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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 **September 22, 2022**. Due to the COVID-19 Public Health Emergency, the meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

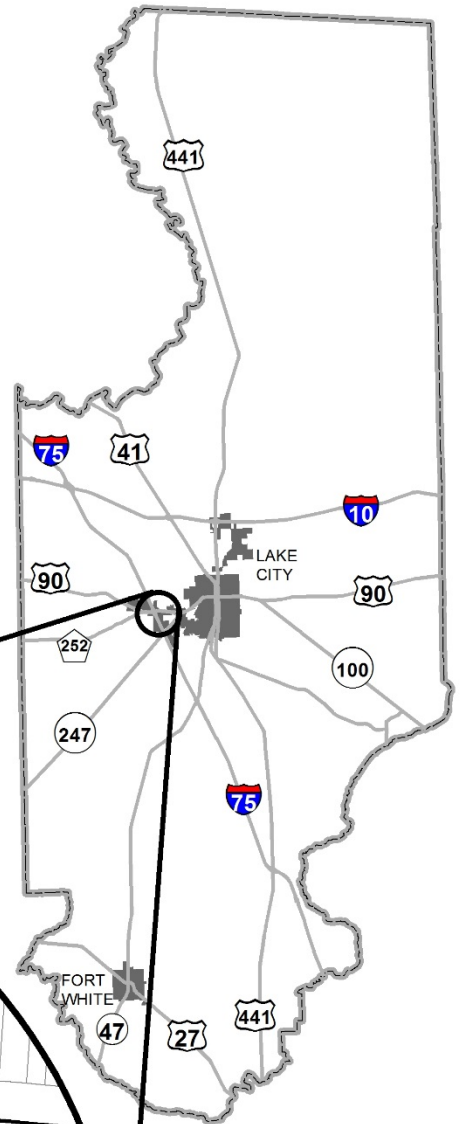
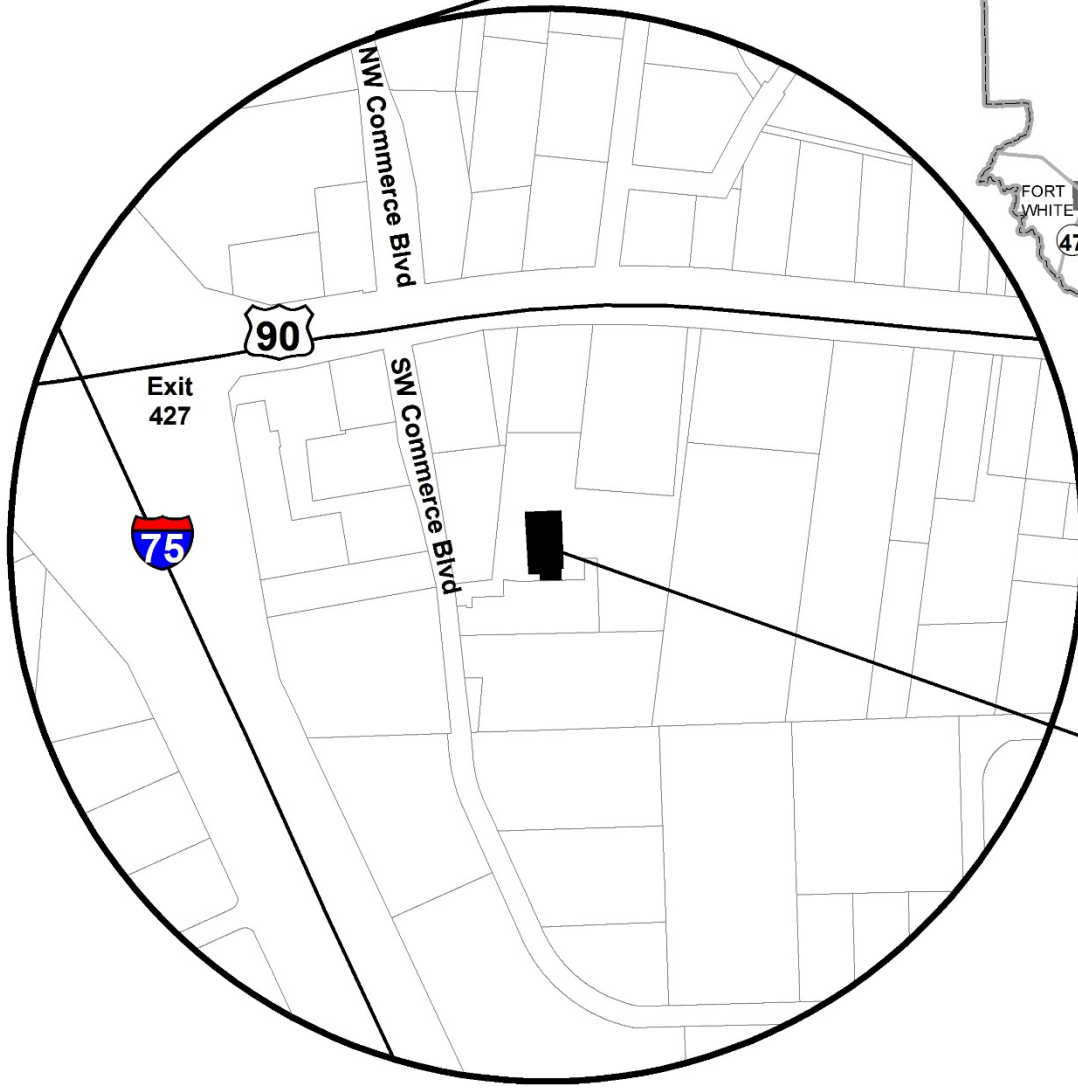
**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**CONFERENCE CODE: 381 777 570**

