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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **October 28, 2021**. Due to the COVID-19 Pandemic, the meeting will be held virtually via communications media technology at **6:00 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570



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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
Via Communications Media Technology
Gainesville, Florida

October 28, 2021
6:00 p.m.

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V. CITIZEN COMMENTS

This agenda item provides an opportunity for citizens to address the Committee on any matter not included on the agenda. The comment period is limited to three minutes for each individual.

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

September 23, 2021
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair
Robert Brown, Vice-Chair
Jim Catron
James Tallman
Donnie Waldrep
Marihelen Wheeler
Robert Wilford

MEMBERS ABSENT

John Meeks
Reina Saco

STAFF PRESENT

Lauren Yeatter

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

I. APPROVAL OF THE AGENDA

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

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Waldrep to approve the September 23, 2021 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JULY 22, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Wilford and seconded by Commissioner Tallman to approve the August 26, 2021 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #63 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #65 - Gilchrist County Comprehensive Plan Draft Amendment (DEO No. 21-1ER)
- #66 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)
- #68 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 21-6ESR)

ACTION: It was moved by Commissioner Waldrep and seconded by Commissioner Catron to group Committee-Level Review Items #63, #65, #66 and #68 for purpose of review. The motion carried unanimously.

Chair Bouie Hutchinson joined the meeting at this time and requested that Vice-Chair Brown continue to serve as the presiding officer for the remainder of the meeting.

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

ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Wheeler to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:35 p.m.

Patricia Bouie Hutchinson, Chair

10/28/21
Date

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

Regional Planning Council: North Central Fl
Review Date: 10/28/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 69
Local Government: Dixie County
Local Government Item No.: CPA 21-03
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/29/21 (estimated)

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

DESCRIPTION OF AMENDMENT

County item CPA 21-03 amends the text of the County Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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 Economic Opportunity.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable <input type="checkbox"/>	<input type="checkbox"/>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

XI

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL XI - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE XI.1 In local decision making, the County shall consider the statement of rights as enumerated in Policy XI.1.1, Policy XI.1.2, Policy XI.1.3, and Policy XI.1.4.

Policy XI.1.1 In local decision making, the County shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy XI.1.2 In local decision making, the County shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy XI.1.3 In local decision making, the County shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy XI.1.4 In local decision making, the County shall consider the right of a property owner to dispose of his or her property through sale or gift.

Words bolded and underlined are added
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**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 2
Review Date: 10/28/21 Local Government: Lafayette County
Amendment Type: Draft Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR
Date Mailed to Local Government and State Land Planning Agency: 10/29/21 (estimated)

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

DESCRIPTION OF AMENDMENT

County item CPA 21-01 amends the text of the County Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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 Economic Opportunity.

Yes X No _____
Not Applicable _____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the County shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the County shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the County shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the County shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy X.1.4 In local decision making, the County shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 3
Review Date: 10/28/21 Local Government: City of Lake City
Amendment Type: Draft Amendment Local Government Item No.: CPA 21-03
State Land Planning Agency Item No.: 21-2 ESR

Date Mailed to Local Government and State Land Planning Agency: 10/29/21 (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 21-03 amends the text of the City Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes X No _____
Not Applicable _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Words bolded and underlined are added
~~Words bolded and struck through are deleted~~

X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the City shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

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

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 4
Review Date: 10/28/21 Local Government: City of Alachua
Amendment Type: Adopted Amendment Local Government Item No.: Ord. No. 21-08
State Land Planning Agency Item No.: 21-2 ESR

Date Mailed to Local Government and State Land Planning Agency: 10/29/21 (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 amendment updates the Vision Statement and the Goals to Implement the Vision in the Vision 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 City item is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the amendment does not result in any change in density or intensity of use. The City Transportation Element implements Transportation Planning Best Practices contained in the regional plan, and the City’s objectives and policies protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan.

