



Serving  
Alachua • Bradford  
Columbia • Dixie • Gilchrist  
Hamilton • Lafayette • Madison  
Suwannee • Taylor • Union Counties

---

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

# MEETING NOTICE

## CLEARINGHOUSE COMMITTEE

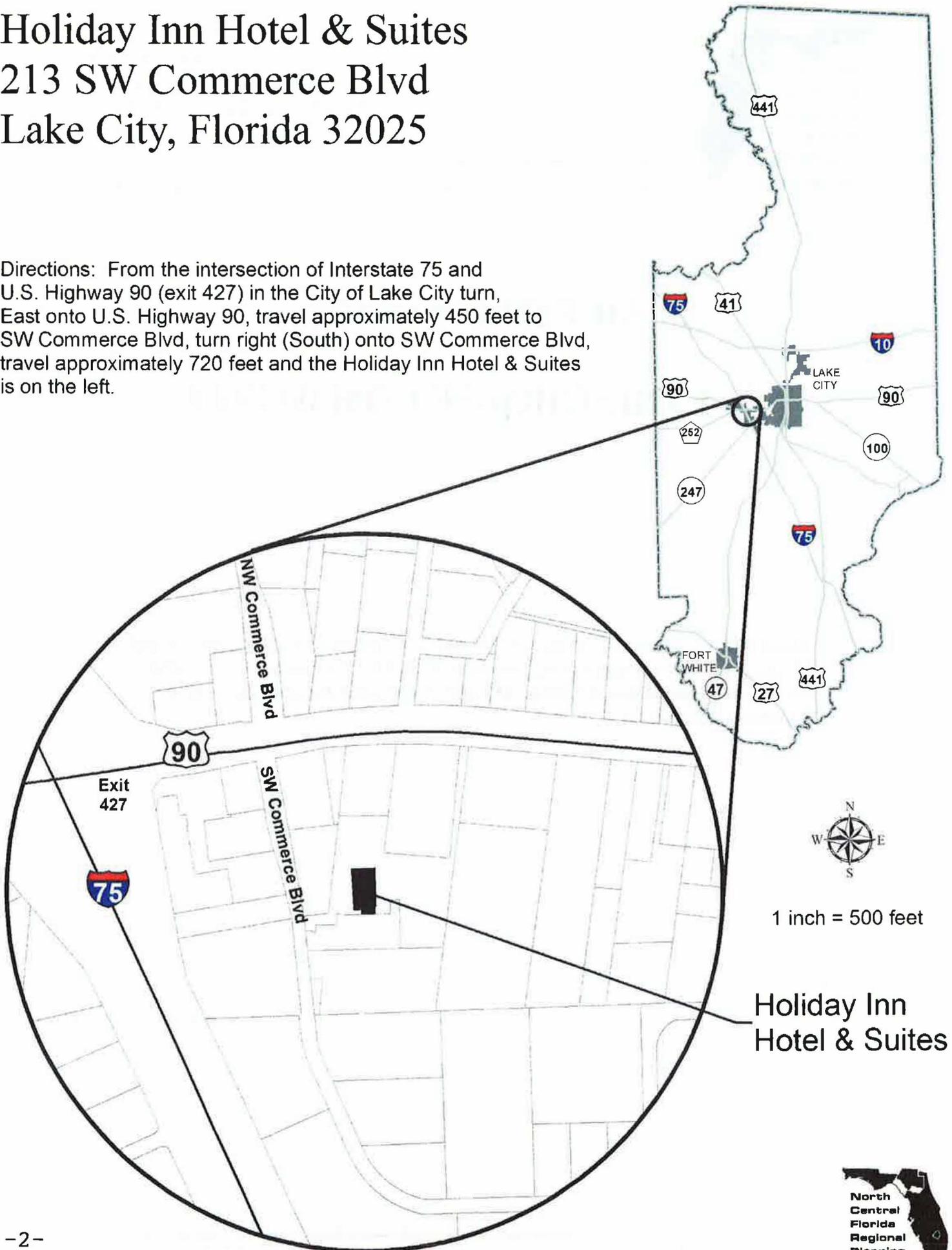
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **June 28, 2012**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

# 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.





Serving  
Alachua • Bradford  
Columbia • Dixie • Gilchrist  
Hamilton • Lafayette • Madison  
Suwannee • Taylor • Union Counties

---

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

## AGENDA

### CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites  
Lake City, Florida

June 28, 2012  
6:00 p.m.

