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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 24, 2022**. 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

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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
Via Communications Media Technology
Gainesville, Florida

February 24, 2022
6:00 p.m.

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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

January 27, 2022
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair
Robert Brown, Vice-Chair
Jim Catron
John Meeks
Donnie Waldrep
Robert Wilford

MEMBERS ABSENT

Reina Saco
James Tallman
Marihelen Wheeler

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:02 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Brown to approve the January 27, 2022 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE DECEMBER 9, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Wilford and seconded by Commissioner Waldrep to approve the December 9, 2021 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #32 - Levy County Comprehensive Plan Draft Amendment (DEO No. 21-4ESR)
- #35 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-8ESR)
- #36 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-9ESR)
- #37 - Columbia County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #38 - City of Lake City Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)
- #39 - Town of Inglis Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #41 - Bradford County Comprehensive Plan Adopted Amendment (DEO No. 21-3ESR)
- #42 - City of Lake Butler Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #44 - Taylor County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #45 - City of Alachua Comprehensive Plan Draft Amendment (DEO No. 22-1ESR)
- #47 - Town of Mayo Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #48 - City of Madison Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)

ACTION: It was moved by Commissioner Brown and seconded by Commissioner Catron to group Committee-Level Review Items #32, #35 through #39, #41, #42, #44, #45, #47, and #48 for purpose of review. The motion carried unanimously.

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

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

The meeting adjourned at 6:24 p.m.

Patricia Bouie Hutchinson, Chair

2/24/22
Date

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 49
Local Government: City of Hawthorne
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: 2/25/22 (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 CPA 21-01 amends the City’s 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

The City item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to 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	___X___

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

GOAL OF PRIVATE PROPERTY RIGHTS (PPR) ELEMENT

The inclusion of this property rights element is intended to protect private property rights and to ensure they are considered in local decision-making.

PPR Objective 1. ~~Planning and zoning deliberations~~ Decisions by the Hawthorne City Commission will consider the protection of the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

PPR Policy 1.1 Vested rights provisions shall be included within the Land Development Regulations to consider common law, statutory and prescriptive vesting standards.

PPR Policy 1.2 The provisions of *Lucas v. South Carolina Coastal Council* (1992) shall be the measure of land use regulation related to a taking, whereby owners are entitled to compensation only if regulations restrict uses to a point where all value is lost.

PPR Objective 2. Establish policies to protect 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.

PPR Policy 2.1 Property owner's rights under Article 5 and 14 of the United States Constitution shall not be abridged by regulations that are not supported by statute or case law.

PPR Policy 2.2 Prohibit the requiring of notices, applications, approvals, permits, fees, or mitigation for pruning, trimming, or removal of trees on residential property.

PPR Objective 3. The following policies are established to protect the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

PPR Policy 3.1 The decisions of the Hawthorne City Commission shall recognize during the establishment of land use regulation the property owners right to privacy and the ability to exclude others, from the property to protect the owner's possessions and property. ~~a right against trespass, or a right of quiet enjoyment, which~~

~~all can be exercised equally at the same time and in the same respect — and the right of active use, at least to the point where such use violates the rights of others to quiet enjoyment (i.e., protection against nuisance and risk)~~

Objective 4. *Ensure that City regulations will protect the right of a property owner to dispose of his or her property through sale or gift.*

PPR Policy 4.1 *The Land Development Regulations shall exempt the transfer of property through testate succession from the definition of a subdivision and therefore exempt from the requirements of the subdivision regulations.*

PPR Policy 4.2 *The provisions of future land use and zoning shall be attached to the land and not the property owner. This provision does not preclude sunset provisions to be required for the establishment of conditional uses.*

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 50
Review Date: 2/24/22 Local Government: Town of Fort White
Amendment Type: Draft Amendment Local Government Item No.: CPA 22-01
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/25/22 (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 Town item amends the Town’s 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

The Town item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to 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 Town 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 Town and the Florida Department of Economic Opportunity.

Yes X No _____
Not Applicable _____

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

GOAL OF PRIVATE PROPERTY RIGHTS (PPR) ELEMENT

The inclusion of this property rights element is intended to protect private property rights and to ensure they are considered in local decision-making.

PPR Objective 1. *Decisions by the Fort White Town Council will consider the protection of the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.*

PPR Policy 1.1 *Vested rights provisions shall be included within the Land Development Code to consider common law, statutory and prescriptive vesting standards.*

PPR Policy 1.2 *The provisions of Lucas v. South Carolina Coastal Council (1992) shall be the measure of land use regulation related to a taking, whereby owners are entitled to compensation only if regulations restrict uses to a point where all value is lost.*

PPR Objective 2. *Establish policies to protect 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.*

PPR Policy 2.1 *Property owner's rights under Article 5 and 14 of the United States Constitution shall not be abridged, by regulations that are not supported by statutory or case law.*

PPR Policy 2.2 *Prohibit requiring notices, applications, approvals, permits, fees, or mitigation for pruning, trimming, or removal of trees on residential property.*

PPR Objective 3. *The following policies are established to protect the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.*

PPR Policy 3.1 *The decisions of the Town Council shall recognize the property owners right to privacy and the ability to exclude others from the property to protect the owner's possessions and property.*

Objective 4. *Ensure that Town regulations will protect the right of a property owner to dispose of his or her property through sale or gift.*

PPR Policy 4.1 *The Land Development Code shall exempt the transfer of property through testate succession from the definition of a subdivision and therefore exempt from the requirements of the subdivision regulations.*

PPR Policy 4.2 *The provisions of future land use and zoning shall be attached to the land and not the property owner. This provision does not preclude sunset provisions to be required for the establishment of conditional uses.*

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 51
Local Government: City of Newberry
Local Government Item No.: CPA 21-13
State Land Planning Agency Item No.: 21-7ESR

Date Mailed to Local Government and State Land Planning Agency: 2/25/22 (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 AMENDMENTS

City item CPA 21-13 reclassifies approximately 237.92 acres of annexed land from Alachua County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres) (see attached).

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

The subject property is not located within one-half mile of any roads identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Also, significant adverse impacts to regional facilities are not anticipated as the amendment will not result in an increase in intensity or density of use.

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. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as 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?