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____	No _____
Not Applicable	_____ X _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE 21-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN VISION ELEMENT TO AMEND THE VISION STATEMENT AND THE GOALS TO IMPLEMENT THE VISION; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. 0-91-23 and last updated its Comprehensive Plan on July 31, 2020; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on May 11, 2021, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission considered the recommendation of the LPA at a duly advertised public hearing on June 28, 2021, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comment letter on August 6, 2021; and,

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on September 27, 2021 with no changes since the transmittal hearing; and

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

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

Section 1. Interpretation of Recitals

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

Section 2. Findings of Fact and Conclusions of Law

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

Section 3. Comprehensive Plan Amendment to the Vision Element

The Vision Element of the Comprehensive Plan is hereby amended as follows (text that is underlined is to be added and text that is shown as ~~striketrough~~ is to be removed):

VISION ~~2020~~ 2030

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. ~~The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element.~~ The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

~~The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand in hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools and government work together for the common good. The City has a strong image as the "Good Life Community." The image is woven throughout the work of the City with a commitment to premium service delivery and a high quality of life. The City will be a business friendly community, encouraging economic development and the establishment and expansion of major job centers in the industries of logistics, manufacturing, high-tech and bio-tech. The City will continue to invest in providing high quality recreational and cultural arts facilities and programs that create a sense of community. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will be a leader in fostering quality well-planned growth and redevelopment. Alachua will be a community where citizens can safely choose one of several multi-modal transportation options, including cycling, walking, and innovative options such as ride shares. Alachua will strive to be continually known for its collaboration between citizens, business communities, schools and government and will continue working together for the common good.~~

III. GOALS TO IMPLEMENT THE VISION

Goal 1: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the US 441 corridor. The City supports a sustainable, thriving Main Street with a variety of businesses and a downtown area that attracts shoppers and patrons through cutting edge marketing strategies. The City will continue to support the redevelopment and revitalization of the historic center of the community. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are available to citizens of all educational and skill levels and ages. provided at every level. The City will continue to encourage the growth and development of established industries, such as the life sciences, technologies and emerging industries ~~biotechnology~~ and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents. The City will encourage a sustainable use of natural resources to ensure that economic growth and development will responsibly continue within the community. The City will build strong relationships with local, regional and state-wide economic development organizations in order to work together to retain existing businesses and attract future businesses. The City will pursue business incentives that encourage additional private investment from new or existing businesses that will enhance employment opportunities and the quality of life of residents.

GOAL 2: Community, Educational, Cultural and Recreational Development

The City of Alachua has a very strong sense of community involvement, as evidenced by community events and festivals which promote cultural arts and recreational activities, including art festivals, musical performances, sporting events and holiday events such as the Springs Arts Festival, fall Harvest Festival, 4th of July Celebration, the Girl's Babe Ruth World Series of Softball Tournament. The City will foster ~~the~~ cultural growth, outreach and cultural tourism and enhancement of the community by supporting cultural arts programs ~~and outreach.~~ The City will maintain its strong recreation program and encourage a diversity of recreational programs to meet the needs of citizens. The City will strengthen partnerships to make educational opportunities in Alachua of the highest quality in order to attract families and produce graduates who positively contribute to the community and the world.

Goal 3 Transportation Mobility

The City of Alachua transportation system includes a heavily traveled US 441 corridor and a walkable downtown Main Street. The City will promote a safe, convenient and aesthetically pleasing transportation environment that provides for various modes of transportation. The City will provide efficient traffic circulation that is safe and convenient, while maintaining or improving the level of service on roadways. The City will encourage multi-modal enhancement and trail systems, and provide for an aesthetically pleasing gateway between the I-75 interchange and downtown. The City will further a safe and connected pedestrian network that helps ensure a high quality of life for residents and visitors of all ages and abilities. New roadway construction and significant reconstruction projects will incorporate the principles embodied by the Complete Streets approach whenever possible. The expansion

~~of sidewalks and sidewalk continuity will be directed to areas where pedestrian walkability is desirable with particular focus upon providing greater pedestrian connectivity within and between the downtown commercial and residential areas. The City will explore opportunities for public transportation for Alachua residents, including innovative options such as ride shares and other emerging and technology-based options. The City will continue to pursue the interconnectivity of development in order to limit access points onto roadways thereby reducing negative impacts upon the transportation infrastructure network. The City will strengthen connections between major hubs within the community, such as those between the historic core and Progress Park and Legacy Park.~~

Goal 4: ~~Housing Residential Opportunities~~

~~The City of Alachua recognizes that residential development is tied to growth and employment opportunities and supports a diversity of housing types in order to enhance the City's physical and social fabric. The City will encourage the provision of housing types to serve a wide range of people, from those moving to Alachua to work and/or to raise families to those seeking senior housing and assisted living options has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage the construction of housing types including single-family conventional dwelling units, duplexes and quadraplexes, apartments and town homes, traditional mixed use neighborhood planned development, live/work units, conservation subdivisions, and other innovative housing options that respond to societal changes and needs and are appropriate for the character of the City mixed use development with affordable housing, workforce housing, senior housing, housing for disabled and. The City supports enhancements that strengthen and upgrade improve existing neighborhoods, thereby maintaining a livable community for all age groups demographics.~~

Section 4. Codification of and Correction of Scrivener's Errors

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

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of

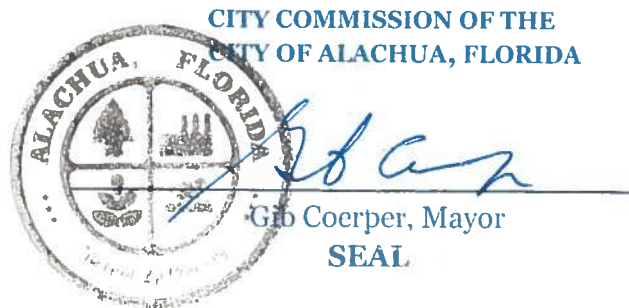
invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 7. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be at the time the state land planning agency issues its Notice of Intent, if the plan amendment is found to be in compliance and no challenge has been filed by an effective party at the time that the Notice of Intent is posted to the state land planning agency's website. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

Passed on First Reading the 28th day of June, 2021.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 27th day of September, 2021.



ATTEST:

[Signature]

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

[Signature]

Marian B. Rush, City Attorney

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

Regional Planning Council: North Central FL Regional Planning Council Item No.: 5
Review Date: 10/28/21 Local Government: City of Alachua
Amendment Type: Adopted Amendment Local Government Item No.: Ord. No. 21-09
State Land Planning Agency Item No.: 21-3 ESR

Date Mailed to Local Government and State Land Planning Agency: 10/29/21 (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 amendment reclassifies approximately 16.10 acres from Agriculture to Commercial on 6.26 acres and from Agriculture to Industrial on 9.84 acres. (See attached).

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

The subject property is located in a Stream to Sink area identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City comprehensive plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

The subject property is located within one-half mile of U.S. Highway 441 which is identified and mapped in the regional plan as part of the Regional Road Network. The City Transportation Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

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 Economic Opportunity.

Yes _____	No _____
Not Applicable	_____ X _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE 21-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±16.10 ACRES FROM AGRICULTURE TO COMMERCIAL ON ±6.26 ACRES AND FROM AGRICULTURE TO INDUSTRIAL ON ±9.84 ACRES; LOCATED AT 13663 NW US HIGHWAY 441, NORTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 101ST DRIVE; CONSISTING OF TAX PARCEL NUMBER 05970-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on July 13, 2021 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on August 9, 2021 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on October 11, 2021 and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Number 05970-004-000 from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres, in accordance with the legal descriptions found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

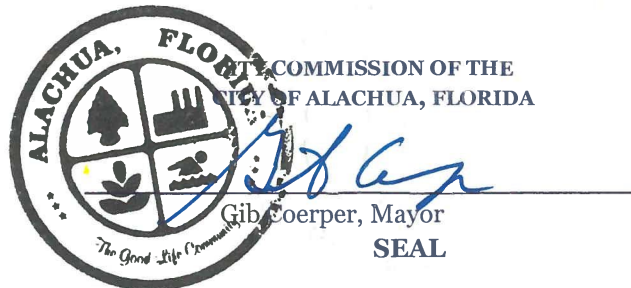
It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity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

Section 6. Effective Date

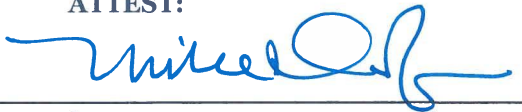
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 9th day of August, 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 11th day of October, 2021.



ATTEST:



Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM



Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO COMMERCIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 2021.98 feet; thence South 03°02'43" East, 694.73 feet to the Point of Beginning; thence continue South 03°02'43" East, 456.39 feet; thence North 64°10'00" West, 295.00 feet; thence South 03°02'43" East, 295.00 feet to a point on the north Right of Way Line of State Road No. 25 (U.S. Highway No. 441, 200' Right of Way); thence North 64°10'00" West, along said north Right of Way Line, 371.33 feet; thence North 03°02'43" West, 444.69 feet; thence North 88°26'17" East, 583.67 feet to the Point of Beginning.

Containing 6.26 Acres (272,734 Square Feet), more or less.

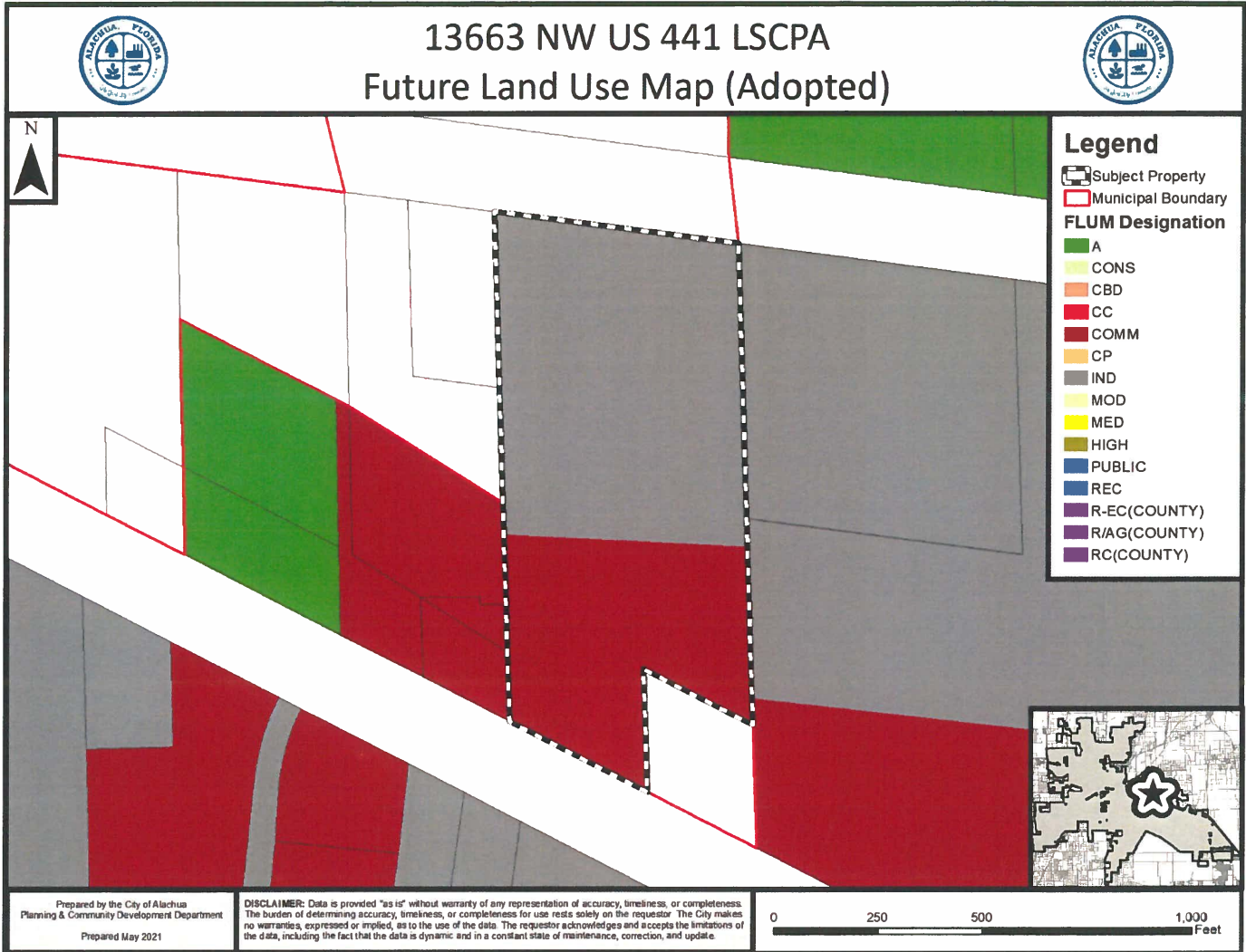
LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO FROM AGRICULTURE TO INDUSTRIAL:

