements for the use of docks and piers for shallow water access rather than dredging and filling, etc.
- 4-8.5 The City shall, where appropriate, consult federal, state, and county agencies in developing and implementing comprehensive plans for stabilization, modification, or restoration of coastal shorelines.
- 4-8.6 Proposed shoreline uses shall meet the following criteria:
- A. The proposed land use must be appropriate considering all adjoining land uses.
 - B. Upland support services shall be available and adequate to serve the proposed use at or above adopted level of service standards.
 - C. A hurricane contingency plan shall be provided for City nonresidential use.
 - D. Ownership shall be documented.
 - E. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of the water quality, water depth, marshes, and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.
 - F. Public use or access shall be required if the City determines that it would be in the public interest to do so and that requiring public use or access meets the rough proportionality test set out in *Dolan v. City of Tigard*, 512 U.S. 374 (1994).
- 4-8.7 Where natural environments have been degraded, especially shoreline environments, the City shall take steps to promote the restoration and enhancement of these areas through such measures as preparation of resource management plans and cooperating with other private and/or governmental agencies. Where such sites are privately owned, public acquisition shall be considered.

- 4-8.8 Highest priority for public acquisition shall be given to coastal properties the purchase of which would promote the following goals:
- A. The provision of public access to the waterfront, especially to public waterbodies, beaches, and other protected shoreline areas.
 - B. The provision of public outdoor recreation activities including nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, picnic areas, and the like.
 - C. The preservation of historical or archeological sites.
 - D. The preservation of native upland, wetland, and aquatic vegetation.
 - E. The preservation of listed animal species or the habitat of listed animal species.
 - F. The enhancement or restoration of shoreline ecosystems.
 - G. The protection or improvement of surface water quality.
 - H. The linking together or adding to other publicly owned lands.
 - I. The creation of a new greenway, or the addition to an existing greenway.
 - J. The prevention of development that might be harmful to the marine environment.
 - K. The furtherance of resource protection plans of other governmental agencies such as aquatic preserve management plans, Surface Water Improvement and Management plans, habitat conservation plans, manatee protection plans, and estuarine sanctuary plans.
- 4-8.9 Any public or private individual, group, firm, or agency that disturbs or degrades the natural resources of the shoreline of the City without proper permits shall fully restore them to their original condition. This shall be regulated by City and/or local ordinances and/or state and federal rules.
- 4-8.10 The City shall promote leaving shorelines in their natural state and where that is not practicable, support the use of living shoreline practices, where appropriate, as the preferred method of shoreline management. Living shorelines involve the use of nonstructural shoreline stabilization measures and habitat restoration techniques to reinforce the shoreline, minimize coastal erosion, and maintain coastal processes while protecting, restoring, enhancing, and creating natural habitat.
- The implementation of any Comprehensive Plan policies or land development regulations addressing living shorelines should:
- 1. Promote practices that minimize or eliminate the use of vertical hard materials as typically used in bulkhead and seawall construction;
 - 2. Maximize the use of soft alternatives such as native vegetation plantings and local, naturally occurring materials;
 - 3. Provide incentives to promote either leaving shorelines in their natural state or the use of living shoreline practices;

4. Encourage the use of certified living shoreline contractors, if and when a state or national certification program is created.
- 4.8.11 The City hereby incorporates by reference the "Cedar Key Living Shoreline Master Plan," as periodically updated, as a guidance tool that identifies shoreline best management practices based on existing biophysical conditions and permitting requirements. The Cedar Key Living Shoreline Master Plan can be found at http://bit.ly/LivingShorelineMappingTool_CedarKey
- 4.8.12 The City shall utilize the Cedar Key Living Shoreline Master Plan as the basis for seeking a regional general permit or other form of administrative delegation from the Florida Department of Environmental Protection to allow local approval of living shoreline installations.
- 4.8.13 The City shall work with stakeholders to pursue private and public funding sources for the implementation of living shorelines.
- 4.8.14 The City shall promote implementation of the Cedar Key Living Shoreline Master Plan through public education and outreach, including demonstration projects and technical support to landowners seeking to install living shorelines.
- 4.8.15 Where vertical coastal armoring is authorized for the protection of existing endangered structures pursuant to Policy 4-8.3, a living shoreline shall also be installed waterward of the structure, where the biophysical conditions, navigational requirements, maritime infrastructure or other spatial constraints allow for it. Biophysical conditions that allow for living shorelines are:
 1. Moderate or low exposure to wind and wave energy and
 2. Suitable elevations for the survival of marsh vegetation and oysters. Data layers produced as part of the Cedar Key Living Shoreline Master Plan define such conditions and can be used as a reference.
- 4.8.16 Landowners who install living shorelines may petition the City to reduce the coastal construction setback line established in Policy 4-8.1 by no more than the total width of the constructed living shoreline, where width refers to the distance between the most waterward installed living shoreline feature and the Mean High Water Line, averaged along the length of the Living Shoreline.