	<b><u>PAGE NO.</u></b>
I. APPROVAL OF THE MAY 24, 2012 MEETING MINUTES	<b>5</b>
II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Local Government Comprehensive Plan Amendments</u>	
#75 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 12-2 ESR)	<b>9</b>
III. STAFF-LEVEL REVIEW ITEMS	
#71 - Environmental Review, Town of Lee - Community Development Block Grant #12DB-2A-03-50-02-E01	<b>21</b>



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel & Suites  
Lake City, Florida

May 24, 2012  
6:00 p.m.

MEMBERS PRESENT

Thomas Collett (via telephone)  
Sandra Haas, Chair  
Thomas Hawkins, Vice-Chair  
Carolyn Spooner  
Michael Williams (via telephone)

MEMBERS ABSENT

Donnie Hamlin  
Jason Holifield  
Wesley Wainwright  
Steven Witt

STAFF PRESENT

Steven Dopp

The meeting was called to order at 6:06 p.m. by Chair Haas. Mr. Dopp requested that the following item received by Council staff after the agenda and meeting packet were distributed to Committee members be added to the Committee agenda:

#74 - City of Gainesville Comprehensive Plan Adopted Amendment (DEO No. 12-3ESR)

**ACTION:** It was moved by Commissioner Spooner and seconded by Commissioner Hawkins to add item #74, City of Gainesville Comprehensive Plan Adopted Amendment (DEO No. 12-3ESR) to the agenda and to approve the agenda as amended. The motion carried unanimously.

I. APPROVAL OF APRIL 26, 2012 MEETING MINUTES

**ACTION:** It was moved by Commissioner Hawkins and seconded by Commissioner Spooner to approve the April 26, 2012 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #69 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 12-2ESR)
- #70 - Town of Micanopy Comprehensive Plan Adopted Amendment (DEO No. 12-2ESR)
- #73 - Dixie County Comprehensive Plan Adopted Amendments (DEO No. 12-1ESR)
- #74 - City of Gainesville Comprehensive Plan Adopted Amendments (DEO No. 12-3ESR)

Mr. Dopp stated that the staff reports find the comprehensive plans, as amended, do not create significant adverse impacts to regional facilities, Natural Resources of Regional Significance or create significant adverse extrajurisdictional impacts. Mr. Dopp also stated that the staff reports find the comprehensive plans, as amended, remain consistent with the North Central Florida Strategic Regional Policy Plan. Mr. Dopp concluded by noting that the staff reports for the City of Alachua and Town of Micanopy items recommend the inclusion of Transportation Best Practices contained in the regional plan as goals and policies in the two local government comprehensive plans.

**ACTION:** It was moved by Commissioner Hawkins and seconded by Commissioner Spooner to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:18 p.m.

\_\_\_\_\_  
Sandra Haas, Chair

\_\_\_\_\_  
Date

**COMMITTEE-LEVEL ITEMS**

## APPENDIX A

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

Regional Planning Council: North Central Fl  
Review Date: 6/28/12  
Amendment Type: Adopted Amendment

Regional Planning Council Item No. 75  
Local Government: Newberry  
Local Government Item No. CPA 12-03  
State Land Planning Agency Item No. 12-2ESR

Date Mailed to Local Government and State Land Planning Agency: 6/29/12 (estimated)

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

**DESCRIPTION OF AMENDMENT**

City item CPA 12-03 amends a portion of Future Land Use Element Policy I.1.2 to allow within the Industrial land use category the breeding of non-venomous animals, excluding birds, for wholesale distribution to commercial retailers (see attached).

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

Significant adverse impacts are not anticipated to occur to Natural Resource of Regional Significance or regional facilities as the amendment does 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**

Adverse extrajurisdictional impacts as a result of the amendment are not anticipated since the amendment does not result in an increase in the intensity or density of use.

