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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

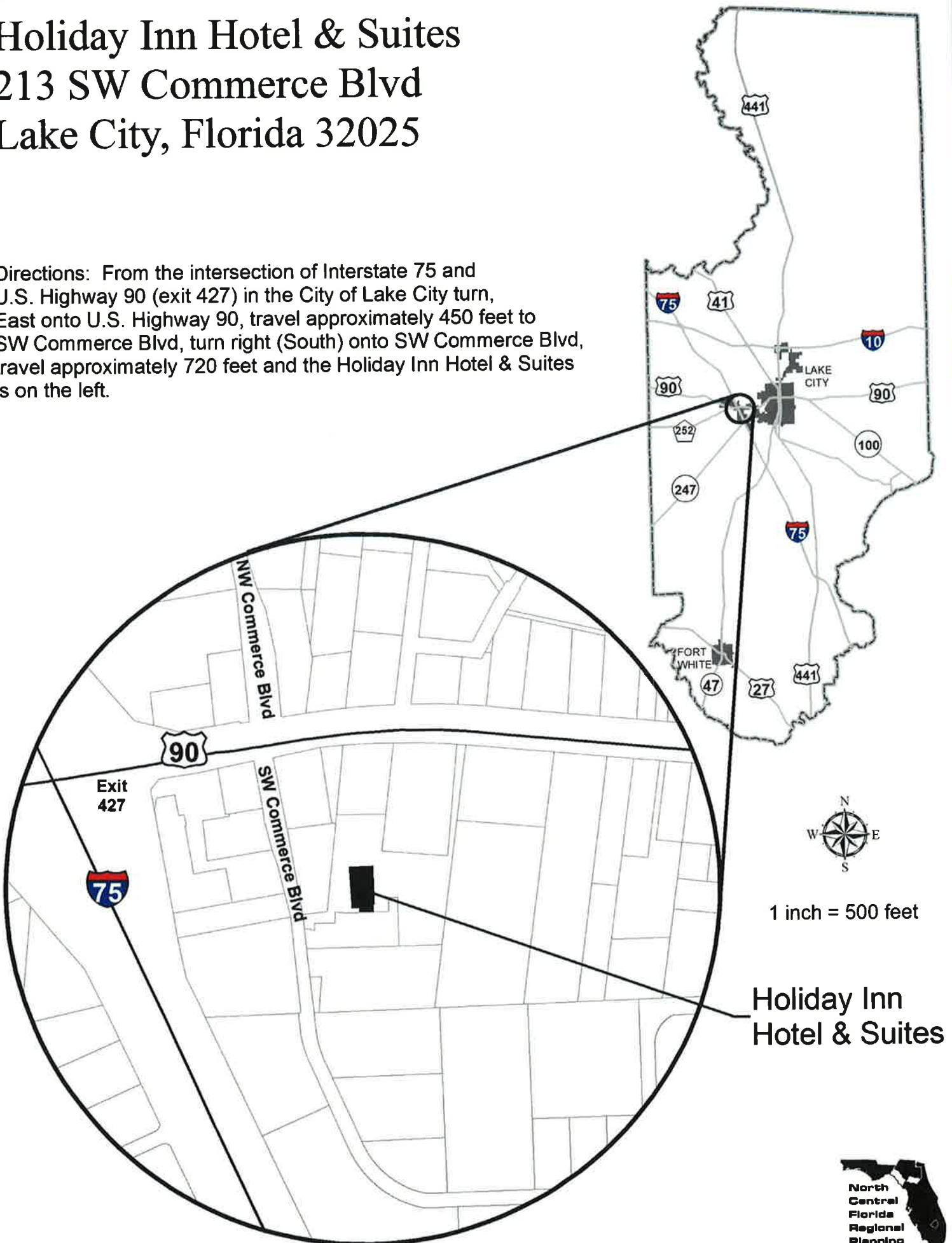
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **December 11, 2014**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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.





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

December 11, 2014
6:00 p.m.

PAGE NO.