OBJECTIVE 4-9 Coastal High Hazard Area

The City shall limit population concentrations to that which is shown on the Future Land Use Map in the Coastal High Hazard Area and shall reduce hazards to life and property.

POLICY:

- 4.9-1 The City hereby designates as Coastal High Hazard Area those areas identified as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes computerized storm surge model and will direct population concentrations away from these areas and relocate or replace non-essential infrastructure away from these areas. To the extent practicable, the City will limit public expenditures that subsidize development within the Coastal High Hazard Area.

OBJECTIVE 4-10 Hurricane Evacuation

Evacuation time for a category three storm or greater shall be clearance of the islands seaward of No. 4 bridge within eight hours of an evacuation order.

POLICIES:

- 4-10.1 The City will provide a disaster preparedness plan that will be implemented along the City shoreline in the event of a hurricane or other natural or man-induced disaster.
- 4-10.2 A plan for the expeditious, effective, and coordinated efforts of federal, state, and local agencies describing those actions to be taken in the identification, organization, and mobilization of resources necessary to assist City residents before, during, and after a natural disaster. This plan will be updated and implemented by the City Commission as necessary. Said plan is hereby adopted as a part of the City Comprehensive Plan by reference.
- 4-10.3 A hurricane evacuation time of eight hours shall be considered an additional Level of Service standard and the specific and cumulative impacts of development on evacuation time shall be considered before issuing development permits. Fifty percent of Functional Population shall be the base criteria for estimating vehicle evacuation needs.

OBJECTIVE 4-11 Post-Hurricane Recovery and Redevelopment

Upon plan adoption, the City/County Local Peacetime Emergency Plan shall provide for immediate response to post-hurricane conditions and shall establish priorities for recovery and redevelopment consistent with this plan.

POLICIES:

- 4-11.1 The City Commissioners, along with the City and the County Building Official, the County Emergency Manager, and the Chair of the Board of County Commissioners, will act as a redevelopment task force and shall hear and decide all requests for immediate post-disaster repair needed to protect public health and safety.
- 4-11.2 Immediate post-hurricane cleanup and repairs required to protect public health and safety shall be the first priority and shall include:
 - A. Repairs to the sewage, potable water, and public utility facilities.
 - B. Removal of debris and an assessment of the safety of roads, bridges, and habitable structures and posting of warning notices on substantially damaged structures.
- 4-11.3 Permitting for long-term redevelopment other than for minor repairs to make structures habitable, shall be deferred until identified priorities have been met.
- 4-11.4 Structures with substantial damage (over 50 percent of pre-storm appraised structure value) shall meet all development and construction standards, regulations and amendments thereto before being permitted for redevelopment.
- 4-11.5 Existing structures over submerged lands which are substantially damaged shall provide evidence of continued compliance with or renewal of state title land records for a determination of then current state owned submerged land rules.

OBJECTIVE 4-12 Public Access to Shoreline

The City shall, without exception, retain existing shoreline access areas; promote public access to shoreline by prohibiting encroachment on public access areas; and increase public access through development of pocket parks at City-owned street end locations on the shoreline.

POLICIES:

- 4-12.1 City-owned parking facilities as identified herein shall be maintained and improved to assure public access to beaches and shorelines.
- 4-12.2 Limited access to the shoreline will be improved to increase public use and provide more recreational opportunities while upholding the City's adopted vision as a fishing village. Actions to implement this policy may include, but are not limited to, the identification of existing or potential access points, the types of improvements needed and costs thereof, and priorities.
- 4-12.3 The City will seek to increase public access opportunities at locations owned or controlled by the City.
- 4-12.4 The City will seek increased recreation facilities on lands owned or managed by other political jurisdictions (e.g., government-owned islands), where such lands offer a potential for increased public access. Any such uses shall be compatible with and shall not specifically or cumulatively degrade the natural functions of the land or surrounding marine resources and shall be consistent with the management plans of other agencies.

