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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 **February 26, 2026**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

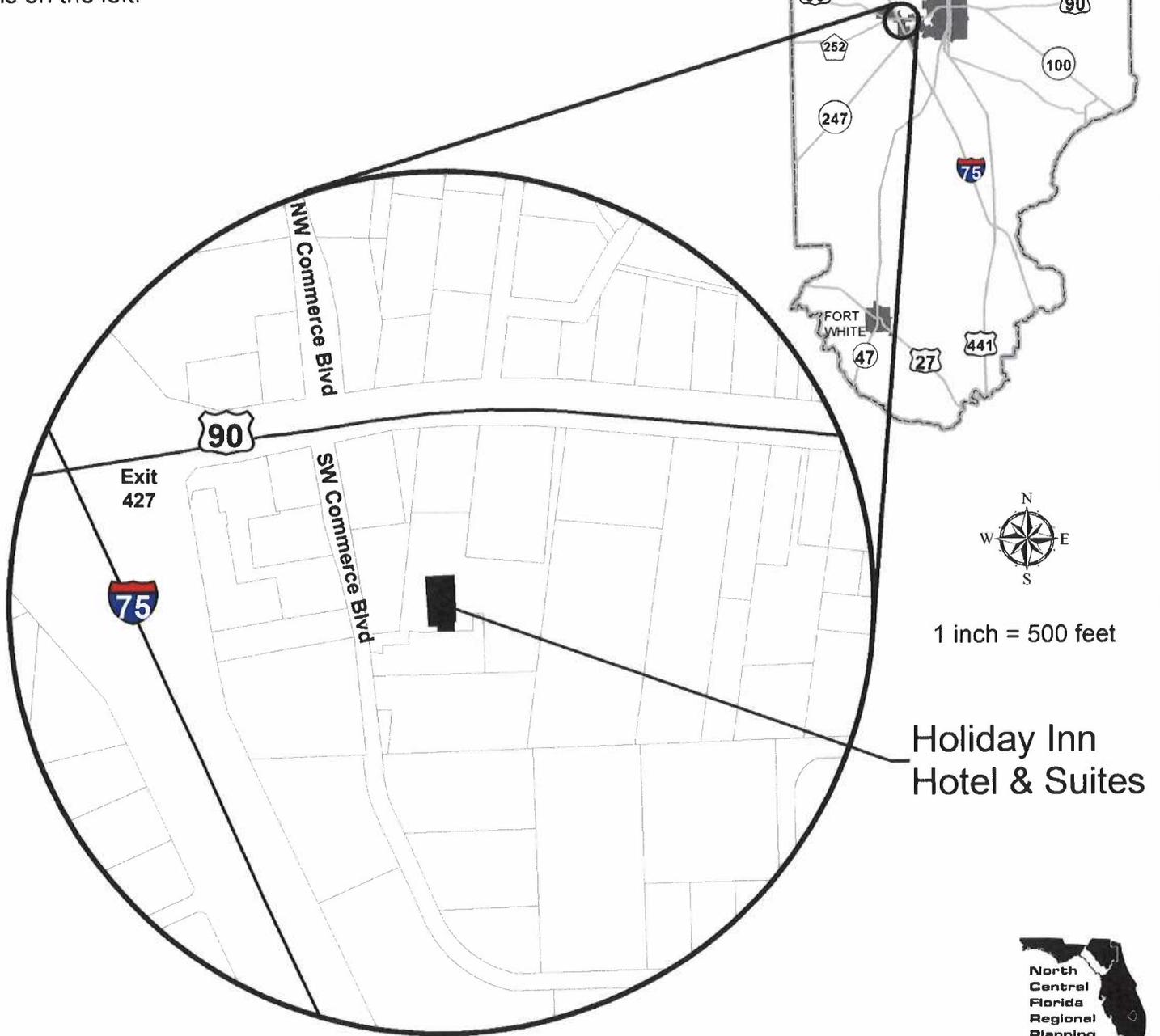
**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**CONFERENCE CODE: 381 777 570**

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

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



Holiday Inn  
Hotel & Suites





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## AGENDA CLEARINGHOUSE COMMITTEE

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

February 26, 2026  
6:00 p.m.

	<u>Page</u>
I. APPROVAL OF THE AGENDA	3
II. APPROVAL OF THE JANUARY 22, 2026 MEETING MINUTES	5
III. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#18 - City of Jasper Comprehensive Plan Adopted Amendment (FC No. 25-1ESR)	7
#19 - City of Alachua Comprehensive Plan Adopted Amendment (FC No. 25-1ESR)	13
IV. STAFF-LEVEL REVIEW ITEMS -	
#16 - City of Williston - Community Development Block Grant - #25DB-N09 Neighborhood Revitalization – Environmental Review	21
#17 - Town of Micanopy - Community Development Block Grant - #25DB-N13 Neighborhood Revitalization – Environmental Review	29
V. PUBLIC COMMENTS	

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



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

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

January 22, 2026  
6:00 p.m.