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| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Comprehensive Plan Amendments</u> | |
| | #6 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 15-1ESR) | 9 |
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| | #4 - City of High Springs - Environmental Review - Neighborhood Revitalization
Small Cities Community Development Block Grant - Grant #15DB-OJ-03-02-N51 | 23 |

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NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

North Central Florida Regional Planning Council
Gainesville, Florida

November 19, 2014
3:00 p.m.

MEMBERS PRESENT

Jim Catron (via telephone conference call)
Donnie Hamlin (via telephone conference call)
Sandra Haas, Chair (via telephone conference call)
James Montgomery, Vice-Chair (via telephone conference call)
Mike Williams (via telephone conference call)
Stephen Witt (via telephone conference call)

MEMBERS ABSENT

Beth Burnam
Lauren Poe
Wesley Wainwright

STAFF PRESENT

Steven Dopp

The meeting was called to order by Chair Haas at 3:07 p.m.

I. APPROVAL OF THE OCTOBER 23, 2014 MEETING MINUTES

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Hamlin to approve the October 23, 2014 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#5- City of Starke Comprehensive Plan Draft Amendment (DCA No. 15-1ER)

Mr. Dopp stated the staff report for the items finds that the local government 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 Hamlin and seconded by Commissioner Catron to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 3:10 p.m.

Sandra Haas, Chair

12/11/14

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 12/11/14
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 6
Local Government: Alachua County
Local Government Item No: CPA 07-14
State Land Planning Agency Item No: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 12/12/14 (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 item amends Policies 6.1.8 and 6.2 of the Future Land Use Element to allow the manufacture of wood-based products in the Rural/Agriculture land use category (see attached).

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

The amendment does not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

Adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes X No

Not Applicable

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

180 days after receipt of agency comments; and,

WHEREAS, the Board of County Commissioners finds CPA-07-14 to be in compliance with Chapter 163, Part II of the Florida Statutes; and,

WHEREAS, at the xxxx public hearing, the Board of County Commissioners provided for and received public participation and adopted the amendment, as embodied in Section 1 below; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY:

SECTION 1. Text Amendments. That Policy 6.1.8 of the Future Land Use Element; Alachua County Comprehensive Plan be amended as follows:

Policy 6.1.8

The land development regulations shall include thresholds that address the size, intensity and impact of off-site agricultural product packaging and processing facilities and wood product processing and wood manufacturing facilities, below which such uses ~~shall~~ may be appropriately located in areas identified as Rural/Agriculture. Uses exceeding the established thresholds shall either be allowed in areas identified as Industrial on the Future Land Use Map or processed as a materials oriented industrial use in the Rural/Agriculture area subject to a Comprehensive Plan Amendment in accordance with Policy 4.1.1, Section 4.0, Industrial, of the Future Land Use Element.

The land development regulations shall provide standards for wood product processing and wood manufacturing facilities that may be allowed in Rural/Agriculture areas subject to Board of County Commissioners approval in order to ensure compatibility with surrounding uses and minimize or eliminate impacts to natural resources. Standards shall address at a minimum hours of operation, buffering and screening, hazardous waste and wood waste management, setbacks, ingress and egress, parking, sales, product storage and display, and shall require the use of best practices to minimize or eliminate impacts to natural resources and surrounding properties such as use of reclaimed wood products, use of environmentally friendly finishes and adhesives, reuse of scrap materials and recycling of wood product on-site, noise, odor and air pollution controls, and alternative wastewater management techniques.

That Policy 6.2 of the Future Land Use Element; Alachua County Comprehensive Plan be amended as follows:

Policy 6.2

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops...limited agricultural processing and wood product processing and wood manufacturing, as provided in Policy 6.1.8 above, and agricultural products distribution.

....

SECTION 2. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are

**EXCERPTS FROM THE LOCAL GOVERNMENT
STAFF REPORT**



Alachua County Office of Planning and Development Staff Report

Proposed Amendments to the Comprehensive Plan Future Land Use Element

BOARD OF COUNTY COMMISSIONERS

Hearing Date: November 18, 2014

SUBJECT: A request to amend the Alachua County Comprehensive Plan Future Land Use Element Policies 6.1.8 and 6.2

APPLICANT/AGENT: County Initiated – Gerald L. Brewington, Sr. Planner, Growth Management

Summary of Proposed Amendments

In July 2014 the Board directed the County Staff to draft an ordinance that would establish an Agriculture-Industrial zoning district along with any necessary modifications to the Comprehensive Plan to allow for limited industrial uses within existing Agriculture Land use categories and to include specific performance standards in the Unified Land Development Code (ULDC) to minimize impacts on neighbors and the environment.