OBJECTIVE 4-13 Reduce Flood Loss and Flood Insurance Claims

The City shall identify site development techniques and best practices to help reduce losses due to flooding and claims made under flood insurance policies.

POLICIES:

- 4-13.1 Site development techniques and best practices that may be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.
- 4-13.2 The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the 6th Edition of the Florida Building Code, as amended, and the City's Flood Damage Prevention Regulations, as amended.
- 4-13.3 The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preserves areas.

OBJECTIVE 4-14 Consistency with Flood Plain Management Regulations

The City shall require development to be consistent with flood-resistant construction requirements.

POLICIES:

- 4-14.1 Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the 6th Edition of the Florida Building Code, as amended, and applicable flood plain management regulations set forth in 44 Code of Federal Regulations Part 60.
- 4-14.2 The City shall apply to the Federal Emergency Management Agency to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for its residents.

OBJECTIVE 4-15 Best Practices Development and Redevelopment Principles, Strategies and Engineering Solutions

POLICIES:

- 4-15.1 The City shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood zone designations established by Federal Emergency Management Agency. For purposes of this policy, real property is defined as land and structures affixed to the land.
- 4-15.2 The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration, as the basis for development and redevelopment in areas of the City that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.
- 4-15.3 Redevelopment of existing dwelling units located in the Coastal High Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
- 4-15.4 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.
- 4-15.5 The City will adopt land development regulations that include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, storm surge, flash flood, stormwater runoff and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

ELEMENT 11: PROPERTY RIGHTS GOALS, OBJECTIVES, AND POLICIES

GOAL 11

Recognize and respect judicially acknowledged and constitutionally protected private property rights.

OBJECTIVE 11-1

In local decision making, the City shall consider the statement of rights as enumerated in Policy 11-1.1, Policy 11-1.2, Policy 11-1.3, and Policy 11-1.4.

POLICIES:

11-1.1 In local decision making, the City 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.

11-1.2 In local decision making, the City 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.

11-1.3 In local decision making, the City 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.

11-1.4 In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.



#46

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 9/26/24

PROJECT DESCRIPTION

#46 - Dixie County- Community Development Block Grant -
Neighborhood Revitalization 23DB-N34- Notice of Intent to Request Release of Funds

TO: Honorable Jamie Storey, Chair,
Dixie County Board of County Commissioners
214 NE 351 Highway
Cross City, FL 32628

Laurie Hodson, Planning Grants Assistant
North Florida Professional Services, Inc.
P.O. Box 3823
Lake City, FL 32056

 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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NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

August 20, 2024

Dixie County, Florida
214 NE 351 Highway, Cross City,
Florida 32628
352-498-1426

On or about August 29, 2024, Dixie County, Florida will submit a request to the Florida Department of Commerce (FloridaCommerce) for the release of Community Development Block Grant Program-Small Cities (CDBG-SC) funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as Reconstruction of 95th and 97th Streets for the purpose of improving both NE 95th and NE 97th Streets consisting of resurfacing 2570 LF of pavement, striping, signage and creating necessary drainage ditches including maintenance of existing driveways. Drainage ditches include 6-to-12-inch swales along the rights-of-way with minimal ground disturbance within the existing rights-of-way with no change to the current character or use of the land. The project will be funded through a \$750,000.00 CDBG-SC grant for both NE 95th and NE 97th Streets in Cross City, Dixie County, Florida.

The activities proposed are categorically excluded under HUD regulations at 24 DFR Part 58 from National Environmental Policy Act (NEPA) requirements. A Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at 214 NE 351 Hwy, Cross City, FL 32628, the ERR can be examined at the Dixie County Courthouse or by emailing a request to grantcoordinator@dixiecounty.us and may be examined or copied weekdays from 9 A.M to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Dixie County Board of County Commissioners Attention: Jamie Storey, 214 NE 351 Hwy, Cross City, FL 32628. All comments received by August 28, 2024, will be considered by Dixie County prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

Dixie County certifies to HUD/FloridaCommerce that Jamie Storey in his capacity as Chairman of the Board of County Commissioners consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. FloridaCommerce's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Dixie County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

FloridaCommerce will accept objections to its release of fund and Dixie County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Dixie County; (b) Dixie County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by FloridaCommerce; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to FloridaCommerce Small Cities CDBG Program at 107 East Madison Street-MS 400, Tallahassee, Florida 32399-6508. Potential objectors should contact FloridaCommerce to verify the actual last day of the objection period.

