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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 **June 30, 2025**. The meeting will be a hybrid meeting in-person at the **Drury Inn and Suites, Orange Blossom Room/Sweetwater Room, 4000 Southwest 40th Boulevard, Gainesville, Florida**, and via Communications Media Technology at **6:00 p.m.**

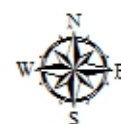
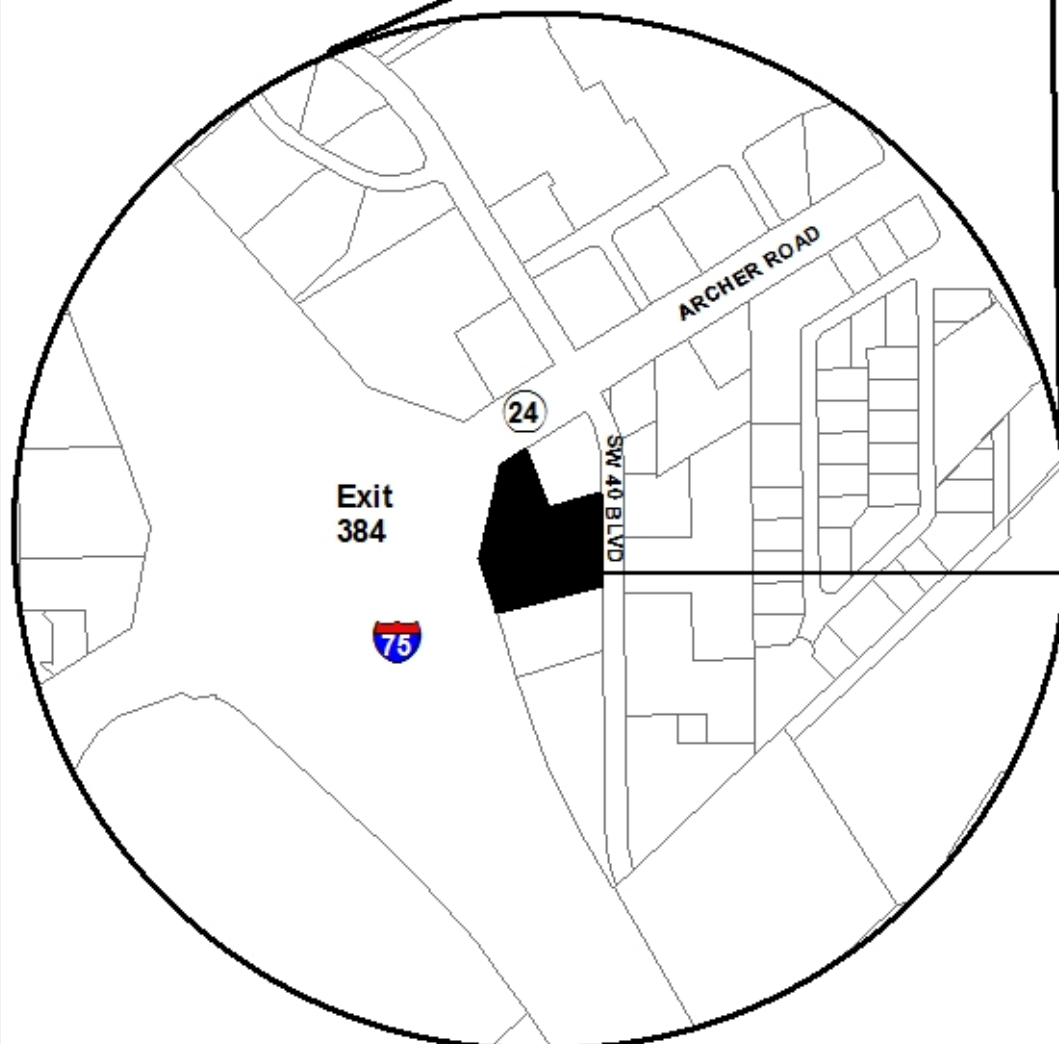
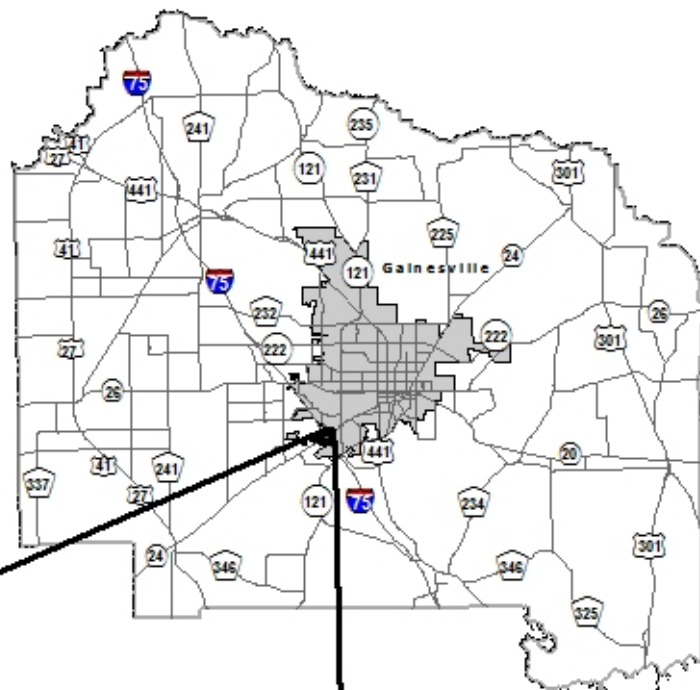
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4000 SW 40th Boulevard
Gainesville, FL 32608

Directions: From the intersection (exit 384) of Interstate 75 and State Road 24 (also known as Archer Road) turn East onto State Road 24 (also known as Archer Road), travel approximately 0.3 miles, turn right (South) onto SW 40th Blvd. and Drury Inn & Suites will be on the right, on the Western side of SW 40th Blvd.



Miles

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AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting
Drury Inn & Suites
4000 Southwest 40th Boulevard
Gainesville, Florida and
Via Communications Media Technology

June 30, 2025
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.	

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Dedicated to improving the quality of life of the Region's citizens,
by enhancing public safety, protecting regional resources,
promoting economic development and providing technical services to local governments.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Hybrid Meeting
Drury Inn and Suites
4000 Southwest 40th Boulevard
Gainesville, Florida and
Via Communications Media Technology

May 22, 2025
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
James Howell
Daniel Riddick, Vice-Chair

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

James Carter Jr.

MEMBERS PRESENT
VIA COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

Melissa McNeal

MEMBERS ABSENT

Ken Cornell
Jody Stephenson

STAFF PRESENT

Lauren Yeatter - In-Person

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

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Riddick and seconded by Commissioner Howell to approve the May 22, 2025 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE APRIL 24, 2025 MEETING MINUTES

ACTION: It was moved by Commissioner Howell and seconded by Commissioner Riddick to approve the April 24, 2025 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

#70 - City of Chiefland Comprehensive Plan Draft Amendment (FC No. 25-1ER)

Lauren Yeatter, Senior Planner, stated that the staff report for Item #70 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 Councilman Carter and seconded by Commissioner Howell to recommend that the Council approve the staff report for Item #70 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:08 p.m.

Patricia B. Hutchinson, Chair

6/30/25
Date

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

Regional Planning Council: North Central FL
Review Date: 6/30/25
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 76
Local Government: City of Newberry
Local Government Item No.: CPA 25-02
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/1/25 (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 is amending its Wastewater, Solid Waste, Stormwater, and Potable Water Element, and Capital Improvements Element 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 amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

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

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

Request a copy of the adopted version of the amendment?

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

Yes X No
Not Applicable

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

INTRODUCTION

The following element provides direction for the use, maintenance and location of general wastewater, solid waste, storm water, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan.

The data collected for this plan element and its analysis, contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

The future growth of the City depends upon the safe, adequate and economical means for the provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economical fashion, as well as, in a manner which is consistent with the State of Florida Comprehensive Plan, ~~the North Central Florida Regional Comprehensive Policy Plan~~ and the various elements of this Comprehensive Plan.

GOAL, OBJECTIVES AND POLICIES

WSSP GOAL 1: ENSURE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY EFFICIENT AND ENVIRONMENTALLY SOUND MANNER AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE CITY'S POPULATION.

WSSP OBJECTIVE 1.1. The City, upon adoption of this Comprehensive Plan, shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Plan (CIP) of this Comprehensive Plan, adopted by the City Commission annually.

WSSP POLICY 1.1.1. The City shall provide within the schedule contained in the CIP, that capital improvement projects needed for replacement or correction of existing deficiencies in public facilities be given priority over providing for future facility's needs: (1) if they are imminently needed to protect the public health and safety, which shall be given the highest priority; and (2) if existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

WSSP OBJECTIVE 1.2. The City, upon adoption of this Comprehensive Plan, shall coordinate the extension of, or increase in the capacity of facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.

POLICIES FOR WASTEWATER

WSSP POLICY 1.2.1. The City hereby establishes the following level of service standards for Wastewater facilities.

Facility Type	Level of Service Standard
Individual Septic Tanks	Standards as specified in F.A.C. Ch. 17-22, in effect upon adoption of this Comprehensive Plan
Residential Sanitary Sewer System	85 100 gallons per capita per day
Nonresidential Sanitary Sewer System	2,000 gallons per acre per day

Based on official estimates by BEBR

~~(Ord. No. 16-08, § 1, 12-8-2008)~~

WSSP POLICY 1.2.2. The City shall follow HB 1379 guidelines on the requirement for septic systems. ~~prohibit the installation of septic tanks in locations with soil which do not meet installation requirements of F.A.C. ch.10D-6, in effect upon adoption of this Comprehensive Plan.~~

WSSP POLICY 1.2.3. The City of Newberry will do a feasibility study providing sanitary sewer services to areas whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre. If the analysis determines that it is feasible to provide sanitary sewer services to an applicable area, this shall not obligate the City or utility provider to undertake or fund any improvements necessary to connect the development to the sanitary sewer system. Such improvements may be considered on a case-by-case basis by the utility provider in coordination with the health department.

WSSP POLICY 1.2.4. The City's land development regulations shall allow existing septic tanks to remain in service until such a time as a centralized wastewater system is accessible.

- ~~(a) The City shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, where the City's centralized sanitary sewer system is available within one-quarter mile of the area used or zoned industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and~~
- ~~(b) The City shall not issue a business tax receipt occupational license to the owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the county health department; and~~
- ~~(c) The City shall not issue a certificate of occupancy or building permit land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the City's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual~~

~~operating permit for an onsite sewage disposal system from the county health department.~~

WSSP *POLICY 1.2.5* Private Package Wastewater plants are prohibited in the City of Newberry.

~~The siting of new package sewage treatment plants within 200 feet of a community sanitary system collection line shall be prohibited, unless service demand by a possible connector exceeds the Capacity of the community sanitary sewer facility. The siting of new septic tanks shall be limited to areas outside the community sanitary sewer system geographic service area, as described in the data and analysis document for the City's Comprehensive Plan. The provision of community sanitary sewer service shall be in accordance with Policy I.5.1 of chapter I of this Comprehensive Plan.~~

POLICIES FOR SOLID WASTE DISPOSAL

WSSP *POLICY 1.2.6.* The City hereby establishes the following level of service standards for solid waste disposal facilities:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.63 tons per capita per year for 1991 and 1992 for Class I solid waste; 0.61 tons per capita per year for 1993 and thereafter for Class I solid waste. <u>0.73 tons per capita</u>

POLICIES FOR STORMWATER FACILITIES

WSSP *POLICY 1. 2.7.* The City shall maximize the Stormwater Management facility in the downtown as well as City wide. ~~use of through implementation of a strategy for separation of solid waste for recycling as recycling programs are developed pursuant to F.S. § 403.706, in effect upon adoption of this Comprehensive Plan.~~

WSSP *POLICY 1. 2.8.* The City hereby establishes the following water quantity and quality level of service standards for stormwater drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak rate of pre-development runoff for storm events up through and including either:

1. A design storm with a ten-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. All the projects involving stormwater management shall be reviewed and approved by associated authorities.

~~All other stormwater management projects shall adhere to the standards as specified in F.A.C. ch. 17-25 (rules of the Florida Department of Environmental Regulation), and F.A.C. ch. 40B-4 (rules of the Suwannee River Water Management District), as effective on the date of adoption of this Comprehensive Plan.~~

~~Any development exempt from F.A.C. chapter 17-25 or 40B-4 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.~~

WSSP POLICY 1.2.9. The City, upon adoption of this Comprehensive Plan, shall prohibit the construction of structures or landscape alterations which would interrupt natural drainage flows, including sheet flow and flow to isolated wetland systems.

POLICIES FOR POTABLE WATER

WSSP POLICY 1.2.10. The City will ~~establishes the following level of service standards for potable water.~~ achieve and maintain acceptable levels of service for ~~potable~~ water quantity and quality.

Facility Type	Level of Service Standard
Private Individual Water Wells	Standards as specified in F.A.C. Ch. 17-22, in effect upon adoption of this Comprehensive Plan
Residential Potable Water System	150-250 gallons per capita per day
Nonresidential Potable Water System	2,750 gallons per acre per day

~~(Ord. No. 16-08, § 1, 12-8-2008)~~

WSSP OBJECTIVE 1.3. The City, upon adoption of this Comprehensive Plan, shall require that residential densities greater than one dwelling unit per acre be directed to areas which are served by centralized potable water systems and sanitary sewer systems.

WSSP POLICY 1.3.1. The City's land development regulations shall permit residential densities in excess of one dwelling unit per acre only within areas served by centralized potable water and sanitary sewer systems.

~~**WSSP OBJECTIVE 1.4.** The City, upon adoption of this Comprehensive Plan, shall require that no sanitary sewer facility have any discharge into designated high groundwater aquifer recharge areas as designated by the map entitled Recharge Potential of the Floridan Aquifer System, Alachua County, Florida, dated February 11, 2000, updated October 14, 2008, prepared by the Suwannee River Water Management District.~~

~~**WSSP POLICY 1.4.1.** The City's land development regulations shall provide that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the water management district and ensure that any proposed development is consistent with any approved management plans within that basin.~~

WSSP OBJECTIVE 1.4. The City, upon adoption of this Comprehensive Plan, shall coordinate with the water management district to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to approval of the plat.

~~**WSSP POLICY 1.5.1.** The City's land development regulations shall prohibit the discharge of hazardous materials to all soils, groundwaters and surface waters of the City. Should the City be identified as a potential site for a hazardous waste treatment facility, the City will cooperate with the regional planning council by coordinating adjacent land uses with the facility, and amending the Comprehensive Plan to further address the protection of natural resources, emergency response and appropriate land uses related to the facility.~~

~~**WSSP POLICY 1.5.2.** The City will cooperate with the county in the county's establishment of a local listing of all producers of industrial, hazardous and toxic materials and waste, as provided by the Water Quality Assurance Act of 1983, F.S. § 403.7225, by 1993.~~

~~**WSSP POLICY 1.5.3.** The City, by June 1, 1996, will cooperate with the county in its preparation of a five-year assessment and update the county's hazardous materials plan, as provided by the Water Quality Assurance Act of 1983, F.S. § 403.7225, and the county's monitoring of small quantity producers of industrial, hazardous and toxic materials identified by such plan to be operating within the City.~~

~~**WSSP POLICY 1.5.4.** The City will participate in the county's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, F.S. § 403.7225, by June 1, 1992.~~

~~**WSSP POLICY 1.5.5.** The City shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas, as designated by the map entitled Recharge Potential of the Floridan Aquifer System, Alachua County, Florida, dated February 11, 2000, prepared by the Suwannee River Water Management District to protect the functions of the recharge area through requirement of the following:~~

- ~~(a) Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to F.A.C. 17-28, in effect upon adoption of this Comprehensive Plan;~~
- ~~(b) Well construction, modification, or closure shall be regulated in accordance with the criteria established by the water management district and the Florida Department of Health and Rehabilitative Services;~~
- ~~(c) Abandoned wells shall be closed in accordance with the criteria established in F.A.C. 17-28, in effect upon adoption of this Comprehensive Plan;~~
- ~~(d) No person shall discharge or cause to or permit the discharge of a regulated material as listed in F.S. ch. 442, in effect upon adoption of this Comprehensive Plan, to the soils, groundwater, or surface water; and~~
- ~~(e) No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.~~

WSSP OBJECTIVE 1.5. The City, upon adoption of this Comprehensive Plan, shall assist the water management district, with the implementation of its water conservation rule, when water shortages are declared by the district. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. ~~In addition, the City shall assist the water management district with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.~~

WSSP POLICY 1.5.1. The City shall assist in the enforcement of water use restrictions during a water management district declared water shortage. ~~and in addition, assist the water management district with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.~~

WSSP OBJECTIVE 1.6. The City, ~~by June 1, 1992,~~ shall include within the land development regulations a requirement that construction activity undertaken protect the functions of natural drainage features.

WSSP POLICY 1.6.1. ~~The City's land development regulations shall include a provision which requires a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features. Any land development in the City of Newberry is required to comply with State and Federal regulations and processes of the National Pollutant Discharge Elimination System (NPDES).~~

INTRODUCTION

The following goal, objectives and policies for capital improvement provide strategic planning for the financing and construction of improvements identified as part of the capital improvements Data and Analysis document.

The data collected for this plan element and its analysis, contained in the City's Data and Analysis document, are not part of this plan element but provide a basis for its formulation.

This element is not intended to be a capital improvement program for the City and, therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II, in effect upon adoption of this Comprehensive Plan.

GOAL, OBJECTIVES AND POLICIES

CI GOAL 1: THE CITY SHALL ADOPT AND IMPLEMENT A CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN.

CI OBJECTIVE 1.1. The City shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget ~~in fiscal year 1992 and every year thereafter~~ annually which is consistent with the schedule of improvements and funding.

CI POLICY 1.1.1. The City shall establish as part of the annual budgeting process the following criteria for the evaluation of proposed capital improvement projects:

Criteria:

- A. The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;
- B. The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal Capacity;
- C. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
- D. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
- E. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;
- F. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority;

G. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority; and

H. All other capital improvement projects shall be given the fifth order of priority.

CI POLICY 1.1.2. The City shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

CI POLICY 1.1.3. The City shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, within this plan element.

CI OBJECTIVE 1.2. The City, upon adoption of this Comprehensive Plan, shall require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

CI POLICY 1.2.1. The City shall use the level of service standards as identified within the Traffic Circulation Element; ~~Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge Element~~; Wastewater, Solid Waste, Stormwater, and Potable water element; Recreation and Open Space Element; and Public School Facilities Element of this Comprehensive in reviewing impacts of new development and redevelopment upon the provision of public facilities.

CI POLICY 1.2.2. The City's land development regulations shall contain provisions which require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard in accordance with the requirements as specified for each facility within the Concurrency Management System of this Comprehensive Plan.

CI POLICY 1.2.3. The City shall, upon adoption of this policy, require that an amendment to this Comprehensive Plan be required for the elimination, deferral or delay of construction of any transportation capital improvements project, which is needed to maintain the adopted level of service standard and which has been listed in the City's 10-year schedule for the Capital Improvements Element.