The proposed amendments to Policies 6.1.8 and 6.2 of the Future Land Use Element are provided in the attached ordinance. These include provisions for limited industrial uses in the Rural/Agriculture (R/A) land use designation for manufacture of wood-based products. The amendments also include provision for regulations within the ULDC to minimize impacts to surrounding land uses as well as a mechanism for BoCC approval on a case-by-case basis.

Fiscal Impact Analysis

Impact on the Initial Cost of Housing

There are no impacts on the initial cost of housing from these amendments as the proposed language impacts only proposed wood-based industrial uses in the Rural/Agriculture land use designation.

Impact on the Long Term Cost of Home Ownership

There is no impact on the long term cost of home ownership resulting from these amendments. The provision for wood-based industrial uses could result in the availability of alternative building products produced locally and could provide for options for local homeowners in purchasing these products.

Fiscal Impacts to the County and County Taxpayers

There are no costs to the County or to County taxpayers resulting from these amendments. The potential exists for increased property values in the Rural/Agricultural land use designation resulting from limited industrial uses being allowed through the Board approval process.



Alachua County Office of Planning and Development Staff Report

Comprehensive Plan Consistency

The proposed ordinance is consistent with the goals and objectives of the Comprehensive Plan, and the Future Land Use Element (FLUE) and Economic Element (EE) in particular:

Policy 4.1.1 (FLUE - Industrial Policies) states that *industrial land use categories shall be established to allow for a range of light and heavy industrial activities, subject to the policies and standards contained in this chapter. Industrial developments are characterized by the fabrication, manufacturing, transporting, warehousing or distribution of goods as well as facilities for research, development and experimental laboratories.*

The proposed revisions to Policy 6.1.8 (FLUE) would allow the fabrication of wood-based products on a limited basis in the Rural/Agriculture land use designation. Such production would be limited in scope and subject to standards and criteria found in the ULDC, thus limiting impacts to surrounding land uses and potential resources in the area. The provision for wood-based industries in the Rural/Agriculture land use designation would facilitate transportation and fabrication of wood-based products, especially those operations that require larger sites to store raw wood product prior to fabrication (example: racks for drying of raw wood prior to sawing and milling to finished product).

Policy 4.1.2 (FLUE - Industrial Policies) states that *a range of choice in land areas and locations for the different types of industry shall be provided to meet the anticipated expansion of industry in the County and to meet the Economic Element of the Plan.*

In making provision for wood-based industrial uses in the Rural/Agricultural land use designation, the County would provide an alternative for those limited uses that are primarily wood-based fabrication and would benefit from location in the rural/ag area with larger lot size and approximate location to major arterials for ease of transportation and distribution of both raw and finished product.

Policy 4.2.1 (FLUE – Industrial Policies) states that *industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice.* Proposed language in Policy 6.1.8 provides for the establishment of criteria and standards within the ULDC to ensure compatibility with surrounding land uses and provides for approval of any request through the BoCC on a case-by-case basis.

Policy 1.1.2 (Economic Element) states that *Alachua County shall promote economic development efforts that build on and complement existing commercial, industrial and agricultural assets in the local economic system.* The provision for changes to Policies 6.1.8 and 6.2 for the FLUE would promote limited wood-based industries in the Rural/Agricultural land use area. These could be existing industries that would then have the potential to expand or new industries that could locate to the R/A area as a result of the expanded and revised policies.



Alachua County Office of Planning and Development Staff Report

Policy 1.2.1 (Economic Element) states that *Alachua County shall encourage the allocation of resources for retention, expansion and development of local business and the recruitment of businesses and industries. Priority shall be given to retention, expansion and development of local businesses.* The proposed revisions to the FLUE would encourage existing businesses in the R/A area to remain and expand as added opportunities for wood-based manufacturing activities would occur. By providing areas in the R/A land use for wood-based industrial activities, existing local businesses could expand and diversify, thereby strengthening the local economy and providing additional jobs and tax base to Alachua County.