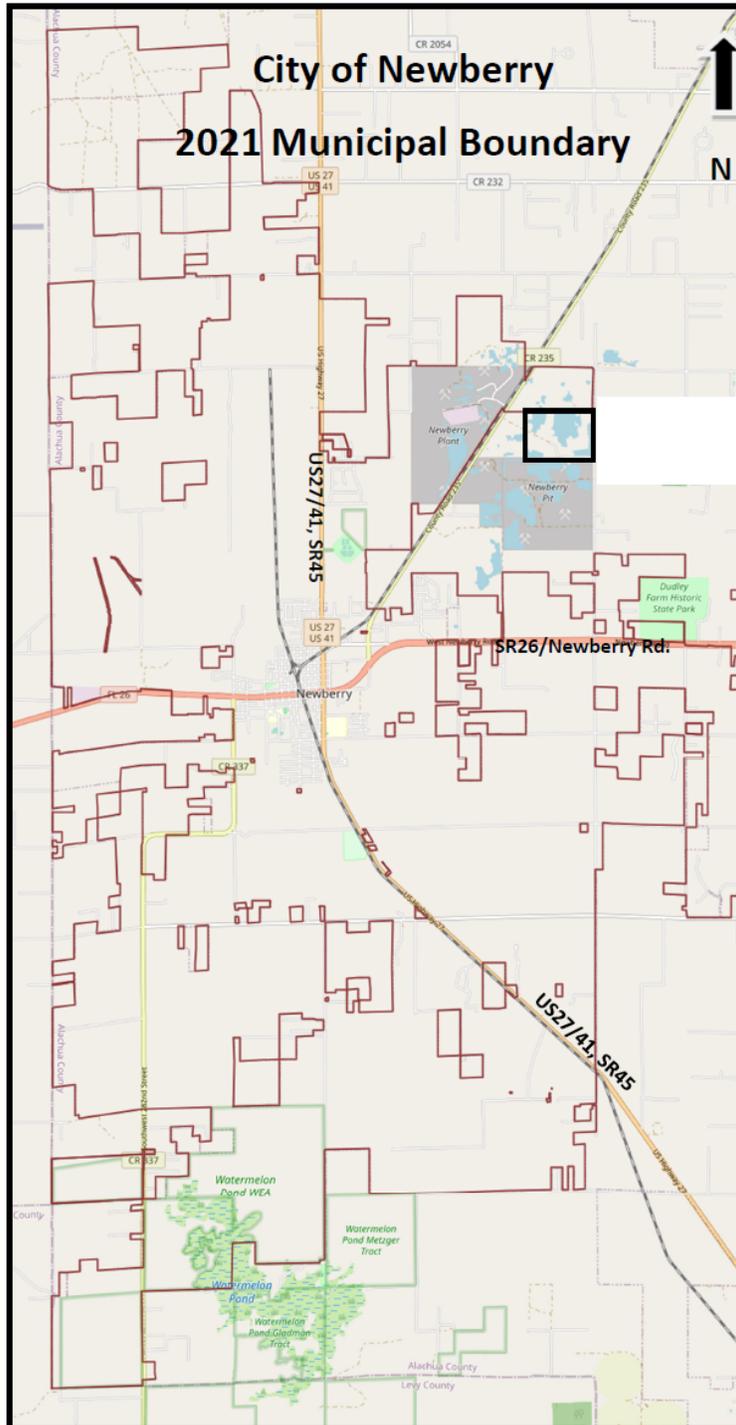
It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

Yes _____	No _____
Not Applicable	___X___

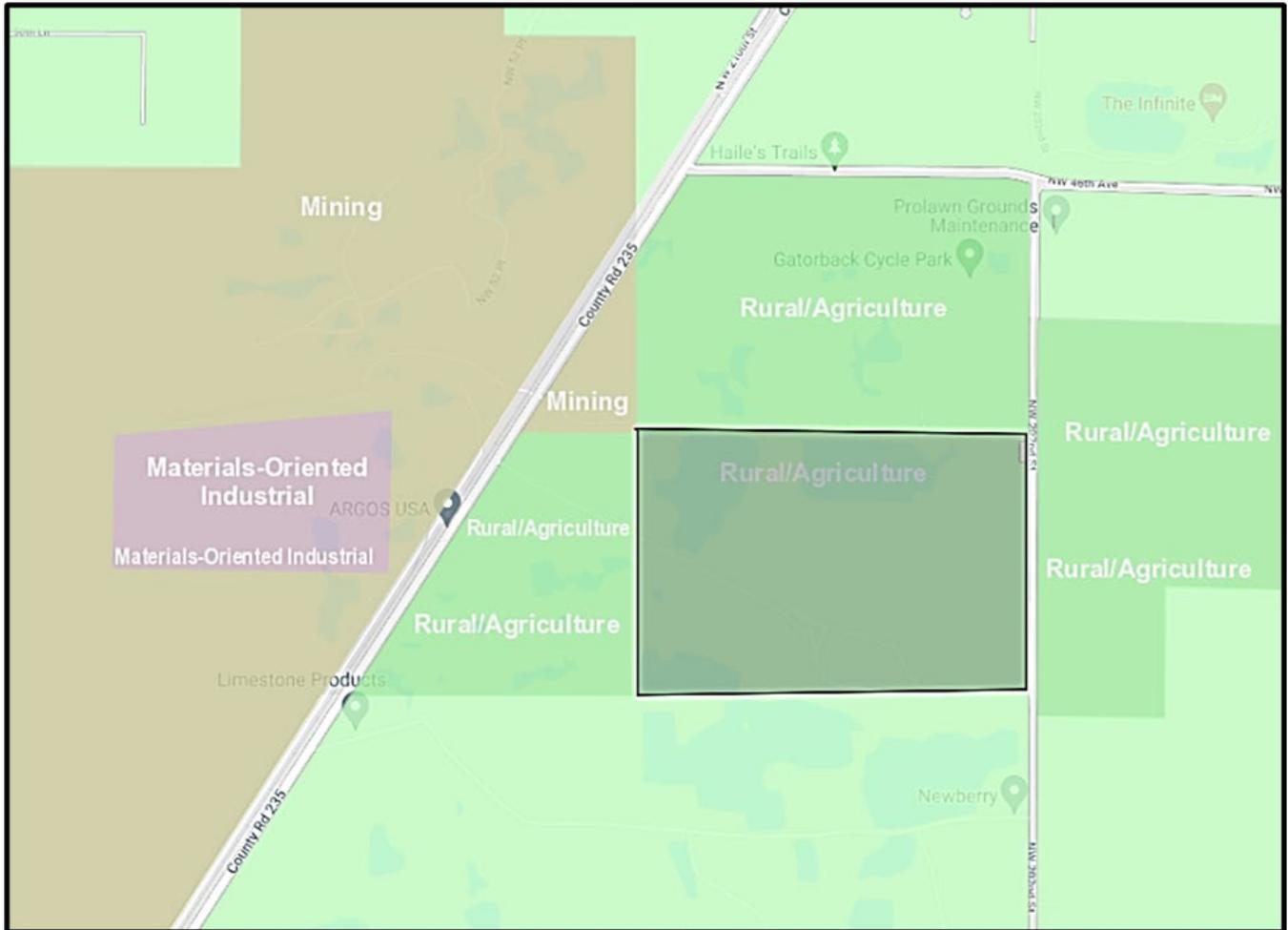
**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

SUPPORTING DATA AND ANALYSIS FOR CPA 21-13

(Parcels 01861-001-001, 01861-001-000, and 1858-000-000, 237.92 ± acres,
previously annexed into the City of Newberry, 06-14-2021)



EXISTING FUTURE LAND USE DETAIL



**Parcels 01861-001-001, 01861-001-000, and 1858-000-000, 237.92 Acres ±
Proposed Change from *Alachua County Rural/Agriculture* to *City of Newberry Agriculture***

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 52
Local Government: Union County
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: 2/25/22 (estimated)

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

DESCRIPTION OF AMENDMENT

The County item CPA 21-01 amends the County’s 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

The County item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to 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 _____	No _____
Not Applicable	_____X_____

**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.

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 53
Local Government: City of Newberry
Local Government Item No.: CPA 21-30
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/25/22 (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 AMENDMENTS

City item CPA 21-30 reclassifies approximately 134.13 acres of annexed land from Alachua County Rural/Agriculture (less than or equal to one dwelling unit per five acres) and Alachua County Rural Commercial Agriculture to City Agriculture (less than or equal to one dwelling unit per five 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 26, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. However, significant adverse impacts to regional facilities are not anticipated as the amendment will not result in an increase in intensity or density of use.