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

Yes  No   
Not Applicable

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



**EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT**



Words **bolded and underlined** have been added  
Words ~~struck through~~ have been deleted

## URBAN SERVICE AREA SUB ELEMENT

The following goal, objectives and policies provide for distribution of future land use, as well as guidance for such future land use. The focal point around which this Future Land Use Element is centered is the City as a designated urban development area and the uses and density of such uses within this designated area.

**OBJECTIVE URAI.1** The City's Urban Service Area(s) are established to create compact, contiguous urban development within a 10 year planning timeframe. The urban service area map is included within the Future Land Use Map Series of this Comprehensive Plan. The lands included within the Urban Service Area are planned to be served at urban densities and intensities by the year 2016. The provisions of Section 163.3177(14) are limited to lands within the Transportation Enhancement Project Area and the subset Historic/Main Street Area designated within the Urban Service Area identified on the above stated map. Until such time as centralized potable water and sanitary sewer facilities and roads are provided, or a binding development agreement is executed with the City to provide facilities to City standards on lands within the urban service area land uses as stipulated within rural areas, at lower densities and intensities, which are more in character with the rural areas of the City will remain in force.

**Policy URAI.1.1** The City's land development regulations shall limit the location of high density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

**Policy URAI.1.2** The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities which shall be permitted to be located within areas within the Urban Service Area as depicted on the Urban Service Area Map within this Comprehensive Plan:

**Residential use classifications** provide locations for dwelling units at low, medium and high density within the City. Public, charter, and private elementary and middle schools are permitted within low density residential land use classification. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. Also allowed within residentially classified areas on the Future Land Use Plan Map are Family Day Care Homes and Large Family Child Care Homes as defined in Section 402.313 and 402.3131, respectively, as effective upon the adoption of this policy.

In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions. All above stated

Words **bolded and underlined** have been added  
Words ~~struck through~~ have been deleted

principal uses and special exceptions shall be limited to 40 percent maximum ground coverage for all buildings;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories;

Residential low density shall be limited to a density of less than or equal to 4.0 dwelling units per acre;

Residential medium density shall be limited to a density of less than or equal to 8.0 dwelling units per acre;

Residential high density shall be limited to a density of less than or equal to 20.0 dwelling units per acre.

The Land Development Regulations may establish a Residential/Office (RO) zoning district, in residentially classified areas on the Future Land Use Plan Map containing functionally classified roadways. The RO zoning district is not a commercial district, but the district is intended to allow the establishment of single family and multiple family residences together with business and professional offices which are not incompatible with residential uses.

**Lands classified as commercial use** consist of areas used for the sale, rental and distribution of products, or performance of services as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions. All principal uses and special exceptions shall be limited to an intensity as follows:

less than 5 acres	1.0 floor area ratio
greater than or equal to 5 acres, but less than 10 acres	0.75 floor area ratio
greater than or equal to 10 acres, but less than 20 acres	0.50 floor area ratio
greater than or equal to 20 acres	0.25 floor area ratio
greater than or equal to 20 acres	0.15 floor area ratio

Words **bolded and underlined** have been added

Words ~~struck through~~ have been deleted

**Lands classified as Mixed Use** consist of residential, business and professional office and medical office and clinic, retail and commercial service, recreation and public, excluding solid waste landfills. In order to promote an interrelated mixture of mutually supportive land uses, a mixed use parcel shall be within a community potable water and sanitary sewer service area.

Once the Mixed Use classification is approved and effective as an amendment to the Future Land Use Plan Map, a master zoning plan shall be prepared and submitted to the City for review and approval within 12 months of such effective date.

The following uses shall be allowed within a Mixed Use land use classification.

1. Residential, which includes single family attached and detached and zero lot line single family dwellings, duplex dwellings and multiple family dwellings.

Single family and duplex dwellings shall have a density of up to 4 dwelling units per acre.

Multiple family dwellings consisting of free standing townhouse type developments shall have a density of up to 8 dwelling units per acre.

Multiple family dwellings, consisting of free standing apartment buildings or units, which are integrated with nonresidential uses shall have a density of up to 20 dwelling units per acre.

