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# MEETING NOTICE

## CLEARINGHOUSE COMMITTEE

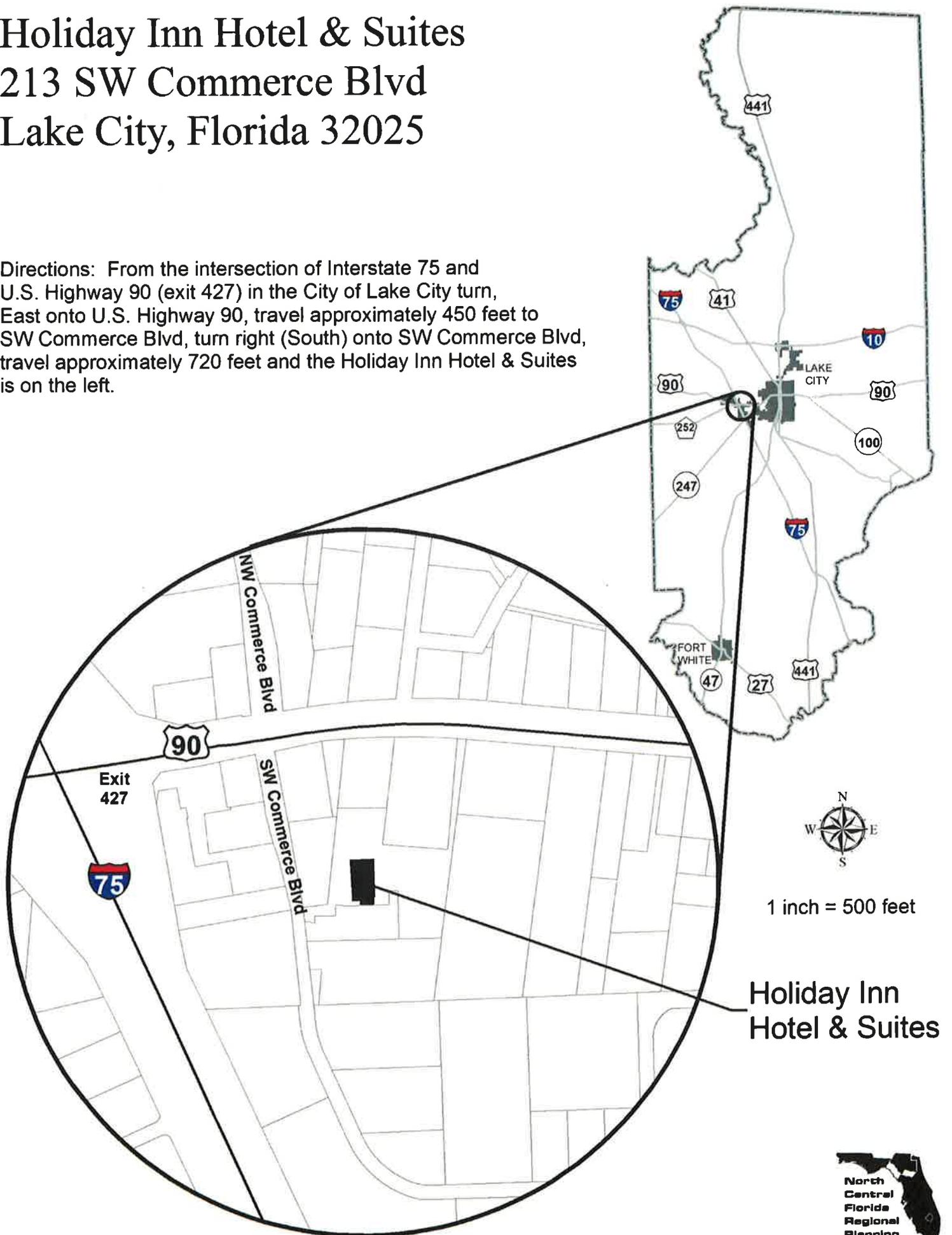
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 23, 2015**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(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

July 23, 2015  
 6:00 p.m.

	<b><u>PAGE NO.</u></b>
I. APPROVAL OF THE JUNE 25, 2015 MEETING MINUTES	<b>5</b>
II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#67 - City of Gainesville Comprehensive Plan Adopted Amendments (DEO No. 15-1ESR)	<b>9</b>
#69 - Suwannee County Comprehensive Plan Draft Amendments (DEO No. 15-2ESR)	<b>39</b>
#70 - City of High Springs Comprehensive Plan Adopted Amendment (DEO No. 15-1ER)	<b>67</b>
#71 - City of Perry Comprehensive Plan Adopted Amendment (DEO No. 15-1ER)	<b>89</b>
#72 - Madison County Comprehensive Plan Adopted Amendment (DEO No. 15-1ESR)	<b>119</b>
III. STAFF-LEVEL REVIEW ITEMS	
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Clearinghouse Committee Agenda

July 23, 2015

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- #56 - Town of Greenville - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Greenville, Madison County, Florida **169**
- #57 - City of Lake Butler - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Lake Butler, Union County, Florida **177**
- #58 - City of Trenton - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Trenton, Gilchrist County, Florida **187**
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- #61 - City of Live Oak - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Live Oak, Suwannee County, Florida **207**
- #62 - Town of Yankeetown - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Yankeetown, Levy County, Florida **213**
- #63 - Suwannee County - Federal Fiscal Year 2014 Community Development Block Grant Application - Housing Rehabilitation - Suwannee County, Florida **223**
- #64 - City of Hawthorne - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Hawthorne, Alachua County, Florida **231**
- #65 - City of Perry - Federal Fiscal Year 2014 Community Development Block Grant Application - Commercial Revitalization - Perry, Taylor County, Florida **243**
- #66 - Town of Jennings - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Jennings, Hamilton County, Florida **251**

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Holiday Inn Hotel and Suites  
Lake City, Florida

June 25, 2015  
6:00 p.m.

MEMBERS PRESENT

Beth Burnam (via telephone)  
Jim Catron  
James Montgomery, Vice-Chair  
Donnie Hamlin  
Patricia Patterson

MEMBERS ABSENT

Sandra Haas, Chair  
Mike Williams  
Steven Witt

STAFF PRESENT

Steven Dopp

The meeting was called to order by Vice-Chair Montgomery at 6:05 p.m.

I. APPROVAL OF THE MAY 28, 2015 MEETING MINUTES

**ACTION:** It was moved by Commissioner Patterson and seconded by Commissioner Catron to approve the May 28, 2015 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #50 - City of High Springs Comprehensive Plan Draft Amendment (DEO No. 15-1ESR)
- #51 - Madison County Comprehensive Plan Draft Amendment (DEO No. 15-1ESR)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find the local government 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 Patterson and seconded by Commissioner Catron to approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:13 p.m.

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

7/23/15



**COMMITTEE-LEVEL ITEMS**



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

Regional Planning Council: North Central Fl  
Review Date: 7/23/15  
Amendment Type: Adopted Amendments

Regional Planning Council Item No.: 67  
Local Government: City of Gainesville  
Local Government Item Nos.: PB-14-73 LUC,  
PB-14-162 LUC, and PB-14-166 LUC  
State Land Planning Agency Item No.: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/24/15 (estimated)

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

**DESCRIPTION OF AMENDMENTS**

City item PB-14-73 LUC reclassifies 2,327.59 acres of annexed land from County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to City Public and Institutional Facilities. City item PB-14-162 LUC reclassifies 97.8 acres of annexed lands from County Institutional to City Conservation. City item PB-14-166 LUC amends the City historic district map series (see attached).

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

The City item PB-14-73 is located adjacent to U.S. Highway 441, which is identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Nevertheless, significant adverse impacts are not anticipated to occur to the adjoining segment of the regional road network as a result of the amendment. The subject property is located within a City Transportation Mobility Program Area and is subject to Zone E requirements of Policy 10.1.11 of the City Transportation Mobility Element (see attached). The City Transportation Element policy requires the implementation of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan (see attached). Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network.

The subject property of City item PB-14-73 is located either on or within 1/2 mile of an Area of High Recharge Potential to the Floridan Aquifer and a Stream-to-Sink Recharge area, both of which are identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources.

City items PB-14-162 LUC and PB-14-166 LUC are not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as neither item results in an increase in the intensity or density of use.

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

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

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

Yes \_\_\_\_\_ No \_\_\_\_\_

Not Applicable \_\_\_\_\_ X \_\_\_\_\_

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

## City of Gainesville Land Use Designations

SF	Single-Family (up to 8 du/acre)
RL	Residential Low-Density (up to 12 du/acre)
IND	Industrial
CON	Conservation
PF	Public and Institutional Facilities

## Alachua County Land Use Designations

ESTATE	Residential Estate (up to 1 du/2 acres)
LOW	Low Density Residential
R/AG	Rural/Agriculture
UFCMP	University of Florida Master Plan
REC	Recreation

## City of Alachua Land Use Designations

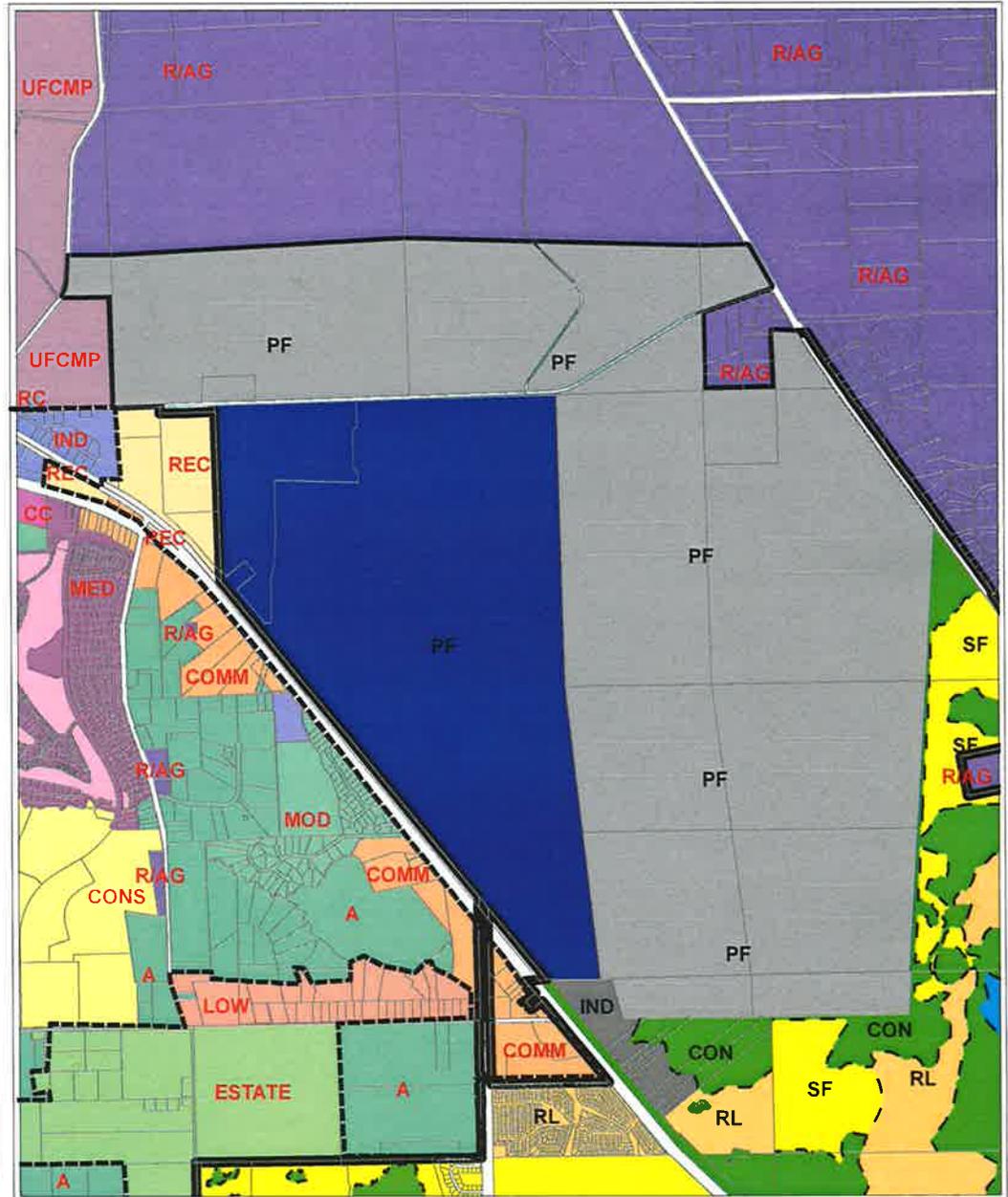
A	Agriculture
CONS	Conservation
COMM	Commercial
MOD	Moderate density residential (0-4 du/acre)
MED	Medium density residential (4-8 du/acre)
IND	Industrial