A portion of Section 19, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 19, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 03°33'57" East, 26.51 feet to a point on the south Right of Way Line of the CSX Transportation Inc. Railroad Right of Way (200' Right of Way); thence South 83°46'57" East, along said south Right of Way Line, 1430.80 feet to the Point of Beginning; thence continue South 83°46'57" East, along said south Right of Way Line, 591.18 feet; thence South 03°02'43" East, 694.73 feet; thence South 88°26'17" West, 583.67 feet; thence North 03°02'43" West, 774.78 feet to the Point of Beginning.

Containing 9.84 Acres (428,708 Square Feet), more or less.

EXHIBIT "B"



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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 6
Review Date: 10/28/21 Local Government: City of Chiefland
Amendment Type: Draft Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 10/29/21 (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 21-01 amends the text of the City Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Words bolded and underlined are added
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CHAPTER 11
PROPERTY RIGHTS ELEMENT
INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL XI - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE 11.1 **In local decision making, the City shall consider the statement of rights as enumerated in Policy 11.1.1, Policy 11.1.2, Policy 11.1.3, and Policy 11.1.4.**

Policy 11.1.1 **In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**

Policy 11.1.2 **In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**

Policy 11.1.3 **In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.**

Policy 11.1.4 **In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.**

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 7
Review Date: 10/28/21 Local Government: City of Lake Butler
Amendment Type: Draft Amendment Local Government Item No.: CPA 21-01
State Land Planning Agency Item No.: 21-1ESR
Date Mailed to Local Government and State Land Planning Agency: 10/29/21 (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 21-01 amends the text of the City Comprehensive Plan to add a new Property Rights Element (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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X

PROPERTY RIGHTS ELEMENT

INTRODUCTION

The following goal, objective and policies constitute the Property Rights Element, in accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, as amended, and Section 187.101(3), Florida Statutes, as amended.

PROPERTY RIGHTS GOAL, OBJECTIVE AND POLICIES

GOAL X - RECOGNIZE AND RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

OBJECTIVE X.1 In local decision making, the City shall consider the statement of rights as enumerated in Policy X.1.1, Policy X.1.2, Policy X.1.3, and Policy X.1.4.