2. Public or private schools offering curricula comparable to that of public schools, not exceeding a .25 floor area ratio.
3. Churches and other houses of worship, not to exceed a .25 floor area ratio.
4. Community and neighborhood recreational facilities and parks offering both activity based and resource based recreation activities, such as golf courses, country clubs, and racquet and tennis clubs, not to exceed a .25 floor area ratio.
5. Open space consisting of passive landscaped open space or linear open space, which may include such features as walkways, bike paths, plazas and other similar amenities.

Words **bolded and underlined** have been added  
Words ~~struck through~~ have been deleted

6. Retail and commercial service uses shall not exceed .25 floor area ratio for the nonresidential portion of a structure.
7. Business and professional offices, and medical offices and clinics shall not exceed .25 floor area ratio for the nonresidential portion of a structure.
8. Public buildings and facilities, not to exceed a .25 floor area ratio. However, in no case shall solid waste landfills be located within a Mixed Use land use classification.
9. Homes of 6 or fewer residents, which otherwise meet the definition of a community residential home.
10. Community residential homes of 7 or more residents.

A Mixed Use land use classification shall contain the following minimum percentages of land uses based upon gross acreage of land area to assure a mix of uses within the development. No single use shall exceed 70% of the permitted uses within a Mixed Use land use classification. For purposes of this provision, all residential uses regardless of type and density shall be considered as a single use.

1. Residential single family and duplex dwellings - 20%  
  
Residential multiple family dwellings consisting of free standing townhouse type developments- 10%  
  
Residential multiple family dwellings consisting of free standing apartment buildings or units, which are integrated with nonresidential uses - 5%
2. Public or private schools offering curricula comparable to that of public schools - allowable, but not required - 0%
3. Churches and other houses of worship - allowable, but not required - 0%
4. Community and neighborhood recreational facilities and parks offering both activity based and resource based recreation activities, such as golf courses, country clubs, and racquet and tennis clubs - 5%
5. Open space consisting of passive landscaped open space or linear open space, which may include such features as

Words **bolded and underlined** have been added

Words ~~struck through~~ have been deleted

- walkways, bike paths, plazas and other similar amenities  
- 10%
6. Retail and commercial service uses - 5%
  7. Business and professional offices, and medical offices and clinics - 5%
  8. Public buildings and facilities - allowable, but not required - 0%
  9. Homes of 6 or fewer residents, which otherwise meet the definition of a community residential home - allowable, but not required - 0%
  10. Community residential homes of 7 or more residents - allowable, but not required - 0%

**Lands classified as industrial** consist of areas used for the manufacturing, assembly, processing or storage of products as well as public, charter and private schools teaching industrial arts curriculum. **Such industrial uses may include the breeding of non-venomous animals, excluding birds and mammals, for wholesale distribution to commercial retailers. All animal activity other than loading and unloading of animals, materials and supplies is conducted completely within an enclosed climate controlled building. Further, facilities engaged in such animal breeding shall be further restricted to the operation's ability to completely attenuate the effects of noise, odor, refuse and security of products and by products in a manner that meets all federal, state and local guidelines and requirements. All industrial uses shall be located on centralized potable water and sanitary sewer facility and such centralized system shall completely serve the potable water and wastewater requirements of the industrial use.**

In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions. All principal uses and special exceptions as specified above shall be limited to an intensity as follows:

Words **bolded and underlined** have been added  
Words ~~struck through~~ have been deleted

less than 5 acres	.75 floor area ratio
greater than or equal to 5 acres, but less than 10 acres	0.50 floor area ratio
greater than or equal to 10 acres, but less than 20 acres	0.25 floor area ratio
greater than or equal to 20 acres	0.15 floor area ratio

**Economic Development** The Economic Development Classification Overlay allows uses and activities to be approved as a Planned Development, as provided in each of the area categories listed in Policies URA I.2.1, URA I.2.2 and URA I.2.3 below, allows development or activities using the base Future Land Use Plan Map classification assigned to the property by this Comprehensive Plan. The Economic development Classification Overlay is intended to implement an aggressive strategy to attract specific “target industries”, minimize urban sprawl, provide workforce housing opportunities and alternative transportation strategies and is specifically designed to (1) allow a mix of residential densities and workforce housing within the designated urban service area; (2) maintain compatibility by providing a transition of land use types, densities, intensities and heights to buffer existing neighborhoods from non residential uses; (3) discourage urban sprawl by clustering economic development activities within the designated urban service area; (4) promote the development of target industries that will provide jobs in close proximity to the City’s existing residential areas, support multi modal transportation opportunities and make the most efficient use of the City’s investment in infrastructure and services; (5) promote redevelopment activities within the core of the urban service area; and (6) Ensure sufficient availability of land to realize the economic development goals of the City as set forth in the Economic Element of this Comprehensive Plan.