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn  
Hotel & Suites





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

## AGENDA CLEARINGHOUSE COMMITTEE

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

September 22, 2022  
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.	



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Virtual Public Meeting  
Via Communications Media Technology

August 25, 2022  
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Chair  
John Meeks, Vice-Chair  
Daniel Riddick  
Reina Saco  
James Tallman  
Donnie Waldrep  
Marihelen Wheeler  
Stephen Witt

MEMBERS ABSENT

James Catron

STAFF PRESENT

Lauren Yeatter

OTHERS PRESENT

Peggy Carr

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:03 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

**ACTION:** It was moved by Commissioner Wheeler and seconded by Commissioner Tallman to approve the August 25, 2022 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JULY 28, 2022 MEETING MINUTES

**ACTION:** It was moved by Mayor Witt and seconded by Commissioner Meeks to approve the July 28, 2022 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #106 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 22-3ESR)
- #109 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 22-4ESR)
- #118 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 22-3ESR)
- #120 - City of Alachua Comprehensive Plan Draft Amendment (DEO No. 22-4ESR)
- #121 - Gilchrist County Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)
- #122 - Dixie County Comprehensive Plan Adopted Amendment (DEO No. 22-2ER)
- #123 - Town of Micanopy Comprehensive Plan Adopted Amendment (DEO No. 22-1ER)
- #125 - Town of LaCrosse Comprehensive Plan Adopted Amendment (DEO No. 22-1ER)
- #126 - City of Fanning Springs Comprehensive Plan Draft Amendment (DEO No. 22-1ER)

**ACTION:** It was moved by Commissioner Meeks and seconded by Commissioner Waldrep to group Committee-Level Review Items #106, #109, #118, #120, #121, #122, #123, #125 and #126 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 Mayor Witt to approve the staff reports for Items #106, #109, #118, #120, #121, #122, #123, #125 and #126 as circulated. The motion carried unanimously.

#124 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 22-3ESR)

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

**ACTION:** It was moved by Commissioner Saco and seconded by Commissioner Wheeler to recommend that the Council approve the staff report for Item #124 as circulated.

Peggy Carr, Gainesville Neighborhood Voices, Inc., spoke in opposition to the motion.

**The motion carried 7 Yeas, 1 Nay.**

The meeting adjourned at 6:48 p.m.

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Patricia Bouie Hutchinson, Chair

9/22/22  
Date

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

Regional Planning Council: North Central Fl  
Review Date: 9/22/22  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 127  
Local Government: Gilchrist County  
Local Government Item No.: Not Provided  
State Land Planning Agency Item No.: 22-1ESR

Date Mailed to Local Government and State Land Planning Agency: 9/23/22 (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 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 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 adjacent 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"/>





**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**



## ARTICLE IX

### PROPERTY RIGHTS ELEMENT

Goal Gilchrist County shall ensure the that the private property rights are duly considered in its local decision-making.