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 are not anticipated as the amendment will not result in an increase in intensity or density 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?

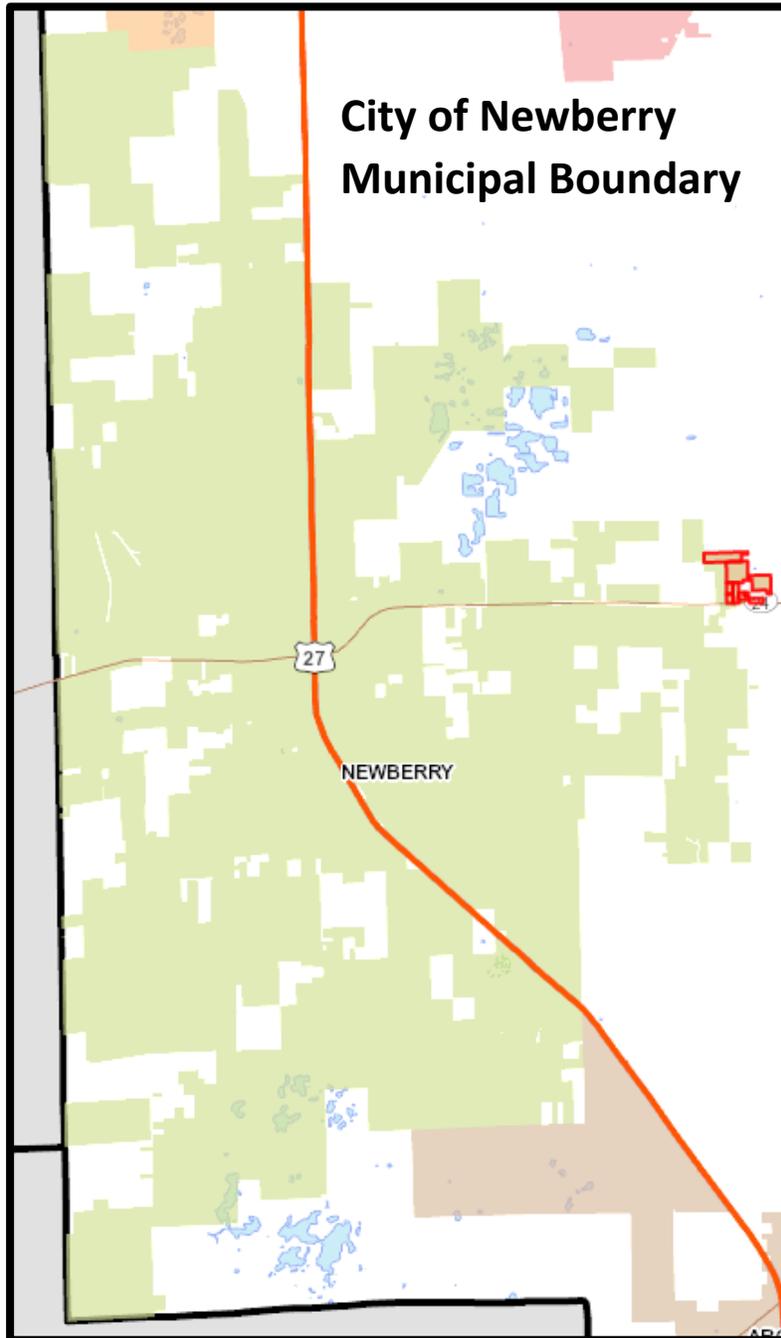
It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

Yes No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

SUPPORTING DATA AND ANALYSIS FOR CPA 21-30

134.13 ± acres
(previously annexed into the City of Newberry, November 13, 2017)



The following data and analysis are provided to support transmittal of Application CPA 21-30:

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 54
Local Government: City of Newberry
Local Government Item No.: CPA 21-33
State Land Planning Agency Item No.: 22-2ESR

Date Mailed to Local Government and State Land Planning Agency: 2/25/22 (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 AMENDMENTS

City item CPA 21-33 reclassifies approximately 194.44 acres of annexed land from Alachua County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres) (see attached).

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

The subject property is not located within one-half mile of the Regional Road Network identified and mapped in the North Central Florida Strategic Regional Policy Plan. Also, no significant adverse impacts to regional facilities are anticipated as the amendment will not result in an increase in intensity or density of use.

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 are not anticipated as the amendment will not result in an increase in intensity or density 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**

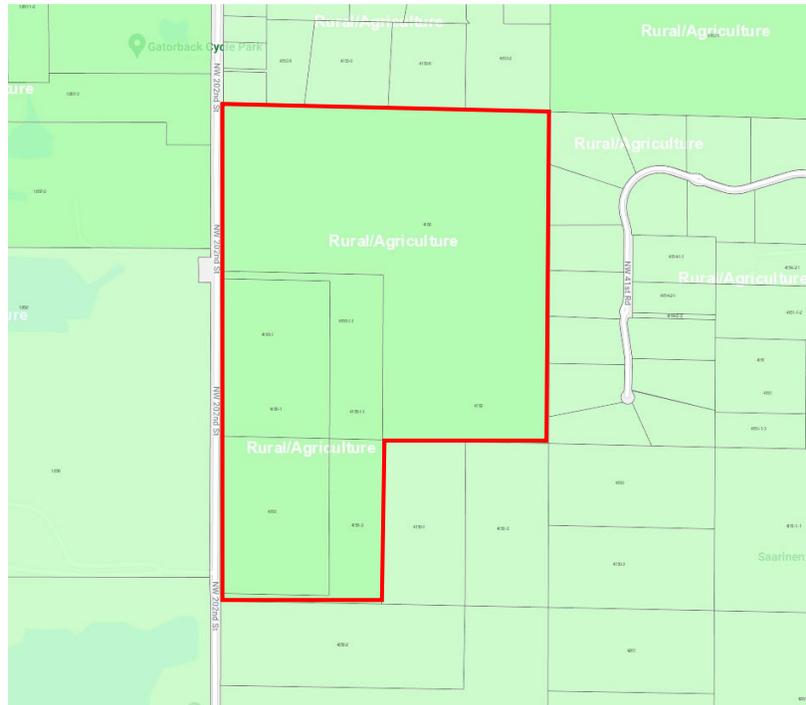
**SUPPORTING DATA AND ANALYSIS
FOR CPA 21-33**

194.44 ± acres
(previously annexed into the City of Newberry, April 27, 2020)



The following data and analysis are provided to support transmittal of Application CPA 21-33:

EXISTING FUTURE LAND USE



Parcels 04155-000-000, 04155-002-000, 04152-000-000, 04155-001-000, and 04155-001-001

194.44 ± acres

Proposed Change from *Alachua County Rural/Agriculture* to *City of Newberry Agriculture*

ARTICLE XI - PROPERTY RIGHTS ELEMENT

In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3), Florida Statutes (F.S.), that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision-making. The following statement of rights, as provided in s. 163.3177(6)(i), F.S., shall be considered in City of Newberry local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. 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.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

The change from County Rural/Agriculture to City Agriculture Future Land Use classification for the subject property is a required part of the annexation process and is consistent with these rights.

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 55
Local Government: City of Newberry
Local Government Item No.: CPA 21-04
State Land Planning Agency Item No.: 21-2ESR

Date Mailed to Local Government and State Land Planning Agency: 2/25/22 (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 AMENDMENTS

City item CPA 21-04 adds approximately 271 acres to the City of Newberry Economic Development Overlay Area (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 41, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report prepared by the applicant indicates the roadway level of service will not fall below adopted standards.

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. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as 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 the Florida Department of Economic Opportunity.

Yes _____ No _____
Not Applicable _____ X _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

**SUPPORTING DATA AND ANALYSIS
FOR CPA 21-04
FUTURE LAND USE MAP AMENDMENT**

The following data and analysis are provided to support the transmittal of the below proposed large scale comprehensive plan amendment:

CPA 21-04, an application by Causseaux, Hewett, and Walpole, Inc. dba CHW, Agent for Lexington Parke of Gainesville, LLC, Owners, to amend the Economic Development Overlay Area (EDA) boundary of the City of Newberry Comprehensive Plan, covering ±508-acres, located between SW 30th Ave. on the north, State Road 45 to the east, and SW 46th Ave. to the south, and identified by Alachua County Parcel Numbers 02572-000-000, 02570-000-000, 02571-000-000, 02570-001-000, 02571-001-000.

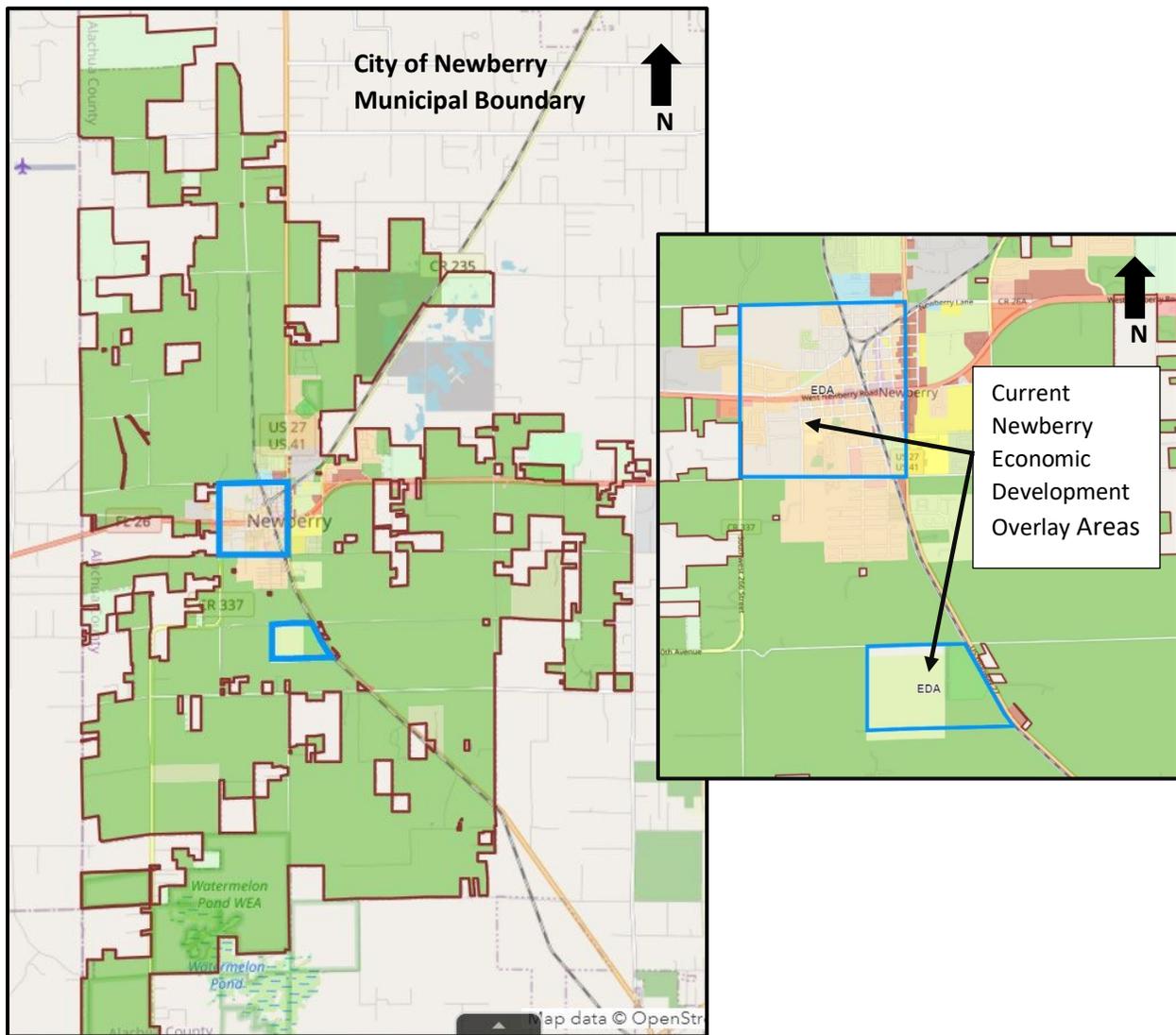
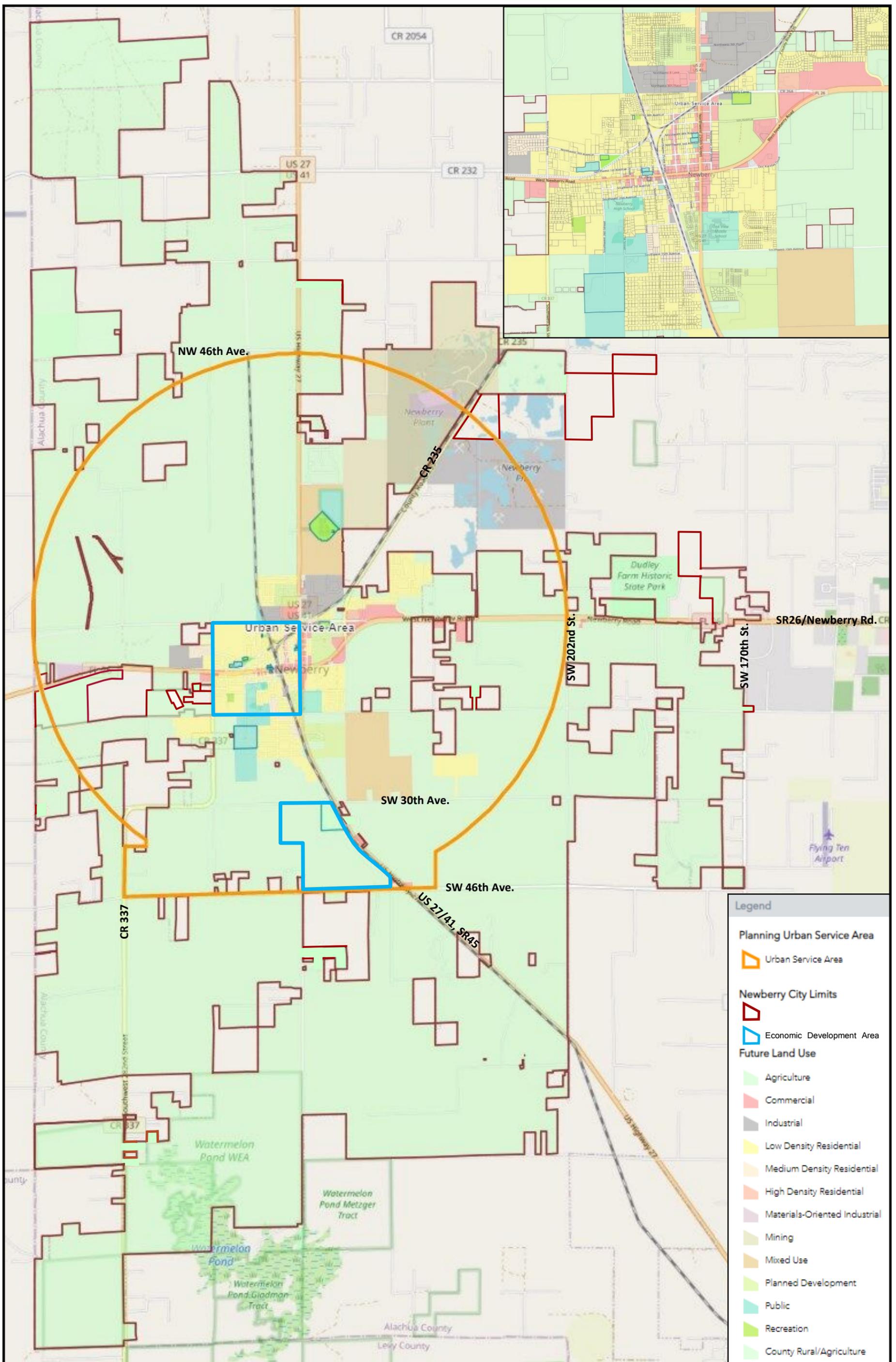


Figure 1: Location



City of Newberry, Florida 2021 Future Land Use Map

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 58
Local Government: Alachua County
Local Government Item No.: CPA 05-21, CPA 06-21
State Land Planning Agency Item No.: 21-3ESR

Date Mailed to Local Government and State Land Planning Agency: 2/25/22 (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-05-21 adds policies to the Future Land Use Element describing the Recreation Future Land Use Category (see attached).
County item CPA-06-21 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

The County item CPA 05-21 and County item 06-21 are not anticipated to result in significant adverse impacts to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the proposed amendments does not increase 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 _____	No _____
Not Applicable	<u> X </u>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Proposed Text Amendments to Comprehensive Plan Future Land Use Element

Proposed new text shown in underline format.

10.0 Recreation Future Land Use Category

Objective 10.1 The Recreation future land use category shall be established to provide for a range of private and public outdoor recreation activities in Alachua County, which shall be subject to the standards and policies contained in this section.

Policy 10.1.1 Recreation land use is intended for a range of outdoor activities which may be resource-based or activity-based. Resource-based uses shall include those linked to natural resources as well as historic resources and sites.

Policy 10.1.2 Areas designated for Recreation are identified on the Future Land Use Map. Recreation land use outside of the Urban Cluster shall be compatible in use and scale with the rural character of its location.

Policy 10.1.3 Recreation land use may include customary complimentary structures and indoor uses such as indoor recreational facilities, clubhouses, and concessionaire facilities. The land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements, including lighting and compatibility standards.

Exhibit 1 – Proposed Text Amendment to Alachua County Comprehensive Plan

The following new Property Rights Element is proposed to be added to the Alachua County Comprehensive Plan:

New language is shown in underlined text.

PROPERTY RIGHTS ELEMENT

Goal 1. Alachua County will respect constitutionally-protected and judicially-acknowledged private property rights.

Objective 1.1 Alachua County will consider private property rights as part of the local decision-making process.

Policy 1.1.1 The following rights shall be considered in local decision making:

- (a) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- (b) 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.
- (c) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- (d) The right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 59
Local Government: City of Fanning Springs
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: 2/25/22 (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 CPA 21-01 amends the City’s 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

The City item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to 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	___X___

**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.

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 62
Local Government: Town of Inglis
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: 2/25/22 (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 Town item CPA 21-01 amends the Town’s 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

The Town item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to 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 Town 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 Town and the Florida Department of Economic Opportunity.

Yes _____	No _____
Not Applicable	<u> X </u>

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

Chapter 10

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

OBJECTIVE 10.1 In local decision making, the Town shall consider the statement of rights as enumerated in Policy 10.1.1, Policy 10.1.2, Policy 10.1.3, and Policy 10.1.4.

Policy 10.1.1 In local decision making, the Town 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 10.1.2 In local decision making, the Town 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 10.1.3 In local decision making, the Town 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 10.1.4 In local decision making, the Town shall consider the right of a property owner to dispose of his or her property through sale or gift.

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

Regional Planning Council: North Central Fl
Review Date: 2/24/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 63
Local Government: City of Gainesville
Local Government Item No.: PB-21-116, 21-133 LUC
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/25/22 (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 PB-21-116-LUC amends the City’s Comprehensive Plan to add a new Property Rights Element. City item PB-21-133-LUC reclassifies approximately 68.46 acres of property from Alachua County Medium Density Residential (MR), Light Industrial (LI), and Heavy Industrial (HI) to City of Gainesville Office (O) and Industrial (IND); (See attached.)

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

City item PB-21-116-LUC is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment will not result in an increase in density or intensity of use.

City item PB-20-133-LUC is adjacent to I-75 and State Road 24, which are part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

City item PB-20-133-LUC is located within an Area of High Recharge Potential to the Floridan Aquifer and a Stream-to-Sink watershed area, which are identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources.

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

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

Request a copy of the adopted version of the amendment?

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

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

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

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

29 **WHEREAS**, a second advertisement no less that two columns wide by ten (10) inches long was
30 placed in the aforesaid newspaper and provided the public with at least five (5) days' advance notice
31 of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission;
32 and

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

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

37 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
38 **FLORIDA:**

39 **SECTION 1.** A Property Rights Element is added to the City of Gainesville Comprehensive Plan to
40 read as follows:

41 **PROPERTY RIGHTS ELEMENT**

42 **Objective:** The City of Gainesville will respect constitutionally protected and judicially
43 acknowledged private property rights, and will consider private property rights as part of the
44 local decisionmaking process.

45 **Policy:** The following rights shall be considered in local decisionmaking:

- 46 a. The right of a property owner to physically possess and control the owner's interests in the
47 property, including easements, leases, or mineral rights.
48 b. The right of a property owner to use, maintain, develop, and improve the owner's property
49 for personal use of for the use of any other person, subject to state law and local ordinances.

50 c. The right of the property owner to privacy and to exclude others from the property to protect
51 the owner's possessions and property.

52 d. The right of a property owner to dispose of owner's property through sale or gift.

53
54 **SECTION 2.** It is the intent of the City Commission that the provisions of Section 1 of this
55 ordinance will become and be made a part of the City of Gainesville Comprehensive Plan and
56 that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to
57 accomplish such intent.

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

62 **SECTION 4.** Within ten (10) working days of the transmittal (first) hearing, the City Manager or
63 designee is authorized and directed to transmit this plan amendment and appropriate supporting
64 data and analyses to the reviewing agencies and to any other local government or governmental
65 agency that has filed a written request for same with the City. Within ten (10) working days of
66 the adoption (second) hearing, the City Manager or designee is authorized and directed to
67 transmit this plan amendment and appropriate supporting data and analyses to the state land
68 planning agency and any other agency or local government that provide timely comments to the
69 City.

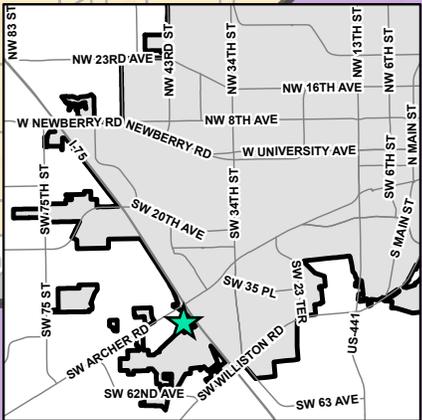
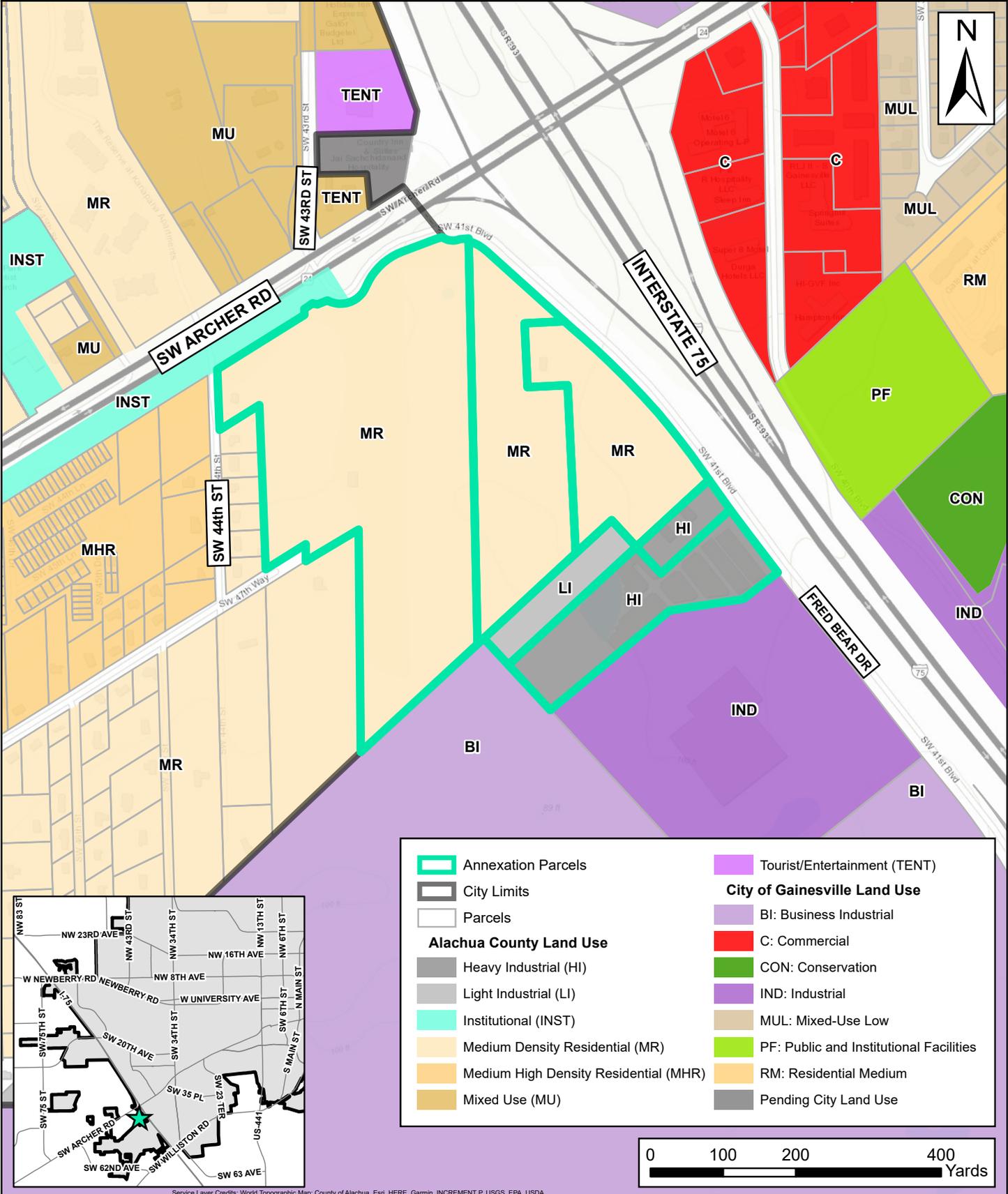
70 **SECTION 5.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
71 application hereof to any person or circumstance is held invalid or unconstitutional, such finding
72 will not affect the other provisions or applications of this ordinance that can be given effect



Fred Bear Health Park - Urban Services Report

LUC - Existing Land Use

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation

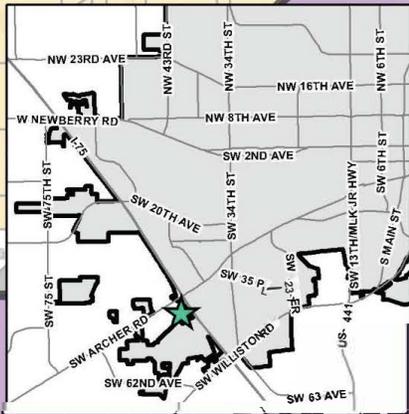
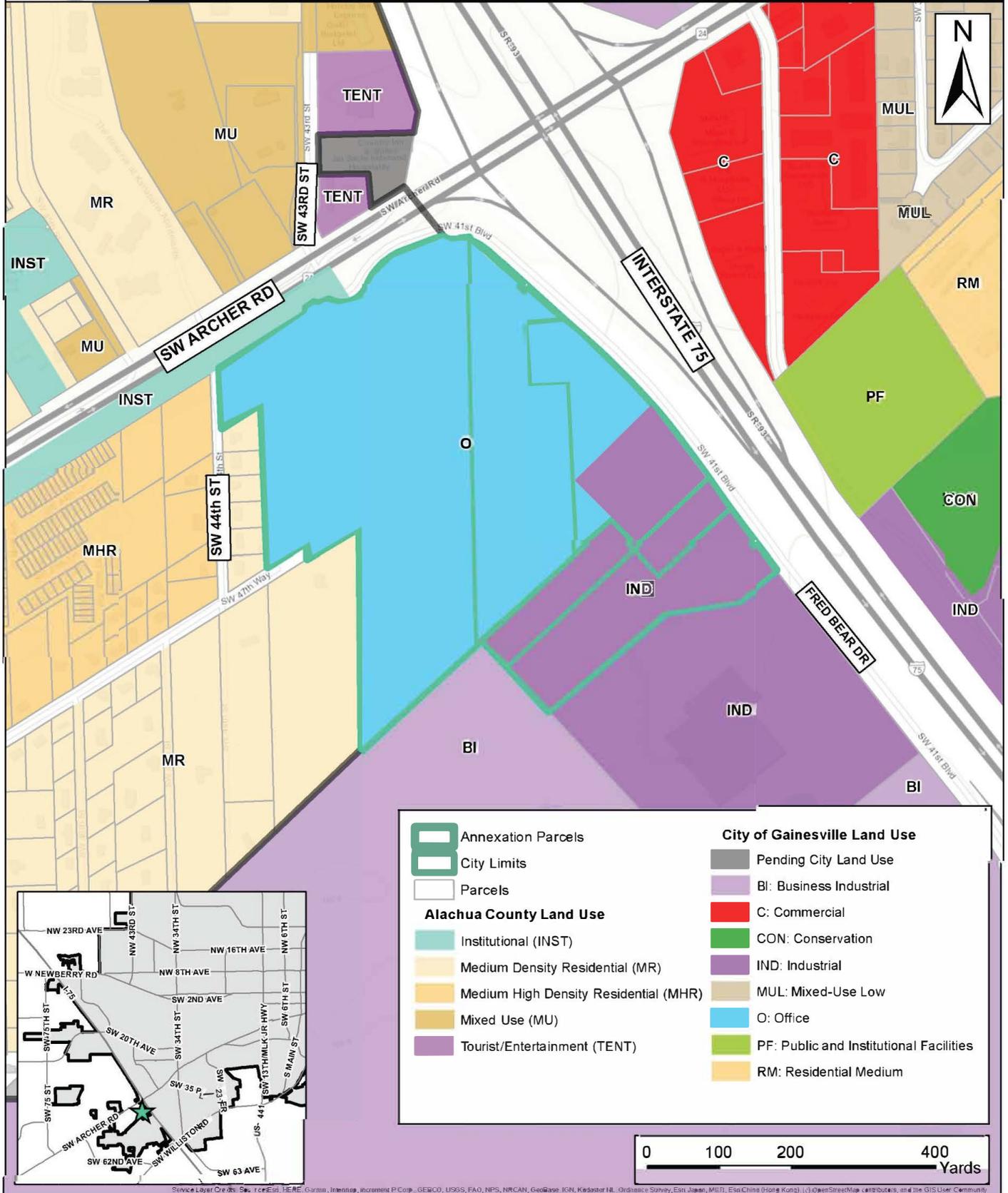