Economic District Overlay Areas are identified on the Future Land Use Plan Map and Map Series. The determination for location of any Economic District Overlay Area on the Future Land Use Plan Map shall be based in part on an economic analysis of the particular use or activity which would benefit from such designation.

The economic analysis shall evaluate, without regard to land cost, economies associated with performing the use or activity proposed compared to performing the proposed use or activity generally within the Urban Service Area.

The City Commission shall also consider the following factors in making such determination:

- (1) the impact on the environment and public health;

**STAFF-LEVEL ITEMS**





Serving  
Alachua • Bradford  
Columbia • Dixie • Gilchrist  
Hamilton • Lafayette • Madison  
Suwannee • Taylor • Union Counties

---

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

## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6-4-12

### PROJECT DESCRIPTION

#71 - Environmental Review, Town of Lee - Community Development Block Grant  
#12DB-2A-03-50-02-E01

---

TO: Lauren Milligan, Florida State Clearinghouse

COMMENTS ATTACHED

NO COMMENTS REGARDING THIS PROJECT

---

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT  
STEVEN DOPP, SENIOR PLANNER, AT THE NORTH CENTRAL FLORIDA REGIONAL  
PLANNING COUNCIL AT (352) 955-2200 OR SUNCOM 625-2200, EXT 109

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



April 30, 2012

SK  
SD

North Central Florida RPC  
2009 North West 67th Place, Suite A  
Gainesville, FL 32653-1603

Re: Town of Lee CDBG #12DB-2A-03-50-02-E01  
Notice of Environmental Review Record (ERR) Results

To whom it may concern:

Please be advised that the Town of Lee has completed the Environmental Review Record for the aforementioned Community Development Block Grant (CDBG) project. The Town will utilize \$ 524,984.85 in CDBG funds to provide the necessary infrastructure to encourage a Private Party, Florida Trails, Inc., d/b/a Annett Bus Lines, to expand their business facilities in the State of Florida. The Annett Bus Lines has committed \$350,000.00 to create a bus depot/terminal in the Town.

The Town of Lee 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. Accordingly, the Town of Lee has submitted the Request for Release of Funds and Certification to obtain Authority to Use Grant Funds from the Department of Economic Opportunity.

In order to assist with your review of the project, please find the following enclosed documents:

- Service Area Maps
- FEMA Flood Insurance Rate Maps
- U.S. Fish & Wildlife Service Wetland Map

Please advise if any additional information or documentation is needed. Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