Staff Recommendation

Approve the ordinance language adopting changes to Policies 6.1.8 and 6.2 of the Future Land Use Element and transmit to the Department of Economic Opportunity (DEO) in Tallahassee for their review and comment

STAFF-LEVEL ITEMS



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 11-10-14

PROJECT DESCRIPTION

#4- City of High Springs - Environmental Review - Neighborhood Revitalization Small Cities
 Community Development Block Grant - Grant #15DB-OJ-03-02-N51

TO: Lauren Milligan, Florida State Clearinghouse

XC: City of High Springs, Florida
 Florida Department of Economic Opportunity
 Fred D. Fox, Fred Fox Enterprises, Inc.

 COMMENTS ATTACHED

 X **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.



FRED FOX ENTERPRISES, INC

Providing Grant Writing and Administration Services

SKSD

October 21, 2014

Mr. Scott R. Koons, Executive Director
North Central Florida Regional Planning Council
2009 NW 67 Place
Gainesville, FL 32653-1603

RE: Environmental Review, City of High Springs
Neighborhood Revitalization Small Cities Community Development Block
Grant #15DB-OJ-03-11-02-N51

Dear Mr. Koons:

The City of High Springs, Florida has been awarded the above referenced CDBG grant in the Neighborhood Revitalization category. The grant will utilize Federal Fiscal Year 2013 Florida Small Cities Community Development Block Grant (CDBG) Program funding to replace a significant portion of the potable water lines in the southeast quadrant of the City of High Springs. As an unmet need, if funds are available, the replacement of the potable water lines will be expanded south and east of the primary service area. The program is being managed by the Florida Department of Economic Opportunity (DEO). As part of the required Environmental Review process, we are advising you of this funding award to give the Regional Planning Council the opportunity to comment on the proposed project. To provide the Regional Planning Council with information concerning the project, we are including a copy of the narrative and the service area maps included in the application as an attachment to this letter. Once you have reviewed the application narrative, please have someone from the Regional Planning Council respond in writing prior to the end of November 2014, whether or not you feel this project would harm the environment as it relates to the Regional Planning Council's specific discipline.

If you have any questions please do not hesitate to contact our office at (904) 810-5183.

Sincerely,

Fred D. Fox/mdd
Fred D. Fox
Consultant

FDF/mff

Enclosures

EXHIBIT 7

RECEIVED
OCT 27 2014
NORTH CENTRAL FLORIDA
REGIONAL PLANNING COUNCIL

Project Narrative Form G-2

Describe the proposed project using the guidelines in the instructions. Use additional pages as needed.

Please see the instructions on the following page relating to applications for Economic Development loans. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions provided for each respective category.

Service Area #1 Southeast High Springs Water Line Replacement Service Area:

03J Water Line Replacement Activity -The Southeast High Springs Water Line Replacement Service Area in the City of High Springs experiences frequent pipe breaks and water outages. The existing pipes in the service area are made of substandard material that do not meet current potable water main standards. Also, most of the valves in the area do not work properly which makes repairing the water mains more difficult. The activity proposed in this service area involves the replacement of the existing potable water lines in the service area with new six inch (6") PVC water lines. Approximately eleven thousand four hundred (11,400') linear feet of replacement potable water lines will be installed. The installation of the proposed new water lines will include all components, including fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #1 is as follows:

- The replacement of the existing water line along Southeast 1st Avenue between U. S Highways 41 & 27 on the west and SE Douglas Street on the east, a distance of 2,600 linear feet;
- The replacement of the existing water line along Southeast Douglas Street between SE Railroad Avenue on the north and NW 178th Place on the south, a distance of 1,200 linear feet;
- The replacement of the existing water line along Southeast 7th Avenue between U. S Highways 41 & 27 on the west and NW 178th Place on the east, a distance of 1,500 linear feet;
- The replacement of the existing water line along Southeast Lincoln Avenue between NW 178th Place on the west and SE Douglas Street on the east, a distance of 2,000 linear feet;
- The replacement of the existing water line along NW 178th Place between Southeast Lincoln Avenue on the west and SE Douglas Street on the east, a distance of 2,000 linear feet;
- The replacement of the existing water line along Southeast 5th Street between SE 1st Avenue on the north and SE 3rd Avenue on the south, a distance of 300 linear feet;
- The replacement of the existing water line along the east side of US 41 from 1st Avenue on the north to 7th Avenue on the south, a distance of 1,800 linear feet.