----- Split Land Use Categories

———— Gainesville City Limits

----- Alachua City Limits  
 City of Gainesville—DEO No. 15-1ESR  
 Petition No. PB-14-73 LUC  
 Legislative Matter No. 140379  
 Adopted: 6/18/15

Area  
under petition  
consideration



### ADOPTED LAND USE



No Scale

Name	Petition Request	Petition Number
City of Gainesville, applicant	Amend the City of Gainesville Future Land Use map from Alachua County Rural/Agriculture (R/AG) category to City of Gainesville Public and Institutional Facilities (PF)	PB-14-73 LUC -11-

## City of Gainesville Land Use Designations

SF	Single Family (up to 8 du/acre)
RL	Residential Low Density (up to 12 du/acre)
RM	Residential Medium Density (8-30 du/acre)
E	Education
REC	Recreation
CON	Conservation
PF	Public and Institutional Facilities

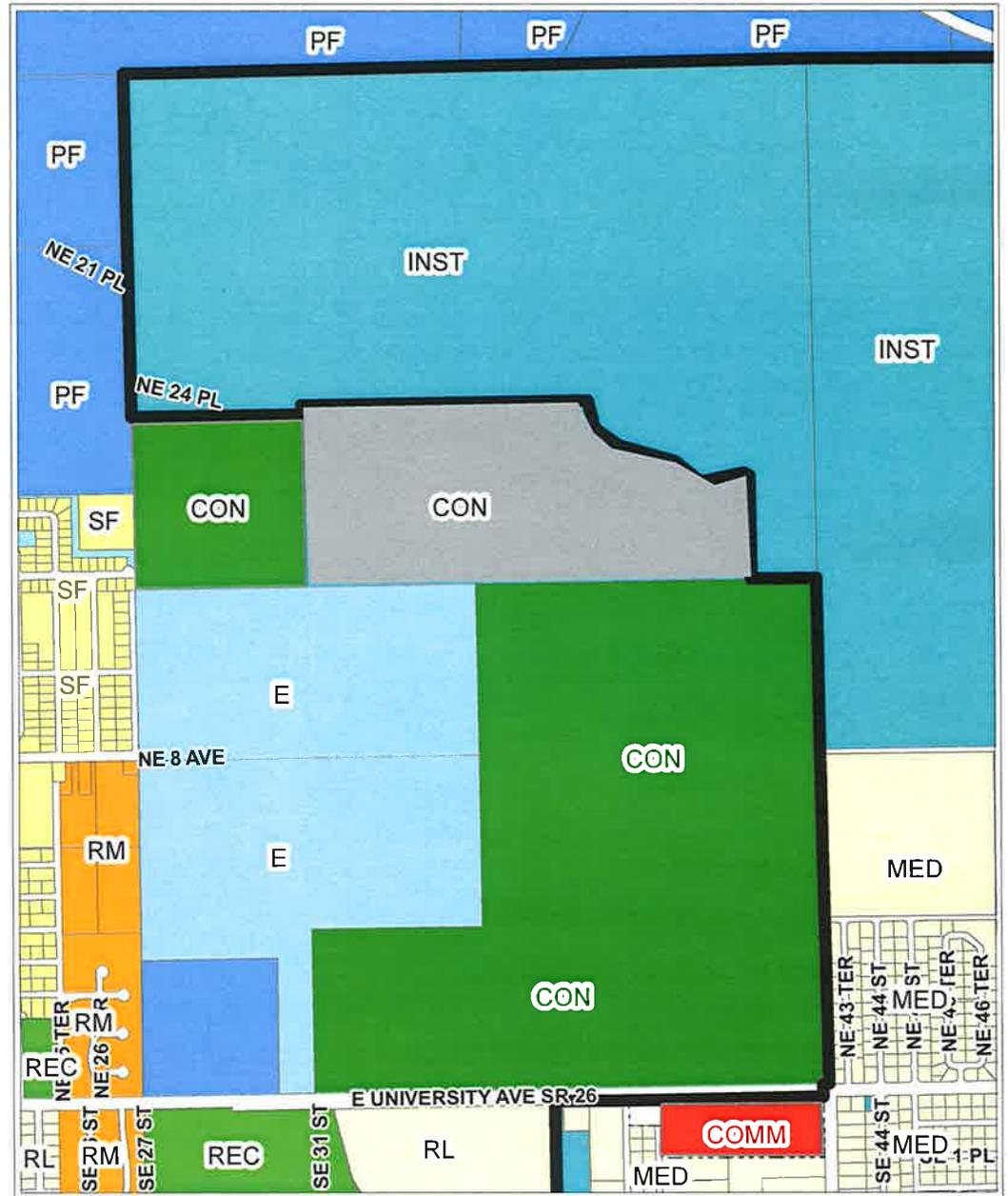
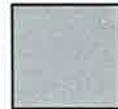
## Alachua County Land Use Designations

INST	Institutional
MED	Medium Density Residential
COMM	Commercial Enclaves

City of Gainesville—DEO No. 15-1ESR  
Petition No. 14-162 LUC  
Legislative Matter No. 140695  
Adopted: 6/18/15

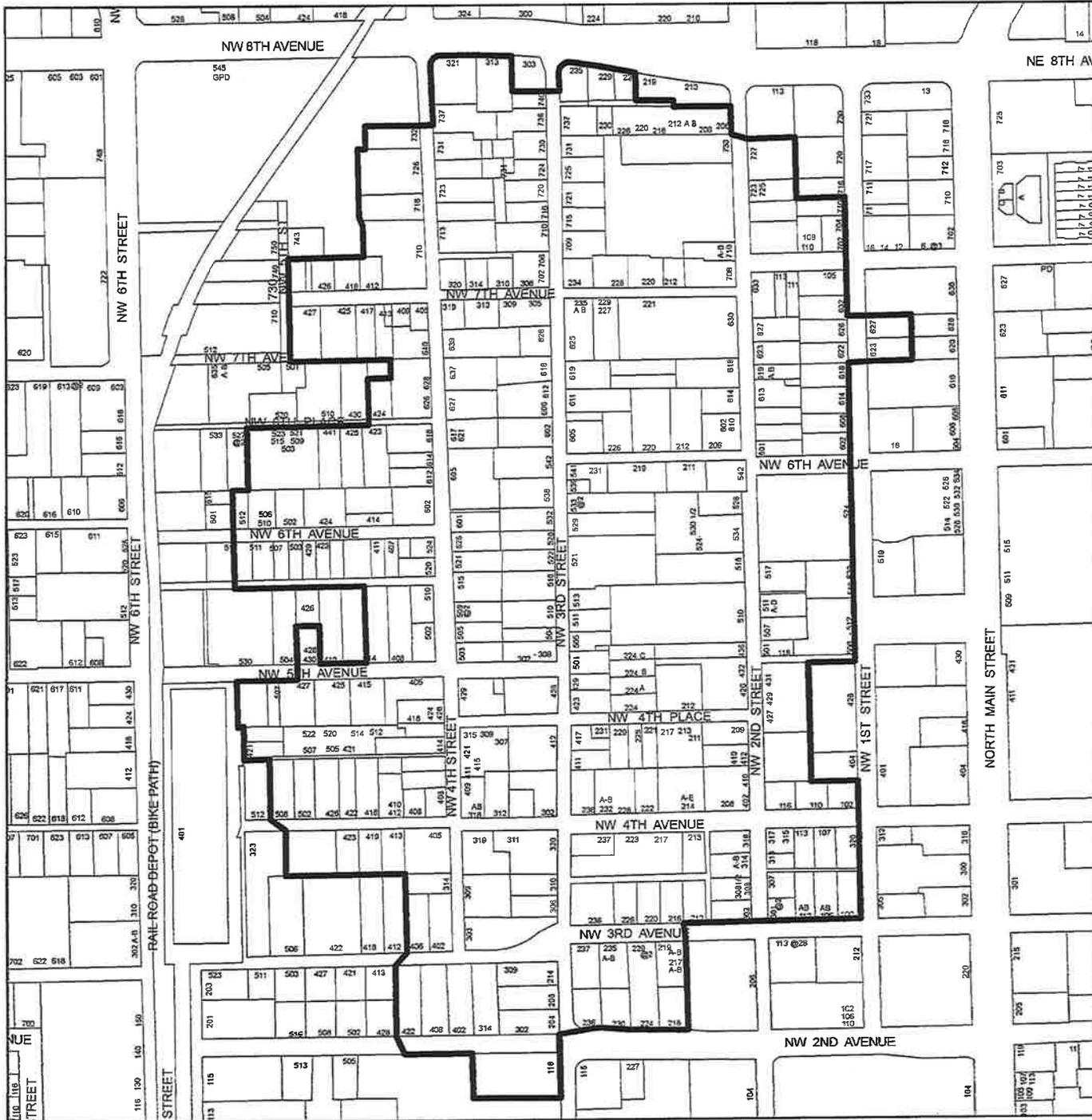
-  Division line between two land use categories
-  City Limits

Area  
under petition  
consideration



### ADOPTED LAND USE

	Name	Petition Request	Petition Number
	City Plan Board, applicant	Amend the City of Gainesville Future Land Use Map from Alachua County Institutional to City of Gainesville Conservation (CON)	PB-14-162 LUC



## FUTURE LAND USE ELEMENT

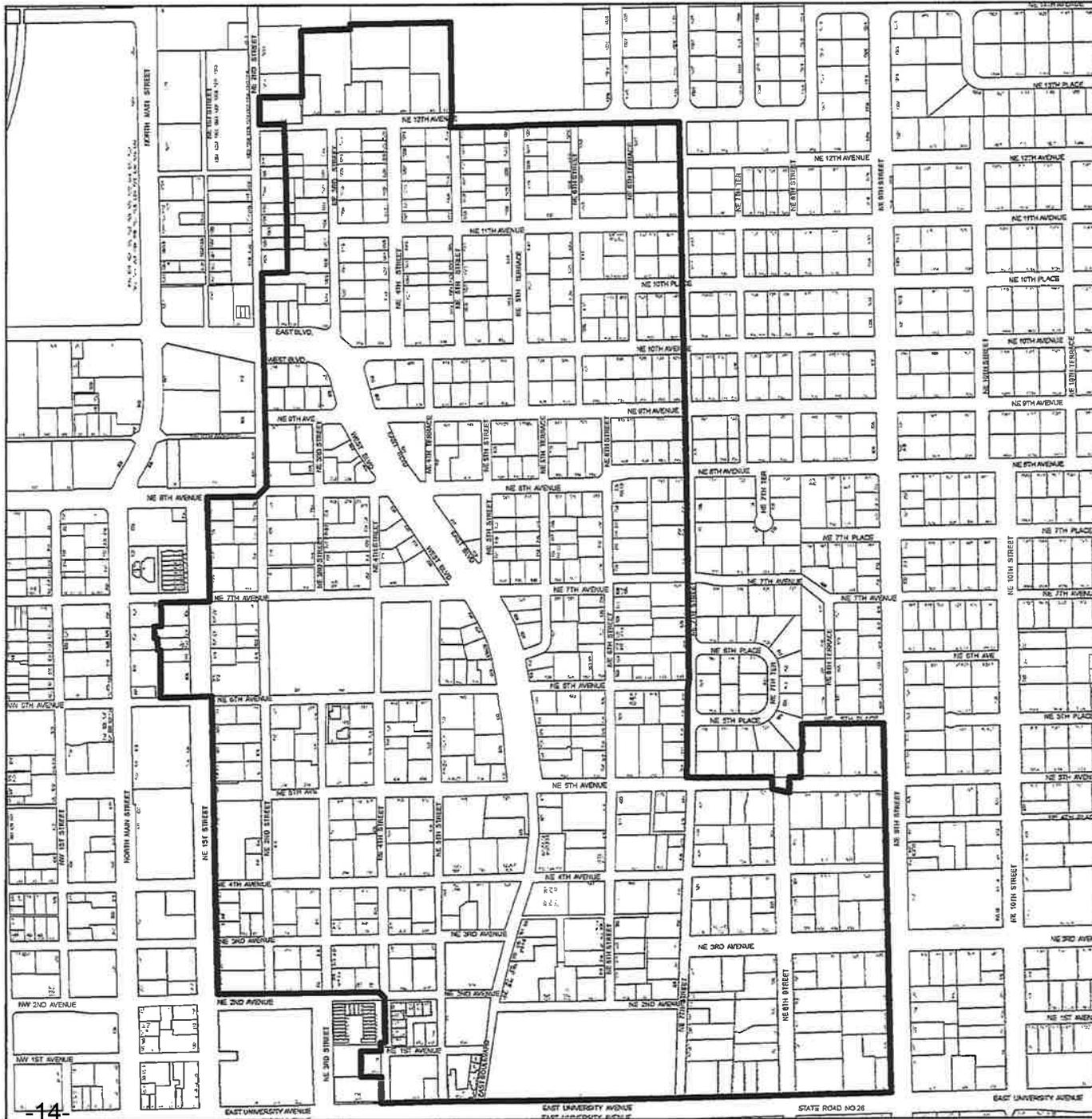
Historic Preservation Map Series:  
Pleasant Street Historic District