MEMBERS PRESENT IN PERSON

James Howell  
Diane Landry  
Daniel Riddick, Vice-Chair  
Judy Townsend

MEMBERS ABSENT

Jody Stephenson

MEMBERS PRESENT VIA  
MEDIA TECHNOLOGY  
COMMUNICATIONS  
FOR QUORUM

James Carter Jr.  
Melissa Hendrix

STAFF PRESENT

Lynn Franson - In-Person  
Scott Koons - In-Person

COMMUNICATIONS  
MEDIA TECHNOLOGY  
(NOT FOR QUORUM)

Melissa McNeal, Chair

Chair Melissa McNeal asked Vice-Chair Daniel Riddick to preside as Chair for the meeting.

Noting the presence of a quorum, the meeting was called to order by Vice-Chair Daniel Riddick at 6:05 p.m.

I. APPROVAL OF THE AGENDA

Vice-Chair Riddick requested approval of the agenda as presented.

**ACTION:** It was moved by Commissioner Townsend and seconded by Commissioner Howell to approve the January 22, 2026 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE DECEMBER 11, 2025 MEETING MINUTES

**ACTION:** It was moved by Vice-Mayor Landry and seconded by Commissioner Townsend to approve the December 11, 2025 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #13 - City of Lake City Comprehensive Plan Draft Amendment (FC No. 25-2ESR)
- #14 - City of Gainesville Comprehensive Plan Draft Amendment (FC No. 25-1ESR)

**ACTION:** It was moved by Commissioner Townsend and seconded by Commissioner Howell to group Committee-Level Review Items #13 and #14 for purpose of review. The motion carried unanimously.

Lynn Franson, Senior Planner, stated that the staff reports for Items #13 and #14 find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

**ACTION:** It was moved by Commissioner Townsend and seconded by Vice-Mayor Landry to recommend that the Council approve the staff reports for Items #13 and #14 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:19 p.m.

---

Melissa McNeal, Chair

2/26/26  
Date

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

Regional Planning Council: North Central FL      Regional Planning Council Item No.: 18  
Review Date: 2/26/26      Local Government: City of Jasper  
Amendment Type: Adopted Amendment      Local Government Item No.: CPA 25-01  
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/27/26 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The City item amends approximately 352.26 acres from County Agriculture-1, Agriculture-4, and Highway Interchange to City Planned Use District (see attached). The Planned Use District will consist of multi-family dwelling units (up to ±300 dwelling units); commercial (up to ±200,000 square feet); an assisted living facility (up to ±300 beds; office space (up to ±32,000 square feet); recreational vehicle/boat / large equipment sales and services (up to ±80,000 square feet); and single-family dwellings (up to ±250 dwelling units). The remainder of the site will be open space.

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

The subject property is adjacent to U.S. Highway 129 and Interstate Highway 75 which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since the roadway has enough residual capacity for the net increase in trip generation.

The subject property contains an Ecological Greenway identified as a Natural Resource of Regional Significance and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as the City Comprehensive Plan includes policy language which incorporates protections for species listed on both the Federal and State endangered or threatened species lists. Also, an Ecological Report found no listed species nor their sign present through field surveying efforts and a literature review of agency databases.

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

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

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

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

Yes \_\_\_\_\_ No \_\_\_\_\_  
Not Applicable \_\_\_\_\_ X \_\_\_\_\_



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**





## Proposed FLUM of Subject Property

The City of Jasper Planned Use District FLUM Designation is described as follows in Policy I.2.8 of the Future Land Use Element of the City of Jasper Comprehensive Plan:

*"This category is an overlay land use district which may be applied over any specific property in the City. The land use regulations to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. The planned use district is intended to promote and allow the creation of a unified development consisting of residential, commercial, retail and open space land uses. The district shall allow a mix of residential and non-residential uses and/or unique design features which would not be allowed in other districts. Each planned use district overlay ordinance must address density and intensity, permitted uses, internal and external transportation access issues for pedestrians, bicycles and vehicles. Each planned use district overlay ordinance must also address a traffic impact study recommendations, environmental considerations, buffering of adjacent uses and utility placement. Planned Development zoning within the City is required to implement the same or substantially similar development plan as described in the planned use district ordinance adopted by the City. If the overlay district has been applied to a specific property but no planned development zoning has been approved by the City Council within eighteen (18) months of the planned use district designation, the overlay land use district will expire and be removed from the Future Land Use Map. The zoning for the property will then revert to its original underlying zoning category. Planned Use Districts will not appear on the Future Land Use Map until they are approved by the City and the Comprehensive Plan and Future Land Use Map are concurrently amended as appropriate with planned use district approval."*