Jamie Storey, Certifying Officer

-Chairman of the Board of County Commissioners, Dixie County, Florida



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 10/24/24

PROJECT DESCRIPTION

#47 - City of Lake Butler- Community Development Block Grant -Mitigation Program
MIT118- Concurrent Notice

TO: Kimberly Hayes, City Manager
City of Lake Butler
200 Southwest 1st Street
Lake Butler, FL 32054-2016

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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Round 2 - Rebuild Florida GIP Grant

City of Lake Butler

Sanitary Sewer Master Pump Station, Force Main & WW Pump Stations Emergency Generators

Project Description

Purpose, Location, and Description of Proposed Activity:

The purpose of this project and the related DEP, SRF and Small Cities CDBG-Neighborhood Revitalization Projects are all part of a comprehensive multi-year and multi-phased wastewater collection system repair and replacement program. These projects are vital to ensuring the city can provide critical wastewater disposal services. This CDBG-MIT application is to harden the and make more resilient three critical components of the wastewater collection and pumping system:

1. Master Pump Station hardening
2. Wastewater Force Main resiliency
3. Emergency Generators for six (6) Pump Stations

The Master Wastewater Pump Station currently receives all the wastewater flow from the entire city via six (6) wastewater pump stations located throughout the city. The existing Wastewater Force Main currently pumps the city's raw wastewater to the Wastewater Treatment Facility (WWTF)

The hardened wastewater force main supported by the hardened master pump station and six additional pump stations with back-up emergency generators will convey the raw wastewater to the City's WWTF. Currently, during significant storm events the existing Master Pump Station, and Wastewater Force Main have been overwhelmed by a mixture of stormwater and wastewater that has resulted on several occasions untreated raw wastewater mixed with storm water spilling into the adjacent residential neighborhood and adjacent wetlands. Additionally, the pump stations throughout the city are without emergency back-up generators and are unable to pump during power outages, effectively shutting down the system and contributing to raw wastewater spills.

Along with the proposed improvements described above, the City has applied for and been awarded a Small Cities CDBG-NR grant #22DB-OP-03-73-02-N06 in the amount of \$700,000 and the City has pledged \$50,000 in leverage funds for the project. The project includes the replacement of the existing sanitary sewer lift station located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street. The lift station is failing and beyond its useful life and is in need of replacement. The scope of the project is to replace the existing lift station with a new modern lift station. The new lift station will be relocated and constructed on City-owned property located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street. The activity proposed in Service Area #1 in the Small Cities CDBG application involves the replacement and relocation of the existing Lift Station. The project will including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a

new instrument panel.

Additionally, the City has been awarded a DEP-SRF grant loan in the amount of \$1,213,000 to survey and design the repairs and replacement of the wastewater collection system for the entire “core” area of the City. The DEP SRF Principle Forgiveness (grant) amount is \$970,400 and the loan amount is \$242,600.

The City’s wastewater collection system is in dire need of repairs and replacement. These projects all tie into together and complement each other.

The proposed improvements to these critical facilities and vital components of the City of Lake Butler’s wastewater collection system and pumping system and will help ensure the entire sanitary sewer collection system and pumping system remain fully operational during severe weather events, natural disasters and prevent future wastewater spills.

The Service Area for the project includes all of the individuals, businesses and residential housing units that are served by the City of Lake Butler sanitary sewer system.

Based upon a recently conducted door-to-door survey of the residential customers connected to the City of Lake Butler’s sanitary sewer system the project will benefit approximately 1,785 residents living in the city’s Sanitary Sewer System Service Area, including 1,286 residents or (72.04%) who are considered low-and-moderate income. Other beneficiaries will include local businesses and critical community lifeline facilities connected to the City’s sanitary sewer system.

Because of the immediate need to replace the City’s Master Lift Station and Force Main as well as provide emergency power at all six (6) of the city’s other lift stations this application is being submitted under the Benefit to Low-and-Moderate Income Persons National Objective.

The City of Lake Butler is in Union County which is both a Rural County as defined by the Office of Management and Budget and a Fiscally Constrained County according to Florida Statute 218.67.