Objective IX.1 In order to comply with the legislative intent expressed in Section 163.3161(10), F.S., that governmental entities respect private property rights, and the requirements of Section 163.3177(6), F.S., that each local government include a property rights element in its comprehensive plan, Gilchrist County shall consider private property rights in its local decision-making in accordance with the policies herein.

Policy IX.1.1 The following rights shall be considered in 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.



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

Regional Planning Council: North Central Fl      Regional Planning Council Item No.: 129  
Review Date: 9/22/22      Local Government: Town of Mayo  
Amendment Type: Draft Amendment      Local Government Item No.: CPA 22-01  
State Land Planning Agency Item No.: 22-1ER  
Date Mailed to Local Government and State Land Planning Agency: 9/23/22 (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 is amending the text and the Future Land Use Plan Map of the Town Comprehensive Plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Public School Facilities Element; and the Property Rights Element (see attached excerpts).

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

The Town is bisected by U.S. Highway 27 and State Road 51, both of which are identified in the North Central Florida Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, the Town is located within an Area of High Recharge Potential to the Floridan Aquifer, which is identified and mapped as a Natural Resource of Regional Significance in the Regional Plan. Nevertheless, significant adverse impacts are not anticipated to facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable 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



**EXCERPTS FROM THE  
TOWN COMPREHENSIVE PLAN AMENDMENT**





## II

### TRAFFIC CIRCULATION ELEMENT

#### INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and its analysis contained in the Data and Analysis document, are not part of this plan element, but provide a foundation and basis for its formulation.

The Transportation Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the Transportation Element is coordinated and consistent with the remaining plan elements as required by the Community Planning Act. Further, the Town's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives and policies of this plan element are intended to serve as the plan for traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the Town.

#### TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

**GOAL II - PROVIDE FOR A TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.**

**OBJECTIVE II.1** The Town shall establish a safe, convenient and efficient level of service standard which shall be maintained for all roadways.

**Policy II.1.1** Establish the Service Standards as noted below at peak hour for the following roadway segments within the Town as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	U.S. 27/S.R. 20 (from Town northwest limits (1,800 feet of Bloxham St. NW to S.R. 51))	2-U	Principal Arterial	Community	D
2	U.S. 27/S.R. 20 (from S.R. 51 to east Town limits)	2-U	Principal Arterial	Community	D
3	S.R. 51 (from Town north limits to U.S. 27/S.R. 20)	2-U	Minor Arterial	Rural	D
4	S.R. 51 (from U.S. 27/S.R. 20 to Palmetto St.)	2-U	Minor Arterial	Community	D
5	S.R. 51 (from Palmetto St. to south Town limits)	2-U	Minor Arterial	Community	D
6	C.R. 251A (from Town west limits to U.S. 27/S.R. 20)	2-U	Minor Collector	Rural	D
7	C.R. 355 (from S.R. 51 to Town east limits)	2-U	Minor	Rural	D

U - Undivided roadway.

Policy II.1.2

The Town shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, ~~in effect upon adoption of this Comprehensive Plan~~ **as amended** and the following requirements for County roads:

1. Permitting 1 access point for ingress and egress purposes to a single property or development;
2. Permitting 2 access points if the minimum distance between the two access points exceeds 20 feet;
3. Permitting 3 access points if the minimum distance between each access point is at least 100 feet; or
4. Permitting more than 3 access points where a minimum distance of 1000 feet is maintained between each access point.

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

- Policy II.1.3            The Town shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking, which shall be located on the same lot or parcel of land the parking is intended to serve. Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of 10 feet by 20 feet in size. Each handicapped parking space shall be a minimum of 12 feet by 20 feet in size. The Town may allow the establishment of such offstreet parking facilities within 300 feet of the premises they are intended to service when the practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.
- Policy II.1.4            The Town shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for an additional 10 foot right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.
- Policy II.1.5            In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, as amended, the Town shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- OBJECTIVE II.2        The Town shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map.
- Policy II.2.1            The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Plan Element.
- OBJECTIVE II.3        The Town shall coordinate all comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Plan.
- Policy II.3.1            The Town shall review all comprehensive plan and land development activity for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.
- OBJECTIVE II.4        The Town shall provide for the protection of future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in Policy II.4.1, for all structures along new or realigned collector and arterial roadways.
- Policy II.4.1            The Town shall require all structures along new or realigned collector or arterial roadways to provide an additional setbacks of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way.