Map 2. Existing FLUM Map





# NFPS



PO BOX 3823  
LAKE CITY, FL 32056

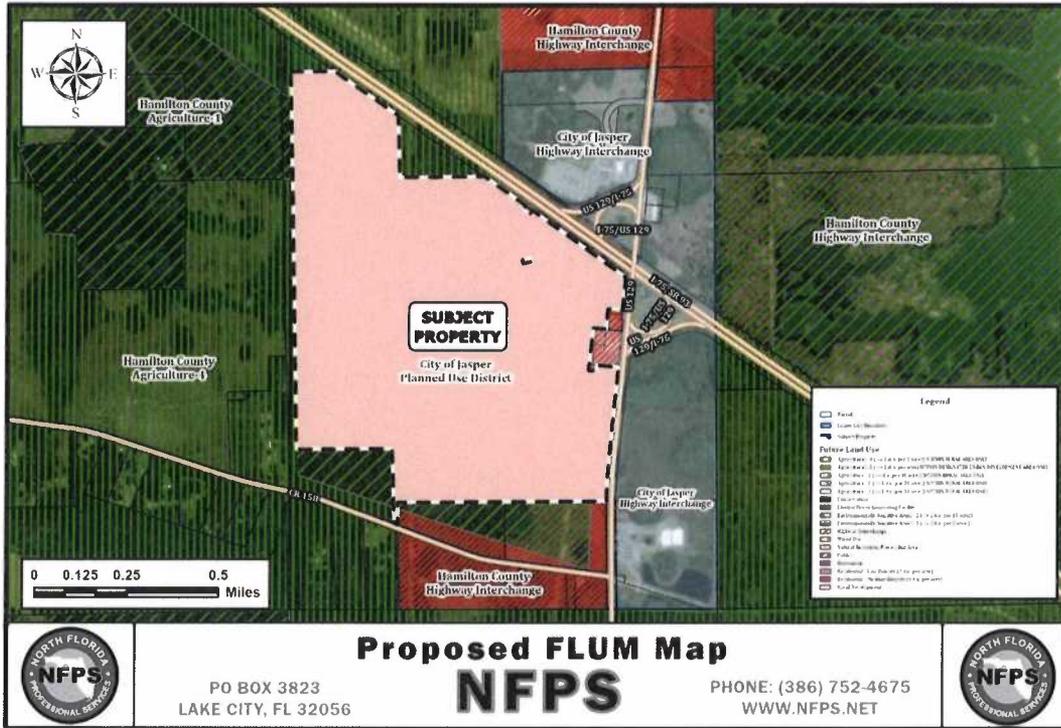


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### Map 3. Proposed FLUM Map



### Map 4. Existing Zoning Map



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

Regional Planning Council: North Central Fl  
Review Date: 2/26/26  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 19  
Local Government: City of Alachua  
Local Government Item No.: Ord. No. 25-12  
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/27/26 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The City item reclassifies approximately 111.25 acres of land from Commercial (± 23.05-acres), Industrial (± 81.31-acres), and Conservation (± 7.40-acres) to Commercial (± 14.04-acres), Moderate Density Residential (less than or equal to 4 dwelling units per acre) (± 89.80-acres), and Conservation (± 7.40-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 U.S. Highway 441, part of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Stream to Sink Watershed, and adjacent to San Felasco Hammock Preserve State Park, which are Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

However, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer and conservation areas in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan. Also, the proposed amendment would result in a decrease in density and intensity of use.