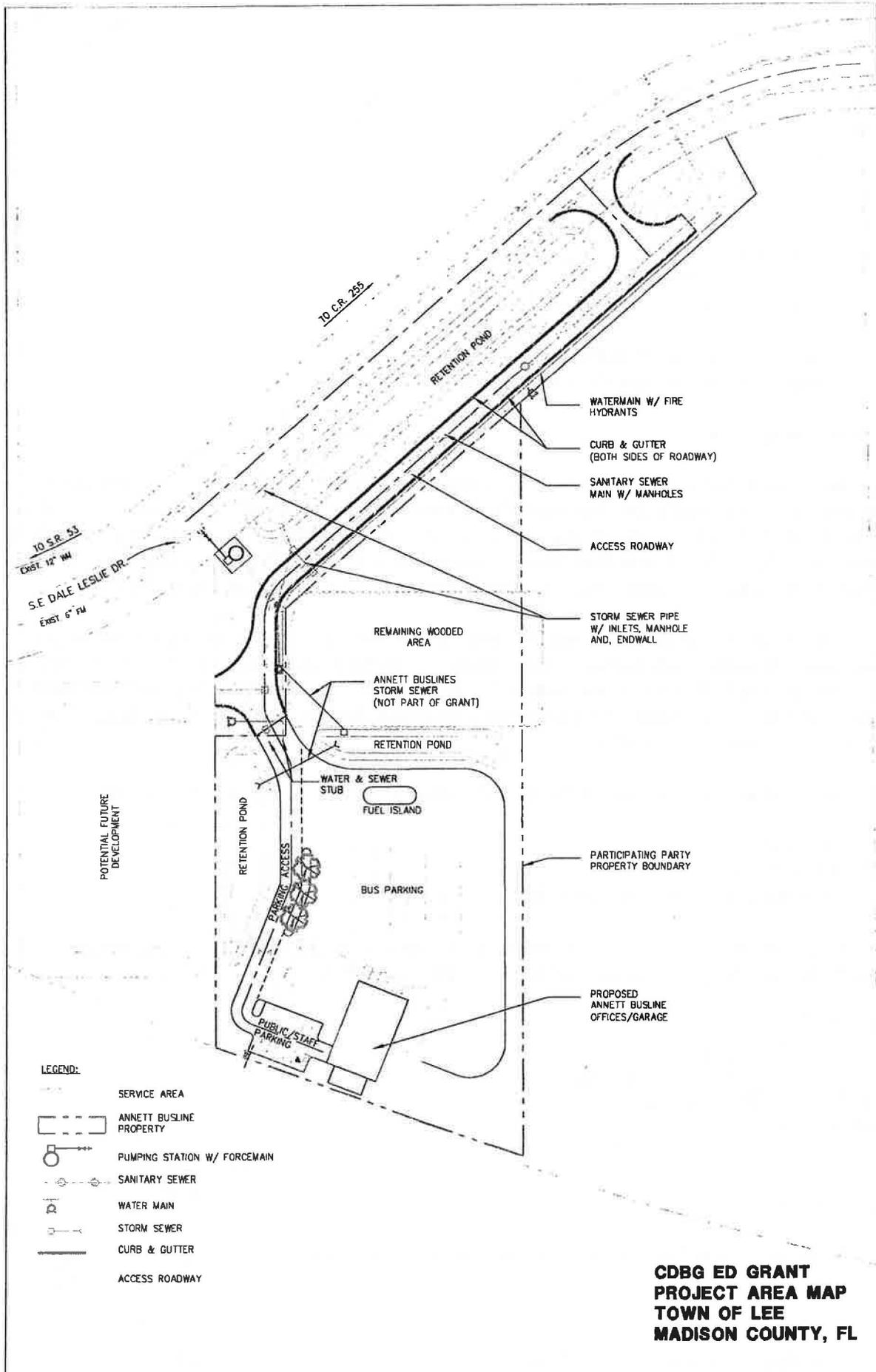


Ronald M. Vanzant  
President

Enclosures (3)

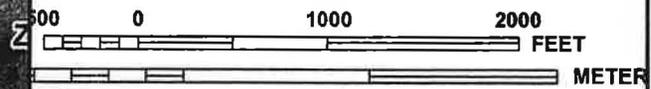
cc: Sarah Anderson, Town Manager of the Town of Lee, Florida

NORTH CENTRAL FLORIDA  
RECEIVED  
MAY 01 2012  
REGIONAL PLANNING COUNCIL





MAP SCALE 1" = 1000'



NFIP  
 NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0320C

**FIRM**  
 FLOOD INSURANCE RATE MAP

MADISON COUNTY,  
 FLORIDA  
 AND INCORPORATED AREAS

PANEL 320 OF 488  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LEE, TOWN OF	120151	0320	C
MADISON COUNTY	120149	0320	C

Legend

- ..... Infrastructure Components
- ..... Building Location

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
 12079C0320C

EFFECTIVE DATE  
 MAY 3, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



U.S. Fish and Wildlife Service

# National Wetlands Inventory

Town of Lee  
Economic Development

Feb 21, 2012

## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

## Riparian

- Herbaceous
- Forested/Shrub

## Legend

- Infrastructure Components
- Building Location



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks: