



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

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

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **January 23, 2025**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

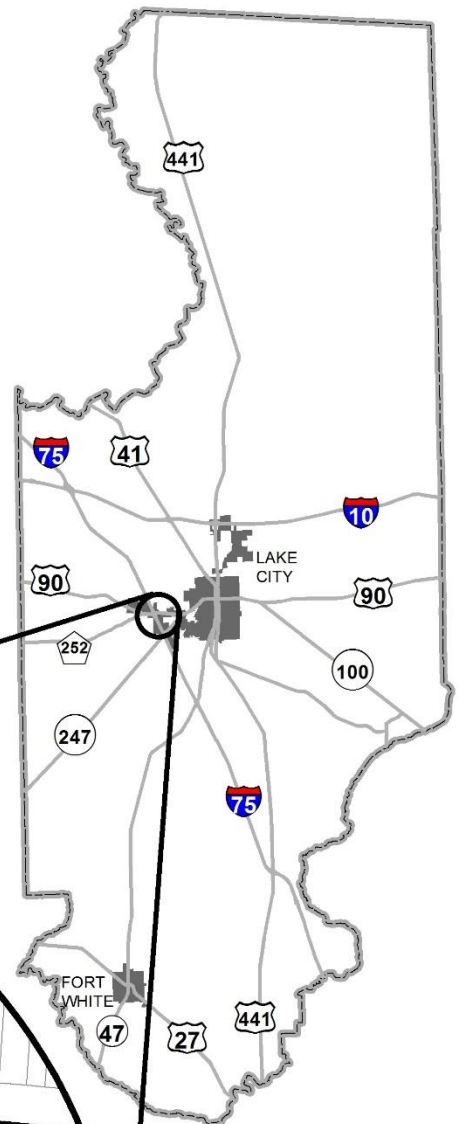
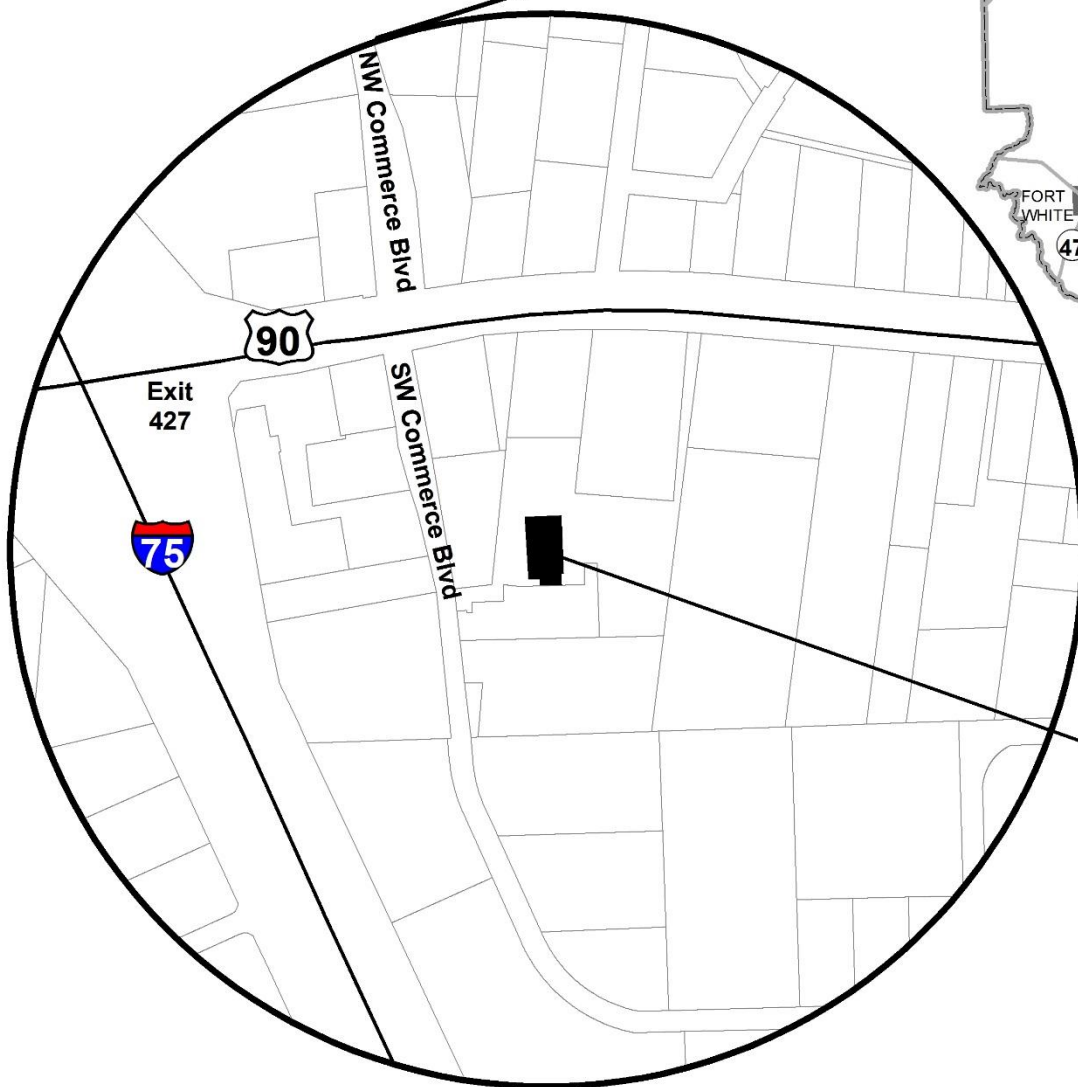
DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