 Historic District Boundary

**City of Gainesville, Florida**

Prepared by the Planning and  
Development Services Department  
January 2015





## FUTURE LAND USE ELEMENT

Historic Preservation Map Series:  
Northeast Gainesville  
Residential Historic District

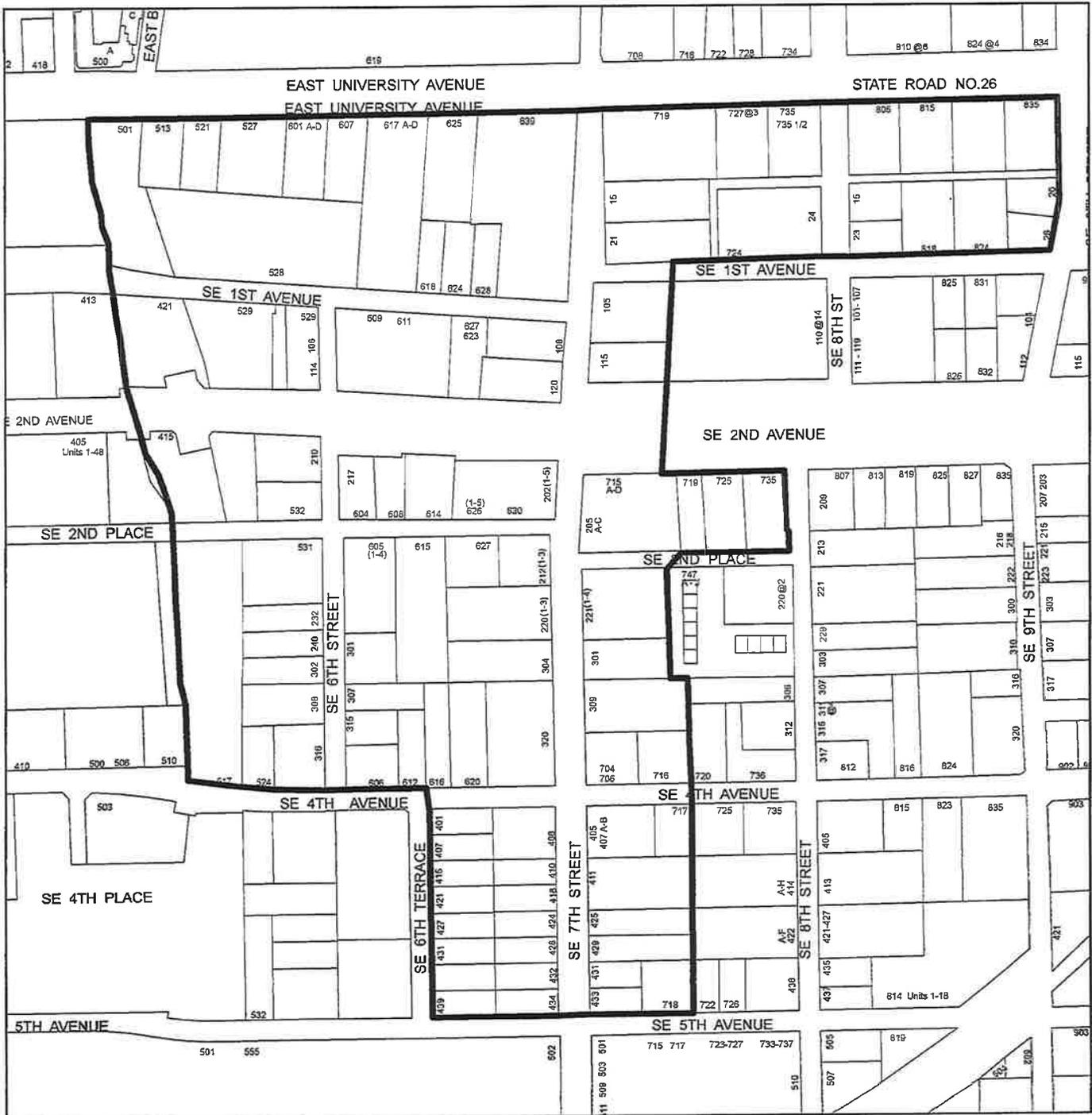
 Historic District Boundary

**City of Gainesville, Florida**

Prepared by the Planning and  
Development Services Department  
January 2015

0 495 990 Feet





## FUTURE LAND USE ELEMENT

Historic Preservation Map Series:  
Southeast Gainesville Historic District

 Historic District Boundary

**City of Gainesville, Florida**

Prepared by the Planning and  
Development Services Department  
January 2015





## FUTURE LAND USE ELEMENT

Historic Preservation Map Series:  
University Heights Historic District - North

Historic District Boundary

**City of Gainesville, Florida**

Prepared by the Planning and  
Development Services Department  
January 2015

0 95 190 380 Feet

N



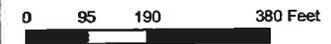
## FUTURE LAND USE ELEMENT

Historic Preservation Map Series:  
University Heights Historic District - South

 Historic District Boundary

**City of Gainesville, Florida**

Prepared by the Planning and  
Development Services Department  
January 2015





**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN**



Goals, Objectives  
& Policies



# Transportation Mobility Element

**OVERALL GOAL: ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT DEVELOPMENT, REDEVELOPMENT, AND QUALITY OF LIFE, THAT IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE “YEAR 2035 LONG RANGE TRANSPORTATION PLAN” WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE LOCATIONS OF DRIVEWAYS, PROVISION OF SIDEWALK CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK AND TRAIL SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATION-DISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.**

## **GOAL 1**

### **ADOPT TRANSPORTATION MOBILITY LEVELS OF SERVICE.**

**Objective 1.1** The City shall adopt the following transportation mobility levels of service (LOS). These levels of service are solely for planning purposes and are not used to apply transportation concurrency.

**Policy 1.1.1** Roadway LOS:

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

Transportation Mobility B-1



Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.:  a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

**Zone E Criteria**

- a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone E if demonstrated to be a direct benefit to the transportation system in Zone E. Projects may include, but shall not be limited to, the following:
  - 1. widening of SR 121 to 4 lanes north of US 441 to CR 231; and
  - 2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.
- b. Deeding of land for right-of-way and/or construction of roadway extensions to City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.
- d. Provision of matching funds for transit or other transportation mobility-related grants.



Goals,  
Objectives  
& Policies

- e. Provision of Park and Ride facilities, built to RTS needs and specifications.
  - f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
  - g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
  - h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
  - i. Funding for the construction of new or expanded transit facilities.
  - j. Construction of bus shelters built to City specifications, where transit service is available.
  - k. Bus shelter lighting using solar technology designed and constructed to City specifications, where transit service is available.
  - l. Construction of bus turn-out facilities to City specifications, where transit service is available or planned as shown in the Transit Development Plan, Bus Stop Improvement Plan or 5-Year Schedule of Capital Improvements.
  - m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
  - n. Business operations shown to have limited or no peak-hour roadway impact.
  - o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.
- Policy 10.1.12 The City establishes the following priority for transportation mobility projects within Zone E and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.
- a. Widening SR 121 to 4 lanes north of US 441 to CR 231.
  - b. Funding for the construction of new or expanded transit facilities.

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370

Transportation Mobility B-26



Goals,  
Objectives  
& Policies

- j. Construction of bus shelters built to City specifications.
- k. Bus shelter lighting using solar technology designed and constructed to City specifications.
- l. Construction of bus turn-out facilities to City specifications.
- m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- n. Business operations shown to have limited or no peak-hour roadway impact.
- o. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City. .

Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.

- a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.
- b. Funding for the construction of new or expanded transit facilities.

Policy 10.1.11 For any development or redevelopment within Zone E, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

**EXCERPTS FROM THE  
NORTH CENTRAL FLORIDA STRATEGIC REGIONAL POLICY PLAN**



# North Central Florida Strategic Regional Policy Plan

October 2011

This document has been prepared with financial assistance from the Florida  
Department of Community Affairs

North Central Florida Regional Planning Council  
2009 NW 67th Place  
Gainesville, Florida 32653-1603  
352.955.2200

Adopted May 23, 1996  
Amended August 28, 1997, February 27, 2003 and October 27, 2011





# Chapter V Regional Transportation

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



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Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



## Chapter V: Regional Transportation

### A. Conditions and Trends

#### 1. Introduction

The region is served by four public transit system service providers, two major and three shuttle/commuter air carriers, one passenger and three freight rail systems, one bus line, and the regional road network. Due to its rural nature, north central Florida is heavily dependent upon automobile and truck transportation. Generally, the existing motor vehicle ground transportation and rail freight transportation systems are adequate.

#### 2. Public Transit

Public transit is lightly utilized in north central Florida. The Gainesville Regional Transit System is the region's only community with a fixed-route public transit system. Paratransit services are available throughout the region provided by Big Bend Transit, Inc., the Suwannee River Economic Council, A & A Transport, MV Transportation, and Suwannee Valley Transit Authority. The Gainesville Regional Transit System also provides paratransit services in Alachua County. Intercity bus transportation is provided by Greyhound Bus Lines. The carrier stops in the following north central Florida municipalities: Gainesville, Hawthorne (bus stop), Waldo (bus stop), Starke, Lake City, and Perry.<sup>1</sup>

The region's rural character and low population density does not easily lend itself to the provision of public transit systems. Correspondingly, only a small percentage of the region's population use public transit. As indicated in Table 5.1 only 1.5 percent of year 2000 north central Florida workers age 16 and over reported using public transportation as their means of transportation to work. Alachua County, which includes Gainesville's fixed-route bus system, had the highest percentage of workers using public transit at 2.4 percent. Lafayette County reported the lowest usage at 0.0 percent. The table also reveals a decline in public transit usage between 1990 and 2000.

<sup>1</sup>Greyhound Bus Lines, Inc., July 8, 2009, <http://www.greyhound.com/home/TicketCenter/en/locations.asp?state=fl>



proportion of the trips on the failing road network are attributable to the project. The percentage is multiplied by the costs of the transportation projects needed to restore level of service for the failing facilities to determine an amount of money, which is the developer's proportionate-fair share payment.

### e. Transportation Planning Best Practices

While north central Florida local governments are financially unable to fund traditional transportation concurrency, adverse impacts to the regional road network can be minimized through sound transportation planning. Transportation Planning Best Practices for north central Florida local governments could include enhancing road network connectivity, providing parallel local routes to the Regional Road Network, incorporating access management strategies, and developing multimodal transportation systems. By relying on transportation planning best practices, urban development can still be directed to incorporated municipalities, urban service areas, and urban development areas while minimizing transportation infrastructure costs and declines in level of service. Examples of policy areas which could be addressed in local government comprehensive plans to implement these transportation planning best practices include the following.

#### Enhance Road Network Connectivity by

- Establishing a comprehensive system of street hierarchies with appropriate maximum spacing for local, collector, and arterial street intersection and arterial spacing, including maximum intersection spacing distances for local, collector, and arterial streets;

- Establishing a thoroughfare plan and right-of-way preservation requirements to advance the development of arterial and collector streets throughout the jurisdiction;

- Limiting or discouraging the use of cul-de-sacs and dead-end streets, limiting the maximum length of cul-de-sacs and dead end streets, and encouraging the use of traffic calming devices and strategies as an alternative to dead end streets and cul-de-sacs;

- Encouraging street stubs for connections to future development requiring connections to existing street stubs/dead end streets when adjacent parcels are subdivided/developed in the future, and requiring developments to connect through to side streets at appropriate locations;

- Encouraging the creation of paths that provide shortcuts for walking and cycling where dead-end streets exist, mid-block bike paths and pedestrian shortcuts, and limiting the maximum spacing between pedestrian/bicycle connections as well as; or

- Limiting or discouraging gated communities and other restricted-access roads.

#### Provide Parallel Local Routes and Other Alternative Local Routes to the Regional Road Network.

- Planning and mapping parallel roadway and cross street networks to provide a clear framework for implementing alternative routes to the Regional Road Network;



Adding segments of the parallel roadway and cross street networks to the capital improvements program;

Encouraging developer participation in implementing the system through fair share agreements as a condition of development approval for Regional Road Network concurrency mitigation; or

Encouraging the establishment of a long-term concurrency management system plan for accomplishing the parallel local routes and interparcel cross-access in selected areas.

Promote Access Management Strategies by

Requiring large commercial developments to provide and/or extend existing nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on the Regional Road Network;

Requiring shopping centers and mixed-use developments to provide a unified access and circulation plan and require any outparcels to obtain access from the unified access and circulation system;

Properties under the same ownership or those consolidated for development will be treated as one property for the purposes of access management and will not received the maximum potential number of access points for that frontage indicated under minimum access spacing standards;

Existing lots unable to meet the access spacing standards for the Regional Road Network must obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;

Establishing minimum access spacing standards for locally maintained thoroughfares and use these to also guide corner clearance;

Maintaining adequate corner clearance at crossroad intersections with the Regional Road Network;

Encouraging sidewalk connections from the development to existing and planned public sidewalk along the development frontage;

Encouraging cross-access connections easements and joint driveways, where available and economically feasible;

Encouraging closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site;

Encouraging safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site;



Encouraging intersection and/or signalization modifications to improve roadway operation and safety;

Encouraging the addition of dedicated turn lanes into and out of development;

Encouraging the construction of public sidewalks along all street frontages, where they do not currently exist;

Encouraging the widening of existing public sidewalks to increase pedestrian mobility and safety;

Encouraging the deeding of land for the addition and construction of bicycle lanes;

Encouraging the provision of shading through awnings or canopies over public sidewalk areas to promote pedestrian traffic and provide protection from inclement weather to encourage walking;

Encouraging the construction of new road facilities which provide alternate routes to reduce congestion; or

Encouraging the addition of lanes on existing road facilities, especially where it can be demonstrated that the road will lessen impacts to the Regional Road Network.

#### Develop Multimodal Transportation Systems by

Encouraging development at densities within urban areas which support public transit;

Providing one or more park-and-ride lots to encourage carpooling and ridesharing, and the use of public transit among inter-city commuters;

Providing a system of sidewalks and/or bike paths connecting residential areas to schools, shopping, and recreation facilities;

Establishing an interlocal agreement with an existing public mass transit system provider to provide regular daily inter-city transit service for inter-city commuters; or

Establishing a local public mass transit system.



## C. Regional Goals and Policies

### 1. Regional Road Network

**REGIONAL GOAL 5.1.** Mitigate the impacts of development to the Regional Road Network as well as adverse extrajurisdictional impacts while encouraging development within urban areas.

#### Regional Indicators

1. In 2009, 33.9 miles, or 2.7 percent, of the north central Florida Regional Road Network did not meet the minimum operating level of service standard contained in local government comprehensive plans.
2. In 2009, 23.4 miles, or 5.4 percent, of Strategic Intermodal System roadways within north central Florida did not meet the minimum operating level of service standard established by the Florida Department of Transportation.
3. In 2009, 10.5 miles, or 1.3 percent, of State Highway System roads which were not part of the Strategic Intermodal System within north central Florida did not meet the minimum operating level of service standard established by the Florida Department of Transportation.
4. In 2009, 9 of the 44 local governments in the region had within their jurisdiction have at least 10 percent or more of the Regional Road Network located within their jurisdictions operating below the minimum level of service standard contained in local government comprehensive plans.
5. In 2009, 17 of the 44 local governments in the region are projected to have at least 10 percent or more of the Regional Road Network located within their jurisdictions operating below the minimum level of service standard contained in local government comprehensive plans by the year 2025.

#### a. Local Government Comprehensive Plans

Table 5.17 below summarizes Regional Policies 5.1.1 through 5.1.4.



**TABLE 5.17**

**SUMMARY OF REGIONAL PLAN POLICIES 5.1.1 THROUGH 5.1.4  
LOCAL GOVERNMENT COMPREHENSIVE PLANS**

Area	Local Government Comprehensive Plans Containing Transportation Planning Best Practices	Regional Plan Determination of Impacts
Municipalities, Urban Service Areas, Urban Development Areas	Yes	Adequately Mitigated
Municipalities, Urban Service Areas, Urban Development Areas	No	Florida Department of Transportation Level of Service E
Rural Areas	Yes	Florida Department of Transportation Level of Service E
Rural Areas	No	Florida Department of Transportation Level of Service D

Source: North Central Florida Regional Planning Council, 2011.

**Policy 5.1.1.** Within municipalities, urban service areas, or urban development areas where local government comprehensive plans include goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately. Such local government comprehensive plans and plan amendments within municipalities, urban service areas, or urban development areas shall not be subject to a regional planning council determination of Regional Road Network or extrajurisdictional impacts.

**Policy 5.1.2.** Within municipalities, urban service areas, and urban development areas where local government comprehensive plans do not include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of E as determined by the Florida Department of Transportation Quality/Level of Service Handbook.

**Policy 5.1.3.** Outside municipalities, urban service areas, and urban development areas where local government comprehensive plans include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of E as determined by the Florida Department of Transportation Quality/Level of Service Handbook.

**Policy 5.1.4.** Outside municipalities, urban service areas, and urban development areas where local government comprehensive plans do not include goals and policies implementing Transportation Planning Best Practices, local government comprehensive plans and plan amendments shall be subject to a regional planning council determination of Regional Road Network and extrajurisdictional impacts based on the minimum level of service standard of D as determined by the Florida Department of Transportation Quality/Level of Service Handbook.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



b. Developments of Regional Impact

Table 5.18 below summarizes Regional Policies 5.1.5 and 5.1.6.

**TABLE 5.18  
SUMMARY OF REGIONAL PLAN POLICIES 5.1.5 THROUGH 5.1.6  
DEVELOPMENTS OF REGIONAL IMPACT**

Area	Local Government Comprehensive Plans Containing Transportation Planning Best Practices	Regional Plan Determination of Impacts
Municipalities, Urban Service Areas, Urban Development Areas	Yes	Local Comprehensive Plan Level of Service Standard
Municipalities, Urban Service Areas, Urban Development Areas	No	Local Comprehensive Plan Level of Service Standard
Rural Areas	Yes	Local Comprehensive Plan Level of Service Standard
Rural Areas	No	Local Comprehensive Plan Level of Service Standard

Source: North Central Florida Regional Planning Council, 2011.

**Policy 5.1.5.** The significant and adverse transportation impacts to the Regional Road Network created by a Development of Regional Impact shall be considered adequately mitigated where the local government development order contains conditions which either maintain the minimum level of service standard established in local government comprehensive plans for all significantly and adversely impacted portions of the Regional Road Network consistent with Section 380.06, Florida Statutes, or where the local government development order mitigates impacts to the Regional Road Network through the use of proportionate share consistent with Section 163.3184, Florida Statutes, and Rule 9J-2.045, Florida Administrative Code.

**Policy 5.1.6.** For purposes of Policy 5.1.5, the minimum level of service standard for the Regional Road Network shall be as established in local government comprehensive plans.

**Policy 5.1.7.** All proportionate share funds generated by anticipated significant and adverse impacts to the Regional Road Network as a result of Developments of Regional Impact shall be used to make transportation modifications identified in the local government development order which benefit the Regional Road Network.

## 2. Coordination and Assistance

**REGIONAL GOAL 5.2.** Coordinate with and assist state agencies, transportation planning organizations and local governments to implement an energy-efficient, interagency coordinated transportation system.

Adopted May 23, 1996, Amended August 28, 1997, February 27, 2003 and October 27, 2011



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

Regional Planning Council: North Central Fl  
Review Date: 7/23/15  
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 69  
Local Government: Suwannee County  
Local Government Item Nos: CPA 15-07,  
CPA 15-08, CPA 15-09, CPA 15-10  
State Land Planning Agency Item No: 15-2ESR

Date Mailed to Local Government and State Land Planning Agency: 7/24/15 (estimated)

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

**DESCRIPTION OF AMENDMENTS**

County item CPA 15-07 amends the text of Policy I.1.5. and Policy I.2.2. to include an Employment Center land use category. County item CPA 15-08 reclassifies 2,000 acres from Agriculture-1, Commercial Highway Interchange, Public and Environmentally Sensitive Area-II to Employment Center. County item CPA 15-09 reclassifies 405 acres from Commercial Highway to Employment Center. County item CPA 15-10 reclassifies 2,800 acres from Commercial Highway Interchange, Commercial, Industrial, Agriculture-1 and Agriculture-2 to Employment Center (see attached).

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

CPA 15-07

The County item itself does not create any new Employment Centers. Therefore, although the County contains several roads which are identified as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan, significant adverse impacts are not anticipated to the Regional Road Network as a result of the item. Similarly, although the County contains several Natural Resources of Regional Significance as identified and mapped in the regional plan, significant adverse impacts to Natural Resources of Regional Significance are not anticipated as a result of the amendment.

CPA 15-08

The subject property of County item CPA 15-08 is located within one-half mile of Interstate Highway 75, which is identified as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. Additionally, a portion of the subject property is located within the Suwannee River Corridor as well as the Regional Ecological Greenway, both of which are identified and mapped as Natural Resources of Regional Significance in the regional plan.

The local government data and analysis report indicates that Interstate Highway 75 is anticipated to operate at level of service B should the subject property be developed. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

Furthermore, significant adverse impacts are not anticipated to occur to the Natural Resource of Regional Significance as a result of the amendment as the County Comprehensive Plan contains adequate policy direction to mitigate significant adverse impacts to the Suwannee River Corridor and the Regional Ecological Greenway consistent with the regional plan (see attached).

#### CPA 15-09

The subject property of County item CPA 15-09 is located within one-half mile of Interstate Highway 10, which is identified as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. Additionally, the subject property is not located within or near a Natural Resource of Regional Significance.

The local government data and analysis report indicates that Interstate Highway 10 is anticipated to operate at level of service B should the subject property be developed. Therefore, significant adverse impacts are not anticipated to the Regional Road Network as a result of the amendment.

Furthermore, significant adverse impacts are not anticipated to occur to the Natural Resource of Regional Significance as a result of the amendment as the County Comprehensive Plan contains adequate policy direction to mitigate significant adverse impacts to the Area of High Recharge Potential to the Floridan Aquifer consistent with the regional plan (see attached).

#### CPA 15-10

The subject property of County item CPA 15-10 is located within one-half mile of Interstate Highway 10 and U.S. Highway 129, both of which are identified as part of the Regional Road Network in the North Central Florida Strategic Regional Policy Plan. Additionally, a portion of the subject property is located within an Area of High Aquifer Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the regional plan.

Furthermore, significant adverse impacts are not anticipated to occur to the Natural Resource of Regional Significance as a result of the amendment as the County Comprehensive Plan contains adequate policy direction to mitigate significant adverse impacts to the Area of High Recharge Potential to the Floridan Aquifer consistent with the regional plan (see attached).

The local government data and analysis report indicates that Interstate Highway 10 is anticipated to operate at level of service B while U.S. Highway 129 is anticipated to operate at level of service C should the subject property be developed. Therefore, significant adverse impacts are not anticipated to the Regional Road Network as a result of the amendment.

**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 amendments.

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

Yes  No

Not Applicable

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



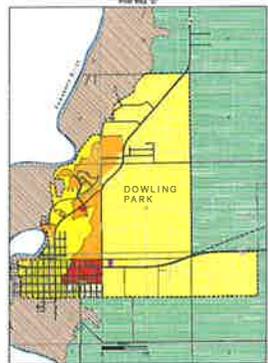
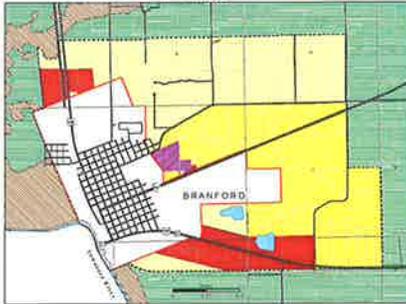
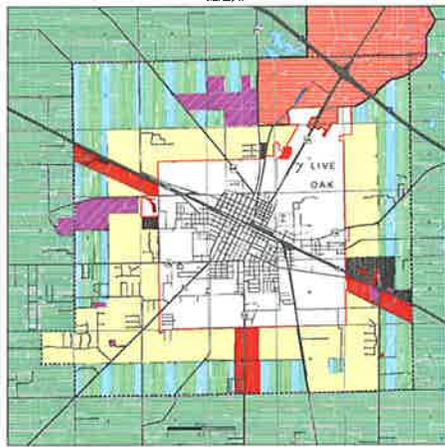
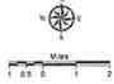
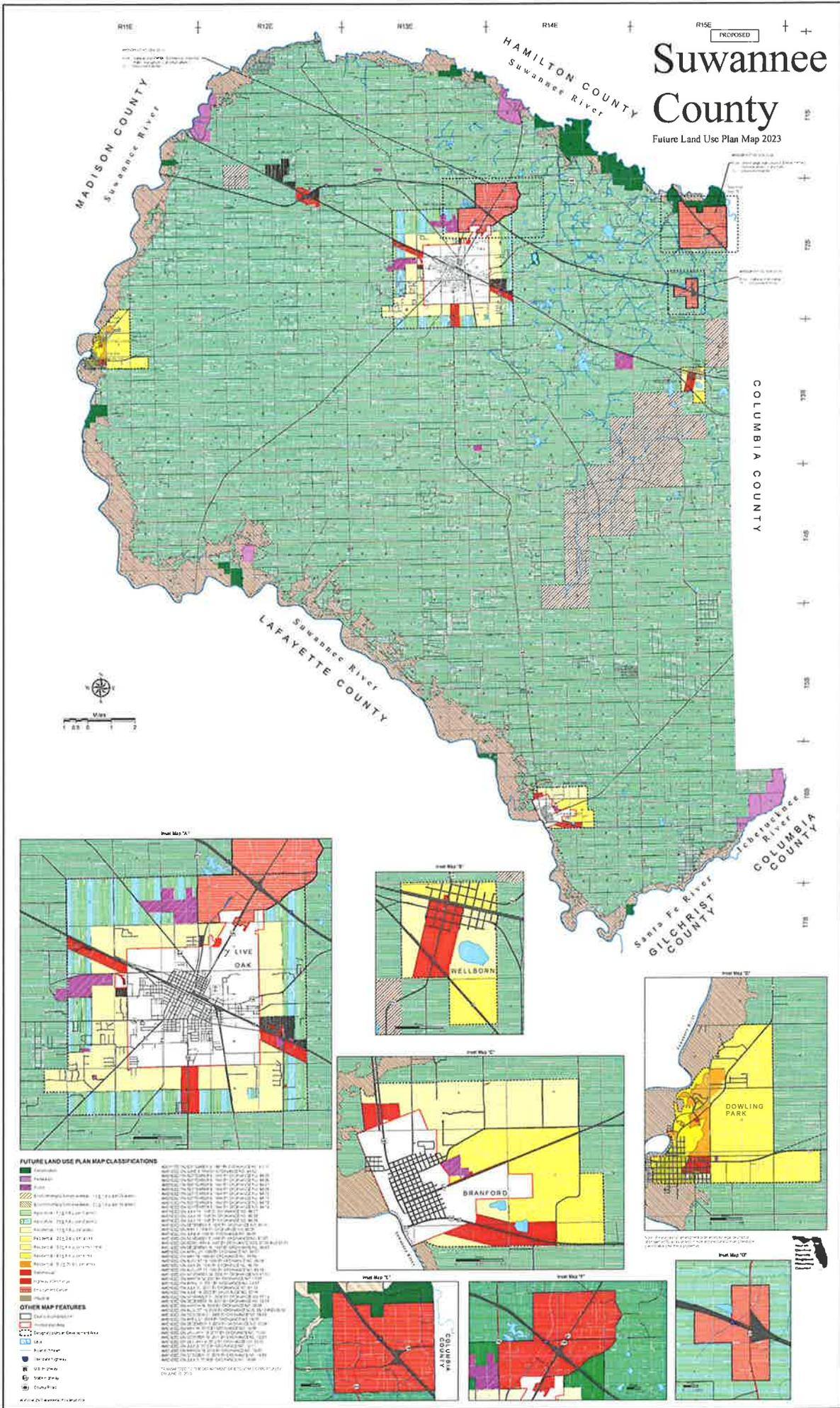
**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT**



# Suwannee County

## Future Land Use Plan Map 2023

PROPOSED



**FUTURE LAND USE PLAN MAP CLASSIFICATIONS**

Residential	...
Commercial	...
Industrial	...
...	...

**OTHER MAP FEATURES**

- County Boundary
- City Boundary
- ...





## PART II

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

### EMPLOYMENT CENTER

This land use is intended to provide for a regional area that allows for a mix of business, enterprise, research and development, moderate and high intensity commercial and industrial, and employment activities. It also allows residential uses that support the commercial and industrial area, and/or provide transitions to surrounding uses and less intense land uses. This land use designation will allow for and encourage mixed use buildings. This land use designation is allowed in both the Urban Area and Rural Area. The current uses and/or existing land use designations that are located within the boundaries of an established Employment Center, and, existed prior to the establishment of an Employment Center are allowed to continue.

If Employment Center uses and Special Exception or Special Permit uses are not served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .25 floor area ratio. If Employment Center uses and Special Exception or Special Permit uses are served by a centralized sanitary sewer service, such uses shall be limited to an intensity of .50 floor area ratio; and

Class I landfills and class III landfills (construction and demolition landfills) are not permitted within lands classified as Employment Centers.



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN**



I  
FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the unincorporated areas of the County. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the County'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.

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 relationship between urban development areas and rural areas of the County, and the uses and intensity of such uses for each area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses. The concentration of urban uses within the urban development areas of the County should enable both the public and private sectors to feasibly plan for the logical provision of needed public facilities and services to serve the residents of the County.

The following policies list uses for each of the land use classifications described in the Future Land Use Element. In addition to the uses there are also uses listed as special exceptions or special permits. A special exception or special permit is a use that would not be appropriate generally or without restrictions throughout the land use classification, but if controlled as to number, area, or location would promote the public health, safety, welfare, morals, order comfort, convenience, appearance, prosperity or general welfare. Special exceptions or special permits, as all other development orders, shall only be issued in conjunction with a Certificate of Concurrency Compliance as provided within the Concurrency Management System found within this Comprehensive Plan.

Before any special exception shall be granted, the County shall make a specific finding that the granting of the special exception will not adversely affect the public health, safety and welfare. Before any special exception shall be granted, the County shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters;

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Offstreet parking and loading areas;
3. Refuse and service areas;
4. Utilities, with reference to locations, availability, and compatibility;
5. Screening and buffering with reference to type, dimensions, and character;
6. Signs, if any, and proposed exterior lighting;
7. Required yards and other open space;
8. Considerations relating to general compatibility with adjacent properties and natural resources; and
9. Consistency with other plan objectives and policies, especially natural resource protection policies.

- Policy S.1.2 The County shall notify the Suwannee River Water Management District of preliminary subdivision plats, site and development plans, rezoning or reclassification of lands, and special exception hearings within the 100-year floodplain of the Suwannee River system. The purpose of such notification is to provide opportunity for the District to coordinate, among appropriate agencies, the review and commenting on the potential impact of such plans or proposals on the natural resources of the Suwannee River system.
- Policy S.1.3 The review of preliminary subdivision plats and site and development plans within the 100-year floodplain of the Suwannee River system shall be based on the best available information regarding the physical characteristics of the site, including floodplain and wetlands delineation, soil conditions, vegetative cover, and critical wildlife habitat areas.
- OBJECTIVE S.2 The County shall take the actions identified within the following policies to protect unique natural areas within the Suwannee River system, including but not limited to springs and spring runs, critical habitat areas for fish and wildlife, unique vegetative communities, and public recreation areas.
- Policy S.2.1 The County shall evaluate unique natural areas within the 100-year floodplain of the Suwannee River system during the development review process. The identification of such areas shall be based on the best available information provided by the Suwannee River Water Management District or other appropriate sources, including but not limited to land cover and vegetative mapping, resource investigations, and special site investigations. Strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies.
- Policy S.2.2 The County shall require a 10 foot undisturbed regulated buffer along the property lines of public lands within the 100-year floodplain of the Suwannee River system for the purposes of visual screening, stormwater runoff and erosion control, public safety, and buffering potentially incompatible land uses. Variations in the width of this buffer shall be made only for cases of undue hardship and on a site-specific review.
- Policy S.2.3 The County shall participate in the acquisition planning process of state and regional agencies for lands and unique natural areas located within the 100-year floodplain of the Suwannee River system.
- Policy S.2.4 The County shall annually monitor the use of County-owned facilities on or within the 100-year floodplain of the Suwannee River system to ensure that the public use of these facilities does not threaten the facility or adjacent natural resources. Such facilities shall be maintained in order to prevent any potential adverse impacts to the Suwannee River system such as erosion, release of inadequately treated stormwater or wastewater, or the accumulation of trash and debris.
- Policy S.2.5 The County shall designate publicly owned springs, spring runs, unique vegetative communities and critical habitats within the Suwannee River system as conservation on the Future Land Use Plan Map.
- OBJECTIVE S.3 The County will regulate land use types, densities, and intensities for all lands within the 100-year floodplain of the Suwannee River system and will define and provide a mechanism to phase out nonconforming platted subdivisions which are unimproved and undeveloped, discontinue nonconforming uses, and bring nonconforming structures into compliance within the floodplain.

- Policy S.3.1 The County hereby designates those lands within the County's jurisdiction lying within the 100-year floodplain of the Suwannee River system as an environmentally sensitive area.
- Policy S.3.2 The areas within the 100-year floodplain, as designated by the Federal Emergency Management Agency, Flood Insurance Rate Map, dated April 16, 2013, of the Suwannee River system, which are located outside of the designated urban development areas shall conform with the densities specified within the Environmentally Sensitive Areas - 1 and Environmentally Sensitive Areas - 2 categories, provided that within the Environmentally Sensitive areas -2 category, dwelling units may be clustered on smaller lots with no lot being less than 5 acres if the site is developed as a Planned Residential Development and a density of 1 dwelling unit per 10 acres is maintained on site in accordance with the criteria listed in the land use classification policy of this element. In addition, the County shall prohibit the location of intensive agriculture (the term intensive agriculture means all areas of concentrated animal density generally associated with milking barns, feedlots, chicken houses and holding pens), non-residential uses such as industrial activities and commercial uses within these areas (with the exception of water dependent commercial uses and resource-based activities, such as campgrounds of less than 100 campsites may be allowed as special exceptions, provided that such campgrounds within environmentally sensitive areas shall not be located within 5 miles from another campground).
- Policy S.3.3 The County shall, inside designated urban development areas within the 100-year floodplain of the Suwannee River System, limit dwelling unit density of residential uses to no greater than 1.0 dwelling units per acre in areas not served by centralized potable water systems and sanitary sewer systems. On-site sewage disposal systems shall conform to the standards as specified in Chapter 64E-6, Florida Administrative Code, in effect upon adoption of this policy. Development shall maintain the functions of the floodplain. Within the 100-year floodplain of the Suwannee River System, in order to amend the Future Land Use Plan Map to increase the dwelling unit density greater than 1.0 dwelling unit per acre, such areas shall be served and uses connected to centralized potable water and sanitary sewer systems. In no case shall such amendment permit a dwelling unit density greater than 2.0 dwelling units per acre. Each individual parcel shall conform to all applicable state and county regulations. In addition, new or expansion of designated urban development areas shall not be located within the 100-year floodplain of the Suwannee River System.
- Policy S.3.4 The County shall prohibit development on the river berm by requiring a minimum undisturbed, vegetated buffer of seventy-five (75) feet measured from the generally recognized river bank of the Suwannee River and any other river of the Suwannee River System, and fifty (50) feet shall be required around all other streams tributary to the Suwannee River system, be maintained for all single-family residential uses and agricultural uses. Excepting single-family residential uses and agricultural, as provided for above, all other permitted land uses shall conform with the variable buffer requirements contained in Rule 40B-4.3030(12), Florida Administrative Code, as administered by the Suwannee River Water Management District in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; resource-based recreational activities within buffer areas; and silviculture conducted in accordance with the silviculture policies contained within the Conservation Element of this Comprehensive Plan.

- OBJECTIVE S.4 The County shall ensure that all development and redevelopment occurring in the 100-year floodplain of the Suwannee River system meet the building and design standards of the National Flood Insurance Program, the County, and the Suwannee River Water Management District.
- Policy S.4.1 The County shall conform to the National Flood Insurance Program requirements for construction activities undertaken in the 100-year floodplain of the Suwannee River system.
- Policy S.4.2 The County shall require all habitable structures be elevated no less than one foot above the 100-year flood elevation, provided that any such structures located in the floodway of the Suwannee River system shall be elevated without the use of fill materials.
- Policy S.4.3 The County shall require all road construction and improvement projects within the 100-year floodplain of the Suwannee River system be designed in such a manner as to avoid any increase in floodway obstruction, any increase in the peak rate or volume of stormwater runoff, and any increase in pollutant loading to the receiving waters.

- Policy I.13.2 The County shall review development requests for the type and intensity of use, height of structures and other criteria necessary to ensure the current and long-term viability of general aviation airports.
- OBJECTIVE I.14 The location of electrical substations shall be permitted in any land use category, except the Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. All other essential services, which are hereby defined to include and be limited to electrical transmission and distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas transmission and distribution lines and mains, telephone lines and substations and cable television lines shall be exempt from any County approval and shall be permitted in any land use category.
- Policy I.14.1 The County shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.
1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.
  2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:
    - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
    - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

**Suwannee River System  
100-year Floodplain Special Planning Area**

**OVERALL GOAL:** To protect and maintain the natural functions of the Suwannee River system (defined as the 100-year floodplain of the Suwannee, Santa Fe, and Ichetucknee Rivers in the County) including floodwater storage and conveyance, water quality assurance, and fish and wildlife habitat, while allowing for the appropriate use and development of the land.