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V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Conservation Element providing for the promotion of the conservation, use and protection of the Town's natural resources. The data collected for this plan element and analysis of this data, contained in the Town's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies public lands which have been designated "conservation" for the purpose of protecting natural resources or environmental quality. At present, there are no conservation uses within the Town. Therefore, until such time as there are publicly owned areas which are designated for the protection of a natural resource, this category, although listed, will not be shown on the Future Land Use Plan Map.

The Future Land Use Plan map series includes the identification of flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

CONSERVATION GOAL, OBJECTIVES AND POLICIES

**GOAL V - CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE TOWN TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.**

**OBJECTIVE V.1** The Town's land development regulations shall continue to protect air quality through the appropriate siting of development and associated public facilities.

**Policy V.1.1** The Town shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection are maintained in the Town.

**OBJECTIVE V.2** The Town, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection areas around community water system wells. In addition, the Town in order to protect prime water recharge areas shall limit development in these areas as specified in Policy IV.5.5 of this Comprehensive Plan.

**Policy V.2.1** The Town shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in monitoring uses which may impact the Town's current and projected water sources.

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- Policy V.2.2            The Town shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the Town's surface water bodies.
- Policy V.2.3            The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.
- Policy V.2.4            The Town shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.
- Policy V.2.5            The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.
- Policy V.2.6            The Town shall require all new development to maintain the natural functions of natural flood storage, pollution attenuation, in wetlands and 100-year flood prone areas.
- Policy V.2.7            The Town shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements. Further, the Town shall require all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, structures shall be elevated at least 2 feet above the highest adjacent grade.
- Policy V.2.8            The Town shall conserve wetlands by prohibiting, where alternatives for development exist, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection.
- Policy V.2.9            The Town shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.
- Policy V.2.10           The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.
- Policy V.2.11           The Town shall, as part of the development review process, prohibit the use of drainage wells and sinkholes for stormwater disposal in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.
- Policy V.2.12           The Town shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff within natural drainage basins by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the Town.

**Words bolded and underlined are added**  
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- Policy V.2.13            The Town, prior to granting approval of a site and development plan, for construction or expansion shall require that all hazardous waste generators and facilities are duly permitted as required by Chapter 403, Florida Statutes, as amended, by the Florida Department of Environmental Protection. In addition, the Town, prior to the issuance of a certificate of land development regulation compliance, shall require that all existing hazardous waste facilities or uses which generates hazardous waste show proof of such permit prior to a change in occupancy.
- OBJECTIVE V.3        The Town shall include within the land development regulations for development review, provisions for the conservation, use and protection of soils, minerals, and native vegetative communities.
- Policy V.3.1            The Town shall require within the land development regulations that any mining permit be coordinated with the Florida Department Environmental Protection so that mineral resources are conserved and used appropriately.
- Policy V.3.2            The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.
- Policy V.3.3            The Town shall require that forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.
- OBJECTIVE V.4        The Town shall identify as provided in Policy V.4.3, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from impacts of development.
- Policy V.4.1            The Town shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.
- Policy V.4.2            The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3            For land use areas designated Agriculture on the Future Land Use Plan Map **2011**, the land development regulations shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring as a condition of permit approval of all proposed subdivisions of land into 25 or more lots and multi-family, commercial and industrial developments of 50 acres or more a survey of the site for the presence of state and federally protected plant and animal species. The Town will coordinate with the Florida Game and Freshwater Fish Commission and the United States Fish and Wildlife Service to develop criteria for the conduct of such surveys as well as criteria to mitigate adverse impacts to such listed species of plants and animals in order that habitat diversity and populations of listed vegetation and wildlife are maintained in the Town. Such criteria shall be included in the Town's land development regulations.

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

Policy V.4.4

The Town shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection and the Suwannee River Water Management District.





**#128**

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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 9/22/22

**PROJECT DESCRIPTION**

#128 - Suwannee County - Community Development Block Grant - Corona Virus (CV) 22 CV-S11-  
Early Floodplain Notice

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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**

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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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## **SUWANNEE COUNTY COVID QUARANTINE AND TREATMENT FACILITY**

### **ACTIVITY DESCRIPTION**

#### Background

The coronavirus disease COVID-19 pandemic is among the deadliest infectious diseases to have emerged in recent history. The ongoing COVID-19 epidemic is the fifth documented pandemic since the 1918 flu pandemic. COVID-19 was first reported in Wuhan, China on December 31, 2019, and subsequently spread worldwide. The first reported case in the United States was near Seattle Washington on January 15, 2020. Because the virus is highly contagious, it rapidly spreads and continuously evolves in the human population. As of October 20, 2021, there have been 45,153,577 (45.15 million) confirmed cases of Corona Virus (COVID-19) in the United States, with 729,309 deaths. In Florida as of the same date, there have been 3,630,835 confirmed cases, with 58,143 deaths. As of October 20, 2021, Suwannee County, with a population of 42,035 people, has a reported 29,181 (21.84% of the County's population) cases of the virus causing 163 deaths.

#### Impacts and Needs

On the healthcare front, the pandemic has impacted thousands of people, who are either sick, have died, or have lost friends and loved ones due to the spread of this disease. The nation's healthcare system, its healthcare professionals, medical supplies and equipment have been severely overtaxed and overburdened. From an economic standpoint, manufacturing has slowed down, supply chains have been disrupted (e.g., paper towel and toilet paper shortages), and both travel and international trade have been impacted. Socially, we have not been able to dine out, attend sporting events, go to plays or movies, take vacations, have celebrations, worship or embrace our families and friends as were able to do pre-pandemic. During the COVID-19 pandemic, residents of Suwannee County, the State of Florida, and the United States have been forced to shift how they work, play, exercise, shop, travel, and move through their communities.

Review of the State of Florida's Local Area Change in Unemployment between March 2020 and January 2021 when compared to the Unemployment Change for the same period for the previous year noted Suwannee County's unemployment rate increased by 13.8%.

#### The Project

During the Covid Virus crisis, the Suwannee County Commissioners realized the County does not have a suitable facility to accommodate quarantine needs of infected persons from the general public and first responders who cannot otherwise provide their own means of quarantine and separation from uninfected people when necessary. Likewise, the County does not have a facility within the County that can accommodate temporary housing of persons who are undergoing treatment and need to be isolated from other family members within a household. This deficiency was magnified by the fact that the local hospital shut down just prior to the Covid Virus outbreak. And to make matters worse, one of the two hospitals in neighboring Lake City, which had historically accepted patients from Suwannee County, shut down approximately a year ago. Designated a Rural Area of Critical Economic Concern, Suwannee County does not have the financial ability to construct a facility to accommodate the need we have for handling persons who are Covid Virus positive and need a facility to either be quarantined or remain isolated while

receiving treatment. The capability of such a facility to isolate and treat affected citizens directly mitigates the spread of the pandemic. The County has obtained an engineer's estimate of probable cost in the amount of \$4,529,480.00 for construction of the 20,000 square foot facility. In an attempt to curb construction costs, the building design would provide a large open area with adequate restrooms and an area for warming prepared meals. The large open area allows the greatest versatility, as it can be divided into numerous units by utilizing portable dividers on an as needed basis, depending on quarantine and treatment needs. The County would also undertake some of the site preparation as a cost saving measure. Land for construction of the facility is already owned by the County and is located at 951 Goldkist Blvd SW, Live Oak, Florida 32064. The Suwannee County Commission is requesting \$5,000,000 in assistance under the Community Development Block Grant CV (CDBG-CV) program for construction of this desperately needed facility. The facility will provide residents that test positive for the Corona Virus temporary housing to allow them to quarantine from others that are not sick with goal of slowing the spread of the virus.

To serve those residents in most need, and to ensure that the project meets the low- to moderate-income national objective, Suwannee County will ensure that once constructed, that a minimum of 51% of the new facility's occupancy will be reserved for residents that are presumed to be low-to moderate-income under the U.S. Department of Housing and Urban Development (HUD) designation of Limited Clientele. Limited clientele are generally residents presumed to be principally Low-to moderate-income. This presumption covers abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers. To meet the criteria, the County may additionally require documentation on family size and income in order to show that at least 51 percent of the clientele are LMI.

The project is located in Tract 970400, Block Group 2, The project will serve the entire County Tracts and Block: 970100 -1,2,3,4 & 5; 970200-1.2 & 3; 970301-1; 970302-1,2,3 & 4; 970400-1,2,3,4 & 5; 970500-1,2,3 & 4; 970600-1,2 & 3. At least 51% of the space in the facility will be reserved for limited clientele clients.