PB-21-133 LUC – Fred Bear Health Park Land Use Change

Proposed Future Land Use Categories

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



	Annexation Parcels		City of Gainesville Land Use
	City Limits		Pending City Land Use
	Parcels		BI: Business Industrial
Alachua County Land Use			C: Commercial
	Institutional (INST)		CON: Conservation
	Medium Density Residential (MR)		IND: Industrial
	Medium High Density Residential (MHR)		MUL: Mixed-Use Low
	Mixed Use (MU)		O: Office
	Tourist/Entertainment (TENT)		PF: Public and Institutional Facilities
			RM: Residential Medium



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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.: 64
Review Date: 2/24/22 Local Government: Town of Micanopy
Amendment Type: Adopted 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: 2/25/22 (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 Town item amends the Town’s 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

The Town item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to 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 Town 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 Town and the Florida Department of Economic Opportunity.

Yes _____	No _____
Not Applicable	___X___

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

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

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

Policy XII.1.1 In local decision making, the Town 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 XII.1.2 In local decision making, the Town 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 XII.1.3 In local decision making, the Town 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 XII.1.4 In local decision making, the Town 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: 2/24/22

PROJECT DESCRIPTION

#56 - City of Lake Butler - Community Development Block Grant - No. 22DB-OP-03-73-02-N06
Fiscal Year 2019 Neighborhood Revitalization Final Floodplain Notice

TO: Florida State Clearinghouse

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

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

v:\chouse\staff\cdbg\memos\fy 19\memo_fy19lakebutler_nr_flood2.docx

Project Narrative — G-2

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

Service Area #1 Water Works Lift Station Replacement Service Area:

Sewer Line Replacement - The existing sanitary sewer lift station located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace the Water Works pumping station with a new modern pumping station. The new pumping station will be constructed on City-owned property located at the NW corner of SW 6th Avenue (SR 231) and SW 5th Street. The activity proposed in Service Area #1 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #1 are those people living in the dwelling units whose effluent travels thru the Water Works Lift Station. Currently 83 occupied households are located within Service Area #1. The individuals residing in the dwelling units in Service Area #1 will have less of a chance of the lift station failing with the lift station being replaced. The 83 households in the service area contain 230 people; 122 of these people, or 53.04% are VLI, 220 of the people living in the service area, or 95.65% are LMI and 10 of the people living in the service area, or 4.35% have household incomes above the LMI income limits.

Thus, National Objective #1, Benefit to Low Moderate-income Persons is realized by this activity.

Activity #	Activity	Description	CDBG Amount	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$50,000.00

Service Area #1 is bound on the north by the rear property lines of the homes on the south side of SW 3rd Street between SW 12th Avenue and SW 5th Avenue; on the south by the front property lines of the residences located on the south side of SW 6th Street between SW 12th Avenue and SW 6th Avenue/SR 231; on the east side by the rear property lines of the homes on the SW 5th Avenue between SW 2nd Street and SW 4th Street, and on the west by the rear property line of the homes and apartment complexes located on the west side of SW 12th Avenue.

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

None of the work in Service Area #1 will take place within a floodplain. Without the assistance of CDBG funding the City of Lake Butler will not be able to address this project at this time. The sources and uses of funds for the project are as follows:

Project Narrative — G-2 (cont):

Activities	CDBG	Match	Total
03J – Sewer Line Replacement/Lift Station	\$ 537,400.00	\$ 50,000.00	\$ 587,400.00
21B - Engineering	\$ 106,600.00	\$ 0.00	\$ 106,600.00
21A - Administration	\$ 56,000.00	\$ 0.00	\$ 56,000.00
Total	\$ 700,000.00	\$ 50,000.00	\$ 750,000.00

UNMET NEED #1:

Service Area #2 Jetts Lift Station Replacement Service Area:

Sewer Line Replacement - The existing sanitary sewer lift station located on the west side of NW 7th Avenue just north of the apartment located at 216 W. Main Street is failing and beyond its useful life and in need of replacement. The scope of the project is to replace Jetts pumping station with a new modern pumping station. The new pumping station will be constructed on City owned property located at the site of the current lift station. The activity proposed in Service Area #2 involves the replacement of the existing Lift Station including a new valve, concrete top, new electrical service, a new pump control panel, new pumps, rails, lifting chair with cables, new water service and a new instrument panel.

The beneficiaries for the activity proposed in Service Area #2 are those people living in the dwelling units whose effluent travels thru Water Works Lift Station. Currently, 71 occupied households are located within Service Area #2. The individuals residing in the dwelling units in Service Area #2 will have less of a chance of the lift station failing with the lift station being replaced. The 71 households in the service area contain 177 people. 106 of these people, or 59.89% are VLI, 157 of the people living in the service area, or 88.70% are LMI and 20 of the people living in the service area, or 11.30% have household incomes above the LMI income limits.

Thus, National Objective #1, Benefit to Low Moderate-Income Persons is realized by this activity.

Activity #	Activity	Description	CDBG Amount	Local Match
03J	Sewer Line Replacement	Replace the NW 8TH Avenue Lift Station	\$537,400.00	\$ 0.00

Service Area #2 is bound on the north by the City limits; on the south by the front property lines of the residences located on the north side of SR 100/W Main Street; on the east side by NW 7th Avenue, and on the west by the City limits.