All of the water lines being replaced in Service Area #1 are interconnected.

Service Area #1 is bound on the north by portions of the rear property lines of the residential housing units located on the north side of Southeast 1st Avenue, on the south by the rear property lines of the properties located along the south side of portions of SE 7th Avenue and NW 178th Place, on the east by the residences located on the east side of SE Douglas Street, and on the west by the rear property line of the properties located along U. S Highways 41 & 27.

**Project Narrative
Form G-2 (cont.)**

Service Area #1 Southeast High Springs Water Line Replacement Service Area (continued):

The beneficiaries for the activity proposed in this Service Area #1 are those people living within the Service Area connected to the City's central water system. Currently 98 occupied households are located within the Service Area #1. The individuals residing in the dwelling units in Service Area #1 will see their water pressure and volume increase once the replacement of the water lines is completed. The 98 households in the service area contain 243 people, 109 of these people or 44.85% are VLI, 203 of the people living in the service area or 83.53% are LMI and 40 of the people living in the service area or 16.47% have household incomes above the LMI income limits.

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

Activity	CDBG Cost
03J Water Line Replacement	\$ 644,000.00

Without the assistance of CDBG funding the City of High Springs will not be able to address this project at this time.

The City has committed one hundred twenty-five thousand dollars (\$125,000.00) from the Water and Sewer Enterprise Fund to the water line replacement and engineering activities as local match in this application.

The City anticipates it will take approximately twenty-four (24) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

The proposed CDBG projects are not located in a flood zone.

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

Activity	CDBG	Match	Total
03J-Water Line Replacement	\$ 644,000.00	\$ 83,800.00	\$ 727,800.00
Engineering	\$ 0.00	\$ 41,200.00	\$ 41,200.00
Administration	\$ 56,000.00	\$ 0.00	\$ 56,000.00
Total	\$ 700,000.00	\$ 125,000.00	\$ 825,000.00

**Project Narrative
Form G-2 (cont.)**

Unmet Need:

Service Area #2 NW 181st Place Water Line Replacement Service Area:

03J Water Line Replacement Activity -The NW 181st Place Water Line Replacement Service Area in the City of High Springs experiences frequent pipe breaks and water outages. The existing pipes in the service area are made of substandard materials which do not meet current potable water main standards. Also, most of the valves in the service area do not work which makes repairs more difficult. The activity proposed in this service area involves the replacement of the existing substandard water lines in the service area with four inch (4") water lines. Approximately one thousand two hundred twenty-five (1,225') linear feet of replacement potable water lines will be installed. The installation of the proposed new water lines will include all components, including fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #2 is as follows:

- The replacement of the existing water line along Northwest 181st Place between the western end of 181st Place, approximately 525 linear feet west of SE Douglas Street, on the west and the eastern end of Northwest 181st Place, located approximately 700 linear feet east of SE Douglas Street on the east, a distance of 1,225 linear feet;

All of the water lines being replaced in Service Area #2 are interconnected.

Service Area #2 is bound on the north by portions of the rear property lines of the homes located on the north side of NW 181st Place, on the south by the rear property lines of the properties located along the south side of NW 181st Place, on the east by the eastern end of NW 181st Place, and on the west by the western end of 181st Place.

The beneficiaries for the activity proposed in this Service Area #2 are those people living within the Service Area connected to the City's central water system. Currently 4 occupied households are located within the Service Area #2. The individuals residing in the dwelling units in Service Area #2 will see their water pressure and volume increase once the replacement of the water lines is completed. The 4 households in the service area contain 8 people, 1 of these people or 12.50% is VLI, 6 of the people living in the service area or 75.00% are LMI and 2 of the people living in the service area or 25.00% have household incomes above the LMI income limits.