1 inch = 500 feet

Holiday Inn
Hotel & Suites





Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

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

AGENDA CLEARINGHOUSE COMMITTEE

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

January 23, 2025
6:00 p.m.

PAGE NO.

I.	APPROVAL OF THE AGENDA	3
II.	APPROVAL OF THE DECEMBER 12, 2024 MEETING MINUTES	5
III.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#56–City of Alachua Comprehensive Plan Adopted Amendment (FC No. 24-1ESR)	7
	#58–Taylor County Comprehensive Plan Draft Amendment (FC No. 25-1ESR)	19
IV.	STAFF-LEVEL REVIEW ITEMS –	
	#55–Town of Brooker- Community Development Block Grant - Housing Rehabilitation–Application	25
	#57–Town of Bronson- Community Development Block Grant - #23DB-N22 Neighborhood Revitalization– Final Floodplain Notice	31
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

December 12, 2024
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
Jhelecia Hawkins
Maurice Perkins
Daniel Riddick

MEMBERS ABSENT

Jody Stephenson
Stephen Witt

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Casey Willits

STAFF PRESENT

Lauren Yeatter - In-Person

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:01 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Riddick and seconded by Councilwoman Hawkins to approve the December 12, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE OCTOBER 24, 2024 MEETING MINUTES

ACTION: It was moved by Councilwoman Hawkins and seconded by Commissioner Riddick to approve the October 24, 2024 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #53—Alachua County Comprehensive Plan Draft Amendment (FC No. 24-1ESR)
- #54—City of Newberry Comprehensive Plan Draft Amendment (FC No. 24-2ESR)

Lauren Yeatter, Senior Planner, stated that the staff report for Item #53 finds the comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: **It was moved by Commissioner Riddick and seconded by Commissioner Willits to recommend that the Council approve the staff report for Item #53 as circulated. The motion carried unanimously.**

Lauren Yeatter, Senior Planner, stated that the staff report for Item #54 finds the comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: **It was moved by Commissioner Perkins and seconded by Commissioner Riddick to recommend that the Council approve the staff report for Item #54 as circulated. The motion carried unanimously.**

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:16 p.m.

Patricia B. Hutchinson, Chair

1/23/25
Date

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

Regional Planning Council: North Central FL
Review Date: 1/23/25
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 56
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: 1/24/25 (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 _____	No _____
Not Applicable	_____ <u>X</u> _____

**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; AMENDING 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 ~~striketrough~~ 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 Regional Planning Council Item No.: 58
 Review Date: 1/23/25 Local Government: Taylor County
 Amendment Type: Draft Amendment Local Government Item No.: CPA 24-01
 State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/24/25 (estimated)

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

DESCRIPTION OF AMENDMENT

The County item CPA 25-01 is an expansion of existing operations and reclassifies approximately 250.90 acres of land from Agricultural/ Rural Residential (up to 1 dwelling unit per 5 acres) to Industrial (see attached).

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

The subject property is located within the Regional Ecological Greenway and adjacent to freshwater wetlands, Natural Resources of Regional Significance identified and mapped in the North Central Florida Strategic Regional Policy Plan. The County Comprehensive Plan includes objectives and associated policies which protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

The subject property is not located within one-half mile of the Regional Road Network which is identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network.

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

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

Request a copy of the adopted version of the amendment?

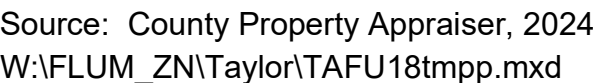
It is recommended that these findings be forwarded to the County and Florida Commerce.

Yes X No
 Not Applicable

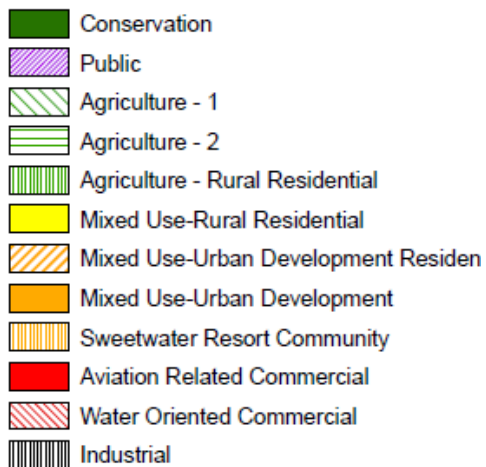
**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Future Land Use Plan Map 2035

M A D I S O N C O U N T Y



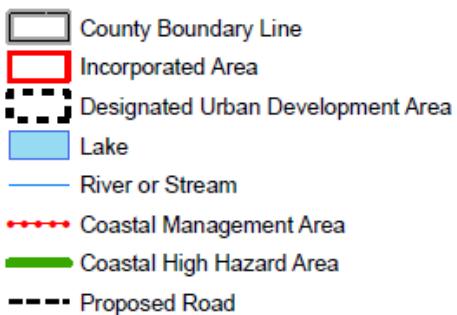
FUTURE LAND USE MAP CLASSIFI



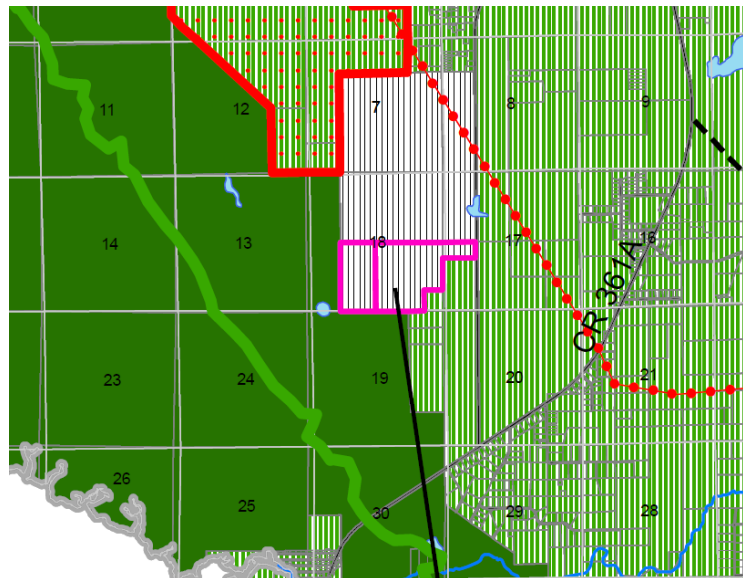
OPTION VISION 2060 PLAN OVERL



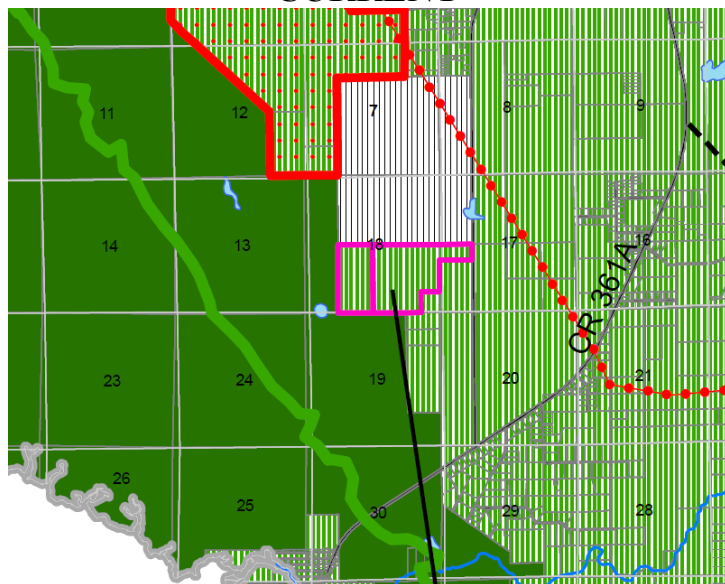
OTHER MAP FEATURES



PROPOSED



CURRENT





#55

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

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

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/23/25

PROJECT DESCRIPTION

#55 - Town of Brooker - Fiscal Year 2023 Community Development Block Grant -
Housing Rehabilitation- Application