Policy X.1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy X.1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy X.1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

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

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 10/28/21

PROJECT DESCRIPTION

#1 - Madison County - Fiscal Year 2019 Community Development Block Grant -
Housing Rehabilitation - Environmental Review

TO: Florida State Clearinghouse

XC: Small Cities CDBG
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

Andy Easton
Andy Easton & Associates
203 Ridgeland Road
Tallahassee, FL 32303

 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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Madison County CDBG Grant Application Narrative

1. The service area for this project is the unincorporated area of Madison County.
2. CDBG funds will be used to rehabilitate or demolish and replace as many income eligible households as the budget allows, with the goal of addressing at least 11 houses.
3. CDBG funds will be used for housing rehabilitation and demolition/relocation activities, temporary relocation, and grant administration for income eligible household within the unincorporated area of Madison County, as described in more detail below:
4. ACTIVITY DESCRIPTION, INCLUDING THE NEED BEING MET: Madison County is applying for CDBG funding under the category of Housing Rehabilitation (HR), as described in more detail below:

A. The purpose and need for the project: The purpose of this grant application is to request funding for the rehabilitation of 11 very-low, low, and moderate income homeowner occupied properties in Madison County. CDBG funds will be used to renovate and preserve existing housing stock, replace substandard housing, and remove unhealthy/hazardous conditions. The need for housing improvements is set forth as a priority in the Madison County Housing Assistance Plan (HAP). It is also addressed by the Housing Element of the Madison County Comprehensive Plan. After the CDBG grant is awarded, the County will advertise for residents to submit applications for housing assistance.

B. The CDBG funds will be used for:

- 1) Housing Rehabilitation/Demolition/Relocation: \$634,200 (100% LMI benefit);
- 2) Temporary Relocation: \$3,300 (100% LMI benefit);
- 3) Grant Administration: \$112,500 (LMI benefit is not applicable).
- 4) Total grant amount: \$750,000.

Specific project activities and costs are described below.

Program Administration projected cost is \$112,500. Administration activities will include:

- Comply with all program wide reporting and compliance requirements
- Announce the grant and the opportunity it presents to the Community
- Solicit applications
- Review applications, select applications for field visits
- Conduct field visits, develop cost estimates, select applications for final ranking
- Have rankings reviewed by CATF and present recommendations for County Commission for approval
- All structures determined to be 50 years or older will be submitted to the State Bureau of Historic Preservation for review and development of an agreed upon plan for rehabilitation and preservation.
- Prepare all Deferred Payment Loan (DPL) documents for the homeowner, This DPL is the mechanism through which the rehabilitation financing is made available. The DPL is a no interest loan. It is repayable if ownership of the home is transferred within 5 years of the date of the DPL or if the property owner ceases to use the property as their primary residence.

Temporary Relocation projected cost is \$3,300.

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

Housing Rehabilitation/Demolition/Replacement projected cost \$634,200, plus \$50,000 in local match (leverage).

Madison County CDBG Grant Application Narrative

Following procedures set forth in the Madison County Housing Assistance Plan, the housing rehabilitation program will address the following:

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

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

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

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

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

D. Quantity and location of activities: The rehabilitation activity will take place only within the unincorporated area of Madison County. This grant proposal seeks funding for the rehabilitation of:
3 households that are low income
2 households that are very low income
6 households that are either moderate income, low income, or very low income.
The total number of households that will be addressed with CDBF funds is 11.

D. Project cost: As mentioned, the County is requesting a CDBG funding in the amount of \$750,000.

E. National Objective: The use of CDBG funds for housing rehabilitation will address the CDBG program's national objective of "benefit to low and moderate-income persons". Each property funded with this grant will be rehabilitated to the acceptable living standards as set forth in the HUD Section 8 Minimum Housing Quality Standards and the Florida Building Code.

F. Project beneficiaries: The persons that live in the 11 homes that will be rehabilitated will be the grant beneficiaries.

5. There are no activities where construction will occur outside the unincorporated area of Madison County.

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

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

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

Madison County CDBG Grant Application Narrative

9. Funds from other sources are being used leveraged. The County has approved \$50,00 in SHIP funds to be combined with \$750,000 in CDBG funds. The funds will be used to further and enhance the work that is being funded by the CDBG grant.

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

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

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