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

Activity	CDBG Cost
03J Water Line Replacement	\$ 44,000.00

**Project Narrative
Form G-2 (cont.)**

Service Area #3 NW 180th Place Water Line Replacement Service Area:

03J Water Line Replacement Activity -The NW 180th Place Water Line Replacement Service Area in the City of High Springs experiences frequent pipe breaks and water outages. The existing pipes in the service area are made of substandard materials which do not meet current potable water main standards. Also, most of the valves in the service area do not work which makes repairs more difficult. The activity proposed in this service area involves the replacement of the existing substandard water lines in the service area with four inch (4") water lines. Approximately nine hundred (900') linear feet of replacement potable water lines will be installed. The installation of the proposed new water lines will include all components, including fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #3 is as follows:

- The replacement of the existing water line along Northwest 180th Place (SE Jefferson Avenue) between SE Douglas Street, on the west and the eastern end of Northwest 180th Place, located approximately 900 linear feet east of SE Douglas Street on the east, a distance of 900 linear feet;

All of the water lines being replaced in Service Area #3 are interconnected.

Service area #3 is bound on the north by portions of the rear property lines of the homes located on the north side of Northwest 180th Place, on the south by the rear property lines of the properties located along the south side of Northwest 180th Place, on the east by the eastern end of Northwest 180th Place, and on the west by SE Douglas Street.

The beneficiaries for the activity proposed in this Service Area #3 are those people living within the Service Area connected to the City's central water system. Currently 6 occupied households are located within the Service Area #3. The individuals residing in the dwelling units in Service Area #3 will see their water pressure and volume increase once the replacement of the water lines is completed. The 6 households in the service area contain 22 people, 6 of these people or 27.27% are VLI, 19 of the people living in the service area or 86.36% are LMI and 3 of the people living in the service area or 13.64% have household incomes above the LMI income limits.

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

Activity	CDBG Cost
03J Water Line Replacement	\$ 30,000.00

**Project Narrative
Form G-2 (cont.)**

Service Area #4 NW 180th Avenue Water Line Replacement Service Area:

03J Water Line Replacement Activity -The NW 180th Avenue Water Line Replacement Service Area in the City of High Springs experiences frequent pipe breaks and water outages. The existing pipes in the service area are made of substandard materials which do not meet current potable water main standards. Also, most of the valves in the service area do not work which makes repairs more difficult. The activity proposed in this service area involves the replacement of the existing substandard water lines in the service area with four inch (4") water lines. Approximately one thousand four hundred fifty (1,450') linear feet of replacement potable water lines will be installed. The installation of the proposed new water lines will include all components, including fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #4 is as follows:

- The replacement of the existing water line along Northwest 180th Avenue between the western end of 180th Avenue, approximately 600 linear feet west of SE Douglas Street, on the west and the eastern end of Northwest 180th Avenue, located approximately 850 linear feet east of SE Douglas on the east, a distance of 1,450 linear feet;

All of the water lines being replaced in Service Area #4 are interconnected.

Service area #4 is bound on the north by portions of the rear property lines of the homes located on the north side of NW 180th Avenue, on the south by the rear property lines of the properties located along the south side of NW 180th Avenue, on the east by the eastern end of NW 180th Avenue, and on the west by the western end of NW 180th Avenue.

The beneficiaries for the activity proposed in this Service Area #4 are those people living within the Service Area connected to the City's central water system. Currently 7 occupied households are located within the Service Area #4. The individuals residing in the dwelling units in Service Area #4 will see their water pressure and volume increase once the replacement of the water lines is completed. The 7 households in the service area contain 13 people, 11 of these people or 84.62% are VLI, 11 of the people living in the service area or 84.62% are LMI and 2 of the people living in the service area or 15.38% have household incomes above the LMI income limits.