TO: Charlene Thomas, Town Clerk
Town of Brooker
P.O. Drawer G
Lawtey, FL 32058-0709

XC: Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32312-1916

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy 23\memo_fy23_brooker_hr_app.docx

Project Narrative — G-2

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

1. The service area for this project is the Town of Brooker.

2. CDBG funds will be used to rehabilitate or demolish and replace as many income eligible households as the budget allows, with the goal of addressing at least 9 houses.

3. CDBG funds will be used for housing rehabilitation and demolition/relocation activities, temporary relocation, and grant administration for income eligible household within the Town of Brooker Town limits.

4. ACTIVITY DESCRIPTION, INCLUDING THE NEED BEING MET: The Town of Brooker is applying for CDBG funding under the category of Housing Rehabilitation (HR), as described in more detail below:

A. The purpose of this grant application is to request funding for the rehabilitation of 9 very-low, low, and moderate income homeowner occupied properties in the Town of Brooker. CDBG funds will be used to renovate and preserve existing housing stock, replace substandard housing, and remove unhealthy/hazardous conditions. The need for housing is addressed by the Housing Element of the Town of Brooker Comprehensive Plan. After the CDBG grant is awarded, the Town will advertise for residents to submit applications for housing assistance.

B. The CDBG funds will be used for:

- 1) Housing Rehabilitation/Demolition/Relocation: \$507,300 (100% LMI benefit);
- 2) Temporary Relocation: \$2,700 (100% LMI benefit);
- 3) Grant Administration: \$90,000 (LMI benefit is not applicable).
- 4) Total grant amount: \$600,000.

Specific project activities and costs are described below.

Program Administration projected cost is \$90,000. Administration activities will include:

- Preparation of all CDBG required reports and compliance activities, including ordering funds through SERA, and project closeout activities.
- Announce the grant and the opportunity it presents to the Community
- Solicit applications
- Review applications, select applications for field visits
- Conduct field visits, develop cost estimates, select applications for final ranking
- Request the CATF to review the rankings and present recommendations for Town Council for approval
- All structures determined to be 50 years or older will be submitted to the State Bureau of Historic Preservation for review and development of an

agreed upon plan for rehabilitation and preservation.

-Prepare all Deferred Payment Loan (DPL) documents for the homeowner, This DPL is the mechanism through which the rehabilitation financing is made available. The DPL is a no interest loan. It is repayable if ownership of the home is transferred within 5 years of the date of the DPL or if the property owner ceases to use the property as their primary residence.

Temporary Relocation projected cost is \$2,700.

-Each homeowner that is approved to have their home rehabilitated with CDBG funds is eligible for a maximum of \$300 for move-out and move-in expenses during rehabilitation. Administrative staff will work with each client to ensure a smooth temporary relocation process.

Housing Rehabilitation/Demolition/Replacement projected cost \$507,300, plus \$25,000 in local match (leverage).

Following procedures set forth in the Town of Brooker Housing Assistance Plan, the housing rehabilitation program will address the following:

-STRUCTURAL REQUIREMENTS- the Housing Rehabilitation Specialist will ensure the assisted house will maintain structural integrity and that the cost of rehabilitation or replacement is cost feasible.

-PROGRAM PROCEDURES- the Housing Rehabilitation Specialist will manage the housing assistance application process. Other tasks will include managing the bidding process, change orders, and contractor payments. The Rehabilitation Specialist will also conduct construction progress inspections, coordinate with the local Building Official on certificates of completion and/or certificates of occupancy, and as needed, will handle disputes and contract termination.

-CLEARANCE/PERMANENT RELOCATION, DEMOLITION RELOCATION- for houses that are in such poor condition that it is more cost effective to demolish and replace them, the Housing Rehabilitation Specialist will manage the clearance, permanent relocation/demolition relocation process.

-CONTRACTOR LISTING- the Housing Rehabilitation Specialist will manage contractor recruiting, contractor eligibility, and contractor disqualification.

C. Proposed construction start and end dates: Construction activity utilizing funds set forth in the grant application would commence after the grant agreement is awarded and after the non- site specific and site specific environmental reviews are completed. The project is anticipated to be complete within 30 months of the date that the Town receives the notice of grant award.

D. Quantity and location of activities: The rehabilitation activity will take place only within the incorporated area of the Town of Brooker. This grant proposal seeks funding for the rehabilitation of:

3 households that are low income

2 households that are very low income

4 households that are either moderate income, low income, or very low income.

The total number of households that will be addressed with CDBG funds is 9.

D. Project cost: As mentioned, the Town is requesting a CDBG funding in the amount of \$600,000.

E. National Objective: The use of CDBG funds for housing rehabilitation will address the CDBG program's national objective of "benefit to low and

moderate-income persons". Each property funded with this grant will be rehabilitated to the acceptable living standards as set forth in the HUD Section 8 Minimum Housing Quality Standards and the Florida Building Code.

F. Project beneficiaries: The persons that live in the 9 homes that will be rehabilitated will be the grant beneficiaries.

5. There are no activities where construction will occur outside the Town limits of Brookier.

6. It is not anticipated that any proposed DOT or County road construction will impact this CDBG funded activity.

7. The Town is a participant in the National Flood Assistance Program. If any property to be rehabilitated is in a flood-prone area, the unit will have flood insurance and be elevated to a minimum of 1 foot above base flood elevation or to local code, whichever is greater.

8. Temporary Relocation is a complementary activity that will be undertaken by this project.

9. Funds from other sources are being used leveraged. The Town of Brookier Town Council has approved \$25,000 in SHIP funds from the Bradford County SHIP program to be combined with \$600,000 in CDBG funds. The funds will be used to further and enhance the work that is being funded by the CDBG grant. There is also a resolution from Bradford County approving the use of SHIP funds for this purpose.

10. None of the CDBG funds will be used for the removal of public building architectural barriers to handicap persons.

11. A door to door household income survey was not used for the grant application.



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

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

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/23/25

PROJECT DESCRIPTION

#57 - Town of Bronson - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization 23DB-N22- Final Floodplain Notice

TO: Susan Beaudet, Town Clerk
Town of Bronson
P.O. Box 266
Bronson, FL 32621-0266

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy20 & fy21\memo_fy20&fy21bronson_nr_flood2.docx

Project Narrative — G-2

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

Service Area #1 Potable Water Meters Upgrade Service Area:

This service area includes all of the residential housing units whose residents are served by the Town of Bronson's Potable Water System:

03J – Water Line Replacement – The Town of Bronson's Potable Water Meters are aging and in need of replacement as well as needing to be upgraded to be automatically read. The project proposed in this application is the replacement of all of the Town's residential potable water meters. The improvements will include replacement of the existing water meters with Automatic Read Meters to improve water service and reduce the Town's labor costs associated with repairing old meters and with manual monthly meter reading. The residential water meters are located in the public right of way town-wide at all the Town of Bronson's water customer's residences.

The beneficiaries of the water meter activity proposed in this service area are all of the people living in the residential housing units whose occupants are the primary users of the Town's potable water system. Currently 460 occupied households are located in the Primary Service Area for water meter replacements. These 460 households contain 1,209 people. 389 of the people living in the households in the service area, or 32.18% are VLI, 886 of the people living in the households in the service area, or 73.28% are LMI and 323 of the people living in the households in the service area or 26.72% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 are as follows:

Activity	Description	CDBG Cost	Local Match Funds
03J Water Line Replacement	Replace 460 (+10 Extra) Potable Water Meters with Automatic Meter Read Meters	\$539,300.00	\$ 0.00

Project Narrative — G-2

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

ACTIVITY	CDBG	TOWN MATCH CLAIMED FOR POINTS	TOTAL
03J – Water Line Replacement	\$539,300.00	\$ 0.00	\$539,300.00
03J – Engineering	\$ 83,700.00	\$25,000.00	\$ 83,700.00
21A – Administration	\$ 52,000.00	\$ 0.00	\$ 52,000.00
Total:	\$650,000.00	\$25,000.00	\$675,000.00

The Town of Bronson is committing twenty-five thousand dollars (\$25,000.00) as leverage. All of the \$25,000 will be used towards Engineering as local match in this application.

The Town anticipates that some of the residential water meters being replaced may be located in a floodplain or wet land.

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

Without the assistance of CDBG funding requested in this application, the Town of Bronson would not be able complete the work on the Project proposed in this application.