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

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

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

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

Yes \_\_\_\_\_ No \_\_\_\_\_  
Not Applicable \_\_\_\_\_X\_\_\_\_\_



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



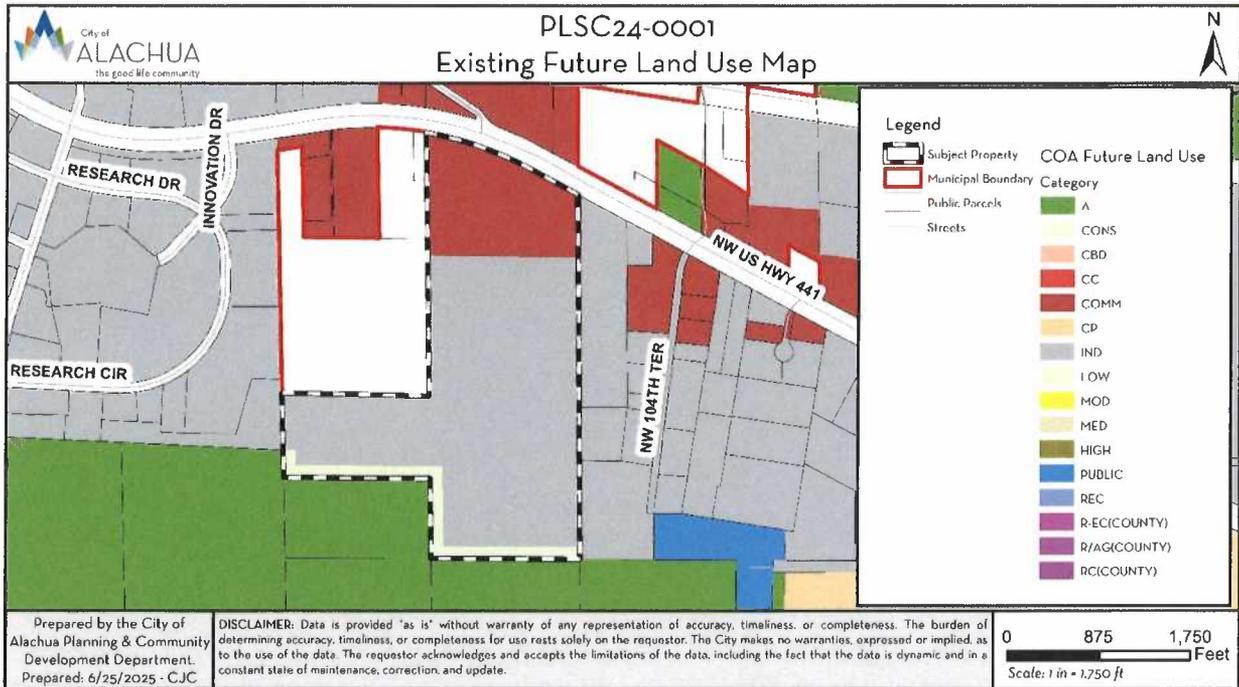


Figure 1. Existing City of Alachua Future Land Use Map: 2035

### Proposed Future Land Use Designations

The Commercial land use category is proposed to remain on the subject property, but have some adjustments made to the boundary lines and area it currently designates.

Policy 1.2.b of the City of Alachua Comprehensive Plan, Future Land Use Element establishes the Moderate Density Residential land use category, which permits “development at a maximum density of 4 dwelling units per acre.” Single family detached dwelling units are the primary development type located in this category; however, the category also permits accessory dwelling units, manufactured or modular homes meeting certain design criteria, mobile homes only within mobile home parks, duplexes and quadplexes, townhomes, Residential Planned Developments, and supporting community services.

The Conservation land use category currently present on the subject property is not proposed to be altered.

**Table 2. Proposed FLUM Designations**

Summary of Proposed FLUM Designations		
FLUM Designation:	Commercial; Moderate Density Residential; Conservation	
Max Gross Density:	Commercial	210 dwelling units (15 DUA*)
	Moderate Density Residential	359 dwelling units (4 DUA)
	Conservation	N/A
	<b>TOTAL</b>	<b>569 dwelling units (± 5.1 DUA)</b>
Max Floor Area:	Commercial	± 366,949 square feet (0.60 FAR*)
	Moderate Density Residential	N/A
	Conservation	N/A
	<b>TOTAL</b>	<b>± 366,949 square feet (± 0.08 FAR)</b>
Typical Uses:  (For a full and comprehensive list, refer to the City of Alachua Comprehensive Plan, Future Land Use Element)	Commercial	<ul style="list-style-type: none"> <li>▪ Retail sales and services;</li> <li>▪ Personal services;</li> <li>▪ Financial institutions;</li> <li>▪ Recreation and entertainment;</li> <li>▪ Tourist-related uses;</li> <li>▪ Visitor accommodations;</li> <li>▪ Commercial shopping centers;</li> <li>▪ Auto-oriented uses;</li> <li>▪ Traditional Neighborhood Planned Developments;</li> <li>▪ Employment Center Planned Developments;</li> <li>▪ Commercial recreation centers;</li> <li>▪ Office/business parks;</li> <li>▪ Limited industrial services;</li> <li>▪ Eating establishments;</li> <li>▪ Single family attached units;</li> <li>▪ Apartments and townhomes;</li> <li>▪ Duplexes and quadplexes;</li> <li>▪ Single-family and multi-family residential above first floor commercial uses;</li> <li>▪ Convention centers; and,</li> <li>▪ Supporting community services such as schools, houses of worship, parks, and community centers.</li> </ul>
	Moderate Density Residential	<ul style="list-style-type: none"> <li>▪ Single family detached dwelling units;</li> <li>▪ Accessory dwelling units;</li> <li>▪ Manufactured or modular homes meeting certain design criteria;</li> <li>▪ Mobile homes only within mobile home parks;</li> <li>▪ Duplexes and quadplexes;</li> <li>▪ Townhomes;</li> <li>▪ Residential Planned Developments; and,</li> <li>▪ Supporting community services such as schools, houses of worship, parks, and community centers.</li> </ul>