Risks to Be Mitigated:

The risks that will be mitigated by completion of this CDBG-MIT Infrastructure project include complete or partial SSCS failure due to extreme weather and associated wind, rain and flood damage. If the City’s SSCS were to fail during a severe weather event this would have a significant negative impacts to the City’s residents and businesses who are dependent upon the City’s SSCS for disposal of their effluent waste. Should the SSCS fail wastewater would backup in the wastewater collection system and potentially cause Sanitary Sewer Overflows (SSOs) that would release untreated wastewater into residential and/or business areas causing health and safety issues and impacting the overall ability for homeowners and businesses to rebuild.

The City of Lake Butler’s Sanitary Sewer Collection System is considered a critical facility for the City of Lake Butler in providing wastewater collection to the residents of the City of Lake Butler who are connected to the City’s Sanitary Sewer Collection System. The purpose of this

project is to harden this critical facility to increase the resiliency of the City's Sanitary Sewer System.

An Engineering assessment has already been completed for this facility; and has identified the following risks recommended for mitigation:

- Due to the condition and the capacity of the Master Lift Station and the Wastewater Force Main, there is a significant risk of the City's Sanitary Sewer Collection System failing due to stormwater infiltration and sewer overflows from a significant storm event.
- Due to the lack of back-up emergency generators at the City's wastewater pump stations these stations will fail due to stormwater infiltration and sewer overflows from a significant storm event that results in a power outage.

A failure of the above critical component would compromise the functionality and resiliency of the SSCS and prevent the City's ability to adequately function as well as create potentially dangerous health outcomes and environmental damage from raw sewage overflows.

Work Plan and Team:

The team that would carry out the project will be led by City Staff under Dale Walker –City Manager along with the City's Public Works staff. They will work with the City's engineering consultant to develop the design and bid the project. Mittauer & Associates Engineering, Inc. has worked with the City to identify the CDBG-MIT GIP project needs and develop the initial cost estimate for this project. Once the design is complete the project will be competitively bid out and the lowest responsive acceptable bidder will be selected to construct the improvements.

Method to Estimate Funding Needs:

The City worked with their consulting engineer to determine the project funding requirements. This process included: making site visits to the City's WWTF, inspecting the City's Master Lift Station and Sanitary Sewer Collection System with City staff, reviewing historical drawings, reports and evaluating options and alternatives. Mittauer & Associates, Inc. has developed an overall scope of work through the efforts listed above as well as prioritizing the areas of the wastewater collection system that are at greatest risk for failure and causing disruption to the City's residents, infrastructure and nature environment. Cost estimates are based on bidding results for similar projects. Mittauer & Associates, Inc. has (32) years of experience in Florida designing hardening improvements for municipal wastewater systems to increase the resiliency of critical public infrastructure and has engineered many CDBG, DEP SRF, USDA-Rural Development, Water Management District funded projects.

The city anticipates using a knowledgeable firm to administer the grant. The firm Fred Fox Enterprises prepared this grant application for the City. The City anticipated Fred Fox Enterprises will respond to the City's Request for proposals to manage the project, if funded. Fred Fox Enterprises have been writing and managing Small Cities CDBG and CDBG-DRI projects in the State of Florida for the past thirty-seven (37) years. Working initially with the Florida Department of Community Affairs (DCA) and more recently with the Florida Department of

Economic Opportunity (DEO), Fred Fox Enterprises has written, and managed CDBG projects funded through the State of Florida in the following categories.

- One Hundred Eighty-five (185) Small Cities Neighborhood Revitalization projects
- Sixty-nine (69) Small Cities Housing Rehabilitation projects
- Forty-six (46) Small Cities Commercial Revitalization projects
- Forty-three (43) Small Cities Economic Development projects
- **Twenty-two (22) Disaster Recovery Initiative projects.**

Anticipated Outcomes:

The anticipated outcome for this project is the City's Sanitary Sewer Collection System will be hardened to such an extent that the potential for a failure and sewerage overflows from a significant weather event will be significantly reduced.

How Will the Project be Maintained?

The Master Lift Station, Force Main and remaining pump stations will be maintained by City staff after they are hardened. This will include regular O&M procedures on the emergency backup generators and regular maintenance on the existing equipment. City staff will identify maintenance needs and prioritize them along with their other routine maintenance tasks.