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

Activity	CDBG Cost
03J Water Line Replacement	\$ 52,000.00

**Project Narrative
Form G-2 (cont.)**

Service Area #5 NW 179th Place Water Line Replacement Service Area:

03J Water Line Replacement Activity – NW 179th Place Water Line Replacement Service Area in the City of High Springs experiences frequent pipe breaks and water outages. The existing pipes in the service area are made of substandard materials which do not meet current potable water main standards. Also, most of the valves in the service area do not work which makes repairs more difficult. The activity proposed in this service area involves the replacement of the existing substandard water lines in the service area with four inch (4") water lines. Approximately six hundred sixty (660') linear feet of replacement potable water lines will be installed. The installation of the proposed new water lines will include all components, including fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #5 is as follows:

- The replacement of the existing water line along Northwest 179th Place between SE Douglas Street on the west and the eastern end of Northwest 179th Place on the east, a distance of 660 linear feet;

All of the water lines being replaced in Service Area #5 are interconnected.

Service area #5 is bound on the north by the rear property lines of the homes located on the north side of NW 179th Place, on the south by the rear property lines of the properties located along the south side of NW 179th Place, on the east by the eastern end of NW 179th Place, and on the west by SE Douglas Street.

The beneficiaries for the activity proposed in this Service Area #5 are those people living within the Service Area connected to the City's central water system. Currently 6 occupied households are located within the Service Area #5. The individuals residing in the dwelling units in Service Area #5 will see their water pressure and volume increase once the replacement of the water lines is completed. The 6 households in the service area contain 12 people, 5 of these people or 41.67% are VLI, 8 of the people living in the service area or 66.67% are LMI and 4 of the people living in the service area or 33.33% have household incomes above the LMI income limits.

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

Activity	CDBG Cost
03J Water Line Replacement	\$ 24,000.00

**Project Narrative
Form G-2 (cont.)**

Service Area #6 NW 178th Place/NW 178th Avenue Water Line Replacement Service Area:

03J Water Line Replacement Activity -The NW 178th Place/NW 178th Avenue High Springs Water Line Replacement Service Area in the City of High Springs experiences frequent pipe breaks and water outages. The existing pipes in the service area are made of substandard materials which do not meet current potable water main standards. Also, most of the valves in the service area do not work which makes repairs more difficult. The activity proposed in this service area involves the replacement of the existing substandard water lines in the service area with four inch (4") water lines. Approximately two thousand two hundred twenty-five (2,225') linear feet of replacement potable water lines will be installed. The installation of the proposed new water lines will include all components, including fire hydrants and shut off valves required for a complete installation.

The scope of work to be carried out in Service Area #6 is as follows:

- The replacement of the existing water line along NW 178th Place between the eastern end of 178th Place, approximately 650 linear feet east of SE Douglas Street, on the east and SE Douglas Street on the west, a distance of 650 linear feet;
- The replacement of the existing water line along NW 178th Avenue between the eastern end of 178th Avenue, approximately 650 linear feet west of SE Douglas Street, on the east and the western end of NW 178th Avenue, located approximately 700 linear feet west of SE Douglas Street on the west, a distance of 1,350 linear feet;
- The replacement of the existing water line along SE Douglas Street between NW 178th Place on the north and NW 178th Avenue on the south, a distance of 225 linear feet;

All of the water lines being replaced in Service Area #6 are interconnected.

Service Area #6 is bound on the north by the rear property lines of the homes located on the north side of NW 178th Place, on the south by the rear property lines of the properties located along the south side of NW 178th Avenue, on the east by the eastern end of NW 178th Place and NW 178th Avenue, and on the west by the western end of NW 178th Avenue..

The beneficiaries for the activity proposed in this Service Area #6 are those people living within the Service Area connected to the City's central water system.. Currently 13 occupied households are located within the Service Area #6. The individuals residing in the dwelling units in Service Area #6 will see their water pressure and volume increase once the replacement of the water lines is completed. The 13 households in the service area contain 33 people, 16 of these people or 48.48% are VLI, 28 of the people living in the service area or 84.85% are LMI and 5 of the people living in the service area or 15.15% have household incomes above the LMI income limits.

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

Activity	CDBG Cost
03J Water Line Replacement	\$ 80,000.00

High Springs Floodplain Map