Table 2. Proposed FLUM Designations (Continued)

	Conservation	<ul style="list-style-type: none"> <li>Public access;</li> <li>Low-intensity resource-based recreation;</li> <li>Native vegetative community restoration; and,</li> <li>Residential and non-residential uses necessary to manage such conservation lands.</li> </ul>
<i>Net Increase/Decrease</i>	<i>- 426 dwelling units</i> <i>- 2,006,416 square feet non-residential floor area</i>	
<p>*Density and intensity calculations were completed using the highest densities and intensities permitted in the Commercial land use category; however, the highest densities and intensities are associated with mixed-use development. Non-mixed-use development would have a lower theoretical development potential.</p>		

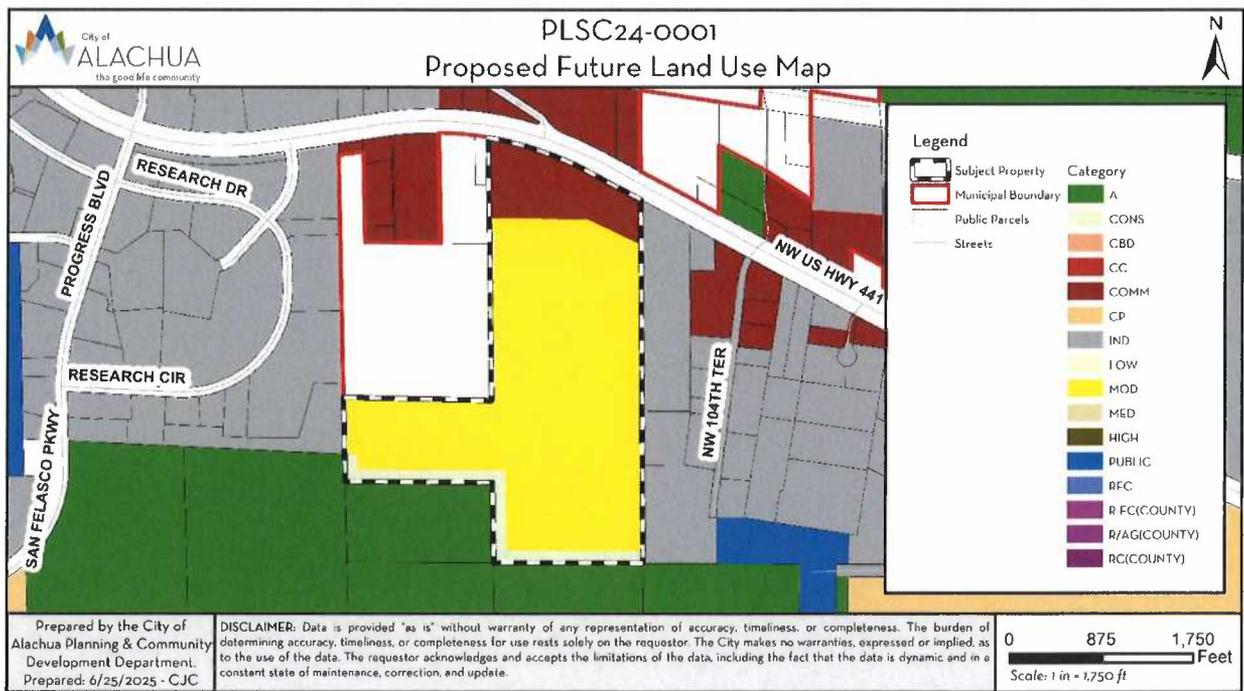


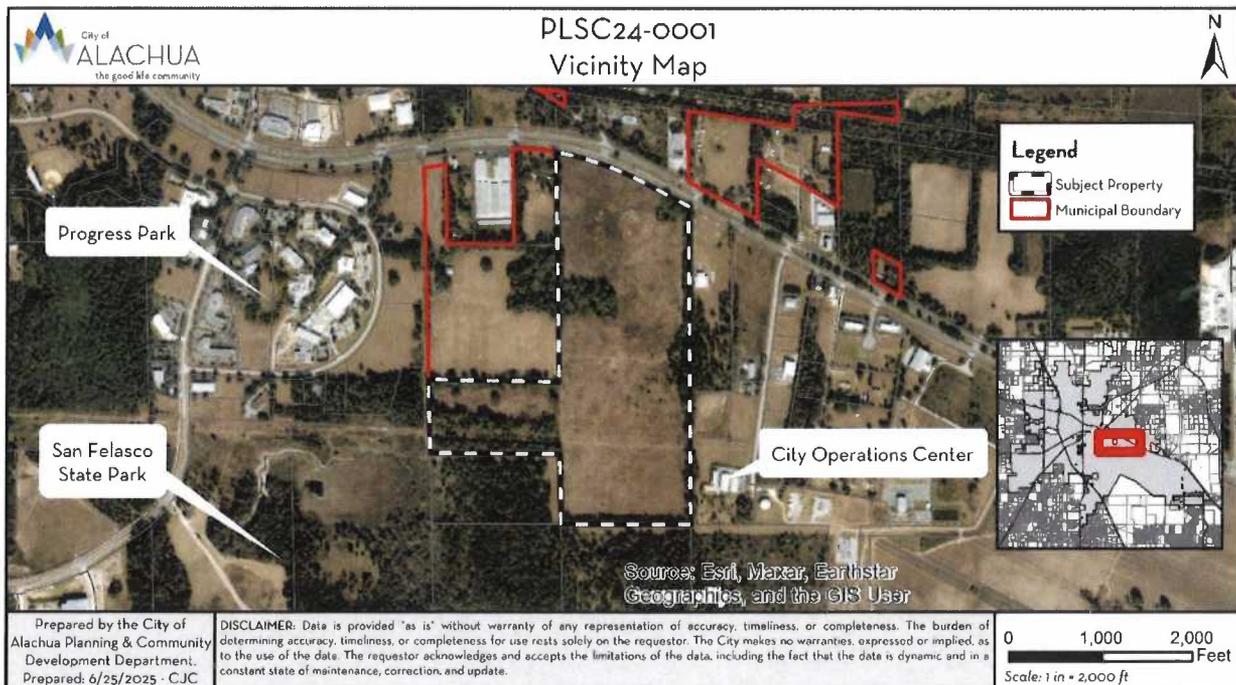
Figure 2. Proposed City of Alachua Future Land Use Map: 2035

## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 3. Figure 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. The information below is not intended to be all-inclusive, and may not identify all existing uses, FLUM designations, and/or zoning districts surrounding the subject property).

**Table 3. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single-Family Residential	Rural/Agriculture (County); Commercial	Agricultural (A) (County); Commercial Intensive (CI)
South	State Park	Agriculture; Conservation	Agricultural (A)
East	Municipal; Religious Institution	Industrial	Light and Warehouse Industrial (ILW)