CI POLICY 1.2.4. The City shall, if necessary, propose a list of the Capital Improvements projects for inclusion in the Capital Improvement Element to achieve the pollutant load reductions required for compliance with Total Maximum Daily Loads (TMDL). These reductions shall align with the adopted Basin Management Action Plans (BMAP), as established under Section 403.067(7), Florida Statutes. This list shall be completed, reviewed annually, and updated as needed.

CI OBJECTIVE 1.3. The City shall, ~~by June 1, 1992~~, include subdivision improvement standards within the land development regulations which require that the subdivider, at their expense, shall provide paved streets, street name signs, stormwater facilities and, where community wastewater, solid waste ~~sanitary sewer~~ and potable water service is available, install wastewater infrastructure ~~sanitary sewer~~, water mains and fire hydrants connected to the mains.

CI POLICY 1.3.1. The City's land development regulations shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.

CI OBJECTIVE 1.4. The City, ~~by June 1, 1992,~~ shall continue to budget for ~~establish~~ a capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.

~~**CI Policy 1.4.1** The City shall incorporate within the City's annual budgeting process, a capital improvements budget which addresses the projects needed found in the schedule of improvements and funding of this plan element.~~

CI POLICY 1.4.1. The City's land development regulations shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

~~**CI Policy 1.4.3** The City shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the City's annual non-ad valorem operating revenues.~~

~~**CI Policy 1.4.4** The City shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding Capacity does not exceed 20 percent of the property tax base.~~

CI POLICY 1.4.2. The City shall apply for Federal or State grant funding for projects which recognize the policies of other elements of this Comprehensive Plan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.

CI POLICY 1.4.3. The City shall limit any extension of public facility ~~geographic~~ Urban service areas (USA) into surrounding areas to commercial, industrial, public, recreational, and residential land uses contiguous to the existing USA ~~geographic service area~~ as described in the Data and Analysis document for the City's Comprehensive Plan.

~~**CI Policy 1.4.7** The City shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.~~

PROPORTIONATE SHARE PROVISIONS SUB-ELEMENT

~~**GOAL VIII.PS.1** The City will establish a proportionate share program the purpose of which is to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the Proportionate Fair Share Program, as required by and in a manner consistent with § 163.3180(16), F.S.~~

~~**OBJECTIVE VIII.PS.1** Upon adoption of this Objective the City shall provide a method by which the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors;~~

~~**Policy VII.PS.1** The City of Newberry CIE shall be reviewed annually and updated as necessary to reflect proportionate fair share contributions.~~

~~**Policy VII.PS.2** The City of Newberry is responsible for ensuring the financial feasibility of all capital improvements in the adopted CIE.~~

LONG RANGE CONCURRENCY MANAGEMENT SUB-ELEMENT

~~**OBJECTIVE VIII.LR.1** In an effort to correct deficiencies created by a backlogged roadway segment, which will be ultimately corrected through the construction of a by-pass facility and in an effort to direct development within the City's Urban Services Area and prevent urban sprawl, the City shall upon adoption of this objective establish a long term concurrency management backlogged corridor for the two lane section of SR 26, which is a portion of the Florida Intrastate Highway System (FIHS) and the Strategic Intermodal System (SIS) for the interim period as provided by an interlocal agreement, memorandum of understanding or other similar agreement entered into between the City and the Florida Department of Transportation in accordance with the proportionate share provisions of Chapter 163, Florida Statutes. Said segments shall operate at a level of service that is consistent with said agreement and this Comprehensive Plan.~~

~~**Policy VII.LR.1.1** The 2 lane section of SR 26, from US 27/41 west to the City limits, is part of the Florida Intrastate Highway System, as well as, the Strategic Intermodal System and shall be designated in this Comprehensive Plan as a Long Term Concurrency Management Corridor in two phases, The first phase for a 5 year period (2006-2011) and the second phase for a five year period (2012-2016). The following subsections of this policy shall be applied to this facility in the interim period.~~

~~For the purposes of issuing development orders and permits, interim requirements for the two lane section of SR 26 in the City, shall be as follows;~~

- ~~(a) The Capital Improvements Element shall be amended as necessary to eliminate, defer or delay construction of any improvement project included in the long term schedule of capital improvements for the SR 26 corridor from US 27/41 to the western City limits;~~
- ~~(b) The implementation of long term concurrency management shall be monitored to evaluate the effectiveness of the implemented improvements and strategies toward improving the level of service conditions in SR 26. Evaluations of long term concurrency management on SR 26 shall be conducted as needed with the resultant findings being incorporated in an amendment to the Comprehensive Plan. At a minimum the evaluations of long term concurrency management on SR 26 shall be conducted in 2011 with the results being analyzed and address as recommended actions as applicable in the Evaluation and Appraisal Report of the Comprehensive Plan prepared in 2011;~~
- ~~(c) The level of service conditions on the section of SR 26 designated as a long term concurrency corridor shall be re-analyzed within one year of the completion of the PD&E being prepared by the Florida Department of Transportation.~~
- ~~(d) The effectiveness of this policy shall be contingent upon the execution of an interlocal agreement, memorandum of understanding or similar form of agreement by the parties to direct proportionate fair share contributions to this project and therefore addressing~~

~~the financial feasibility component of the long term concurrency management designation.~~

TRANSPORTATION ENHANCEMENT PROJECT AREA

~~**Objective VIII. TEP 1** In an effort to assist in the development and redevelopment of the area designated as the Transportation Enhancement Project Area as identified within the Urban Service Area Map, which is part of the Future Land Use Map Series, the City shall develop a financially feasible transportation planning program, which upon completion shall assist the City in development of a urban service area strategy for the development of improved access management, roadway networking and a thoroughfare plan to provide parallel access routes that are intended to improve traffic circulation and assist in the alleviation of impacts to the state road system. The transportation planning program shall be completed by December 31, 2008 and policies to assist with the implementation of the program shall be included as part of the upcoming evaluation and appraisal of this Comprehensive Plan.~~

~~**Policy VIII. EA 1** In an effort to further the intent of the provisions of Objective VIII.TEP.1 the City will prepare and consider for adoption transportation impact fees.~~

IMPLEMENTATION

LONG RANGE SCHEDULE OF IMPROVEMENTS

CI OBJECTIVE 1.5. The City upon adoption of the Comprehensive plan will work on the implementation of the long-range schedule of improvements. Capital improvements are based on the City's ongoing 5-year schedule of capital improvements, which is updated each year as part of the City's annual budget and implemented as follows:

CI POLICY 1.5.1. Roadway Improvements: The City of Newberry performed a Class 1-3 Road Inventory of all City Streets in 2025 2015. As part of the annual capital improvement budgeting process, roads classified as Class 1-2 will be selected from the inventory for paving and/or resurfacing to include all necessary drainage, striping, signage or other necessary appurtenances/improvements to improve these roads to the Class 3 designation.

CI POLICY 1.5.2. Water and Wastewater Improvements: Water and wastewater improvements are based on the City's 5-year Capital Improvement Plan as adopted and approved by the City Commission as part of the annual budget hearing process.

CI POLICY 1.5.3. Storm Water Improvement: The City of Newberry classifies potential deficiency of storm water facility. Storm water improvement is based on the City's Stormwater Master Plan and implemented based on the City's 5-year Capital Improvement plan as adopted and approved by the City Commission as a part of annual budget hearing process.

~~SBAC five year district facilities work plan~~

~~The School Board of Alachua County's Five Year District Facilities Work Plan is added to this Capital improvements element Five Year Schedule by Reference. Note that the City will have neither the obligation nor responsibility for funding the five year district facilities work program by adoption the SBAC five year district facilities work plan by reference into this element.~~

~~(Ord. No. 03-06, § 3, 8-28-2006; Ord. No. 05-06, § 3, 8-28-2006; Ord. No. 09-06, § 3, 8-28-2006; Ord. No. 10-08, § 1, 9-8-2008; Ord. No. 28-08, § 1, 11-25-2008; Ord. No. 16-08, § 1, 12-8-2008; Ord. No. 16-09, § 1(exh. E), 3-8-2010; Ord. No. 12-10, § 1(att. A), 9-13-2010; Ord. No. 03-14, § 1, 6-23-2014; Ord. No. 2017-33, § 1(att. A), 11-27-2017)~~

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

Regional Planning Council: North Central Fl
Review Date: 6/30/25
Amendment Type: DraftAmendment

Regional Planning Council Item No.: 79
LocalGovernment: Alachua County
Local Government Item No.:Z25-000003
State Land Planning Agency Item No.: 25-3ESR

Date Mailed to Local Government and StateLand Planning Agency:7/1/25 (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

County item Z 25-000003 reclassifies approximately 82.00 acres of land near Southeast Hawthorne Road/Lakeshore Drive from Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Commercial to Low Density Residential (1 to 4 dwelling units/acre) and Conservation (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 located within one-half mile of State Road 20, which is identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse transportation impacts to the Regional Road Network are not anticipated as the amendment eliminates Commercial land use, decreasing intensity of use, even with a minor increase in residential density.

The subject property is located within the Orange Creek SWIM basin and adjacent to Conservation area Paynes Prairie Preserve State Park, as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated as the amendment eliminates Commercial land use, decreasing intensity of use, even with a slight increase in density.

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 the Florida Department of Commerce.

Yes X No
Not Applicable

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**



Alachua County – Growth Management Staff Report

Application Z25-000003

Application Details

Staff Contact

Mehdi J. Benkhatar, AICP

Staff Phone Number

352-374-5249 ext. 5261

Planning Commission Hearing Date

April 16, 2025

Board of County Commissioners Hearing Date (transmittal)

May 27, 2025

Board of County Commissioners Hearing Date (adoption)

TBD

Requested Action

A request for a large-scale Comprehensive Plan amendment.

Property Owner

Gator Country, LLC and Bentley Properties Inc.

Property Description

Address: Located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection

Parcel Numbers: 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000

Section/Township/Range: 12/10/20 & 13/10/20

Land Use: Estate Residential (up to 1 dwelling unit per 2 acres), Low Density Residential (1 to 4 dwelling units/acre) and Commercial

Zoning: R-1a, A, BR, BH and MB

Acreage: 82 +/-

Previous Requests

ZOX-02-05: Special Exception to allow a cocktail lounge/bar in an "MB" (Marine Business) Zoning District (on parcel 16194-002-000)

Zoning Violation History

None.

Applicant/Agent

Clay Sweger of eda, inc.

Project Timeline

- Submitted: February 24, 2025
- Staff Report Distributed: April 11, 2025
- Planning Commission Hearing: April 16, 2025
- Board of County Commissioners Transmittal Hearing: May 27, 2025

Staff Recommendation

Staff recommends that the Board of County Commissioners **approve Z25-000003**, with the bases as listed in the staff report and *with the addition of a text amendment to the Comprehensive Plan, Policy 7.1.37 of the Future Land Use Element as shown below.*

Planning Commission Recommendation

The Planning Commission, acting as the Local Planning Agency, recommended that the Board of County Commissioners should **not transmit Z25-000003** (4-3 vote).

Board of County Commissioners Action (transmittal)

The Board of County Commissioners voted (5-0) to **transmit Z25-000003** to the Florida Department of Commerce and other agencies for review and comment, with the bases as listed in the staff report, *with the addition of a text amendment to the Comprehensive Plan as follows:*

Future Land Use Element

Policy 7.1.37 The approximately 82-acre property on SE Hawthorne Road (SR 20) consisting of tax parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000 is designated Conservation and Low Density Residential on the Future Land Use Map with primary uses limited to single family detached residential at a maximum of 149 units. The easternmost 200 feet of the proposed map change area shall not include roadways or residential lots and will be limited to a

combination of green spaces, stormwater management areas, tree preservation areas and necessary utility infrastructure and shall not be fenced to contribute to a larger off-site north-south greenway / wildlife corridor.

Background

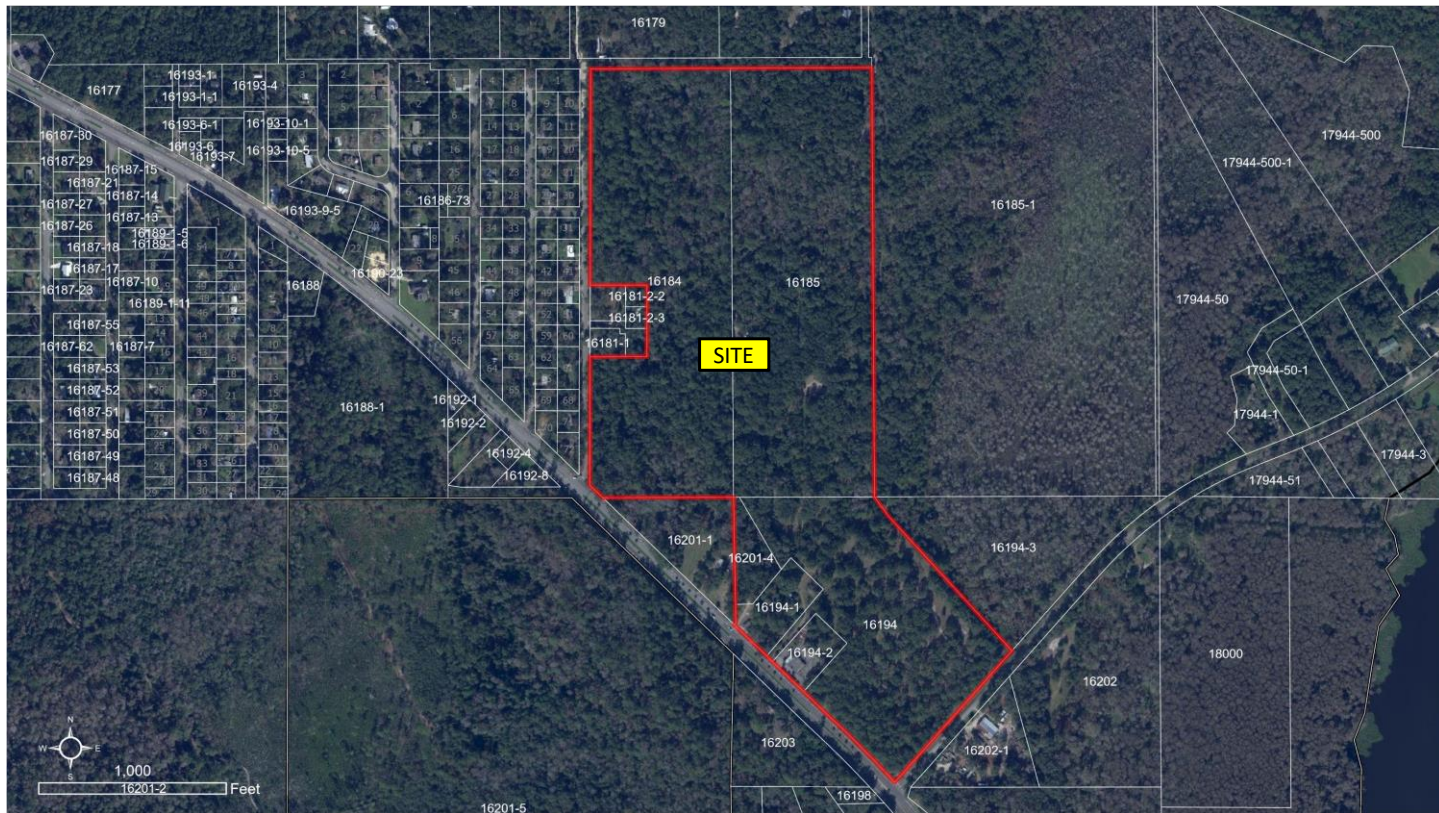


Figure 1: Aerial image of site

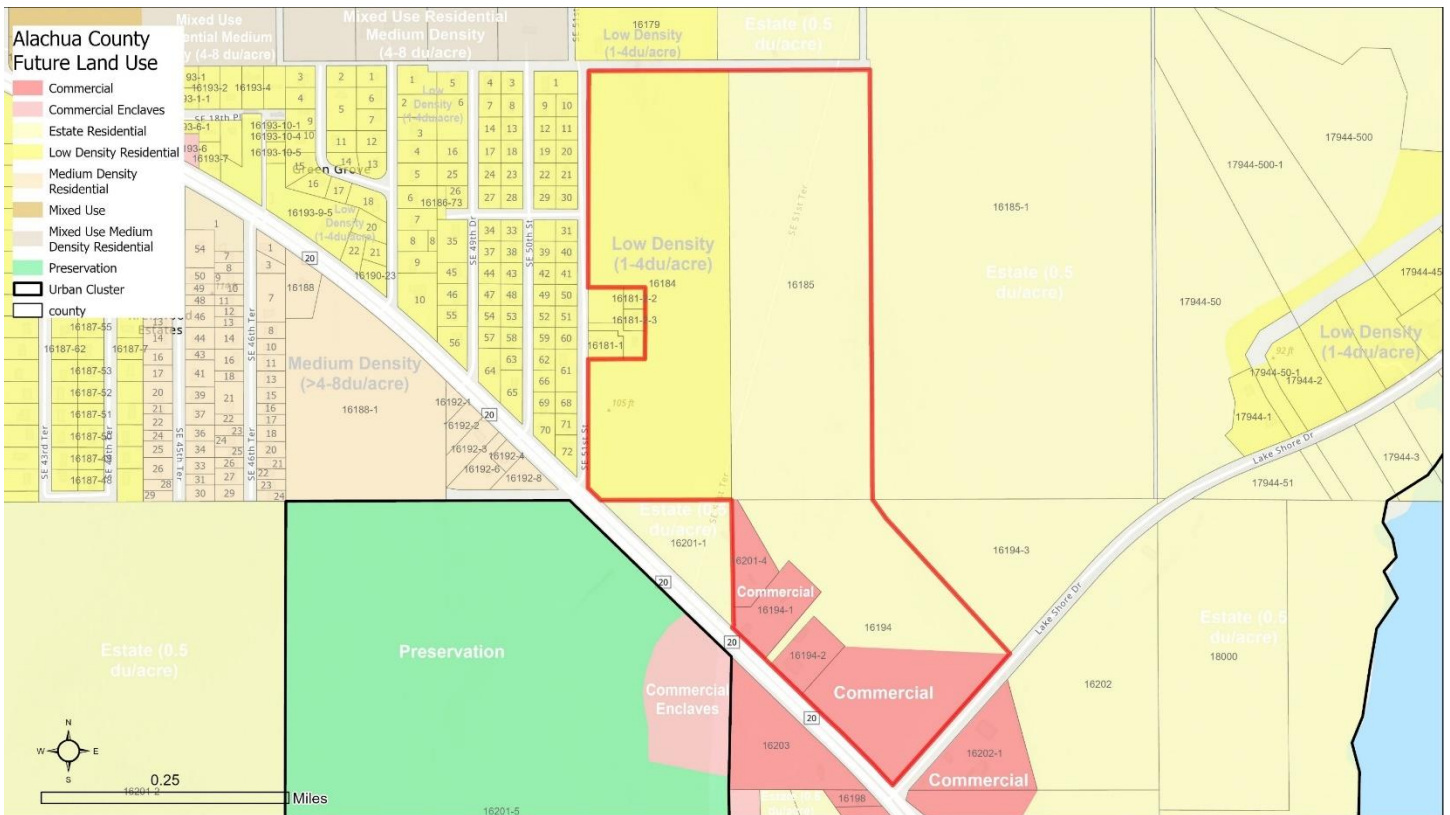


Figure 2: Future Land Use Map (Existing)

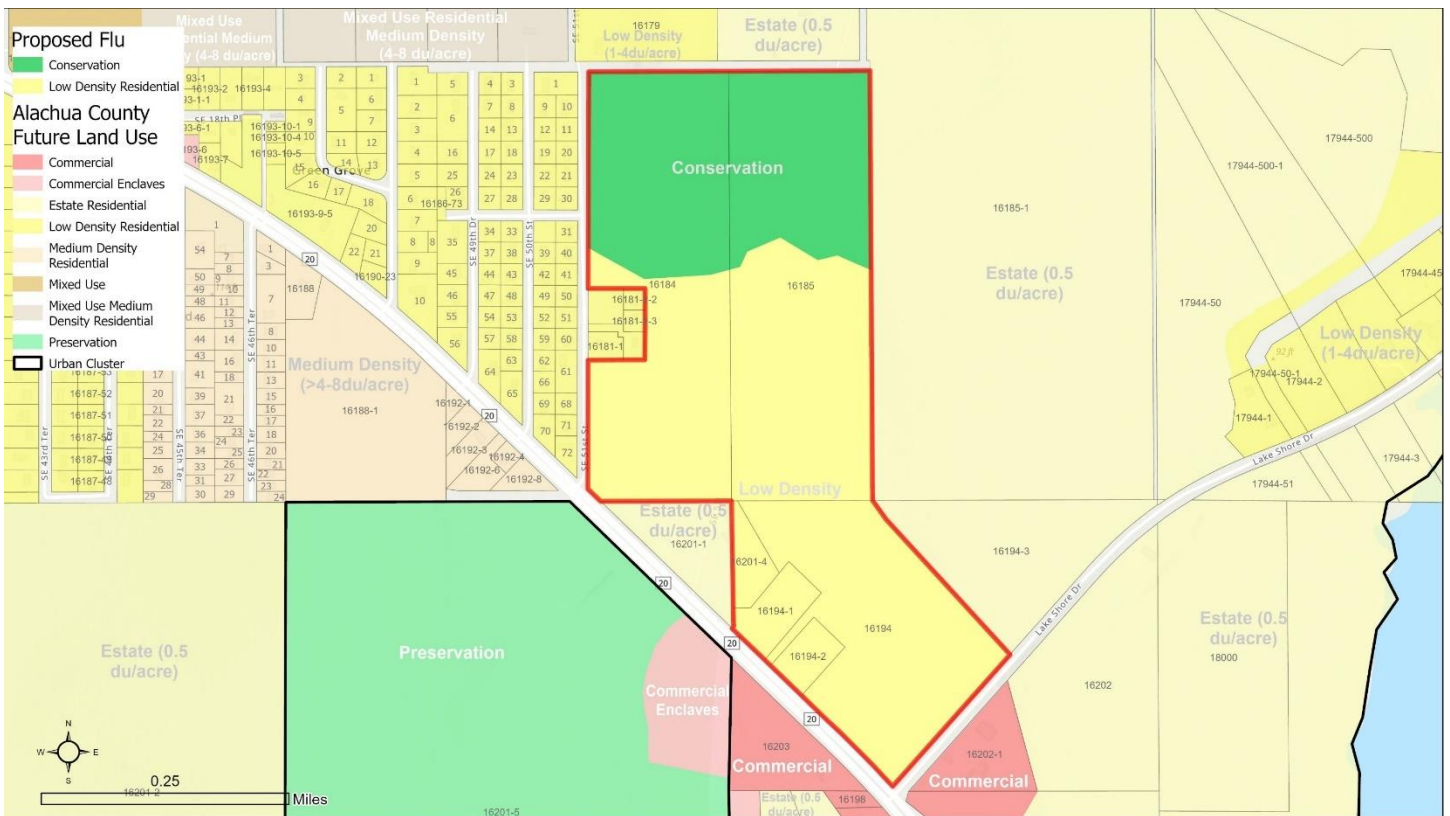


Figure 3: Future Land Use Map (Proposed)

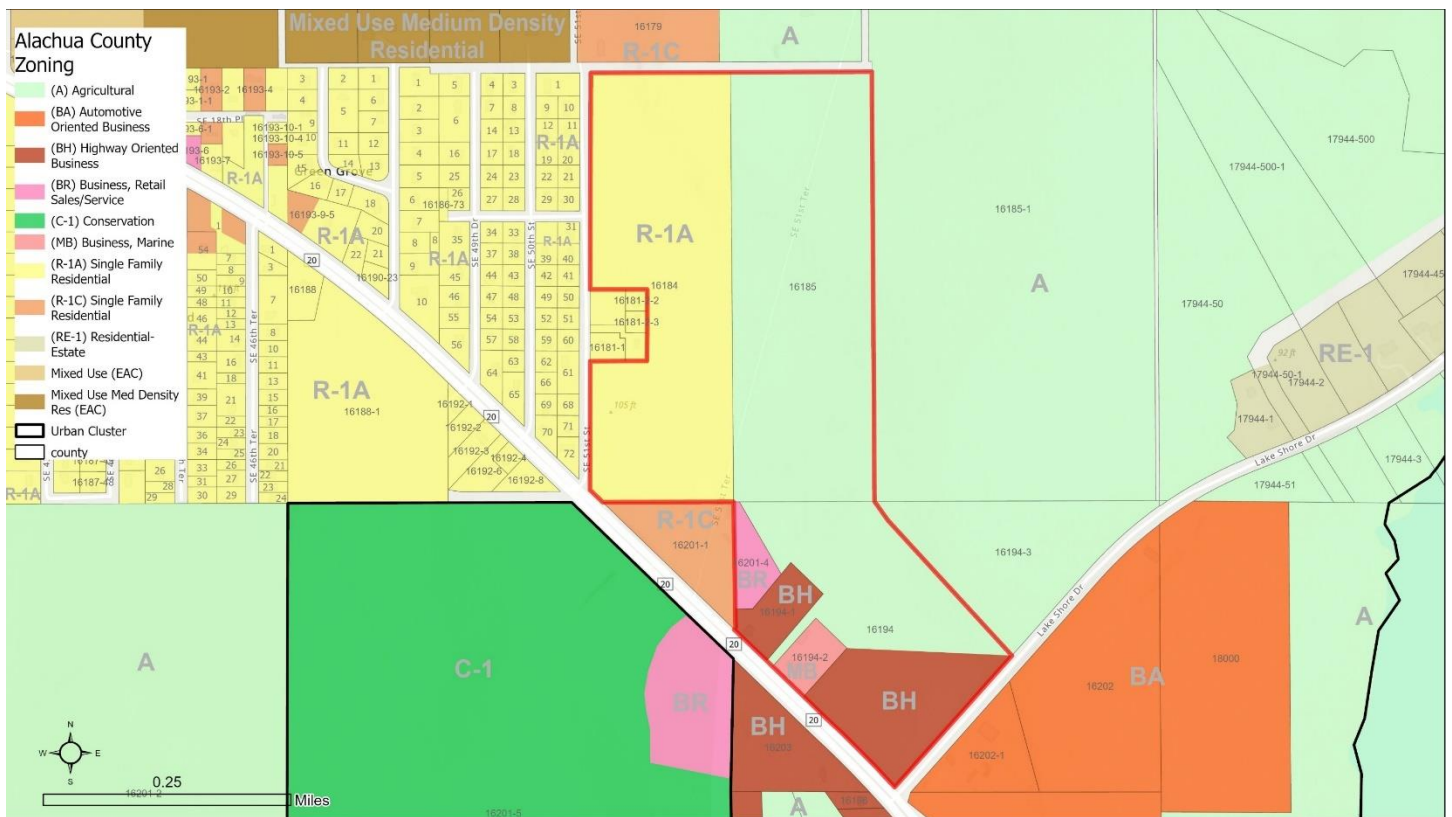


Figure 4: Zoning Map (Existing)

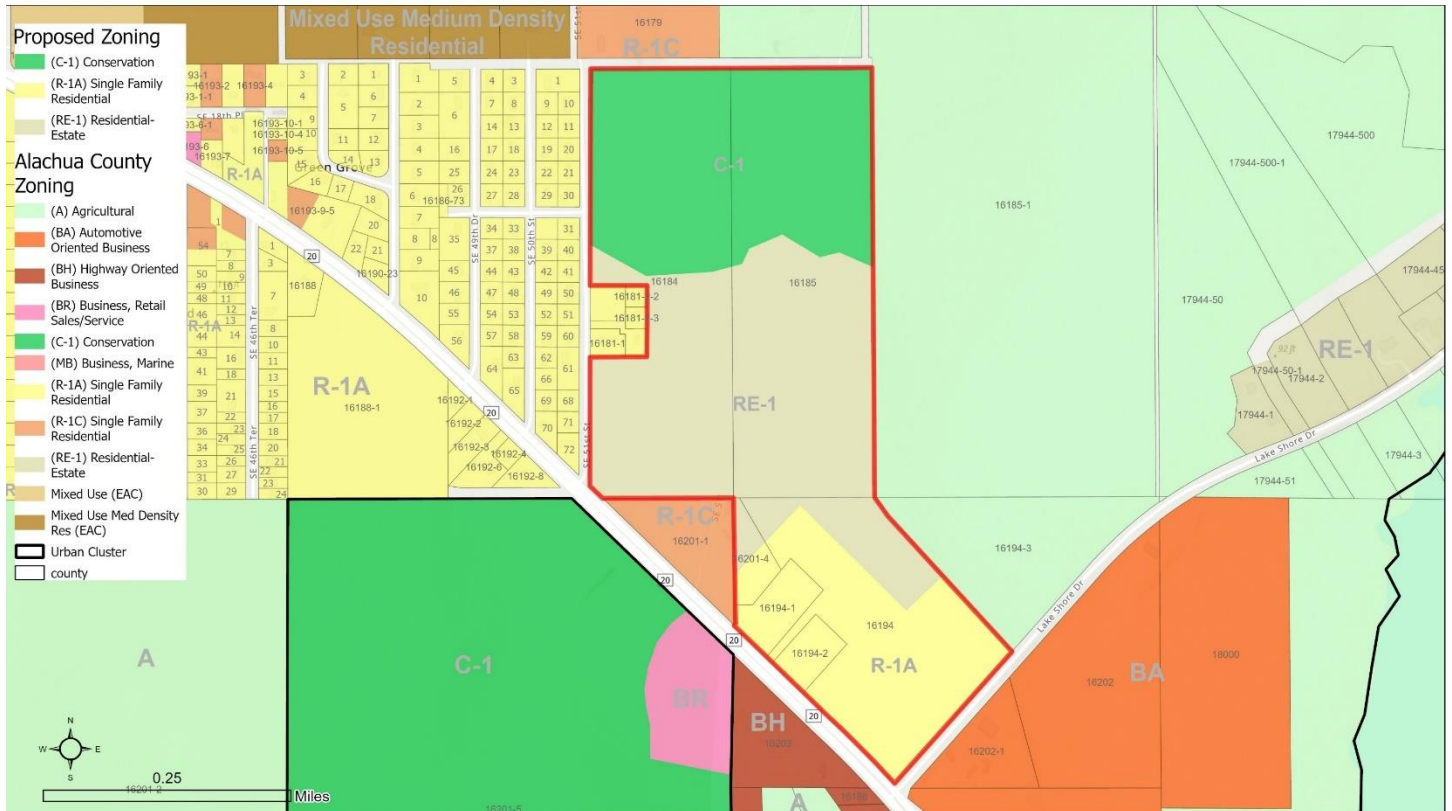


Figure 5: Zoning Map (Proposed)

This application is a request to amend the future land use designation on parcels 16184-000-000, 16185-000-000, 16201-004-000, 16194-001-000, 16194-002-000 and 16194-000-000. A companion application, Z25-000004, is requesting a rezoning for the same parcels.

The applicant is seeking to amend the land use designations on the future land use map in anticipation of future residential development. If approved, the northern portion of the site would have a designation of Conservation, covering the portion of the site that is approximately aligned with the Eastside Greenway Strategic Ecosystem. The remainder of the site would be designated as Low Density Residential (1 to 4 units/acre).

With the existing land uses, the site has the potential for 131 dwelling units, as well as significant commercial potential. Using an assumption of 10,000 sq. ft. of non-residential per acre as a potential development scenario, this would result in 124,000 sq. ft. (12.4 acres of Commercial land use designation).

Existing FLU Map

FLU Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	27.8 Ac.	4 DU/AC	111 Units	0 SF/AC	0 SF
Estate Residential	41.1 Ac.	1 DU/2 AC	20 Units	0 SF/AC	0 SF
Commercial	12.4 Ac.	0 DU/AC	0 Units	10,000 SF/AC ⁽¹⁾	124,000 SF
Total	81.3 Ac.		131 Units		124,000 SF

⁽¹⁾ Assumes 10,000 SF per Acre.

Proposed FLU Map

FLU/Zoning Designations	Acres (+/-)	Permitted DU/AC	Maximum Units	Permitted Non-Residential SF/AC	Maximum SF
Low Density Residential	54.8 Ac.	4 DU/AC	219 Units	0 SF/AC	0 SF
Conservation	26.5 Ac.	1 DU/10AC	2 Units	0 SF/AC	0 SF
Total	81.3 Ac.		221 Units		0 SF

Summary of Net Change between Existing and Proposed FLU Map

	Residential Units	Non-Residential SF
Existing FLU Map	131 Units	120,400 SF
Proposed FLU Map	221 Units	0 SF
Net Change	+90 Units	- 124,000 SF

As shown in the last table above, the net change would result in 90 additional units and a complete loss of non-residential area. It should be noted that if this land use amendment is approved a subsequent rezoning will be necessary to implement the new land use designations. The applicant has submitted a companion rezoning application, Z25-000004, that requests rezoning the site in a way that would limit the potential number of dwelling units down to 149, much less than the maximum of 221.

Site description

The site consists of six parcels totaling approximately 82 acres located to the northwest of the SE Hawthorne Rd./Lakeshore Dr. intersection, in the southeastern portion of the Urban Cluster.

The existing future land use designation of the site includes a mix of Low Density Residential (1 to 4 dwelling units/acre), Estate Residential (up to 1 dwelling unit per 2 acres) and

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

Regional Planning Council: North Central FL
Review Date: 6/30/25
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 83
Local Government: Alachua County
Local Government Item No.: Z24-000010 &
Z24-000011
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/1/25 (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

County items Z24-0000010 and Z24-0000011 amend the Alachua County Comprehensive Plan Future Land Use Element and Housing Element to establish affordable housing requirements and Capital Improvements Element to update the schedule of multimodal transportation, recreation and public schools facilities projects (see attached).

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

The amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy 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 the Florida department of Commerce.

Yes X No
Not Applicable

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

EXHIBIT A

Z24-000010: Text Amendment to Alachua County Comprehensive Plan

Underlined text is proposed to be added

~~Struck-through text~~ is proposed for deletion

Regular text is adopted language

CAPITAL IMPROVEMENTS ELEMENT

Table 1a. Multi-modal Transportation Capital Improvements for Fiscal Year 2019-2020 to Fiscal Year 2039-2040 – Roadways and Dedicated Transit Lanes

Project Name- Location	Project Description	Project Length	Mobility District	Funding Source	FY-2020- 2024	FY-2025- 2029	FY 2030-2039
Ft. Clarke Blvd from Newberry Road to NW 23rd Ave	2 ——— Dedicated Transit Lanes	0.5	NW	(2)	\$660,940		
NW 23rd Avenue from NW 59th Terrace to NW 83rd	Widen to 3 lane complete street	1.4	NW	(1)	\$6,984,641		
NW 23rd Avenue from NW 83rd to Ft. Clarke	Widen to 4 lanes, including bridge over I-75 + Transit Pre-emption Provisions	0.5	NW	(1)		\$17,000,000	
NW 23rd Avenue from Ft. Clarke to NW 98th St	Widen to 4 lanes	0.4	NW	(1)		\$2,260,433	
NW 23rd Avenue Extension from NW 98th St to NW 122nd St Extension	New Construction, 2 lanes	1.3	NW	(1)			\$3,292,126
NW 23rd Avenue Extension from NW 122nd St to CR 241 (NW 143rd St)	New Construction, 2 lanes	1.5	NW	(1)			\$3,798,607
NW 83rd Street from NW 39th Ave to NW 23rd St	2 ——— Dedicated Transit Lanes	1	NW	(2)	\$2,532,400		
NW 83rd Street from NW 39th Ave to NW 46th Avenue	New roadway + 2 Dedicated Transit Lanes	0.4	NW	(2)	\$3,426,330		

Project Name- Location	Project Description	Project Length	Mobility District	Funding Source	FY 2020- 2024	FY 2025- 2029	FY 2030-2039
NW 83rd Street Ext from Millhopper Road to Santa Fe Northern Boundary	New 2 lane roadway	0.75	NW	(2)		\$1,899,300	
NW 46th Avenue from NW 83rd St Ext to NW 91st Ext	New roadway + 2 Dedicated Transit Lanes	0.4	NW	(2)		\$3,426,330	
NW 46th Avenue from NW 91st St Ext to NW 98th St Ext	New 4 lane roadway + 2 Dedicated Transit Lanes & Bridge over I-75	0.9	NW	(2)		\$15,000,000	
NW 46th Avenue from NW 98th Ext to NW 115th Ext	New Construction, 2 lanes + Dedicated Transit Lane	0.6	NW	(1)		\$3,245,584	
NW 91st St Extension from Terminus to NW 46th Ext	New Construction, 4 lanes	0.25	NW	(2)		\$2,141,460	
NW 98th Street Extension from NW 39th to NW 46th Avenue	New Construction, 4 lanes	0.25	NW	(2)		\$2,141,460	
Newberry Road (SR 26) from I-75 to NW 109th Drive	Dedicated Transit Lane in median + signal upgrade	2.4	NW	(1), (3)		\$5,410,454	
Newberry Road (SR 26) from NW 109th Drive to CR 241 (NW 143rd)	Dedicated Transit Lane in median + resurface & signal upgrade	1.9	NW	(1), (3)		\$4,366,610	
NW 115th St from NW 39th Ave to NW 46th Ave	New Construction, 2 lanes + Dedicated Transit Lane	0.25	NW	(1)		\$1,500,000	
NW 122nd St / 115th St from Newberry Road to NW 39th Ave	New Construction, 2 lanes + Dedicated Transit Lane	2.3	NW	(1)			\$12,000,000
SW 122nd St from Newberry Road to SW 8th Ave	Dedicated Transit Lane	1	NW	(1)		\$2,000,000	
Total Projected Cost - NW District					\$9,517,041	\$60,391,631	\$19,090,733

Project Name- Location	Project Description	Project Length	Mobility District	Funding Source	FY 2020- 2024	FY 2025- 2029	FY 2030-2039
SW 20th Ave 1-75 Bridge from SW 62nd Ave to SW 52nd Ave	Widen, 4 lanes with bridge over 1-75	0.5	SW	(1), (3)	\$14,000,000		
SW 91st Street / SW 73rd Ave Extension from Archer Road to SW 88th St	New Construction, 2-lane road	0.3	SW	(2)	\$759,720		
Archer Road from SW 75th St to SW 45th St	Dedicated Transit Lane + signal upgrade	2	SW	(1), (3)		\$4,175,380	
Archer Road from SW 75th Terr to SW 91st St	Widen, 4 lanes + Dedicated Transit Lane	1.25	SW	(1), (3)		\$6,723,960	
New Road South and Parallel to Archer Road SW 63rd to Archer Road	New Construction, 2 lanes	1.5	SW	(1), (2)		\$4,611,930	
SW 57th Road from SW 75th to SW 63rd	New Construction, 2 lanes	1.4	SW	(1), (2)			\$4,304,470
SW 63rd/ SW 67th Ave from SW 24th Ave to Archer Road	New Construction, 2 lanes	1.9	SW	(1), (2)			\$10,885,230
SW 91st St from SW 46th to Archer Road	Dedicated Transit Lane	1	SW	(1)			\$2,087,690
SW 122nd St from SW 8th Ave to SW 37th Ave	Dedicated Transit Lane	1.75	SW	(1)		\$3,250,000	
Total Projected Cost - SW District					\$14,000,000	\$18,761,270	\$17,277,390
Hawthorne Road from SE 27th to SE 43rd	Dedicated Transit Lanes (Reconfigure existing roadway, add multi-use path)	1.1	E	(1), (3)		\$1,454,066	
Total Projected Cost - E District						\$1,454,066	

Dollar figures are estimates of project costs. Funding Sources (1) Local Sources (2) Developer-Funded (3) Non-local Sources

Table 1a. Multi-modal Transportation Capital Improvements for Fiscal Year 2023 to Fiscal Year 2040 – Roadways and Dedicated Transit Lanes

<u>Project Name-Location</u>	<u>Project Description</u>	<u>Project Length</u>	<u>Funding Source</u>	<u>FY 2023-2030</u>	<u>FY2031-2040</u>	<u>Total</u>
NW District						
<u>Ft. Clarke Blvd from Newberry Road to NW 23rd Ave</u>	<u>2 Dedicated Transit Lanes</u>	<u>0.5</u>	<u>(2)</u>	<u>\$688,629</u>		<u>\$688,629</u>
<u>NW 23rd Avenue from NW 59th Terrace to NW 83rd</u>	<u>Widen to 3 lane complete street</u>	<u>1.4</u>	<u>(1)</u>	<u>\$6,984,641</u>		<u>\$6,984,641</u>
<u>NW 23rd Avenue from NW 83rd to Ft. Clarke</u>	<u>Widen to 4 lanes, including bridge over I-75 + Transit Pre-emption Provisions</u>	<u>0.5</u>	<u>(1)</u>	<u>\$35,000,000</u>		<u>\$35,000,000</u>
<u>NW 23rd Avenue from Ft. Clarke to NW 98th St</u>	<u>Widen to 4 lanes</u>	<u>0.4</u>	<u>(1)</u>	<u>\$3,904,116</u>		<u>\$3,904,116</u>
<u>NW 23rd Avenue Extension from NW 98th St to NW 122nd St Extension</u>	<u>New Construction, 2 lanes</u>	<u>1.3</u>	<u>(1)</u>		<u>\$5,367,388</u>	<u>\$5,367,388</u>
<u>NW 23rd Avenue Extension from NW 122nd St to CR 241 (NW 143rd St)</u>	<u>New Construction, 2 lanes</u>	<u>1.5</u>	<u>(1)</u>		<u>\$6,193,140</u>	<u>\$6,193,140</u>
<u>NW 83rd Street from NW 39th Ave to NW 23rd St</u>	<u>2 Dedicated Transit Lanes</u>	<u>1.0</u>	<u>(2)</u>	<u>\$1,377,258</u>		<u>\$1,377,258</u>
<u>NW 83rd Street from NW 39th Ave to NW 46th Avenue</u>	<u>New roadway + 2 Dedicated Transit Lanes</u>	<u>0.4</u>	<u>(2)</u>	<u>\$2,140,510</u>		<u>\$2,140,510</u>
<u>NW 83rd Street Ext from Millhopper Road to Santa Fe Northern Boundary</u>	<u>New 2 lane roadway</u>	<u>0.75</u>	<u>(2)</u>	<u>\$1,616,793</u>		<u>\$1,616,793</u>
<u>NW 46th Avenue from NW 83rd St Ext to NW 91st St Ext</u>	<u>New roadway + 2 Dedicated Transit Lanes</u>	<u>0.4</u>	<u>(2)</u>	<u>\$2,140,510</u>		<u>\$2,140,510</u>
<u>NW 46th Avenue from NW 91st St Ext to NW 98th St Ext</u>	<u>New 4 lane roadway + 2 Dedicated Transit Lanes & Bridge over I-75</u>	<u>0.9</u>	<u>(2)</u>	<u>\$25,000,000</u>		<u>\$25,000,000</u>
<u>NW 46th Avenue from NW 98th Ext to NW 115th Ext</u>	<u>New Construction, 2 lanes + Dedicated Transit Lane</u>	<u>0.6</u>	<u>(1)</u>	<u>\$3,177,557</u>		<u>\$3,177,557</u>
<u>NW 91st St Extension from Terminus to NW 46th Ext</u>	<u>New Construction, 4 lanes</u>	<u>0.25</u>	<u>(2)</u>	<u>\$1,581,001</u>		<u>\$1,581,001</u>
<u>NW 98th Street Extension from NW 39th to NW 46th Avenue</u>	<u>New Construction, 4 lanes</u>	<u>0.25</u>	<u>(2)</u>	<u>\$1,581,001</u>		<u>\$1,581,001</u>
<u>Newberry Road (SR 26) from I-75 to NW 109th Drive</u>	<u>Dedicated Transit Lane in median + signal upgrade</u>	<u>2.4</u>	<u>(1), (3)</u>	<u>\$6,898,565</u>		<u>\$6,898,565</u>

Newberry Road (SR 26) from NW 109th Drive to CR 241 (NW 143rd)	Dedicated Transit Lane in median + resurface & signal upgrade	1.9	(1), (3)	\$5,461,364		\$5,461,364
NW 115th St from NW 39th Ave to NW 46th Ave	New Construction, 2 lanes + Dedicated Transit Lane	0.25	(1)	\$2,194,606		\$2,194,606
NW 122nd St / 115th St from Newberry Road to NW 39th Ave	New Construction, 2 lanes + Dedicated Transit Lane	2.3	(1)		\$12,180,634	\$12,180,634
Total Projected Cost – Northwest District		17.00		\$99,746,550	\$23,741,162	\$123,487,713
SW District						
SW 20th Ave I-75 Bridge from SW 62nd Ave to SW 52nd Ave	Widen, 4 lanes with bridge over I-75	0.5	(1), (3)	\$35,000,000		\$35,000,000
SW 91st Street / SW 73rd Ave Extension from Archer Road to SW 88th St	New Construction, 2 lane road	0.3	(2)	\$646,717		\$646,717
Archer Road (SR 24) from SW 75th St to SW 45th St	Dedicated Transit Lane + signal upgrade	2.0	(1), (3)	\$5,748,804		\$5,748,804
Archer Road (SR 24) from SW 75th Terr to SW 91st St	Widen, 4 lanes + Dedicated Transit Lane	1.31	(1), (3)	\$18,411,666		\$18,411,666
Archer Road (SR 24) from SW 91st St to SW 122nd Street	Widen, 4 lanes	2.56	(1), (3)		\$35,980,050	\$35,980,050
New Road South and Parallel to Archer Road SW 63rd to Archer Road	New Construction, 2 lanes	1.5	(1), (2)		\$5,430,830	\$5,430,830
SW 57th Road from SW 75th to SW 63rd	New Construction, 2 lanes	1.4	(1), (2)		\$5,068,774	\$5,068,774
SW 63rd/ SW 67th Ave from SW 24th Ave to Archer Road	New Construction, 2 lanes	1.9	(1), (2)		\$6,879,051	\$6,879,051
SW 91st St from SW 46th to Archer Road	Dedicated Transit Lane	1.0	(1)		\$1,167,168	\$1,167,168
SW 122nd St from Newberry Road to SW 8th Ave	Dedicated Transit Lane	1.0	(1)	\$1,167,168		\$1,167,168
SW 122nd St from SW 8th Ave to SW 37th Ave	Dedicated Transit Lane	1.75	(1)	\$2,042,544		\$2,042,544
Williston Road (SR 121) from SW 41st Blvd to SW 62nd Blvd	Widen, 4 lanes + traffic signal at SW 41st Blvd	0.59	(1), (3)	\$8,792,277		\$8,792,277
Total Projected Cost – Southwest District		15.81		\$71,809,177	\$54,525,872	\$126,335,049
East District						
Hawthorne Road from SE 24th to SE 43rd	Dedicated Transit Lanes	1.50	(1), (3)	\$4,311,603		\$4,311,603

Total Projected Cost – East District	1.50	\$4,311,603	\$4,311,603
SOURCE: Planning Level Cost Estimates obtained from FDOT District Two and Alachua County. Funding Sources (1) Local Sources (2) Developer Funded (3) Non-local Sources. Dollar figures are Planning Level Cost Estimates			

Table 1b. Multi-modal Transportation Capital Improvements for Fiscal Year 2019-2020 to Fiscal Year 2039-2040 – Bicycle and Pedestrian Facilities

Project Name-Location	Project Description	Project Length	Mobility District	Funding Source	FY 2020-2024	FY 2025-2029	FY 2030-2039
W. University Ave from SW 75th St to East Terminus	Sidewalk facility	0.5	NW	(1), (2), (3)	\$230,000		
NW 143rd St (CR 241) from Newberry Road to NW 39th Ave	Multiuse off-road facility	1.5	NW	(1), (2), (3)	\$600,000		
NW 76th Dr from Tower Road to Tower Road	6 ft. Sidewalk	0.4	NW	(2)	\$225,000		
NW 75th Dr from NW 76th Dr to W University Ave	6 ft. Sidewalk	0.2	NW	(2)	\$110,000		
NW 76th Blvd from W University Ave to Skate Station	6 ft. Sidewalk	0.3	NW	(2)	\$280,000		
Millhopper Greenway from Millhopper Road to NW 39th	Multiuse off-road facility	1.5	NW	(1), (3)		\$1,125,000	
CR 235A from end of existing sidewalk to NW 177th Ave	Sidewalk	0.4	NW	(2)		\$175,000	
SW 122nd St from Newberry Rd to SW 8th Ave	Multiuse off-road facility	1	NW	(1), (2)		\$750,000	
NW 39th Ave from NW 143rd St to I-75	Multiuse off-road facility	3	NW	(1), (2), (3)			\$1,725,000
Total Projected Cost – NW District					\$1,445,000	\$2,050,000	\$1,725,000
SW 24th Ave from SW 87th to SW 77th St	Multiuse off-road facility	0.5	SW	(1)	\$275,000		

Project Name-Location	Project Description	Project Length	Mobility District	Funding Source	FY 2020-2024	FY 2025-2029	FY 2030-2039
Archer Road from SW 76th Ter to SW 45th St	Multiuse off-road facility	2.25	SW	(3)	\$1,700,000		
Archer Braid from Tower Road to Lake Kanapaha	Multiuse off-road facility	1	SW	(1), (2), (3)	\$300,000		
SW 122nd St from SW 40th Ave to SW 24th Ave	Multiuse off-road facility	2	SW	(2)	Developer funded		
SW 75th St from SW 73rd Way to 6200 Block of SW Archer Road	Multiuse off-road facility	1.6	SW	(1)		\$850,000	
SW 20th/24th Ave from Tower Road to I-75	Multiuse off-road facility	1.5	SW	(1)		\$180,000	
SW 122nd St from SW 24th Ave to SW 8th Ave	Multiuse off-road facility	1	SW	(1), (2)		\$750,000	
SW 91st St from SW 46th Blvd to SW 8th Ave	Multiuse off-road facility	3	SW	(1)			\$2,250,000
SW 136th St from W Newberry Rd to SW 6th Rd	6-ft. Sidewalk	0.5	SW	(1)			\$220,000
Total Projected Cost -SW District					\$2,275,000	\$1,780,000	\$2,470,000
SE 27th St from SE 28th Dr to SE 29th Pl	6-ft. sidewalk	1.2	E	(1)	\$540,000		
NE 27th Ave from SR 222 to SR 26	Multiuse off-road facility	2.7	E	(1)		\$2,025,000	
Kincaid Loop Connector from SE 15th to Hawthorne Road	Multiuse off-road facility	3.1	E	(1)		\$2,325,000	
NE 39th Ave from Airport Entrance to NE 52nd St	6ft. Sidewalk	1	E	(1), (3)			\$450,000

Project Name-Location	Project Description	Project Length	Mobility District	Funding Source	FY 2020-2024	FY 2025-2029	FY 2030-2039
Total Projected Cost -E-District:					\$540,000	\$4,350,000	\$450,000

Dollar figures are estimates of project costs. Funding Sources (1) Local Sources (2) Developer Funded (3) Non local Sources

Table 1b. Multi-modal Transportation Capital Improvements for Fiscal Year 2023 to Fiscal Year 2040 – Roadways and Dedicated Transit Lanes

<u>Project Name-Location</u>	<u>Project Description</u>	<u>Project Length</u>	<u>Funding Source</u>	<u>FY 2023-2030</u>	<u>FY2031-2040</u>	<u>Total</u>
NW District (Multimodal)						
W. University Ave from SW 75th St to East Terminus	Sidewalk facility	0.50	(1), (2), (3)	\$191,964		\$191,964
Newberry Rd (SR 26) from NW 143rd St to NW 170th St	Multiuse off-road facility	1.65	(1), (3)		\$1,013,569	\$1,013,569
NW 143rd St (CR 241) from Newberry Road to NW 39th Ave	Multiuse off-road facility	1.50	(1), (2), (3)	\$670,557		\$670,557
NW 143rd St (CR 241) from NW 39th Ave to NW 69th Ave	Multiuse off-road facility	2.00	(1), (3)		\$894,076	\$894,076
NW 76th Dr from Tower Road to Tower Road	6 ft. Sidewalk	0.40	(2)	\$184,286		\$184,286
NW 75th Dr from NW 76th Dr to W University Ave	6 ft. Sidewalk	0.20	(2)	\$92,143		\$92,143
NW 76th Blvd from W University Ave to Skate Station	6 ft. Sidewalk	0.30	(2)	\$138,214		\$138,214
Millhopper Greenway from Millhopper Road to NW 39th	Multiuse off-road facility	1.50	(1), (3)	\$1,005,837		\$1,005,837
CR 235A from end of existing sidewalk to NW 177th Ave	Sidewalk	0.40	(2)	\$153,571		\$153,571
SW 122nd St from Newberry Rd to SW 8th Ave	Multiuse off-road facility	1.00	(1), (2)	\$670,558		\$670,558
NW 39th Ave from NW 143rd St to I-75	Multiuse off-road facility	3.00	(1), (2), (3)		\$1,341,114	\$1,341,114
Total Projected Cost – NW District		12.45	---	\$3,107,130	\$3,248,759	\$6,355,888
SW District (Multimodal)						
SW 24th Ave from SW 87th to SW 77th St	Multiuse off-road facility	0.50	(1)	\$223,519		\$223,519
Archer Road from SW 76th Ter to SW 45th St	Multiuse off-road facility	2.25	(3)	\$1,508,756		\$1,508,756
Archer Braid from Tower Road to Lake Kanapaha	Multiuse off-road facility	1.00	(1), (2), (3)	\$670,558		\$670,558
Archer Road (SR 24) from SW 75th Terr to SW 91st St	Buffered Bike Lanes	1.31	(1), (3)	\$1,019,327		\$1,019,327
Archer Road (SR 24) from SW 91st St to SW 122nd Street	Sidewalk on north side of ROW + Buffered Bike Lanes	2.56	(1), (3)		\$2,974,822	\$2,974,822

<u>Project Name-Location</u>	<u>Project Description</u>	<u>Project Length</u>	<u>Funding Source</u>	<u>FY 2023-2030</u>	<u>FY2031-2040</u>	<u>Total</u>
Archer Road (SR 24) from SW 122nd Street to US HWY 41	Sidewalk on north side of ROW + Buffered Bike Lanes	3.49	(1), (3)		\$4,055,520	\$4,055,520
SW 122nd St from SW 40th Ave to SW 24th Ave	Multiuse off-road facility	2.00	(2)	Developer funded		
SW 75th St from SW 75th Way to SW 73rd Way	Multiuse off-road facility	1.10	(1), (3)		\$491,742	\$491,742
SW 75th St from SW 73rd Way to 6200 Block of SW Archer Road	Multiuse off-road facility	1.60	(1)	\$715,261		\$715,261
SW 20th/24th Ave from Tower Road to I-75	Multiuse off-road facility	1.50	(1)	\$670,557		\$670,557
SW 122nd St from SW 24th Ave to SW 8th Ave	Multiuse off-road facility	1.00	(1), (2)	\$447,038		\$447,038
SW 122nd St from Archer Road to SW 24th Ave	Multiuse off-road facility	1.00	(1), (2)	\$447,038		\$447,038
SW 91st St from SW 46th Blvd to SW 8th Ave	Multiuse off-road facility	3.00	(1)		\$2,011,674	\$2,011,674
SW 136th St from W Newberry Rd to SW 6th Rd	6 ft. Sidewalk	0.50	(1)		\$230,357	\$230,357
Williston Road (SR 121) from SW 34th Street to Interstate 75	Multi-Use off-road facility	0.18	(1), (3)	\$110,571		\$110,571
Williston Road (SR 121) from Interstate 75 to SW 41st Blvd	Multi-Use off-road facility	0.18	(1), (3)	\$110,571		\$110,571
Williston Road (SR 121) from SW 41st Blvd to SW 62nd Blvd	Multi-Use off-road facility on both sides of ROW & Buffered Bike Lanes	0.59	(1), (3)	\$1,118,468		\$1,118,468
Williston Road (SR 121) from SW 62nd Blvd to SW 85th Ave	Multi-Use off-road facility	1.53	(1), (3)		\$683,968	\$683,968
Total Projected Cost – SW District		25.29		\$7,041,663	\$10,448,083	\$17,489,746
EAST District (Multimodal)						
CR 219A from SR 26 to US Hwy 301	Multiuse off-road facility	6.50	(1), (3)		\$4,358,627	\$4,358,627
CR 234 from SR 26 to Gainesville Hawthorne Trail	Multiuse off-road facility or Evaluate further in Trails Master Plan	7.11	(1), (3)	\$3,178,440		\$3,178,440
CR 234 from Gainesville Hawthorne Trail to US Hwy 441	Multiuse off-road facility	8.10	(1), (3)		\$3,621,008	\$3,621,008
SE 27th St from SE 28th Dr to SE 29th Pl	6 ft. sidewalk	1.20	(1), (3)	\$552,857		\$552,857

<u>Project Name-Location</u>	<u>Project Description</u>	<u>Project Length</u>	<u>Funding Source</u>	<u>FY 2023-2030</u>	<u>FY2031-2040</u>	<u>Total</u>
NE 27th Ave from SR 222 to SR 26	Multiuse off-road facility	2.70	(1), (3)	\$1,810,507		\$1,810,507
Kincaid Loop Connector from SE 15th to Hawthorne Road	Multiuse off-road facility	3.10	(1), (3)	\$2,078,730		\$2,078,730
NE 39th Ave from Airport Entrance to NE 52nd St	6ft. Sidewalk	1.00	(1), (3)		\$460,714	\$460,714
SE Hawthorne Rd (SR 20) from SE 24th Street to SE 43rd Street	Multiuse off-road facility	1.48	(1), (3)	\$661,616		\$661,616
SE Hawthorne Rd (SR 20) from SE 43rd Street to Lakeshore Dr (CR 329 B)	Multiuse off-road facility	1.00	(1), (3)	\$447,038		\$447,038
SR 26 from NE 255th Drive to CR 219A	Multiuse off-road facility or Evaluate further in Trails Master Plan	0.84	(1), (3)		\$563,269	\$563,269
SR 26 from CR 219A to US Hwy 301	Multiuse off-road facility or Evaluate further in Trails Master Plan	4.50	(1), (3)		\$2,514,591	\$2,514,591
SR 26 from US Hwy 301 to CR 234	Multiuse off-road facility or Evaluate further in Trails Master Plan	2.82	(1), (3)		\$1,575,810	\$1,575,810
University Ave (SR 26) from SE 24th Street to SE 43rd Street	Multiuse off-road facility	1.26	(1), (3)	\$563,268		\$563,268
University Ave (SR 26) from SE 43rd Street to E. University Ave	Multiuse off-road facility	0.73	(1), (3)	\$326,338		\$326,338
US Hwy 301 Corridor from CR 219A to Gainesville Hawthorne Trail	Multiuse off-road facility or Evaluate further in Trails Master Plan	2.74	(1), (3)		\$1,837,329	\$1,837,329
Waldo Road (SR 24) from NE 39th Ave to SW 3rd Street	Multiuse off-road facility or Evaluate further in Trails Master Plan	9.00	(1), (3)		\$6,035,022	\$6,035,022
Total Projected Cost – E.District		54.08		\$9,618,793	\$20,966,370	\$30,585,163
SOURCE: Planning Level Cost Estimates obtained from FDOT District Two and Alachua County. Dollar figures are Planning Level Cost Estimates. Funding Sources (1) Local Sources (2) Developer Funded (3) Non-local Sources						

Table 1c. Multi-modal Transportation Capital Improvements for Fiscal Year 2019-2020 to Fiscal Year 2039-2040 — Express Transit and Capital

Project Name-Location	Project Description	Mobility District	Funding Source	FY 2020-2024	FY 2025-2029	FY 2030-2039
Jonesville Express	Express Transit Service from Jonesville to UF		{1}, {2}, {3}	\$762,615	\$1,271,025	\$2,542,050
Jonesville — Activity Center Park & Ride	Park & Ride	NW	{1}, {2}, {3}	\$360,000	-	-
NW 122nd Park & Ride	Park & Ride	NW	{1}, {2}, {3}	-	\$210,000	-
NW 98th Area Park & Ride	Park & Ride	NW	{1}, {2}, {3}	-	\$210,000	-
Ft. Clarke / I-75 Park & Ride	Park & Ride	NW	{1}, {2}, {3}	\$450,000	-	-
Spring Hills Activity Center Park & Ride	Park & Ride	NW	{2}	-	Projected Developer Constructed	-
Santa Fe Park & Ride	Park & Ride	NW	{2}	-	Projected Developer Constructed	-
Santa Fe College Park & Ride	Park & Ride	NW	{2}	-	College Funded	-
Northwest — Express Transit Vehicles	Buses	NW	{1}, {2}, {3}	\$2,700,000	\$1,400,000	\$1,500,000
Total Projected Cost — NW District				\$1,572,615	\$3,091,025	\$2,542,050
Santa Fe / Tower Express	Express Transit Service from Springhills Activity Center to Archer / Tower Activity Center	SW	{1}, {2}, {3}	\$381,308	\$635,513	\$1,271,025
Haile — Plantation Express	Express Transit Service from Haile Plantation to UF	SW	{1}, {2}, {3}	\$762,615	\$1,271,025	\$2,542,050
Veterans Park, Park & Ride	Park & Ride	SW	{1}, {2}, {3}	\$180,000	-	-
Tower / Archer Activity Center Park & Ride	Park & Ride	SW	{1}, {2}, {3}	\$360,000	-	-
I-75 Park & Ride	Park & Ride	SW	{1}, {2}, {3}	-	\$450,000	-

Project Name- Location	Project Description	Mobility District	Funding Source	FY 2020- 2024	FY 2025- 2029	FY 2030- 2039
SW 62nd Area Park & Ride	Park & Ride	SW	(1), (2), (3)	-	\$210,000	-
SW 91st Park & Ride	Park & Ride	SW	(1), (2), (3)	-	\$450,000	-
Haile Plantation Park & Ride	Park & Ride	SW	(1), (2), (3)	\$180,000	-	-
Southwest Express Transit Vehicles	Buses	SW	(1), (2), (3)	\$2,700,000	\$1,400,000	\$1,500,000
Total Projected Cost - SW District				\$4,563,923	\$4,416,538	\$5,313,075
Eastside Express Service	Express Transit Service from Eastside Activity Center to UF	E	(1), (2), (3)	\$488,073	\$813,455	\$1,626,910
Eastside Park Park & Ride	Park & Ride	E	(1), (2), (3)		\$360,000	
East Express Transit Vehicles	Buses	E	(1), (2), (3)	\$1,200,000	\$600,000	\$650,000
Total Projected Cost - E District				\$1,688,073	\$1,773,455	\$2,276,910

Dollar figures are estimates of project costs. Funding Sources (1) Local Sources (2) Developer-Funded (3) Non-Local Sources

Table 1c. Multi-modal Transportation Capital Improvements for Fiscal Year 2023 to Fiscal Year 2040 – Express Transit and Transit Capital

<u>Project Name-Location</u>	<u>Project Description</u>	<u>Funding Source</u>	<u>FY 2023-2030</u>	<u>FY2031-2040</u>	<u>Total</u>
<u>NW District (TRANSIT)</u>					
Jonesville Express	Express Transit Service from Jonesville to UF	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236
Jonesville Activity Center Park & Ride	Park & Ride	(1), (2), (3)	\$500,000		\$500,000
NW 122nd Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000
NW 98th Area Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000
Ft. Clarke / I-75 Park & Ride	Park & Ride	(1), (2), (3)	\$250,000		\$250,000
Spring Hills Activity Center Park & Ride	Park & Ride	(2)	Projected Developer Constructed		
Santa Fe Park & Ride	Park & Ride	(2)	Projected Developer Constructed		
Santa Fe College Park & Ride	Park & Ride	(2)	College Funded		
Northwest Express Transit Vehicles	Buses	(1), (2), (3)	\$1,000,000	\$2,000,000	\$3,000,000
Total Projected Cost – NW District			\$5,091,156	\$7,023,080	\$12,114,236
<u>SW District (TRANSIT)</u>					
Santa Fe / Tower Express	Express Transit Service from Springhills Activity Center to Archer / Tower Activity Center	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236
Haile Plantation Express	Express Transit Service from Haile Plantation to UF	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236
Veterans Park, Park & Ride	Park & Ride	(1), (2), (3)		\$250,000	\$250,000
Tower / Archer Activity Center Park & Ride	Park & Ride	(1), (2), (3)	\$375,000	\$250,000	\$625,000
I-75 Park & Ride	Park & Ride	(1), (2), (3)		\$25,000	\$25,000
SW 62nd Area Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000
SW 91st Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000
Haile Plantation Park & Ride	Park & Ride	(1), (2), (3)	\$375,000		\$375,000
Southwest Express Transit Vehicles	Buses	(1), (2), (3)	\$2,000,000	\$4,000,000	\$6,000,000
Total Projected Cost – SW District			\$9,432,312	\$14,321,160	\$23,753,472
<u>EAST District (TRANSIT)</u>					
Eastside Express Service	Express Transit Service from Eastside Activity Center to UF	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236

Eastside Park Park & Ride	Park & Ride	(1), (2), (3)	\$500,000		\$500,000
East Express Transit Vehicles	Buses	(1), (2), (3)	\$1,000,000	\$2,000,000	\$3,000,000
Total Projected Cost – E District			\$4,841,156	\$6,773,080	\$11,614,236
SOURCE: Transit Capacity for Northwest and Southwest based on hour headways during AM and PM Peak Hours for two hours per peak assuming maximum occupancy of 50 passengers and bi-directional service for a distance of ten miles for a 17 year period (200 x 10 = 2000; 2000 x 17 = 34,000). Transit Capacity for East based on 30 min headways during AM and PM Peak Hours for two hours per peak assuming maximum occupancy of 50 passengers and bi-directional service for a distance of five miles for a 17 year period (800 x 10 = 8000; (8000 x 17 = 68,000). Cost data provided by Gainesville Regional Transit Service. Dollar figures are Planning Level Cost Estimates. Funding Sources (1) Local Sources (2) Developer Funded (3) Non-local Sources					

Table 1d: Reserved

Table 1d. Multi-modal Transportation Capital Improvements for Fiscal Year 2023 to Fiscal Year 2040 – Implementation Projects

<u>Programs & Projects</u>	<u>Initial Basis for PLC & PMC</u>	<u>Planning Level Cost (PLC)</u>
<u>Implement Countywide Pedestrian / Bicycle / Trails Master Plan</u>	<u>45 Miles of Multiuse Facilities</u>	<u>\$20,116,710</u>
<u>Safe Routes to Schools</u>	<u>25 Miles of Sidewalks</u>	<u>\$13,821,420</u>
<u>High Visibility Crosswalks</u>	<u>25 High Visibility Crosswalks</u>	<u>\$1,500,000</u>
<u>Implement Safe Streets for All Plan & Program</u>	<u>45 Miles of Traffic Calmed Streets</u>	<u>\$1,125,000</u>
<u>Intersection Capacity & Safety Enhancements</u>	<u>30 Intersection Upgrades</u>	<u>\$15,000,000</u>
<u>Micromobility & Microtransit Ordinances & Programs</u>	<u>500 e-vehicles deployed</u>	<u>\$2,000,000</u>
<u>Multimodal Grants, Plans, Programs & Studies</u>	<u>250,000 a year</u>	<u>\$4,250,000</u>
<u>Transit Stop Upgrades</u>	<u>75 Upgraded Transit Stops</u>	<u>\$937,500</u>
<u>Total</u>		<u>\$58,750,630</u>

Table 1e: Transportation FY 2020-2029 – SantaFe Village TOD

<u>Project</u>	<u>FY 2020-2024</u> <u>FY 2023-2030</u>	<u>FY 2025-2029</u>	<u>FY 2030-2039</u> <u>FY 2031-2040</u>	<u>Funding Source</u>
SantaFe Village TOD Transit Operations	\$750,000 <u>\$2,500,000</u>	\$1,750,000	\$3,500,000	Developer/CDD
SantaFe Village Transit Lanes from NW 39 th Avenue to NW 23 rd Avenue	\$2,532,500			Developer/CDD
SantaFe Village Dedicated Transit Lanes north From NW 39 th Avenue through to NW 91 st Street	\$3,426,330	\$3,426,330		Developer/CDD
SantaFe Village Greenway to Millhopper Road	\$1,125,000	\$1,125,000		Developer/CDD
SantaFe Village 83 rd Street local road extension	\$1,899,300	\$1,899,300		Developer/CDD

Dollar figures are estimates of project costs.

**Table 2. Public School Facilities Schedule of Capacity Projects for Fiscal Years ~~2018-2019 to 2022-2023~~
2025 to 2029**

Project Description	Location		2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	Total	Funded
2 new classroom buildings. 44 new & renovated classrooms. Renovate multipurpose/media ctr/ admin/ESE/art/music . Add outdoor dining. Demolish buildings 1-4, 8-11. Renovate buildings 5-7, 12-15, 18	LITTLEWOOD ELEMENTARY	Planned Cost:	\$35,103,451	\$0	\$0	\$0	\$0	\$35,103,451	Yes
		Student Stations:	822	0	0	0	0	822	
		Total Classrooms:	44	0	0	0	0	44	
		Gross Sq Ft:	100,052	0	0	0	0	100,052	
Planned Cost:			\$35,103,451	\$0	\$0	\$0	\$0	\$35,103,451	
Student Stations:			822	0	0	0	0	822	
Total Classrooms:			44	0	0	0	0	44	
Gross Sq Ft:			100,052	0	0	0	0	100,052	

Source: Alachua County Public Schools, Department of Education Five Year District Facilities Work Plan, Capacity Project Schedule, January 21, 2025.

Project Description	Location		2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Total	Funded
New Elementary A	Not specified	Planned Cost:	\$0	\$0	\$22,500,000	\$0	\$0	\$22,500,000	No
		Student Stations:	0	0	773	0	0	773	
		Total Classrooms:	0	0	41	0	0	41	
		Gross Sq. Ft:	0	0	114,081	0	0	114,081	

Dollar figures are estimates of project costs.

Source: Alachua County Public Schools, 5-Year District Work Plan for Fiscal Years 2018-2019 to 2022-2023, November 2018.

Note: The new elementary school identified in Table 2 above is identified in the adopted 2018-2019 Five Year District Work Program as an unfunded project for the 2021-2022 school year.

According to the Alachua County Public Schools 2019 Annual Concurrence Report (February 2019), with the passage of the County schools sales tax referendum in 2018, the funding and programming of this new elementary school will be of primary importance in the 2019-20 Five Year District Facilities Work Plan.

Table 3. Recreation Facilities Schedule of Capital Improvements for Fiscal Years ~~2020 to 2024~~ 2025 to 2029

Currently adopted schedule to be deleted in full and replaced with the following:

All figures are estimated project costs in dollars.

<u>Project Name/Description</u>	<u>Park Type</u>	<u>FY25 Planned</u>	<u>FY26 Planned</u>	<u>FY27 Planned</u>	<u>FY28 Planned</u>	<u>FY29 Planned</u>	<u>FY25-29 Total</u>
<u>Santa Fe Lake Park – New Boarding Dock</u>	<u>Resource</u>	<u>80,000 (BP)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>80,000</u>
<u>Santa Fe Lake Park - Pickleball</u>	<u>Resource</u>	<u>40,000 (WS)</u>	<u>310,000 (WS)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>350,000</u>
<u>Santa Fe Lake Park – Pavilions & Picnic Tables</u>	<u>Resource</u>	<u>=</u>	<u>150,000 (WS)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>150,000</u>
<u>Veteran's Park – Roller Rink OR Pickleball</u>	<u>Activity</u>	<u>=</u>	<u>=</u>	<u>395,510 (WS)</u>	<u>=</u>	<u>=</u>	<u>395,510</u>
<u>Veteran's Park – Playground</u>	<u>Activity</u>	<u>458,231 (WS/IM/DN)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>458,231</u>
<u>Veteran's Park – Various site improvements</u>	<u>Activity</u>	<u>292,776 (WS/IM)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>292,776</u>
<u>West End New Park</u>	<u>Activity</u>	<u>990,000 (WS)</u>	<u>1,725,000 (WS)</u>	<u>1,725,000 (WS)</u>	<u>1,725,000 (WS)</u>	<u>1,725,000 (WS)</u>	<u>7,890,000</u>
<u>West End Park (WMAI25)</u>	<u>Activity</u>	<u>1,500,000 (IM/TDT)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>1,500,000</u>
<u>MKR/Kate Barnes Park – boarding dock and accessibility</u>	<u>Resource</u>	<u>300,000 (AR/BP)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>300,000</u>
<u>MKR/Kate Barnes Park Restroom Renovation</u>	<u>Resource</u>	<u>=</u>	<u>70,000 (BP)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>70,000</u>
<u>Poe Springs Restroom Replacement</u>	<u>Resource</u>	<u>365,971 (WS)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>365,971</u>
<u>Poe Springs Boat Launch</u>	<u>Resource</u>	<u>311,292 (AR/BP)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>311,292</u>
<u>Copeland Park – Playground and Site Improvements</u>	<u>Activity</u>	<u>592,850 (WS/AR)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>592,850</u>
<u>Monteocha Park – Playground and Site Improvements</u>	<u>Activity</u>	<u>587,350 (WS/AR)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>587,350</u>
<u>Cuscowilla - Playground</u>	<u>Resource</u>	<u>=</u>	<u>350,000 (WS)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>350,000</u>
<u>Jonesville Park – New Pickleball Courts</u>	<u>Activity</u>	<u>392,100 (WS)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>392,100</u>
<u>Jonesville Park - Soccer Stadium with Parking</u>	<u>Activity</u>	<u>1,168,310 (WS/TDT)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>1,168,310</u>
<u>Various - Sports Fields Renovations</u>	<u>Activity</u>	<u>=</u>	<u>300,000 (WS)</u>	<u>200,000 (WS)</u>	<u>200,000 (WS)</u>	<u>200,000 (WS)</u>	<u>900,000</u>
<u>Squirrel Ridge New Restrooms</u>	<u>Activity</u>	<u>60,000 (WS)</u>	<u>350,000 (WS)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>410,000</u>
<u>Pinesville/St. Peter Park – New Park</u>	<u>Activity</u>	<u>150,000 (WS)</u>	<u>1,350,000 (WS/IM)</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>1,500,000</u>
<u>Industrial Park- New Park</u>	<u>Activity</u>	<u>=</u>	<u>=</u>	<u>260,000 (WS)</u>	<u>=</u>	<u>=</u>	<u>260,000</u>
<u>McCall Park – New Park</u>	<u>Activity</u>	<u>=</u>	<u>=</u>	<u>150,000 (WS)</u>	<u>=</u>	<u>=</u>	<u>150,000</u>
<u>High Springs Boat Ramp – Boarding Dock</u>	<u>Resource</u>	<u>=</u>	<u>=</u>	<u>30,000 (BP)</u>	<u>=</u>	<u>=</u>	<u>30,000</u>

Walker Park - New Park	Activity	=	=	=	50,000 (WS)	435,000 (WS)	485,000
TOTAL							18,989,390

Funding Sources Key:

Wild Places & Public Spaces Surtax (WS) Park Impact Fees (IM) American Rescue Plan Funds (AR)
Boating Improvement Program (BP) Donation Fund (DN) Tourist Development Tax (TDT)

Activity-Based Recreation

Project Name and Description	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	Total FY 20-24
Squirrel Ridge Park Restroom	\$194,043 (GF)					\$194,043
Jonesville Park Restroom	\$197,646 (PIF)					\$197,646
Veterans Park Hockey Rink Pavillion				\$75,000 (PIF)	\$75,000 (PIF)	\$150,000
Veterans Park Splash Pad	\$175,000 (PIF)	\$75,000 (PIF)	\$75,000 (PIF)			\$325,000

Dollar figures are estimates of project costs.

PIF = Park Impact Fee GF = General Fund

Resource-Based Recreation

Project Name & Description	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	Total FY19-23
Mill Creek Preserve Educational signs	\$3000 (GF/ACF/T)					\$3000
Sweetwater Preserve Trailhead/parking area & stormwater pond	\$129,000 (ACF/GF/G)					\$129,000
Barr Hammock Preserve Trails, amenities, landing overlook, interpretive signs, boardwalk over Levy canal, Levy overlook.		\$20,000 (ACF/GF/G)	\$70,000 (G/ACF)	\$51,000 (G/ACF)		\$141,000
Lake Alto Preserve Tree Frog Trail boardwalk					\$40,000 (GF)	\$40,000
Phifer Flatwoods Preserve Turpentine Trail boardwalk, Phifer Additions trailhead		\$40,000 (T/G)			\$5200 (T/G/GF)	\$45,200
Watermelon Pond Trail head and viewing areas	\$5,000 (ACF/GF)					\$5000
Turkey Creek Hammock Develop parking area/trailhead, entrance, marsh overlook, fitness trail, Wildlife observation platform, boardwalk	\$110,800 (ACF/GF/T)	\$5,000 (ACF/G/T)			\$200,000 (ACF/G/DON)	\$315,800
Four Creeks Trailhead, parking, kiosk, signage	\$30,000 (WSPP)					\$30,000
Buck Bay Flatwoods (Cox & Moore Tract)		\$13,900 (T, GF, ACF)				\$13,900

Dollar figures are estimates of project costs.

GF = General Fund ACF = Alachua County Forever G = Grant

DON = Private Donation WSPP = Wild Spaces Public Places Sales Tax T = Timber Revenue

In addition to the planned projects listed above, additional recreation projects will be identified and funded out of the Alachua County Wild Spaces Public Places (WSPP) voter approved sales tax revenues.

EXHIBIT A

Z24-000011: Text Amendment to Alachua County Comprehensive Plan

Underlined text is proposed to be added
Regular text is currently adopted language

~~Struck through~~ text is proposed for deletion

FUTURE LAND USE ELEMENT

Policy 1.3.10.4

Densities higher than 24.00 DU/Acre may be considered in activity centers, ~~and~~ within developments that meet the standards for Traditional Neighborhood Development as provided in Objective 1.6 and subsequent policies, Transit Oriented Development as provided in Objective 1.7 and subsequent policies, and within residential or mixed-use developments that qualify for a density bonus by providing affordable housing as detailed in the Land Development Regulations. ~~A comprehensive plan amendment will be required to establish additional policies to ensure compatibility with surrounding land uses and identify areas appropriate for these higher densities.~~

OBJECTIVE 1.6 – TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

To provide for interconnected, mixed-use development through specific site and design standards that create pedestrian and bicycle friendly communities, reduce per capita greenhouse gas emissions and vehicular trips on external roadways and provide development patterns that are transit supportive.

...

Policy 1.6.9 Affordable Housing Incentives within Traditional Neighborhood Developments: Affordable housing shall be encouraged and incentivized within Traditional Neighborhood Developments through the following strategies.

(a) Substitution of Non-Residential Floor Area with Affordable Residential Units

The minimum required amount of non-residential floor area within the TND may be substituted with affordable residential units in accordance with the following:

- (1) The Land Development Regulations shall include detailed options for substituting non-residential floor area with affordable residential units within TNDs. Options shall include substitution rates that provide greater reduction in the required non-residential floor area per unit by providing greater depth of affordability. Options shall also include substitution rates that allow for and encourage the development of affordable residential units within unbuilt non-residential portions or phases of existing TNDs that are otherwise substantially built out.

- (2) The total non-residential floor area within a TND shall not be reduced to an amount less than 10,000 square feet as a result of any substitution under this subsection.
- (3) As a density bonus, affordable residential units proposed under this subsection shall not be counted toward the maximum allowable residential density within the development and they shall not be included in the calculation of the required non-residential floor area for the TND.

(b) Density Bonus for Provision of Affordable Residential Units

A density bonus of up to 4 dwelling units per acre is allowable within a TND provided that a minimum of 20% of the additional units realized through this bonus are designated as affordable. Such bonus units shall not be included in the calculation of the required non-residential floor area for the TND.

(c) Affordability Standards

For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.

(d) General Standards for Affordable Residential Units

Affordable residential units proposed under this policy must be provided on-site and should generally not be concentrated in one portion of the development. They must be comparable to market rate units within the development in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to all on-site amenities available to market rate units.

(e) Affordability requirements will be guaranteed by an agreement between the developer and the County as part of the development review process, as detailed in the Land Development Regulations.

Objective 1.7 - TRANSIT ORIENTED DEVELOPMENT

To provide for compact, mixed-use, pedestrian and bicycle friendly communities designed with the densities and intensities needed to support transit service, reduced per capita greenhouse gas emissions and enable an individual to live, work, play and shop in a community without the need to rely on a motor vehicle for mobility.

...

Policy 1.7.11 Affordable Housing Incentives within Transit Oriented Developments: Affordable housing shall be encouraged and incentivized within Transit Oriented Developments through the following strategies.

(a) Substitution of Non-Residential Floor Area with Affordable Residential Units

The minimum required amount of non-residential floor area within the TOD may be substituted with affordable residential units in accordance with the following:

(1) The Land Development Regulations shall include detailed options for substituting non-residential floor area with affordable residential units within TODs. Options shall include substitution rates that provide greater reduction in the required non-residential floor area per unit by providing greater depth of affordability. Options shall also include substitution rates that allow for and encourage the development of affordable residential units within unbuilt non-residential portions or phases of existing TODs that are otherwise substantially built out.

a) The total non-residential floor area within a TOD shall not be reduced to an amount less than 10,000 square feet plus 50 square feet per total residential unit as a result of any substitution under this subsection.

b) As a density bonus, the affordable residential units proposed under this policy shall not be counted toward the maximum allowable residential density within the development and they shall not be included in the calculation of the required non-residential floor area for the TOD.

(b) Density Bonus for Provision of Affordable Residential Units

A density bonus of up to 4 dwelling units per acre is allowable within a TOD provided that a minimum of 20% of the additional units realized through this bonus are designated as affordable. Such bonus units shall not be included in the calculation of the required non-residential floor area for the TOD.

(c) Affordability Standards

For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.

(d) General Standards for Affordable Residential Units

Affordable residential units proposed under this policy must be provided on-site and should generally not be concentrated in one portion of the development. They must be comparable to market rate units within the development in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to all on-site amenities available to market rate units.

(e) Affordability requirements will be guaranteed by an agreement between the developer and the County as part of the development review process, as detailed in the Land Development Regulations.

Policy 7.1.3 As part of the periodic update of the Comprehensive Plan and any proposed amendments to the Urban Cluster, determine a sufficient and non-excessive amount of land within the Urban Cluster to accommodate urban uses for a ten year and twenty year time frame.

- (a) The determination (methodology is shown in Appendix A) shall be based on a comparison of:
 - 1) a forecast need for land for urban residential and non-residential development based on projected population, average household size, a residential vacancy rate, and a market factor. The market factor for the ten year time frame shall be 2.0. The market factor for the 20 year time frame shall be 1.5
 - 2) land available in the Urban Cluster for urban residential and non-residential uses. Mapping of environmentally sensitive areas shall be utilized as a factor for determining land availability
- (b) If the comparison shows that the land available is less than the forecast need for land, the following measures shall be considered:
 - 1) revisions to density standards and land development regulations, or other measures, to accommodate greater population within the existing Urban Cluster
 - 2) coordination with municipalities regarding possible reallocation of forecast need to the incorporated areas
 - 3) phased expansion of the Urban Cluster
- (c) If the forecast need for one type of land use exceeds the supply of land for that particular use, a revision to the allocation of land uses within the Urban Cluster shall be considered before the Urban Cluster is expanded.

- (d) If this methodology determines expansion of the Urban Cluster is warranted, the evaluation of appropriate location shall be subject to analysis including the following economic, infrastructure, transportation, and conservation and recreation criteria:
- 1) rural character and viable agriculture land and the potential impact of expansion of the Urban Cluster on existing agricultural uses
 - 2) economic development considerations including affordable housing
 - 3) relationship to existing and planned future urban services and infrastructure
 - 4) access to the regional transportation network and multi-modal transportation systems
 - 5) Conservation and Preservation land uses
 - 6) planned recreation/open space or greenway systems
- (e) In addition to meeting the requirements identified above, any proposed amendment to expand the Urban Cluster must either:
- 1) ~~include~~ a commitment to purchase development rights at a rate equivalent to or greater than the proposed increase in density or intensity through the Transfer of Development Rights program in accordance with Section 9.0 of this Element, or
 - 2) Include a commitment to provide affordable housing units in accordance with the following:
 - a. A minimum of 25% of the additional residential units authorized through the Urban Cluster expansion shall be designated as affordable residential units. The additional number of residential units shall be calculated as the difference between the maximum density of the existing Future Land Use category multiplied by the acreage subject to the change and the number of residential units approved as part of a subsequent preliminary development plan for the property under the newly approved future land use category. As a density bonus, affordable residential units provided pursuant to this policy shall not be counted toward the maximum allowable residential density for the development under the Future Land Use category or Zoning of the property.
 - b. For purposes of this subsection, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.
 - c. Affordable residential units proposed under this policy must be provided on-site, integrated with the market rate units, and evenly dispersed throughout any development. They must be comparable to market rate units in terms of overall

quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to any on-site amenities available to market rate units.

- d. Affordability requirements will be guaranteed by an agreement between the property owner and the County. Such agreement will be considered for approval by the County Commission concurrent with the final adoption hearing for the application to expand the Urban Cluster.
- e. Prior to issuance of a Construction Permit for residential use on such property, the applicant must enter into a Land Use Restriction Agreement (LURA) or similar legal instrument in a form established by the County for compliance monitoring of affordability requirements.

Policy 7.1.4. Any application by a property owner for a future land use map change that would allow for an increase in the potential number of residential units on a property must, if approved, include a commitment to provide affordable residential units in accordance with the following:

- a) A minimum of 10% of the additional residential units resulting from the approval of such future land use map change shall be designated as affordable residential units. The additional number of residential units shall be calculated as the difference between the maximum density of the existing Future Land Use category multiplied by the acreage subject to the change and the number of residential units approved as part of a subsequent preliminary development plan for the property under the newly approved future land use category. As a density bonus, affordable residential units provided pursuant to this policy shall not be counted toward the maximum allowable residential density for the development under the Future Land Use category or Zoning of the property.
- b) For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.
- c) Affordable residential units proposed under this policy must be provided on-site, integrated with the market rate units, and evenly dispersed throughout any development. They must be comparable to market rate units in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to any on-site amenities available to market rate units.
- d) Affordability requirements will be guaranteed by an agreement between the property owner and the County. Such agreement will be considered for approval by the County Commission concurrent with the final adoption hearing for the application.
- e) Prior to issuance of a Construction Permit for residential use on such property, the applicant must enter into a Land Use Restriction Agreement (LURA) or similar legal

instrument in a form established by the County for compliance monitoring of affordability requirements.

Existing Policy # 7.1.4 and subsequent policies to be renumbered when codified.

HOUSING ELEMENT

Policy 1.1.5 Alachua County will consider inclusionary housing requirements and incentives to promote the development and geographic dispersion of low, very low, and extremely low-income housing within the Urban Cluster.

Existing Policy # 1.1.5 and subsequent policies to be renumbered when codified.

Policy 1.2.2 Alachua County shall provide incentives in the land development regulations and other County ordinances for the development and redevelopment of affordable housing. These incentives may include but are not limited to:

- (a) fee relief, including but not limited to, impact fee and mobility fee assistance;
- (b) provisions for expedited development review, approval, and permitting processes;
- (c) ~~special provisions for reservation of infrastructure capacity for concurrency;~~
- (d) density bonuses;
- (e) provisions for reduced lot sizes and modification of setback requirements; and
- (f) grants and other financial incentives.

Policy 1.2.8 Establish regulatory incentives for the development and redevelopment of new housing units that are affordable to low, very low and extremely low-income households. ~~The Incentives for new affordable units are to be located within proximity to~~ should take into account locational factors such as proximity to major employment centers, high performing public schools, and public transit.

Policy 1.2.10 Alachua County will promote the development of affordable housing through implementation of the Live Local Act as provided in Sections 125.01055 (6) and (7), Florida Statutes. The Land Development Regulations shall specify the standards and procedures for approval of multifamily residential and mixed-use developments that meet the minimum affordability requirements of the statute and shall provide for density bonuses for those developments that exceed the minimum affordability requirements.

Policy 2.4.6 ~~Amend~~ The land development regulations to allow shall provide for adaptive reuse to facilitate the repurposing of existing vacant structures for affordable housing for low, very low and extremely low-income households.

HOUSING ELEMENT DEFINITIONS

Affordable Housing: Affordable means that monthly rent or monthly mortgage payments including utilities, insurance and property taxes generally do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross income for households qualifying under the definitions for low-income, moderate-income, extremely low-income, and very low-income. This does not preclude participation in federal or state programs that allow for a higher percentage of income to be devoted to rent or mortgage payments, or that use different definitions of affordability that are specific to those programs.

Inclusionary Housing: Inclusionary Housing (also referred to as “Inclusionary Zoning”) refers to a public policy that requires or incentivizes developers to designate a certain percentage of housing units within new development or redevelopment as affordable to households of specified income levels. Inclusionary Housing policies typically identify a percentage of the total housing units within a development that are required or incentivized to be affordable, target income levels for affordability, and a number of years that those units must remain affordable. Inclusionary Housing is intended to promote the geographic dispersion of affordable housing units throughout the community and encourage a mix of affordable and market rate housing within new development or redevelopment.

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

Regional Planning Council: North CentralFL
Review Date: 6/30/25
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 84
Local Government: City of Newberry
Local Government Item No.: CPA 24-12
State Land Planning Agency Item No.: 25-2ESR

Date Mailed to Local Government and State Land Planning Agency: 7/1/25 (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

City item CPA 24-12 reclassifies approximately 159.43 acres of land from Mixed Use to Residential Low Density (up to 4 dwelling units per acre) (see attached).

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

The subject property is located within one-half mile of U.S. Highway 27/41, part of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts to the regional road network are not anticipated as the amendment will result in a decrease of average annual daily trips along U.S. Highway 27/41.

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

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

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

Request a copy of the adopted version of the amendment?

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

Yes X No

Not Applicable

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

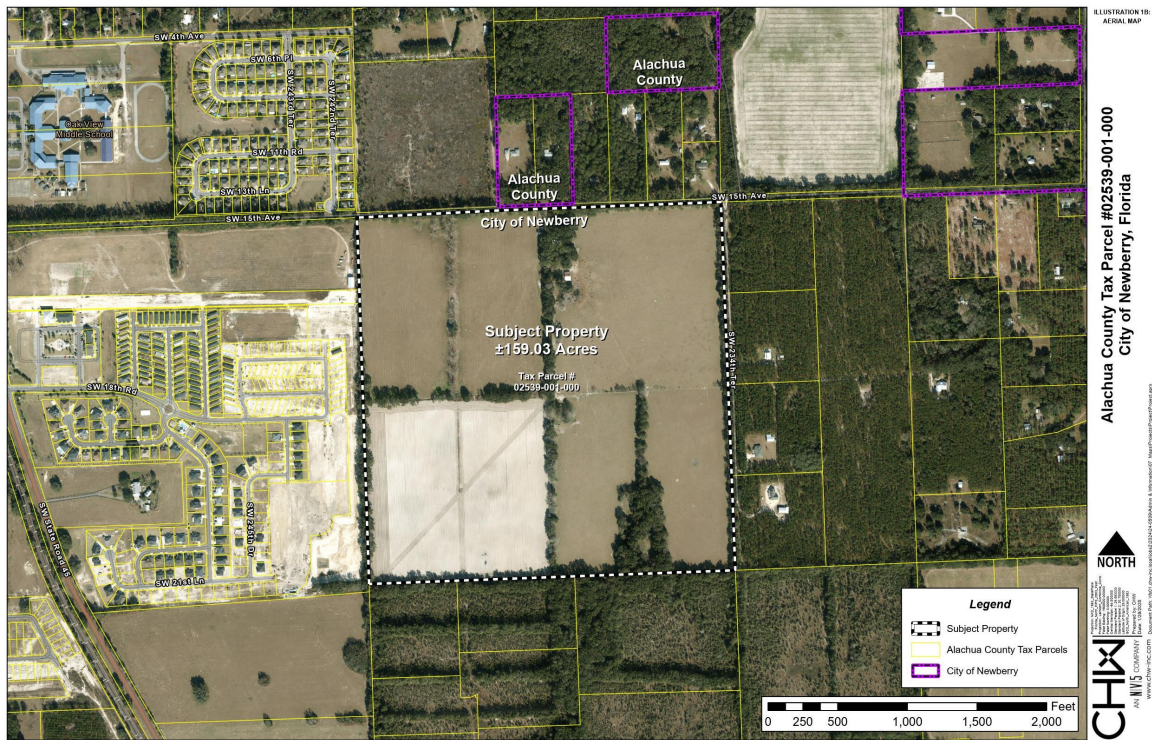


Figure 1: Aerial Image of Property

CURRENT FUTURE LAND USE MAP

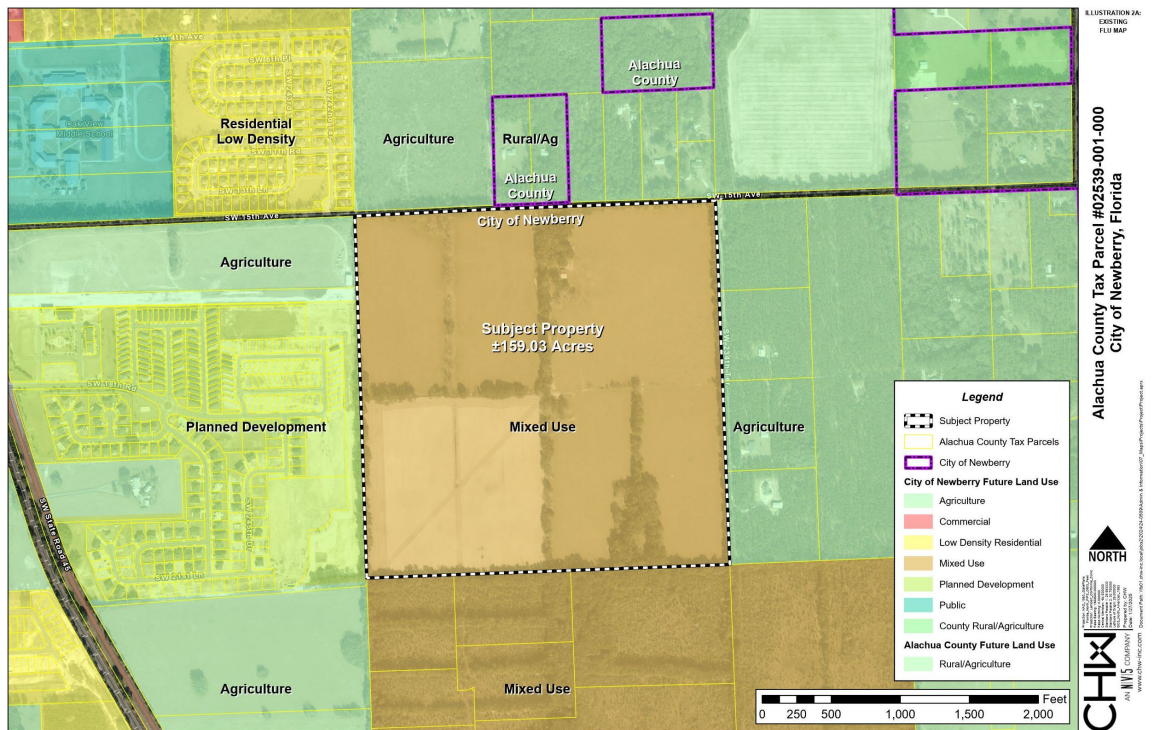
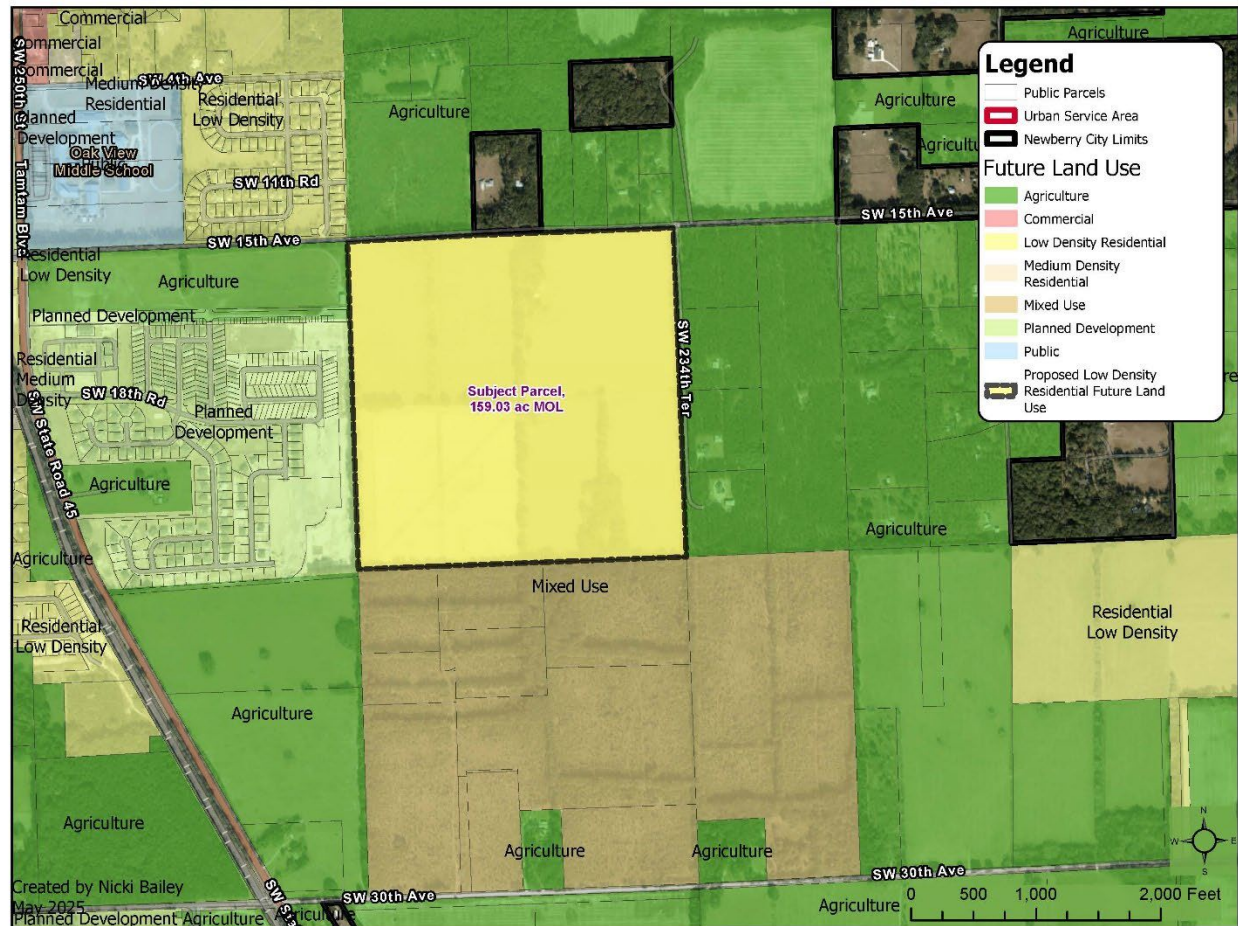


Figure 2: Existing Future Land Use Map Classification of Agriculture

PROPOSED FUTURE LAND USE MAP

Parcel 02539-001-000

**Figure 3: Proposed Future Land Use Map Classification of Low Density Residential**

The Property currently hosts a variety of agricultural uses including, but not limited to, field crops, cattle pastures, and a rural residence. The Owner proposes 500 single-family dwelling units. The proposed housing type is detached single-family residence, which dominates the housing type offered by developers in the City.

The Property is located within the Urban Service Area which allows for land use and zoning designations which encourages suburban/urban development patterns and requires such services as potable and wastewater connections, improved road surfaces, multi-modal facilities, as well as solid waste removal and other municipal services.

The Planned Residential Development future land use designation, as provided in the Future Land Use Element of the City of Newberry Comprehensive Plan, limits gross density to ± 3.14 dwelling units per acre, the equivalent of the lowest density land use permitted within the Residential Low Density (4 du/ac) future land use designation. But, as demonstrated, overall density is consistent with the pattern of development throughout the City of Newberry. Nonresidential Components are not associated with this project.

Planned Residential Developments, as authorized under the aforementioned section of the Code of Ordinances, are intended to:



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: 6/30/25

PROJECT DESCRIPTION

#72 - City of Trenton - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- 23DB-N35- Early Floodplain Notice

TO: Brittany Mills, City Manager
City of Trenton
500 North Main Street
Trenton, FL 32693

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&fy21trenton_nr_flood1.docx

PROJECT NARRATIVE CITY OF TRENTON CDBG #23DB-N35

Service Area #1 Sanitary Sewer Treatment Upgrades - WWTP Spray Field Rehabilitation

Activity: 03J Sewer Treatment Plant Upgrades - The City of Trenton proposes to utilize CDBG assistance to rehabilitate the components of the Wastewater Treatment Plant's Spray Field that have exceeded their life expectancy, and in many instances have failed or are near failure. The proposed work will take place at 516 SR 47 in the City of Trenton.

The proposed improvements include the following work at the City of Trenton's Wastewater Treatment Plant Spray Field:

- Replacement of Isolation Valves,
- Replacement of Piping,
- Replacement of Spray Heads, and
- Replacement of Support Structures

The proposed improvements to the City's Wastewater Treatment Plant will ultimately improve the City's sanitary sewer system, by replacing components that are failing or have failed, and will generally provide the City's residents with more reliable sanitary sewer service.

Service Area #1 includes all occupied residential properties served by the City of Trenton's sanitary sewer system.

The beneficiaries of the WWTP Sprayfield Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the City of Trenton's sanitary sewer system. Currently 755 occupied households are located in the Primary Service Area for the WWTP Sprayfield Improvements project. These 755 households contain 1,953 people. 882 of the people living in the households in the service area, or 45.16% are VLI, 1,473 of the people living in the households in the service area, or 75.42% are LMI and 480 of the people living in the households in the service area or 24.58% have household incomes, which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

Service Area #2 Potable Water Plant Upgrades

Activity: 03J Water Tank/Well/Treatment Plant Improvements: - The City of Trenton proposes to utilize CDBG assistance to rehabilitate the components of the Potable Water Wells numbers 1, 2, and 3 that have exceeded their life expectancy and are critical to the continued dependable operation of the City's potable water service. The proposed work will take place at 112 NE pt Avenue and 223 SE 3rd Avenue (Trenton State Park) in the City of Trenton.

The proposed improvements include the following work at the City of Trenton's Potable Water Wells:

- Replace Wellhead Piping at Wells Number 1 and 2,
- Replace the Master Meter
- Upgrades to the Metering Telemetry System, and

- Replace Well Number 3 Motor Starter with Variable Frequency Drive

The proposed improvements to the City's Potable Water Wells will ultimately improve the City's potable water system, by replacing components that are failing or have failed, and will generally providing the City's residents with more reliable potable water service.

Service Area #2 includes all occupied residential properties served by the City of Trenton's potable water system.

The beneficiaries of the Potable Water Plant Upgrades project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the City of Trenton's potable water system. Currently 755 occupied households are located in the Primary Service Area for the Potable Water Plant upgrades project. These 755 households contain 1,953 people. 882 of the people living in the households in the service area, or 45.16% are VLI, 1,473 of the people living in the households in the service area, or 75.42% are LMI and 480 of the people living in the households in the service area or 24.58% 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.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#73 - City of Madison - Fiscal Year 2023-2024 Community Development Block Grant -
Housing Rehabilitation- Application

TO: Doug Brown, Interim City Manager
City of Madison
321 SW Rutledge Street
Madison, FL 32340

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — G-2

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

The proposed project consists of housing rehabilitation/demolition/replacement and temporary relocation. A total of 13 dwelling units will be rehabilitated or demolished and replaced in compliance with the International Code Conference and the U.S. Department of Housing and Urban Development Section 8 Housing Quality Standards. Community Development Block grant funding is needed by the City to address the problems with substandard housing stock that is owned and occupied by families of low- to moderate-income backgrounds.

The City of Madison was significantly impacted by the 2023 storms and 2024 storms, Idalia, Debby, Helene, Milton, and the North Florida severe storms, winds, and tornadoes. Of the 895 residential parcels in the City of Madison, approximately 235 (26.26%) reported damage to the County Property Appraiser's Office from the 2023 and 2024 storms. A Housing Rehabilitation project will significantly assist the City with recovery efforts.

The Community Development Block Grant costs for the housing rehabilitation/demolition/replacement activity will be \$794,500. The Community Development Block Grant costs for temporary relocation activity will be \$13,000. The Community Development Block Grant cost for the administration activity will be \$142,500. The project will provide benefit to persons throughout the City limits, 100.00% of whom will be low- to moderate-income persons, including 3 low-income and 2 very-low income. The national objective of these activities will benefit low- to moderate-income persons.

No activities will take place outside of the City limits. There is no impact to any proposed Florida Department of Transportation or County road construction, from this project.

The City is a participant in the National Flood Insurance Program. At this time, it is not anticipated that any of the Community Development Block grant program activity will take place within a flood-prone area. The City has addressed how it will deal with any housing units that are determined to be located in a flood-prone area in its Community Development Block Grant Housing Assistance Plan.

At this time, it is unknown whether any of the dwelling units will be historic. If any dwelling units are determined to be historic, then the City will notify the Florida Department of State, as outlined in the Housing Assistance Plan.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#74 - Town of Mayo - Fiscal Year 2023-24 Community Development Block Grant -
Housing Rehabilitation -- Application

TO: Honorable Janet Putnel, Town Clerk
Town of Mayo
276 West Main Street
Mayo, FL 32066-4838

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — G-2

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

The proposed project consists of housing rehabilitation/demolition/replacement and temporary relocation. A total of 13 dwelling units will be rehabilitated or demolished and replaced in compliance with the International Code Conference and the U.S. Department of Housing and Urban Development Section 8 Housing Quality Standards. Community Development Block grant funding is needed by the Town to address the problems with substandard housing stock that is owned and occupied by families of low- to moderate-income backgrounds.

The Town of Mayo was significantly impacted by the 2023 storms and 2024 storms, Idalia, Debby, Helene, Milton, and the North Florida severe storms, winds, and tornadoes. Of about 304 residential parcels in the Town of Mayo, approximately 15 Mayo residents reported damage to the County Property Appraiser's Office from the 2023 and 2024 storms. A Housing Rehabilitation project will significantly assist the Town with recovery efforts.

The Community Development Block Grant costs for the housing rehabilitation/demolition/replacement activity will be \$794,500. The Community Development Block Grant costs for temporary relocation activity will be \$13,000. The Community Development Block Grant cost for the administration activity will be \$142,500. The project will provide benefit to persons throughout the Town limits, 100.00% of whom will be low- to moderate-income persons, including 3 low income and 2 very-low income. The national objective of these activities will benefit low- to moderate-income persons.

No activities will take place outside of the Town limits. There is no impact to any proposed Florida Department of Transportation or County road construction, from this project.

The Town is a participant in the National Flood Insurance Program. At this time, it is not anticipated that any of the Community Development Block grant program activity will take place within a flood-prone area. The Town has addressed how it will deal with any housing units that are determined to be located in a flood-prone area in its Community Development Block Grant Housing Assistance Plan.

At this time, it is unknown whether any of the dwelling units will be historic. If any dwelling units are determined to be historic, then the Town will notify the Florida Department of State, as outlined in the Housing Assistance Plan.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#75 - City of Lake City- Community Development Block Grant -
Neighborhood Revitalization -Application

TO: Don Rosenthal, City Manager
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — G-2

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

The City of Lake City is applying for \$1,171,030 in CDBG-NR funds to repave approximately 0.6 miles of NE Martin Luther King Jr. Street, from NW Texas Ave. to NE Broadway Ave. in Lake City, Florida 32055. This residential 2-lane corridor serves as a primary access route for immediate residents and those in surrounding neighborhoods, facilitating daily commutes, emergency services, and local commerce. The Project has no portions located inside a flood-prone area, and it will meet Unaddressed Needs for predominantly low-moderate income (LMI) neighborhoods in underserved communities. The proposed improvements will directly address critical infrastructure needs, promote community stability, beautify surroundings, and enhance the quality of life for the residents of the service area.

Proposed Activities:

Professional Engineering – Design, oversight, and construction inspection for road and sidewalk construction. \$234,206

Road Construction - Milling, resurfacing, and striping 3,168 LF of NE Martin Luther King Jr. Street. \$801,815

Sidewalk Construction – Remove & Replace approximately 1,400 LF of sidewalk along NE Martin Luther King Jr. Street. \$135,009

Road Construction Narrative: The pavement conditions along NE Martin Luther King Jr. Street have deteriorated due to age, weather, and heavy use, resulting in widespread cracking, potholes, and uneven road conditions. As the primary access point for homes, churches, and neighborhood services such as parks and recreation centers, the road's current condition restricts mobility, reduces emergency response efficiency, and detracts from neighborhood appearance. It is recommended that resurfacing would help prevent more costly rehabilitation in the future. \$801,815 has been allocated for this activity, providing 0.6 miles, or 3,168 LF, of resurfaced road.

This activity meets an unaddressed need for resurfacing deteriorating roads. The City of Lake City is requesting CDBG funding to help support the City's \$1.45 million road resurfacing budget. Due to the number of roads that need resurfacing, without the requested funds, this project, or others like it, would not be funded for possibly many years. With CDBG funds, construction is expected to start by April 2026 and be completed by August 2026. This activity meets the US HUD national objective by benefiting more than 51% LMI persons. 885 total beneficiaries, 494 being LMI.

Sidewalk Construction Narrative: The sidewalks on Martin Luther King Jr. Street are deteriorating, creating an unsightly appearance, and impeding walkability in the area. The City will remove and replace the most damaged sections of the sidewalks. \$135,009 has been allocated for this activity, providing approximately 1,400 LF of replaced sidewalk.

This will meet an unaddressed need to replace the deteriorating sidewalks. The City of Lake City is requesting CDBG funding to help support the City's \$50,000 sidewalk construction budget. Due to the interconnected nature of the two construction activities, the proposed start and end dates for this activity will closely follow the road construction, starting by approximately April 2026 and being completed by August 2026. This activity meets the US HUD national objective by benefiting more than 51% LMI persons. 885 total beneficiaries, 494 being LMI.

Service area: (Block Group 4, Census Tract 1102.02) LOWMOD_PCT = 74.6%, Beneficiaries = 260. According to the US Department of Housing and Urban Development's census data, there is a significant majority of Low-Moderate income residents in this block group. The west side of Martin

Luther King Jr. Street, the section most in need of repairs, goes through a densely populated part of this block group. Martin Luther King Jr. Street serves as a common route for these residents to the Annie Mattox Recreation Center, the New Bethel Missionary Baptist Church, and the Trinity United Methodist Church. However, in the interest of presenting the most accurate representation of beneficiaries for this project, only 40% of the block group's residents have been included as beneficiaries.

(Block Group 4, Census Tract 1103) LOWMOD_PCT = 48%, Beneficiaries = 625. There is a slight minority of Low-Moderate income residents in this block group; residents have seen a significant improvement according to HUD's most recent LMISD data. The 2011-2015 data showed 82.17% Low-Moderate income residents. This improvement shows a clear upward trajectory that the city is continuing to foster with projects like resurfacing roads. The total service area has a beneficiary population of 885, a low-moderate income population of 494, and an LMI percentage of 55.8%.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#77 - Town of Branford - Community Development Block Grant- #23DB-N29
Neighborhood Revitalization- Concurrent Notice

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

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — 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 Distribution System – Water Meter and Valve Replacements

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

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

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

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

Activity Number and Name	Description	CDBG Budget	Local Match	
			For Points	LMI% Benefit
03J – Water Line Replacement	Replace 336 water meters and Install 27 Insertion Valves	\$462,800.00	\$ 0.00	At Least 51%

The water meter replacement will take place Town-Wide in the public right-of-way at all the Town's water customers' homes. The Insertion Valves will be installed at the following locations:

- Intersection of No Name Rd and Feed Mill Avenue
- Intersection Feed Mill Avenue and Suwannee Avenue
- Intersection of Senter Avenue and Railroad Tracks
- Intersection of Carter Avenue and Braughton Street
- Intersection of Governor Avenue and Braughton Street
- Intersection of Feed Mill Road and Wideman Street (X2)
- Intersection of Carter Avenue and Wideman Street

Project Narrative (continued):

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

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

ACTIVITY	CDBG	CITY MATCH CLAIMED FOR POINTS	TOTAL
03J – Water Line Replacement (Water Meters)	\$462,800.00	\$ 0.00	\$462,800.00
016 – Engineering	\$ 89,200.00	\$ 0.00	\$ 89,200.00
013 – Administration	\$ 48,000.00	\$ 0.00	\$ 48,000.00
Total:	\$600,000.00	\$ 0.00	\$600,000.00

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

Project Narrative (continued):

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

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



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#78 - City of Perry - Fiscal Year 2023-2024 Community Development Block Grant -
Neighborhood Revitalization- Application

TO: John Hart II, City Manager
City of Perry
224 South Jefferson Street
Perry, FL 32347

XC: Andy Easton, President
Andy Easton and Associates
203 Ridgeland Road
Tallahassee, FL 32312

 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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A.	ADDRESSED NEEDS										
1)	<p>Activity description, including the need being met: The City of Perry is requesting CDBG funds in the amount of \$6,908,110 to be used for the acquisition of land and the construction of a fire station on the acquired land. The city's current fire station is over 100 years old and is too small and antiquated to effectively serve the city. The proposed new fire station will have four bays for fire trucks and will significantly enhance our emergency response capacity. The new fire station will ensure that first responders have adequate space and resources to house equipment and vehicles that are required for modern firefighting and disaster relief operations.</p> <p>The land to be acquired on which the fire station will be located includes two adjacent parcels within the City of Perry. One is a 2.33-acre parcel at 1405 South Jefferson Street, and the other is a 2.66-acre parcel located at 1311 South Jefferson Street, Perry. Both parcels are vacant with no structures on them. Also, both parcels are served by city gas, water, sewer and electricity.</p> <p>The fire station will be approximately 75 by 150' in size. It will have four bays for fire and fire-rescue vehicles. It will also contain storage/locker rooms, decontamination areas, training rooms, kitchen, bunks, day room, and fitness room. This configuration will allow for maximum readiness for fire fighters that will be on-call for 24-hour shifts.</p>										
2)	Explanation of the need for CDBG funding – See A. 1) above.										
3)	Provide the proposed construction start and completion dates: The proposed construction start date is June 2026, while the construction end date is June 2027.										
4)	Describe the quantity and location of activity within the service area: As mentioned above, Addressed Need is the construction of a 75' by 150 fire station and acquisition of two parcels of land 2.33 acres and 2.66 acres on which the fire station will be constructed. The 2.33-acre parcel will be used for the fire station building, while the adjacent 2.66 acres parcel will be used for fire safety demonstrations and education and community events related to fire safety.										
5)	<p>Describe the Cost of the activity:</p> <table data-bbox="1079 1323 1274 1837"> <tr> <td>Fire Station Construction</td> <td>\$5,477,738</td> </tr> <tr> <td>Architectural Services</td> <td>\$330,372</td> </tr> <tr> <td>Acquisition</td> <td>\$950,000</td> </tr> <tr> <td>Grant Administration</td> <td><u>\$150,000</u></td> </tr> <tr> <td>Total</td> <td>\$6,908,110</td> </tr> </table> <p>The estimated project costs are: 1. Fire station building: \$5,477,738, 2. Acquisition: \$950,000. 3. Architectural Services: \$330,372. Grant administration: \$150,000. The total project cost is \$6,908,110. In addition, the City of Perry will contribute \$50,000 in local match to be used for CDBG eligible activities, including engineering design, building costs, and fixed equipment. The match will come from the city's</p>	Fire Station Construction	\$5,477,738	Architectural Services	\$330,372	Acquisition	\$950,000	Grant Administration	<u>\$150,000</u>	Total	\$6,908,110
Fire Station Construction	\$5,477,738										
Architectural Services	\$330,372										
Acquisition	\$950,000										
Grant Administration	<u>\$150,000</u>										
Total	\$6,908,110										

	general revenue but may be substituted with grant funds from other sources that may be awarded to the city after the CDBG grant application deadline. Unaddressed Needs will include fixed equipment items as described in more detail under the following "Unaddressed Needs" section.
6)	How will the CDBG activities meet a national objective?: The City is requesting that CDBG funds be awarded under the benefit to low and moderate income persons. This is a citywide activity to benefit all residents in the city, of which, over 51% are LMI. The new fire station will serve all residents within the city.
7)	Purpose of the activity (if not readily apparent): See A. 1) above.
8)	Beneficiaries (Total, VLI and LMI) of the activities: This grant application is being submitted under the benefit to low- and moderate-income persons national objective. The fire station is a citywide benefit. The project will benefit 4948 LMI persons (68.48%), 2491 VLI persons (34.48 %), and 7225 total persons (100%). The LMI benefit is citywide since the fire station will service all residents in the city.
9)	Describe all activities to be undertaken and the projected cost, without regard to the funding source or whether such funding will be counted for leverage. See item #5. Above
10)	Describe any activities in which a portion of the construction will occur outside of the applicant's jurisdiction: None – all activities will take place within the City of Perry.
11)	Describe any impact that proposed DOT or county road construction will have on the proposed CDBG funded activity: None – there are no proposed DOT or county road construction activities that will impact the CDBG project at this time.
12)	Specify whether any portion of the project area is located in a flood-prone area and whether the local government participates in the National Flood Insurance Program: The two parcels of land on which the fire station will be located are not within the 100-year flood plain. Also, the City of Perry participates in the National Flood Insurance Program.
13)	If complementary activities are being undertaken, explain how they relate to the project: Complementary activities will include signage and signaling outside the fire station for traffic safety. Also, Unaddressed Needs will include fixed equipment items such as appliances (stoves, dishwashers, clothes & PPE washers, and refrigerators). Also, Unaddressed Needs include an emergency generator, and a carbon monoxide removal system for the fire truck bays. CDBG funds will not be used for movable equipment items such as PPE, tools, furniture, fire houses, and related items.

14)	If funds from other sources are being "leveraged," describe how the funds will be used (what they will pay for, etc.): See item #5 above
15)	If the removal of public building architectural barriers to handicapped persons is being paid for with CDBG funds, describe activities: This project does not involve the removal of public building architectural barriers to handicapped persons.
16)	If using a survey that was completed for a previous CDBG project, state the subgrant number and year the survey was conducted: A survey from a previous CDBG project was not used for this grant application.
17)	Describe the acquisition or demolition activities. No demolition activities are part of this project. Also, the land on which the fire station will be located includes two adjacent parcels within the City of Perry. One is a 2.33-acre parcel at 1405 South Jefferson Street, and the other is a 2.66-acre parcel located at 1311 South Jefferson Street, Perry. Both parcels are vacant with no structures on them. Also, both parcels are served by city gas, water, sewer and electricity. An appraisal of the land is included in the appendix.
D.	UNADDRESSED NEEDS
18)	Unaddressed Needs refer to additional project activities that the grant agency may fund after the Addressed Need activities are accomplished. Unaddressed Needs will include the purchase and installation of signage and signaling outside the fire station for traffic safety. Also, Unaddressed Needs will include fixed equipment items that are needed for the successful operation of the fire station. Such items include appliances (stoves, dishwashers, clothes & PPE washers, and refrigerators). Also, Unaddressed Needs include an emergency generator, and a carbon monoxide removal system for the fire truck bays. CDBG funds will not be used for movable equipment items such as PPE, tools, furniture, fire houses, and related items.
19)	Explanation of the need for CDBG funding: The fixed equipment is described in #18, above. The fixed equipment is required in order to effectively operate the fire station.
20)	Provide the proposed construction start and completion dates: The proposed fixed equipment purchase and installation dates are June 2026 to June 2027.
21)	Quantity and location of activity within the service area: All of the fixed equipment will be housed at the new fire station.

22)	<p>Cost of the activity: The estimated Unaddressed Need cost for the equipment will be based on the available budget. A generalized budget for the fixed equipment is shown below:</p> <ul style="list-style-type: none"> ▪ 1 Dish washer: \$3,000 ▪ 1 Clothes washer: \$3,000 ▪ 1 PPE washer: \$15,000 ▪ 1 Stove/Oven: \$3,000 ▪ 1 Emergency Generator: \$50,000 ▪ 1 Signage and Signal Equipment System: \$45,000 ▪ 1 Refrigerator: \$4,000 ▪ 1 Carbon monoxide removal System: \$75,000
23)	<p>How the activity meets a national objective: The City is requesting that CDBG funds be awarded under the benefit low to moderate income national objective. The fire station will serve all residents in the city, which is over 51% LMI.</p>
24)	<p>Purpose of the activity (if not readily apparent): See #18 and #19, above.</p>
25)	<p>Beneficiaries (Total, VLI and LMI) of the activities: The fire station is a citywide benefit, as are the unaddressed need items. See #8 for number and percent of beneficiaries.</p>
26)	<p>Describe all activities to be undertaken and the projected cost, without regard to the funding source or whether such funding will be counted for leverage. See #22 above. Also, note that the city is contributing \$50,000 as local match. The source of the local match will be general revenue, but the general revenue will be substituted with grant funds, if such funds become available to the city. The local match may be used for unaddressed need items, project design, and/or construction.</p>
27)	<p>Describe any activities in which a portion of the construction will occur outside of the applicant's jurisdiction: None – all activities will take place within the City of Perry.</p>
28)	<p>Describe any activities in which a portion of the construction will occur outside of the applicant's jurisdiction: None – all activities will take place within the City of Perry.</p>
29)	<p>Describe any impact that proposed DOT or county road construction will have on the proposed CDBG funded activity: None – there are no proposed DOT or county road construction activities that will impact the CDBG project at this time.</p>

30)	Specify whether any portion of the project area is located in a flood-prone area and whether the local government participates in the National Flood Insurance Program. The city participates in the National Flood Insurance Program. Also, none of the fixed equipment items will be located in the flood plain.
31)	If complementary activities are being undertaken, explain how they relate to the project. Complementary costs will include equipment installation costs and incidental materials associated with the purchase of the fixed equipment items.
32)	If funds from other sources are being "leveraged," describe how the funds will be used (what they will pay for, etc.): See #22 for a list and cost of the fixed equipment items that will be purchased and installed. Also, note that the city is contributing \$50,000 as local match. The source of the local match will be general revenue, but the general revenue will be substituted with grant funds, if such funds become available to the city. The local match may be used for unaddressed need items, project design, and/or construction.
33)	If the removal of public building architectural barriers to handicapped persons is being paid for with CDBG funds, describe them: This project does not involve the removal of public building architectural barriers to handicapped persons.
34)	If using a survey that was completed for a previous CDBG project, state the subgrant number and year the survey was conducted: A survey was not used for this project.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#80 - Town of Otter Creek - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- Concurrent Notice

TO: Belinda Standridge, Town Clerk
Town of Otter Creek
P.O. Box 65
Otter Creek, FL 32683-0065

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — 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 Tank/Well/Treatment Plant Improvements

03J Water Tank/Well/Treatment Plant Improvements – The Town of Otter Creek proposes to utilize CDBG assistance to construct additional improvements at the Town's Water Treatment Plant # 1, located on SW 5th Avenue in the Town of Otter Creek.

The proposed improvements include construction of the following at the WTP Number One:

- Sitetework
- Installation of a new # 2 ground storage tank.
- Installation of a new hydro tank.
- Associated electrical and plant controls

The proposed Water Plant improvements will ultimately improve the Town's potable water system, by increasing water pressures for fire protection and will generally provide the Town with more reliable drinking water and fire protection.

Service Area #1 includes all the occupied residential properties Town-wide that are served by the Town of Otter Creek's potable water system.

The beneficiaries of the Town's Water Treatment Plant #1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town's potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant #1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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 Amount	Local Match	LMI Benefit
03J – Water Tank/Well/Treatment Plant Improvements	Upgrades to the Town's Water Plant	\$ 481,000.00	\$ 0.00	At Least 51%

Project Narrative (continued):

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

Activity	CDBG	Match	Total
Water Plant Improvements	\$ 481,000.00	0.00	\$ 481,000.00
Engineering	\$ 71,000.00	\$25,000.00	\$ 96,000.00
Administration	\$ 48,000.00	0.00	\$ 48,000.00
Total	\$ 600,000.00	\$25,000.00	\$ 625,000.00

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.

The Town of Otter Creek proposes to utilize \$25,000.00 in American Rescue Plan Act (ARPA) funding for local leverage for points in the applications. These funds will be budgeted toward engineering for the project.

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

Portions of the proposed work will take place in a flood zone.

UNMET NEED

If sufficient CDBG funds remain after addressing the above work, the Town will utilize the remaining CDBG funds to address the following Unmet Needs of the Town:

The unmet needs for the Town of Otter Creek include additional (Phase III) work to the Town's Water Plant Number 1.

(Unmet Need 1) Service Area #1 - Phase III Improvements to Potable Water Plant Number 1 – Additional Sitework

03J- Water Tank/Well/Treatment Plant Improvements - If funds remain available after addressing Phase II (Service Area 1) the Town of Otter Creek proposes to complete additional improvements to the Town's Water Treatment Plant #1, located on SW 5th Avenue in the Town of Otter Creek. The improvements include additional sitework improvements.

Service Area #1 (Unmet Need 1) includes all occupied residential properties served by the Town of Otter Creek's potable water system.

Project Narrative (continued):

The beneficiaries of the Town's Water Treatment Plant # 1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town's potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant # 1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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 Unmet Need 1 are as follows:

Activity	Description	CDBG Amount	Local Match	LMI Benefit
03J – Water Tank/Well/ Treatment Plant Improvements	Additional Sitework	\$ 50,000.00	\$ 0.00	At Least 51%

(Unmet Need 2) Service Area #1 - Phase III Improvements to Potable Water Plant Number 1 – Ground Storage Tank

03J- Water Tank/Well/Treatment Plant Improvements - If funds remain available after addressing Phase II (Service Area 1) the Town of Otter Creek proposes to complete additional improvements to the Town's Water Treatment Plant # 1, located on SW 5th Avenue in the Town of Otter Creek. The improvements include renovations to the existing ground storage tank # 1.

Service Area #1 (Unmet Need 2) includes all occupied residential properties served by the Town of Otter Creek's potable water system.

The beneficiaries of the Town's Water Treatment Plant # 1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town's potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant # 1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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 Unmet Need 2 are as follows:

Activity	Description	CDBG Amount	Local Match	LMI Benefit
03J – Water Tank/Well/ Treatment Plant Improvements	Renovate Existing Ground Storage Tank #1	\$ 40,000.00	\$ 0.00	At Least 51%

Project Narrative (continued):

(Unmet Need 3) Service Area #1 - Phase III Improvements to Potable Water Plant Number 1 - Emergency Electrical Generator
03J:- If funds remain available after addressing Phase II (Service Area 1) the Town of Otter Creek proposes to complete additional improvements to the Town's Water Treatment Plant # 1, located on SW 5th Avenue in the Town of Otter Creek. The improvements include installation of an emergency standby electrical generator and associated components.

Service Area #1 (Unmet Need 2) includes all occupied residential properties served by the Town of Otter Creek's potable water system.

The beneficiaries of the Town's Water Treatment Plant #1 Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the Town's potable water system. Currently 80 occupied households are located in the Primary Service Area for the Water Treatment Plant #1 Improvements project. These 80 households contain 182 people. 42 of the people living in the households in the service area, or 23.08% are VLI, 154 of the people living in the households in the service area, or 84.62% are LMI and 28 of the people living in the households in the service area or 15.38% 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 Unmet Need 3 are as follows:

Activity	Description	CDBG Amount	Local Match	LMI Benefit
03J – Water Tank/Well/ Treatment Plant Improvements	Installation of Emergency Electrical Generator	\$ 90,000.00	\$ 0.00	At Least 51%



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#81 - City of Waldo - Community Development Block Grant- #23DB-N18
Neighborhood Revitalization- Concurrent Notice

TO: Kimberly Worley, City Manager
City of Waldo
14450 NE 148th Avenue
Waldo, FL 32694-4123

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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Project Narrative — 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 New Potable Water Well and Well Pump

03J – Water Tank/Well/Plant Improvements – The City of Waldo's Potable Water System is in need of upgrades to provide quality drinking water, and adequate capacity and pressures to meet the City's fire protection needs. The project proposed in this application is the installation of a new well and well pump at the City's Water Treatment Plant. The improvements will include installation of a new well, well pump, yard piping and electrical components to ensure ongoing and optimal operation of the City's potable water system. The City's Water Treatment Plant is located at 14750 Weeks Street in the City of Waldo.

Work to be included:

- Installation of New 12 inch Well
- Installation of New Well Pump
- Installation of Required Piping to connect the well and pump to the existing potable water system
- Installation of Required Electrical

Service Area 1 includes all of the residential housing units in the City of Waldo whose are connected to the City of Waldo's Potable Water System. The beneficiaries of the City's Potable Water Well and Pump project proposed in this service area are all of the people living in the residential housing units in the City of Waldo who are connected into the City's potable water system. Currently 454 occupied households are located in Service Area #1 and are connected into the City's Potable Water System. These 454 households contain 1,119 people. 448 of the people living in the households in the service area, or 40.04% are VLI, 895 of the people living in the households in the service area, or 79.98% are LMI and 224 of the people living in the households in the service area or 20.02% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

Project Narrative (continued):

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

Activity	Description	CDBG Budget	Local Match	LMI% Benefit
03J Water Tank/Well/ Plant Improvements	Installation of New Well, Well Pump, Pipes and Electrical	\$462,500.00	\$ 37,500.00	At least 51%

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

ACTIVITY	CDBG	CITY MATCH	TOTAL
03J – Water Tank/Well/Plant	\$462,500.00	\$37,500.00	\$500,000.00
016 – Engineering	\$ 89,500.00	\$ 0.00	\$ 89,500.00
013 – Administration	\$ 48,000.00	\$ 0.00	\$ 48,000.00
Total:	\$600,000.00	\$37,500.00	\$637,500.00

The City of Waldo is committing thirty-seven thousand five hundred dollars (\$37,500.00) as leverage. All of \$37,500.00 in City leverage will be used towards construction of the new well. Of this \$37,500 in local match, \$25,000 is being claimed for the maximum points in this application.

None of the work proposed in this application will be carried out within a floodplain or wetland.

The City of Waldo 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 City of Waldo would not be able complete the work on the Project proposed in this application.



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/30/25

PROJECT DESCRIPTION

#82 - City of Trenton - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization- 23DB-N35- Final Floodplain Notice

TO: Brittany Mills, City Manager
City of Trenton
500 North Main Street
Trenton, FL 32693

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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PROJECT NARRATIVE CITY OF TRENTON CDBG #23DB-N35

Service Area #1 Sanitary Sewer Treatment Upgrades - WWTP Spray Field Rehabilitation

Activity: 03J Sewer Treatment Plant Upgrades - The City of Trenton proposes to utilize CDBG assistance to rehabilitate the components of the Wastewater Treatment Plant's Spray Field that have exceeded their life expectancy, and in many instances have failed or are near failure. The proposed work will take place at 516 SR 47 in the City of Trenton.

The proposed improvements include the following work at the City of Trenton's Wastewater Treatment Plant Spray Field:

- Replacement of Isolation Valves,
- Replacement of Piping,
- Replacement of Spray Heads, and
- Replacement of Support Structures

The proposed improvements to the City's Wastewater Treatment Plant will ultimately improve the City's sanitary sewer system, by replacing components that are failing or have failed, and will generally provide the City's residents with more reliable sanitary sewer service.

Service Area #1 includes all occupied residential properties served by the City of Trenton's sanitary sewer system.

The beneficiaries of the WWTP Sprayfield Improvements project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the City of Trenton's sanitary sewer system. Currently 755 occupied households are located in the Primary Service Area for the WWTP Sprayfield Improvements project. These 755 households contain 1,953 people. 882 of the people living in the households in the service area, or 45.16% are VLI, 1,473 of the people living in the households in the service area, or 75.42% are LMI and 480 of the people living in the households in the service area or 24.58% have household incomes, which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

Service Area #2 Potable Water Plant Upgrades

Activity: 03J Water Tank/Well/Treatment Plant Improvements: - The City of Trenton proposes to utilize CDBG assistance to rehabilitate the components of the Potable Water Wells numbers 1, 2, and 3 that have exceeded their life expectancy and are critical to the continued dependable operation of the City's potable water service. The proposed work will take place at 112 NE pt Avenue and 223 SE 3rd Avenue (Trenton State Park) in the City of Trenton.

The proposed improvements include the following work at the City of Trenton's Potable Water Wells:

- Replace Wellhead Piping at Wells Number 1 and 2,
- Replace the Master Meter
- Upgrades to the Metering Telemetry System, and

- Replace Well Number 3 Motor Starter with Variable Frequency Drive

The proposed improvements to the City's Potable Water Wells will ultimately improve the City's potable water system, by replacing components that are failing or have failed, and will generally providing the City's residents with more reliable potable water service.

Service Area #2 includes all occupied residential properties served by the City of Trenton's potable water system.

The beneficiaries of the Potable Water Plant Upgrades project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the City of Trenton's potable water system. Currently 755 occupied households are located in the Primary Service Area for the Potable Water Plant upgrades project. These 755 households contain 1,953 people. 882 of the people living in the households in the service area, or 45.16% are VLI, 1,473 of the people living in the households in the service area, or 75.42% are LMI and 480 of the people living in the households in the service area or 24.58% 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.