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 2/24/22

PROJECT DESCRIPTION

#57 - City of Lake City - Community Development Block Grant - No. 22DB-OP-03-22-02-C04
Fiscal Year 2019 Commercial Revitalization Final Floodplain Notice

TO: Florida State Clearinghouse

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

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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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 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of an amphitheater across from Wilson Park above Lake Desoto. Wilson Park is located at 232 NE Hillsboro Street, Lake City, Florida. An active amphitheater across from Wilson Park above Lake Desoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Construction of an Ampitheater	\$690,000.00	\$15,000.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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 — G-2

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

ACTIVITY	CDBG	LOCAL MATCH	TOTAL
03F - Open Space, Parks and Playgrounds	\$ 690,000.00	\$ 15,000.00	\$ 705,000.00
21A - Administration	\$ 60,000.00	\$ 0.00	\$ 60,000.00
03F - Engineering	\$ 0.00	\$ 35,000.00	\$ 35,000.00
TOTALS:	\$ 750,000.00	\$ 50,000.00	\$ 800,000.00

The City of Lake City has committed Fifty Thousand dollars (\$50,000.00) from the City's Community Redevelopment Agency as local match in this application. Thirty-five thousand dollars (\$35,000.00) will be used for the engineering line item and fifteen thousand dollars (\$15,000.00) will be used for the 03F - Open Space, Parks and Playgrounds line item.

The design of the project is complete. The Plans and Specifications for the project are prepared and the required permits have been applied for. The City of Lake City is claiming "Readiness to Proceed" points for this project in the application.

Without the funding provided through the Small Cities CDBG Commercial Revitalization program this project could not be undertaken by the City.

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

Some of the proposed CDBG funded activities will be carried out in a flood zone.

UNMET NEEDS:

Service Area #1 City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Lake City. The lives of all of the citizens of the City are enhanced by the revitalization of the downtown commercial area. The City of Lake City's downtown commercial district has been struggling with a high vacancy rate in the Downtown Lake City Project Area. The downtown businesses, local government and the city's residents need help in revitalizing Lake City's Downtown Project Area. With the construction of the proposed improvements, the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown area.

Project Area Unmet Need #1: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #1 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of a fountain in Lake DeSoto adjacent to Wilson Park. An attractive water feature in Lake DeSoto will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown, is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Fountain in Lake Desoto	\$ 250,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.

Project Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the construction of new fencing in Wilson Park. Attractive fencing in Wilson Park will help draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Decorative Fencing in Wilson Park	\$ 60,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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 Area Unmet Need #2: Downtown Lake City Wilson Park Commercial Revitalization Project Area:

Project Narrative — G-2

The activities included in Project Area Unmet Need #2 are as follows:

03F Open Space, Parks and Playgrounds Activity - The activity proposed in this application is the installation of additional landscaping with irrigation in Wilson Park. An attractive Wilson Park will draw area residents into the downtown for community events. Holding events which bring a large group of people into the downtown is a cornerstone of the City's Downtown Revitalization efforts.

Activity #	Activity Name	Project Description	CDBG Budget	Local Match
03F	Open Space, Parks and Playgrounds	Additional Landscaping in Wilson Park	\$ 50,000.00	\$ 0.00

The beneficiaries for the activities proposed in this service area are those people living within the City of Lake City's City Wide Service Area who are the primary users of the City of Lake City's downtown. There are currently 4,424 households in the City of Lake City. These 4,424 households contain 10,223 people. 7,121 of the people living in the service area or 69.66% are LMI and 3,102 of the people living in the households in the service area or 30.34% 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.



#60

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 2/24/22

PROJECT DESCRIPTION

#60 - Columbia County - Community Development Block Grant - Disaster Recovery -
Finding of No Significant Impact
Hi-Dri Acres Subdivision

TO: Florida State Clearinghouse

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

J. Corbett Alday
Guardian Community Resource Management, Inc.
15000 Citrus County Drive, Suite 331
Dade City, FL 33523

 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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**CONCURRENT NOTICE
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

February 11, 2022
Columbia County
135 NE Hernando Avenue
Lake City FL 32055
(386) 758 1005

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *Columbia County*.

REQUEST FOR RELEASE OF FUNDS

On or about Tuesday March 1, 2022, Columbia County will submit a request to the Florida Department of Economic Opportunity (DEO) for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project to known as the Hi-Dri Acres Paving and Drainage project. The project will address streets with repetitive flooding including events from the result of Hurricane Irma. The elevation, paving and drainage controls are an unmet need as the streets are currently unpaved and continue to be at risk of flooding. Additionally, the work will benefit existing housing in the neighborhood through paving and flood and drainage improvements. The County's proposed activities include, elevation, paving and the installation of drainage swales and culverts to the existing Hi-Dri Subdivision.

FINDING OF NO SIGNIFICANT IMPACT

Columbia County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at *Columbia County, 135 NE Hernando Avenue, Lake City, FL 32055* and may be examined or copied weekdays 8A.M to 5P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Columbia County, *135 NE Hernando Avenue, Lake City, FL 32055*. All comments must be received by Monday February 28, 2022. Comments will be considered prior to Columbia County requesting a release of funds. Comments should specify which notice they are addressing.

RELEASE OF FUNDS

Columbia County certifies to the Florida Department of Economic Opportunity and HUD that *Robby Hollingsworth* in his capacity as Chairman of the Board of County Commissioners consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The State's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Columbia County to use the CDBG funds.

OBJECTIONS TO RELEASE OF FUNDS

DEO will accept objections to its release of funds and Columbia County certification for a period of fifteen days following the anticipated submission date or its actual receipt of the

request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Columbia County; (b) Columbia County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the State; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures at 24 CFR Part 58, Sec. 58.76 and shall be addressed to the Florida Department of Economic Opportunity, CDBG Program, MSC-400, 107 East Madison Street, Tallahassee, FL 32399-6508. Potential objectors should contact Columbia County to verify the actual last day of the objection period.

Robby Hollingsworth
Chairman of the Columbia County Board of County Commissioners



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 2/24/22

PROJECT DESCRIPTION

#61 - Columbia County - Community Development Block Grant - Disaster Recovery -
Finding of No Significant Impact
Parnell Hills Subdivision

TO: Florida State Clearinghouse

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

J. Corbett Alday
Guardian Community Resource Management, Inc.
15000 Citrus County Drive, Suite 331
Dade City, FL 33523

 COMMENTS ATTACHED

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LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

February 11, 2022
Columbia County
135 NE Hernando Avenue
Lake City FL 32055
(386) 758 1005

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REQUEST FOR RELEASE OF FUNDS

On or about Tuesday March 1, 2022, Columbia County will submit a request to the Florida Department of Economic Opportunity (DEO) for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project to known as the Parnell Hills Paving and Drainage project. The project will address streets with repetitive flooding including events from the result of Hurricane Irma. The elevation, paving and drainage controls are an unmet need as the streets are currently unpaved and continue to be at risk of flooding. Additionally, the work will benefit existing housing in the neighborhood through paving and flood and drainage improvements. The County's proposed activities include, elevation, paving and the installation of drainage swales and culverts to the existing Parnell Hills Subdivision.

FINDING OF NO SIGNIFICANT IMPACT

Columbia County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at *Columbia County, 135 NE Hernando Avenue, Lake City, FL 32055* and may be examined or copied weekdays 8A.M to 5P.M.

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Robby Hollingsworth
Chairman of the Columbia County Board of County Commissioners