West	Agriculture; Single-Family Residential	Rural/Agriculture (County); Industrial	Agricultural (A) (County); Residential Single Family (R-1A) (County); Planned Unit Development (PUD)



**Figure 3. Vicinity Map**



**#16**

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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 2/26/26

**PROJECT DESCRIPTION**

#6 - City of Williston - Community Development Block Grant - #25DB-N09  
Neighborhood Revitalization - Environmental Review

---

TO: Sue Beudet, City Manager  
City of Williston  
P.O. Box 160  
Williston, FL 32696-0160

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**

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IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT  
SCOTT KOONS, EXECUTIVE DIRECTOR, AT THE NORTH CENTRAL FLORIDA REGIONAL  
PLANNING COUNCIL AT 352.339.2489.

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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.



## 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 Sanitary Sewer Collection Upgrades – Lift Station Number 4 Rehabilitation Service Area:

03J – Sewer Line Replacement – The City of Williston’s Sanitary Sewer Lift Station Number 4 has aging components and is in need of rehabilitation. The project proposed in this application is the demolition and replacement of the City’s sanitary sewer Lift Station Number 4. The improvements will include demolition, site work, installation of new lift station, installation of new manhole, restoration of driveways and street pavement disturbed by the work. The proposed work will take place at the City’s Sanitary Sewer Lift Station Number 4 located at 218 NE 9th Street in the City of Williston.

Work to be included:

- Demolish Existing Lift Station Components
- New Sanitary Sewer Manhole and Piping
- Install New Complete Lift Station with all appurtenances
- Connect to Existing Force main
- Complete Site Work and Install New Fencing
- Repair Roadway Disturbed and Provide Access Drive

Service Area 1 includes all of the residential housing units whose residents in the service area served by Lift Station number 4 in the City of Williston’s Sanitary Sewer Collection System. The Boundaries for Service Area 1 are:

- North Boundary - bound on the north by the homes on the north side of Northeast 3rd Avenue;
- South Boundary – bound on the western portion of the south boundary by the homes on the north side of Northeast 1st Avenue, bound on the central portion of the south boundary by the homes on the south side of Northeast 1st Avenue, bound on the eastern portion of the south boundary by the homes on the north side of Northeast 1st Avenue;
- East Boundary bound on the northern portion of the east boundary by the homes on the west side of Northeast 10th Street, bound on the central portion of the east boundary by the homes on the east side of Northeast 9th Street, bound on the southern portion of the east boundary by the homes on the west side of Northeast 10th Street; and
- West Boundary - bound on the west by the homes on the east side of Northeast 8th Street.

The beneficiaries of Williston’s Lift Station Number 4 project, proposed in this service area, are all of the people living in the residential housing units in the service area whose effluent flows thru Lift Station #4. Currently 21 occupied households are located in the Primary Service Area for Williston’s Lift Station Number 4 project. These 21 households contain 41 people. 10 of the people living in the households in the service area, or 24.39% are VLI, 35 of the people living in the households in the service area, or 85.37% are LMI and 6 of the people living in the households

in the service area or 14.63% 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:

<u>Activity Number and Name</u>	<u>Description</u>	<u>CDBG Budget</u>	<u>Local Match</u>	<u>LMI% Benefit</u>
03J Sewer Line Replacement	Rehabilitate Lift Station Number 4	\$436,800.00	\$ 0.00	At least 51%

**Service Area #2 – Street Repaving SE 10<sup>th</sup> Street, SE 9<sup>th</sup> Terrace, and SE 9<sup>th</sup> Street Service Area:**

**03K – Street Improvements - Repaving** – The City of Williston’s SE 10<sup>th</sup> Street, SE 9<sup>th</sup> Terrace and SE 9<sup>th</sup> Street are cracked, patched and deteriorated. The project proposed in Service Area #2 of this application is the resurfacing of these three streets. The improvements will include repaving of these streets to ensure safe ongoing access for the residents living on these streets as well as for emergency personnell serving these residents. Repaving will include repaving on SE 10<sup>th</sup> Street southward from E. Noble Avenue for approximately 2,100 linear feet; repaving of SE 9<sup>th</sup> Terrace southward from E. Noble Avenue approximately 1,000 linear feet to SE 2<sup>nd</sup> Avenue; and repaving of SE 9<sup>th</sup> Street southward from E. Noble Avenue approximately 1,100 linear feet. The proposed work will take place in the City of Williston.

**Service Area #2** includes all of the residential housing units whose residents live on:

- Southeast 9<sup>th</sup> Street beginning at East Noble Avenue on the north and ending where the street ends on the south,
- Southeast 9<sup>th</sup> Terrace beginning at East Noble Avenue on the north and ending at Southeast 2<sup>nd</sup> Avenue on the south, and
- Southeast 10<sup>th</sup> Street beginning at East Noble Avenue on the north and ending approximately 400 feet south of Southeast 4<sup>th</sup> Avenue.

The beneficiaries of Williston’s Street Addressed Need Paving project, proposed in this service area, are all of the people living in the residential housing units along the streets included in Service Area #2 whose occupants are primary users of Southeast 9<sup>th</sup> Street, Southeast 9<sup>th</sup> Terrace, and Southeast 10<sup>th</sup> Street. Currently 55 occupied households are located in the Primary Service Area for Williston’s Addressed Need Street Paving project. These 55 households contain 141 people. 70 of the people living in the households in the service area, or 49.65% are VLI, 126 of the people living in the households in the service area, or 89.36% are LMI and 15 of the people living in the households in the service area or 10.64% 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 #2 are as follows:

<b>Activity Number and Name</b>	<b>Description</b>	<b>CDBG Budget</b>	<b>Local Match For Points</b>	<b>LMI% Benefit</b>
03K Street Improvements - Repaving of Streets	Repaving Approximately 4,200 LF of Streets	\$207,200.00	\$ 0.00	At least 51%

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

<b>ACTIVITY</b>	<b>CDBG</b>	<b>CITY MATCH CLAIMED FOR POINTS</b>	<b>CITY MATCH NOT CLAIMED FOR POINTS</b>	<b>TOTAL</b>
03J – Sewer Line Replacement	\$436,800.00	\$ 0.00	\$ 0.00	\$436,800.00
03K – Street Improvements - Paving	\$207,200.00	\$ 0.00	\$ 0.00	\$207,200.00
016 – Engineering	\$0.00	\$50,000.00	\$12,075.00	\$ 62,075.00
013 – Administration	\$ 56,000.00	\$ 0.00	\$ 0.00	\$ 56,000.00
<b>Total:</b>	<b>\$700,000.00</b>	<b>\$50,000.00</b>	<b>\$12,075.00</b>	<b>\$762,075.00</b>

The City of Williston is committing sixty-two thousand and seventy-five dollars (\$62,075.00) as leverage for the project . All of the \$62,075.00 in leverage will be used towards Engineering as local match in this application. Of the \$62,075.00, \$50,000.00 will be counted as leverage for the maximum points in the application.

The City of Williston anticipates none of the work included in this application will be carried out in a floodplain or wetlands.

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

**Project Narrative (continued):**

**UNMET NEEDS**

If sufficient CDBG funds remain after addressing the above work, the City would utilize these funds to address the following Unmet Needs:

**Unmet Need # 1 - Service Area #3 – Street Resurfacing of SE 1<sup>st</sup> Avenue Service Area:**

**03K – Street Improvements - Repaving** – The City of Williston’s SE 1<sup>st</sup> Avenue is cracked, patched and deteriorated. The project proposed in Service Area #3 of this application is the repaving of SE 1<sup>st</sup> Avenue to ensure safe ongoing access for the residents living on this street as well as for emergency personnell serving these residents. The work will include repaving approximately 420 linear feet of SE 1<sup>st</sup> Avenue between SE 9<sup>th</sup> Street and SE 10<sup>th</sup> Street. The proposed work will take place in the City of Williston.

**Service Area #3** includes all of the residential housing units whose residents live on SE 1<sup>st</sup> Avenue between SE 9<sup>th</sup> Street and SE 10<sup>th</sup> Street.

The beneficiaries of Williston’s Street Unmet Need One Paving project, proposed in this service area, are all of the people living in the residential housing units in the service area whose occupants are primary users of Southeast 1<sup>st</sup> Avenue. Currently 1 occupied household is located in the Primary Service Area for Williston’s Unmet Need Number One Street Paving project. This 1 household contain 3 people. 0 of the people living in the households in the service area, or 0.00% are VLI, 3 of the people living in the households in the service area, or 100.00% are LMI and 0 of the people living in the households in the service area or 0.00% 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 #3 are as follows:

<b>Activity Number and Name</b>	<b>Description</b>	<b>CDBG Budget</b>	<b>Local Match</b>	<b>LMI% Benefit</b>
03K – Street Improvements - Repaving	Repave Approximately 420 Linear Feet of Street	\$ 21,062.00	\$ 0.00	At least 51%







**#17**

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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 2/26/26

### PROJECT DESCRIPTION

#6 - Town of Micanopy - Community Development Block Grant - #25DB-N13  
Neighborhood Revitalization - Environmental Review

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TO: Sara S. Samario, Town Administrator/Clerk  
Town of Micanopy  
P.O. Box 137  
Micanopy, FL 32667-0137

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**

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IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT  
SCOTT KOONS, EXECUTIVE DIRECTOR, AT THE NORTH CENTRAL FLORIDA REGIONAL  
PLANNING COUNCIL AT 352.339.2489.

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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.



**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 Replacements**

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

03J – Water Line Replacements: The Town of Micanopy proposes to replace all the aging existing residential water meters Town-Wide with Automatic Meter Read meters.

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. The beneficiaries for the activities proposed in this service area are those people living within the Town of Micanopy Service Area who are the users of the Town's potable water system. Based upon the 2016-2020 ACS, there are 495 residents in the Town. 260 or 52.5% of the people living in the service area are LMI and 235 or 47.50% of the people living in the service area have household incomes which are above the LMI income limits. Thus, National Objective #1, Benefit to Low Moderate-Income Persons is realized by the activities being carried out in this service area.

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

<b>Activity Number and Name</b>	<b>Description</b>	<b>CDBG Budget</b>	<b>Local Match For Points</b>	<b>LMI% Benefit</b>
03J - Water Line Replacement	Replace 355 water meters	\$494,750.00	\$25,000.00	At Least 51%

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

<b>ACTIVITY</b>	<b>CDBG</b>	<b>TOWN MATCH CLAIMED FOR POINTS</b>	<b>TOTAL</b>
03J - Water Line Replacement (Water Meters)	\$494,750.00	\$25,000.00	\$519,750.00
03J - Engineering	\$ 57,250.00	\$ 0.00	\$ 57,250.00
21A - Administration	\$ 48,000.00	\$ 0.00	\$ 48,000.00
<b>TOTAL</b>	<b>\$600,000.00</b>	<b>\$25,000.00</b>	<b>\$625,000.00</b>

**Project Narrative (continued):**

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

TOWN OF MICANOPY  
2023-2024 CDBG-NR APPLICATION- WATER METERS  
JURISDICTION & SERVICE AREA MAP