**OBJECTIVE S.1** To help ensure that development proposals and activities wholly or partially within the 100-year floodplain of the Suwannee River system are conducted in accordance with the physical limitations of this environmentally sensitive area, the County shall continue coordination provisions between the County and all agencies with jurisdiction within the 100-year floodplain of the Suwannee River system. Such coordination provisions shall provide a mechanism for all such agencies to review and make comment on such proposals or activities.

**Policy S.1.1** The County shall request the Suwannee River Management District to provide a complete set of topographic maps delineating the 100-year and 10-year flood elevations within the County's jurisdiction along the Suwannee River system.

## NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

GOAL IV-6 - ENSURE THE PROTECTION OF SURFACE AND GROUNDWATER QUALITY AND QUANTITY BY ESTABLISHMENT OF PLANS AND PROGRAMS TO PROMOTE ORDERLY USE AND DEVELOPMENT OF LAND IN A MANNER WHICH WILL PROMOTE SUCH PROTECTION AND AVAILABILITY

OBJECTIVE IV.6 The County shall require that no sanitary sewer facility have any discharge of primary treated effluent into designated high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan.

Policy IV.6.1 The County shall require that during the development review process, all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.7 The County shall coordinate with the Water Management District to protect the functions of high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan and natural drainage features, by requiring that all developments requiring subdivision approval be reviewed by the Water Management District prior to final approval of the plat.

Policy IV.7.1 The County shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature, by establishing a design standard that require all development to conform to the natural contours of the land and natural drainage ways remain undisturbed. In addition, no development shall be constructed so that such development impedes the natural flow of water from higher adjacent properties across such development.

Policy IV.7.2 The County shall provide for the limitation of development and associated impervious surfaces in high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan to protect the functions of the recharge area through requirement of the following:

1. Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 40D-3.531, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
2. Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health;
3. Abandoned wells shall be closed in accordance with the criteria established in Chapter 40D-3.531, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;
4. No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surfacewater; and

5. No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

OBJECTIVE IV.8 The County shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the County shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy IV.8.1 The County shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition, assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

OBJECTIVE IV.9 The County shall continue to require that construction activity undertaken shall protect the functions of natural drainage features.

Policy IV.9.1 The County shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction to protect the functions of natural drainage features.

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 County's natural resources. The data collected for this plan element and analysis of this data, contained in the County'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 lands which have been designated "conservation" for the purposes of protecting natural resources or environmental quality.

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 COUNTY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.**

**OBJECTIVE V.1**           The County shall establish provisions within the site plan review process to protect air quality by requiring the appropriate siting of development and associated public facilities.

**Policy V.1.1**            The County 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 County.

**OBJECTIVE V.2**           The County, in order to protect the quality and quantity of current and projected water sources, hereby establishes a 300 foot wellfield protection area around community water system wells. In addition, the County in order to protect high groundwater aquifer recharge areas as designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan shall limit development in these areas as specified in the high groundwater aquifer recharge protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.

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

- Policy V.2.2           The County 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 chickenhouses, to be located adjacent to the County's surface water bodies.
- Policy V.2.3           The County shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands by the State of Florida, Water Management District, or U.S. Government, under the programs administered by the U.S. Department of Interior, Florida Department of Natural Resources or the land acquisition programs of the Water Management District.
- Policy V.2.4           The County shall require a 35-foot natural buffer around all wetlands, unless said wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, and prohibit the location of agriculture, residential, recreational, public, commercial and industrial land uses, and mining operations within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas subject to the provisions of silviculture policies of this element.
- Policy V.2.5           The County 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 County shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.
- Policy V.2.7           The County shall provide for the regulation of development within 100-year floodplains of the Suwannee, Santa Fe and Ichetucknee Rivers by establishing these areas as Environmentally Sensitive in accordance with the land use classification policy contained in the Land Use Element of this Comprehensive Plan. In addition, in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life, the County shall adopt flood damage prevention regulations and shall continue to enforce the provisions of the National Flood Insurance Program.
- Policy V.2.8           Unless wetlands are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection, the County shall conserve wetlands by prohibiting any development, excepting mining operations, or dredging and filling which would alter the natural functions of wetlands and regulating mining operations within wetlands, as stated in the mining policy contained in the Land Use Element of this Comprehensive Plan. Where no other alternative for development exists, excepting mining operations, mitigation will be considered as a last resort using criteria established within the rules of the Florida Department of Environmental Protection, in effect upon amendment of this Comprehensive Plan. For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are

classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

- Policy V.2.9 The County shall support the Water Management District in their conducting of water conservation programs.
- Policy V.2.10 The County shall comply with the plans of the Water Management District for the emergency conservation of water sources.
- Policy V.2.11 The County shall limit development and associated impervious surfaces in high groundwater aquifer recharge areas designated by the Water Management District and depicted in Appendix A of this Comprehensive Plan, in accordance with the requirements stipulated in the high groundwater aquifer recharge policy contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan in order to maintain the natural features of these areas.
- Policy V.2.12 The County as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within natural drainage basins.
- Policy V.2.13 The County shall only allow hazardous and bio-medical waste treatment facilities as special permits within areas designated agricultural and located within the rural area of the County. Further, the County's land development regulations shall include the following conditions for such approval of a hazardous and bio-medical waste treatment facility as a special permit:
1. The location, site design and buffer requirements for the facility shall consider wind currents in relationship to population centers, which will direct any incinerated materials or noxious odors from these populations centers;
  2. The facility shall access to principal arterials and major intersections;
  3. The facility shall be required to be served by a community potable water system and a centralized sanitary sewer system; and
  4. In no case shall a hazardous or bio-medical waste treatment facility be located within an Environmentally Sensitive Area as designated within this Comprehensive Plan.

- Policy V.2.14           The County shall require a minimum undisturbed vegetated buffer of 75 feet measured from the generally recognized river bank of any Outstanding Florida Water as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, and 50 feet adjacent to all other streams tributary to any such Outstanding Florida Water and any other river of the Suwannee River System, be maintained for all single-family residential uses and agricultural uses. Excepting single family residential uses and agricultural uses, as provided for above all other permitted land uses shall conform with the variable buffer requirements contained in rule 40B-4.3030(12) Florida Administrative Code, as administered by the Suwannee River Water Management District in effect upon adoption of this policy. Exception shall be made for the provision of reasonable access to the river; resource based recreational activities within buffer areas; and silviculture activities conducted in accordance with the silviculture policies of this element.
- Policy V.2.15           The County shall require a 50-foot minimum undisturbed vegetated buffer adjacent to all other perennial rivers, streams and creeks, unless said waterbodies are subject to a dredge and fill permit issued by the U.S. Army Corps of Engineers or the Florida Department of Environmental Protection and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silviculture uses within buffer areas in accordance with the silviculture policies of this element.
- Policy V.2.16           Silviculture practices conducted in Agricultural, Conservation and Environmentally Sensitive Area land use categories designated on the Future Land Use Plan Map shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of wetlands. Such silviculture practices shall be conducted in accordance with the silviculture policies of this element as modified by the following standards:  
 Conduct silviculture practices in a manner that:
1.     The natural hydrology and hydroperiod of wetlands are maintained and state water quality standards are not violated;
  2.     There is no conversion of wetland systems to upland systems; and
  3.     There is no conversion to other wetland systems except for the beneficial alteration of degraded wetlands to restore the wetlands as they existed prior to having been degraded or altered.
- Policy V.2.17           Silviculture activities shall follow the best management practices outlined in the publications titled Silviculture Best Management Practices Manual (Revised 2008, Florida Department of Agriculture and Consumer Services, Florida Forest Service) and Management Guidelines for Forested Wetlands in Florida (December 1988, Florida Department of Agriculture and Consumer Services, Division of Forestry and Florida Forestry Association) except that:

1. The Primary Streamside Management Zone criteria, contained in best management practices as provided in Silviculture Best Management Practices Manual (Revised 2008, Florida Department of Agriculture and Consumer Services, Florida Forest Service), will be applied within 150 feet of Outstanding Florida Waters as classified by the Florida Department of Environmental Protection and any other river of the Suwannee River System, however, the 75 feet immediately adjacent to and including the normally recognized bank of such Outstanding Florida Waters and any other river of the Suwannee River System shall be left in its natural state as an undisturbed vegetated buffer pursuant to Chapter 40B-4.3030(12), Florida Administrative Code, in effect upon adoption of this policy; and
2. The Primary Streamside Management Zone criteria in forested wetland areas shall be applied within 75 feet of perennial rivers, streams and creeks greater than 30 feet in width if the silviculture policies of this element do not apply.

Policy V.2.18	Following the publication of any future editions of the Silviculture Best Management Practices Manual 2008 edition, by the Florida Department of Agriculture and Consumer Services, Florida Forest Service or Management Guidelines for Forested Wetlands in Florida, by the Florida Department of Agriculture and Consumer Services, Florida Forest Service and Florida Forestry Association, the County shall review and consider any such editions for adoption as an amendment to this Comprehensive Plan.
Policy V.2.19	The County hereby adopts and shall maintain a Master Ecological Corridor Protection Map, Illustration A-XII, covering the upland areas within 1/4 mile of the natural waterways in the Suwannee River, Santa Fe River, Lake Louise and the Itchenutuckee River to further the environmental protection goals prepared by the Suwannee River Water Management District, Federal, State or other local governments.
OBJECTIVE V.3	The County shall require special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; require that all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.
Policy V.3.1	The County shall require that any mining permit be coordinated with the Florida Department of Environmental Protection so that areas disturbed by mining activities are reclaimed to productive and beneficial use.
Policy V.3.2	The County shall review any comments provided by the Soil and Water Conservation District concerning proposed subdivision plats regarding topographic, hydrologic and vegetative cover factors in order to protect and conserve the natural functions of soils by the proposed development.
Policy V.3.3	The County shall consider flexible and creative concepts in development plans, where development retains forest resources located on the site to be maintained as open spaces to provide for recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

- Policy V.3.4            The County shall cooperate with adjacent local governments, other governmental entities, research and interest groups to conserve and protect unique vegetative communities located within the County and adjacent local government jurisdictions.
- OBJECTIVE V.4        The County shall continue to include within the land development regulations,-best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats, identify, as provided in the critical wildlife habitat policy of this element, 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 the impacts of development by the use of the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas, Florida Natural Areas Inventory, and North Central Florida Strategic Regional Policy Plan Regionally Significant Natural Resources map series to identify habitats which potentially contain endangered, threatened or species of special concern, and rare or unique vegetative communities prior to granting development approval.
- Policy V.4.1            The County shall cooperate with the Florida Fish and Wildlife Conservation Commission in the monitoring and inventorying of wildlife and wildlife habitats within the County.
- Policy V.4.2            The County shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.
- Policy V.4.3            The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a development order where there is an indication that such issuance would result on an adverse impact to any endangered or rare species. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.4            The County shall address during the development review process the mitigation of development activities within environmentally sensitive areas, which include but are not limited to those areas identified as environmentally sensitive areas, on the Future Land Use Plan Map of this Comprehensive Plan to ensure that the possible impacts created by the proposed development activity will not significantly alter the natural functions of these significant natural resources. All new development will maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic impact and recreation value of these areas is maintained.
- Policy V.4.5            The County shall initiate development and implementation of a local wildlife habitat protection and management program, and shall coordinate with state and federal wildlife programs.
- Policy V.4.6            The County shall implement a public education program on the need to protect and manage the habitat of threatened and endangered species and species of special concern.

- Policy V.4.7 The County shall request the assistance of the Florida Game and Fresh Water Fish Commission to conduct inventories of State and federally protected plant and animal species in the County.
- Policy V.4.8 The County shall require the evaluation of impacts to endangered, threatened, or species of special concern wildlife and rare or unique vegetative communities by requiring the developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission Critical Wildlife Conservation Areas to evaluate the impacts to endangered, threatened or species of special concern and rare or unique vegetative communities; provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the County at the time of a preliminary plat or site and development plan is reviewed by the County, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The Inventory and Management Plan shall be done in consultation with the Florida Fish and Wildlife Conservation Commission, but the final approval of the management plan shall be by the County.
- Policy V.4.9 The County shall coordinate with Federal, State and local agencies or nonprofit environmental organizations in managing natural areas and open spaces.
- Policy V.4.10 The County shall develop and implement, in coordination with regulatory agencies and the North Central Florida Regional Planning Council, a Comprehensive Management Plan for public lands to restore or enhance the site's natural hydrology, degraded natural areas or removal of non-native vegetation.
- Policy V.4.11 The County shall establish and maintain a conservation land management program aimed at increasing protection or enhancement of surface water quality by coordinating with regulatory agencies and enhancing non-point pollution treatment on public lands to require swales in road rights of way, install retention areas designed in a park like setting along roadways, and design future facilities and structures to drain toward natural holding areas for pre-treatment.
- Policy V.4.12 The County shall continue to implement a program and set of standards to protect natural vegetative communities and listed species habitat from the adverse impacts of development.

- OBJECTIVE V.5      The County, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the unincorporated areas of the County as part of the Future Land Use Map Series of this Comprehensive Plan; (1) Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011; (2) Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011; (3) Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011; (4) Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and (5) Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011. The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.
- Policy V.5.1      The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.5.2      The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.5.3      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.5.4      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5      The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.



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

Regional Planning Council: North Central Fl  
Review Date: 7/23/15  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 70  
Local Government: City of High Springs  
Local Government Item No.: CPA 15-01  
State Land Planning Agency Item No.: 15-1ER

Date Mailed to Local Government and State Land Planning Agency: 7/24/15 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The City is amending the text and the Future Land Use Plan Map Series of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the text of the Land Use Element; the Transportation Element; the Community Design Element; the Conservation Element; the Economic Development Element; the Historic Preservation Element; the Housing Element; the Parks, Recreation and Open Space Element; the Utility Element; the Capital Improvements Element; the Intergovernmental Coordination Element; the Public School Facilities Element; and the Future Land Use Plan Map Series of the City Comprehensive Plan. The amendment also adds a Concurrency Management Element to the City Comprehensive Plan (see attached excerpts).

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

The City is bisected by the following roads which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 27 and U.S. Highway 441. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since it retains Minimum Level of Service Standards for these regional facilities (see attached). Additionally, the amendment does not result in any change in intensity or density of use.

The City is located within an Area of High Recharge Potential to the Floridan Aquifer a Natural Resource of Regional Significance as identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resources of Regional Significance as the amendment does not result in any change in intensity or density of use. Additionally, the amendment includes a new objective and associated policies to protect Natural Resources of Regional Significance in a manner consistent with the regional plan (see attached).

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

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

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

Yes \_\_\_\_\_ No \_\_\_\_\_  
Not Applicable \_\_\_\_\_X\_\_\_\_\_

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

**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



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## FUTURE LAND USE ELEMENT

### GOALS, OBJECTIVES AND POLICIES

FLUE GOAL 1 - PROMOTE HIGH SPRINGS AS AN EXCELLENT PLACE TO LIVE. ENSURE THE PRESERVATION AND THE IMPROVEMENT OF THE QUALITY OF LIFE THAT CURRENTLY EXISTS THROUGH THE EXPANSION OF ECONOMIC DEVELOPMENT. ENSURE THE ORDERLY AND EFFICIENT DEVELOPMENT OF LAND, WATER AND OTHER UNIQUE RESOURCES IN AND AROUND THE CITY. PRESERVE OUR HERITAGE AND SMALL TOWN VALUES.

FLUE OBJECTIVE 1.1 - Regional Context: High Springs will promote and nurture its role as a livable community within the North Central Florida and Alachua County Region. The City will endeavor to promote beneficial principles and concepts embodied in the Alachua County Countywide Visioning process.

FLUE Policy 1.1.1 - The City will cooperate with Alachua County and neighboring jurisdictions to further the beneficial principles and action strategies developed and adopted during the Alachua County Countywide Visioning Process.

FLUE Policy 1.1.2 - The City hereby adopts the following guiding principles:

1. Concentrate future growth within existing municipal boundaries;
2. Create greenbelts and open spaces as buffers between communities;
3. Preserve the unique character of existing downtowns and town centers;
4. Focus future annexations primarily on enclaves;
5. Promote fiscally efficient growth and land use patterns;
6. Protect private property rights;
7. Ensure equal participation by municipalities, residents and the County in planning for the unincorporated areas; and
8. Facilitate relationship building and communication between communities

FLUE Policy 1.1.3 - The City will cooperate with the County and neighboring jurisdictions to implement the following action strategies identified during the Alachua County Countywide Visioning Process pertaining to intergovernmental coordination by entering into new interlocal agreements to advance the countywide vision to:

1. Create a multi-jurisdictional task force to amend the Boundary Adjustment Act;
2. Pursue legislation to allow for easier annexation of enclaves; and
3. Adopt a new model template for “transition of service” agreements that distinguishes between urban and rural services.

FLUE Policy 1.1.4 - The City will cooperate with the County and neighboring jurisdictions to promote the following action strategies identified during the Alachua County Countywide Visioning Process to enhance the comprehensive planning process:

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Should a structure containing a non-conforming use be destroyed by any means to the extent that exceeds 50 percent or more of its replacement value, its status as a non-conforming use shall be terminated and any reconstruction shall be in conformity with this plan.

FLUE Policy 1.15.10 - The City shall adopt regulations prohibiting the use of a temporary structure for any purpose other than during City approved events or during a period of declared emergency. A temporary structure is any structure that does not meet the City's building codes.

FLUE Policy 1.15.11 - The City shall coordinate review of all proposed development plans with the SRWMD for developments proposed within the drainage basin of any designated priority water body. This will provide the SRWMD an opportunity to review such development to determine if the development is consistent with the approved management plans within that basin.

FLUE Policy 1.15.12 - The City shall require the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body to the SRWMD. This submittal will allow review and comment by the SRWMD as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

FLUE Policy 1.15.13 - The City shall require adequate planning, financing, construction and dedication of public utilities to support proposed development.

FLUE Policy 1.15.14 - The City shall require developers to provide neighborhood utilities in site and development plans and to provide specific provisions for:

1. Ownership of utility and property,
2. Financing of operations and required capital improvements,
3. Dedication of road rights-of-way of sufficient size to accommodate present and future utility needs, and
4. Adequate provision of easements across private property for use of the required utilities.

FLUE Policy 1.15.15 - The City shall permit facilities for the distribution of utilities, through the Conditional Use Permit process, within any zoning district. For the purposes of this policy, utilities shall be defined as water, sewer, gas, telephone land lines, and television cable.

FLUE Policy 1.15.16 - Except as permitted in FLUE Policy 1.15.17 all utility operations and facilities (**except electrical substations**) shall be sited in areas classified as commercial, business/commerce, business / industrial or public/semipublic, and subject to additional restrictions imposed by the Land Development **Regulations Code**, in areas classified as mixed use, residential or conservation.

FLUE Policy 1.15.17 - The City shall implement, through its Land Development **Regulations Code**, rules for the siting of communication towers within the City.

**FLUE Policy 1.15.18 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards**

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**intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.**

- 1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.**
- 2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:**
  - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**
  - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.**

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## ~~TRAFFIC CIRCULATION~~ TRANSPORTATION ELEMENT

### GOALS, OBJECTIVES AND POLICIES

TC GOAL 1 - TO ESTABLISH AND MAINTAIN A SAFE, CONVENIENT, AND EFFICIENT AUTOMOBILE, BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEM, CAPABLE OF MOVING PEOPLE AND GOODS THROUGHOUT THE CITY.

TC OBJECTIVE 1.1 - Adopt and maintain a Master Thoroughfare Plan that establishes a network of roadways adequate to serve the existing community and accommodate the transportation needs required to implement the Future Land Use Plan.

TC Policy 1.1.1 - The City hereby adopts a Master Thoroughfare Plan as shown by TC Map 1.

TC Policy 1.1.2 - For purposes of implementing the Master Thoroughfare Plan, the City hereby adopts the following roadway classifications:

1. Arterials
2. Major Collectors
3. Collectors
4. Residential Collectors

The roadway classifications are designated by TC Map 1.

TC Policy 1.1.3 - The City shall adopt minimum right-of-way requirements for new roadways containing the following criteria:

1. Arterials Roadways - 150 foot right-of-way;
2. Major Collectors Roadways - 100 foot right-of-way except where modified by "Context Sensitive Design" guidelines;
3. Collectors - 80 foot right-of-way except where modified by "Context Sensitive Design" guidelines;
4. Residential Collectors - 60 foot right-of-way;
5. Local Roadways - 60 foot right-of-way with swale & drainage; and
6. Local Roadways - 50 foot right-of-way with curb & gutter except where modified by "Context Sensitive Design" guidelines.

TC Policy 1.1.4 - ~~By December 2009, t~~The City shall adopt a "Corridor Preservation Ordinance" to preserve future roadway corridors as prescribed by the Master Thoroughfare Plan.

TC Policy 1.1.5 - The Master Thoroughfare Plan shall be reviewed for modification in conjunction with the consideration of amendments to the adopted Urban Service Area.

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TC OBJECTIVE 1.3 - Vehicular Level of Service Standards (LOSS) shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office.

TC Policy 1.3.1 - The City hereby adopts the Alachua County Corridor Design Manual by reference. New construction and reconstruction of roadways within High Springs shall conform to the guidelines and standards prescribed in the Corridor Design Manual. The City shall amend the Land Development **Regulations Code** to incorporate the standards and guidelines prescribed in the Corridor Design Manual.

TC Policy 1.3.2 - Establish and maintain adopted levels of service on all classifications of roadways within the City. The following level of service standards (LOSS) are adopted:

Vehicular Level of Service Standards (LOSS) for Major Roadways

Designation or Classification	LOSS
State Highways	C
County Maintained Roadways	D
City Maintained Arterials	D
City Maintained Major Collectors	D
City Maintained Collectors	D
<b><u>Residential Collectors</u></b>	<b><u>D</u></b>

TC Policy 1.3.3 - Design bicycle facilities to include the following considerations:

1. Bike paths, lanes and shoulders planned for designated roadways, in coordination with adjacent uses and appropriate to different roadway types as prescribed in the Corridor Design Manual; and
2. Facilities which meet standards set by Florida Department of Transportation, American Association of State Highway Transportation Officials, and local regulating agencies  
 Facilities which are well marked and signed, and which are designed for ease of maintenance.

TC Policy 1.3.4 - Design pedestrian facilities for designated roadways in urban and suburban areas to include the following considerations:

1. Continuous sidewalks, free of obstruction, buffered from traffic by landscape or setbacks, and shaded where appropriate;
2. Clearly marked crosswalks at intersections, with handicapped provisions;
3. Traffic control signals with safe crossing time for pedestrians; and
4. Street furnishings, including benches, trash receptacles, bus shelters, and lighting, as appropriate to the surroundings.

TC Policy 1.3.5 - To maintain level of service standards and to preserve the function and character of its downtown, the City shall give high priority to the development of an alternative or bypass route. The plan consists of the following elements:

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Priority 4 New and expanded facilities that reduce or eliminate deficiencies relative to LOS standards for existing demands. Projects to address deficiencies to serve existing development or approved vested development in urban service areas designated in the Future Land Use Element shall have priority within this category.

Priority 5 New or expanded facilities, including land acquisition, that are needed to maintain adopted LOS for new development and redevelopment during the next ten (10) years. Projects to serve new development within the Urban Service Area designated in the Future Land Use Element shall have priority within this category.

TC Policy 1.6.4 - The City shall require that new development bear the full cost of all internal transportation improvements and a proportionate share of the cost of all transportation facilities impacted by new development. The City will adopt and implement a Proportionate Share Mitigation Ordinance in accordance with State statutes.

TC Policy 1.6.5 - The City will investigate alternative sources of funding for road and street construction, ~~By December 2009, the City will evaluate the feasibility of roadway impact fees.~~

**TC Policy 1.6.6 - In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, the City 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.**

TC GOAL 2 - TO ESTABLISH AND MAINTAIN A BALANCED TRANSPORTATION SYSTEM THAT SUPPORTS THE LAND USE, ECONOMIC, COMMUNITY CHARACTER, ENVIRONMENTAL, HOUSING AND OTHER OBJECTIVES OF THIS COMPREHENSIVE PLAN.

TC OBJECTIVE 2.1 - Apply "Context Sensitive Design" to enhance natural and historic resources and scenic quality and to avoid, minimize, and mitigate adverse impacts upon natural, cultural, historic and economic resources and scenic quality during the siting, design, construction, operation, and maintenance of the transportation system.

TC Policy 2.1.1 - The City shall establish multimodal street cross-sections, design standards, and operational measures to ensure that streets are safe, convenient and appealing for all modes of travel including automobiles, trucks, bicycles and pedestrians. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway. The Alachua County Corridor Design Manual prescribes the roadway cross-sections, design standards and streetscapes for a variety of roadway classifications and settings and is adopted by reference. The standards shall be applied within the City of High Springs as follows:

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## CONSERVATION ELEMENT

### GOALS, OBJECTIVES AND POLICIES

CON GOAL 1 - THE CITY WILL GUIDE URBAN AND RURAL DEVELOPMENT IN SUCH A WAY AS NOT TO ADVERSELY AFFECT THE COMMUNITY'S NATURAL RESOURCES, AND THUS, ENSURE THE HIGHEST ENVIRONMENTAL QUALITY.

CON OBJECTIVE 1.1 - The City shall meet or exceed the minimum air quality standards established by the FDEP.

CON Policy 1.1.1 - The City's ~~**IL**~~ and ~~**d**~~Development ~~**regulations**~~ Code will continue to require that all appropriate air quality permits be obtained prior to the issuance of final development orders so that minimum air quality levels established by the FDEP are maintained in the City.

CON Policy 1.1.2 - All new development must meet State and Federal guidelines for air emissions.

CON Policy 1.1.3 - Owners of facilities that become sources of emissions in non-compliance will be required to correct the problem.

CON Policy 1.1.4 - The City shall reduce the impact of automobile emissions and noise by requiring vegetative buffer strips along arterial roadways.

CON Policy 1.1.5 - The City will assign priority to paving high-use, unpaved roads due to their effect on the air quality and develop and implement a plan for paving those roads that are considered a problem.

CON OBJECTIVE 1.2 - The City shall maintain a high quality potable water supply within the City.

CON Policy 1.2.1 - The City shall, as part of the development review process, require the coordination and approval of development plans with the FDEP and the SRWMD to assist the City in ensuring protection of its current and projected water sources.

CON Policy 1.2.2 - The City shall prohibit uses within or adjacent to the water resources of the City which would violate water quality anti-degradation rules established by the FDEP.

CON Policy 1.2.3 - The City shall identify and make recommendations for the purchase of environmentally sensitive lands under available conservation programs such as those administered by the FDEP and the SRWMD.

CON Policy 1.2.4 - The City will adopt and adhere to the SRWMD stormwater regulations contained in Rule 40B-4 and 40B-400, FAC.

CON Policy 1.2.5 - The City shall require all new developments to manage stormwater runoff in accordance with the SRWMD regulations listed in CON Policy 1.2.4.

CON Policy 1.2.6 - The City shall require management practices, as determined by state and federal regulations, for agriculture, commercial, and domestic Future Land Uses to reduce runoff and soil erosion.

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**CON OBJECTIVE 1.10 The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;**

- 1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;**
- 2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;**
- 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;**
- 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and**
- 5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.**

**The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.**

**CON Policy 1.10.1 The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.**

**CON Policy 1.10.2 The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.**

**CON Policy 1.10.3 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.**

**CON Policy 1.10.4 The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.**

**CON Policy E.1.7.5 The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.**

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CAPITAL IMPROVEMENTS ELEMENT

Capital Improvement Schedule ~~Waste Water, Potable Water and Transportation~~

Proposed Project	Proposed Funding Source	2008-09	2009-10	2010-11	2011-12	2012-13	5 YR. Total
<b>Waste Water</b>							
Phases 2 & 3	USDA Rural Development Grants & Loans	\$7.5 Million	\$3.0 Million				\$10.5 Million
Reuse System	Suwannee River Water Management District	\$.5 Million	\$.75 Million	\$.75 Million			\$2.0 Million
Lift Station (NW 222)	Impact Fees			\$150 Thousand			150 Thousand
Phase 4	USDA Rural Development Grants & Loans			\$6.5 Million			\$6.5 Million
Transmission Line (NW 174th)	Impact Fees				\$1.0 Million		\$1.0 Million
<b>Total</b>							<b>\$20.15 Million</b>
<b>Potable Water</b>							
Test Well, New Well field	Suwannee River Water Management District			\$.5 Million			\$.5 Million
Well Field Engineering	Suwannee River Water Management District				\$1.0 Million		\$1.0 Million
New Water Plant Construction	Suwannee River Water Management District & Impact Fees					\$7.0 Million	\$7.0 Million
<b>Total</b>							<b>\$8.5 Million</b>
<b>Transportation</b>							
NW 198th	Developer Extended Private Funds	\$200 Thousand					\$200 Thousand
SE 1st AVE	Paving Fund (local option gas tax)		\$188 Thousand				\$188 Thousand
NW 5th Ave, NW 2nd Ave, NW 3rd Ave	Paving Fund (local option gas tax)			\$82 Thousand			\$82 Thousand
SW 5th Ave, SW 6th Ave, SW 8th Ave	Paving Fund (local option gas tax)				\$122 Thousand		\$122 Thousand
SE Bay Street	Paving Fund (local option gas tax)					\$167 Thousand	\$167 Thousand
<b>Total</b>							<b>\$759 Thousand</b>
<b>Total</b>							<b>\$29.409 Million</b>

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~~**PSFE OBJECTIVE 2.2: LEVEL OF SERVICE STANDARDS** - The City shall ensure that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service LOS standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.~~

## CAPITAL IMPROVEMENTS ELEMENT

### GOALS, OBJECTIVES AND POLICIES

CIE GOAL 1 - The City shall undertake reasonable policies to provide needed lands, public facilities, and equipment that will protect investments in existing facilities, maximize their use and promote orderly compact urban growth, to benefit all residents within its jurisdiction.

CIE OBJECTIVE 1.1 - Capital improvements will be provided to correct existing deficiencies, maintain or replace existing, worn-out, or obsolete facilities, and accommodate desired future growth.

CIE Policy 1.1.1 - The City will establish a Capital Improvement Program as an integral part of the annual budget. The program will include a five-year Schedule of Improvements as included in this element.

CIE Policy 1.1.2 - The CIP will list specific projects ranked by priority. Each project will be identified by location, estimated cost, and possible sources of funding.

CIE Policy 1.1.3 - The City will include in the annual Capital Improvement Program a schedule and the necessary funding for all maintenance and replacement of existing facilities, equipment, and roads.

CIE Policy 1.1.4 - The City shall establish, as part of the annual budgeting process, the following criteria for the evaluation of proposed capital improvement projects:

1. The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;
2. The City shall schedule projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity;
3. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;
4. The capital improvement projects identified, which are imminently needed to protect the public health and safety, shall be given the highest priority;
5. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;
6. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and

CIE Policy 1.1.5 - Each element of the comprehensive plan will be reviewed for possible inclusion of projects in the Plan.

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CIE OBJECTIVE 1.2 - The City shall continue to require that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

CIE Policy 1.2.1 - The City shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

**TRAFFIC CIRCULATION - LEVEL OF SERVICE STANDARDS**

~~Establish a Level of Service Standard at peak hour as defined within the Florida Department of Transportation "Florida Level of Service Standards and Guidelines Manual for Planning, 1998" for the following roadway segments within the City:~~

~~Segment Roadway Segment LOS Standards~~

~~1 — U.S. 441/41 and S.R. 25 C~~

~~2 — U.S. 27/S.R. 20 C~~

~~3 — U.S. 41/27 and S.R. 45 C~~

~~Establish LOS standards for those streets and roads controlled by the City.~~

<del>Paved Two-lane Neighborhood Streets</del>	<del>Unpaved Graded Roads</del>
<del>LOS Trips per day C 5,000</del>	<del>LOS Trips per day C 2,000</del>

Vehicular Level of Service Standards shall be adopted and maintained to maximize the efficient use and safety of roadway facilities and to coordinate capital improvement planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development in accordance with the latest version of the Level of Service Handbook developed by the Florida Department of Transportation Systems Planning Office.

The following level of service standards are adopted on all classifications of roadways within the City:

Vehicular Level of Service Standards for Major Roadways

<u>Designation or Classification</u>	<u>LOSS</u>
<u>State Highways</u>	<u>C</u>
<u>County Maintained Roadways</u>	<u>D</u>
<u>City Maintained Arterials</u>	<u>D</u>
<u>City Maintained Major Collectors</u>	<u>D</u>
<u>City Maintained Collectors</u>	<u>D</u>
<u>Residential Collectors</u>	<u>D</u>

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## CONCURRENCY MANAGEMENT SYSTEM

Chapter 163, Florida Statutes, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

The City has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities; the concurrency management system in turn provides a mechanism for which the City can ensure the maintenance of the standards concurrent with the impacts of development.

The minimum requirements for concurrency within this management system are as follows:

a. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities

1. Prior to the issuance of a building permit or its functional equivalent, the City will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
2. A development order or permit may be issued at the time of issuance of a certificate of occupancy or its function equivalent, if the necessary facilities and services are in place and available to serve the new development; or
3. At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

b. For Parks and Recreation Facilities

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and
  - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-Year Schedule of the Capital Improvements Element; or
  - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in

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place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

- c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

c. For Transportation Facilities

1. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction nor more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the City's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
3. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
4. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

4. For Public School Facilities

- a. At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or
- b. A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the County's 5-Year Schedule of the Capital Improvements Element; or
- c. A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and the City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.

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## CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are:

1. Transportation;
2. Sanitary Sewer;
3. Solid Waste;
4. Drainage;
5. Potable Water;
6. Recreation and Open Space; and
7. Public School Facilities

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1. For development orders and permits, the following determination procedures shall apply:
  - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Code Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project. If there appears to be insufficient capacity, the Land Development Code Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
  - b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and consequently do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
  - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action which reserves capacity for public facilities and services.
2. For roadways, the following determination procedures shall apply:
  - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
    - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or



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1. Adequate school capacity means there is sufficient school capacity at the adopted level of service standards to accommodate the demand created by a proposed development for each type of school within the affected School Concurrency Service Area; and
2. If adequate capacity does not exist, the School Board of Alachua County shall identify possible mitigation options that may be applied consistent with the policies set forth within PSFE Objective 2.5. In the event that the School Board of Alachua determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

Public School Facilities Concurrency Availability Standard -

School concurrency applies only to residential development or a phase of residential development requiring a final development order, proposed or established on or after the effective date of the Public School Facilities Element (PSFE).

The City shall include concurrency management provisions in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The City shall not deny a final development order due to a failure to achieve and maintain the adopted level of service standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years after the issuance of the final subdivision, final development order; or,
2. Adequate school facilities are available in an adjacent School Concurrency Service Area, and when adequate capacity at adopted level of service standards will be in place or under construction in the adjacent School Concurrency Service Area within three years after the issuance of the final development order; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development order as provided in this element.

Reservation of Public School Facilities Capacity -

A determination of adequate school capacity shall indicate a temporary commitment of capacity of necessary school facilities for purposes of development review and approval for a period not to exceed one (1) year from Preliminary Development Plan Approval or until a Final Development Order is issued, whichever occurs first, or as specified for phased projects in the City's Land Development Code.

1. Once the City issues a Certificate of Concurrency Reservation as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required for the life of the Development Order or longer if the School Board of Alachua County concurs that there is sufficient capacity. These time frames shall be subject to any State-mandated extensions of development approval.
2. Phased projects, as provided for in the City of High Springs land development regulations, may obtain approval for a longer period, provided the development order is in accordance with an agreement entered into by the School Board, The

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City of High Springs, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board.

3. The City shall notify the School Board of Alachua County within fifteen (15) working days of the approval or expiration of a Concurrency Reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Certificate of Concurrency Determination, except that any change that would increase student generation requires review.

### CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for 12 months from the date of issuance.

Unless development commences on or before the expiration date of the Certificate of Concurrency Compliance, the reserved capacity is forfeited by the applicant.

In such cases where there are competing applications for public facility capacity, the order of priority shall apply, as follows:

1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;
2. Issuance of a building permit based upon previously approved development orders permitting new development;
3. Issuance of new development orders permitting redevelopment;
4. Issuance of new development orders permitting new development.

In conclusion, the following conditions apply to the City's concurrency management system:

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order shall be issued which would require the City Commission to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the City to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).



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

Regional Planning Council: North Central Fl  
Review Date: 7/23/15  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 71  
Local Government: City of Perry  
Local Government Item No.: CPA 15-01  
State Land Planning Agency Item No.: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/24/15 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amends the text of the Land Use Element; the Transportation Element; the Housing Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; and the Public School Facilities Element; and the Future Land Use Plan Map Series of the City Comprehensive Plan (see attached excerpts).

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

The City is bisected by the following roads which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network: U.S. Highway 19/27, U.S. Highway 27, U.S. Highway 19/98, U.S. Highway 98 and U.S. Highway 221. Nevertheless, significant adverse impacts are not anticipated to occur to the regional road network as a result of the amendment since it retains Minimum Level of Service Standards for these regional facilities. Additionally, the amendment does not result in any change in intensity or density of use. Finally, the amendment adds policies to the City Transportation Element which implement Transportation Planning Best Practices contained in the regional plan (see attached).

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as identified and mapped in the regional plan. The City is not located within a Natural Resource of Regional Significance as identified and mapped in the regional plan. Additionally, the amendment does not result in any change in intensity or density of use. Finally, the amendment includes a new objective and associated policies to protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan. The amendment also includes maps of Natural Resources of Regional Significance which are consistent with the mapped Natural Resources of Regional Significance contained in the regional plan (see attached).

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

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

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

Yes \_\_\_\_\_ No \_\_\_\_\_  
Not Applicable \_\_\_\_\_X\_\_\_\_\_

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

**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



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## I

### FUTURE LAND USE ELEMENT

#### INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the City. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the City'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.

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. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses within the City.

Before any special exception shall be granted, the City shall make a specific finding that the granting of the special exception will not adversely affect the public health, safety and welfare. Before any special exception shall be granted, the City shall further make a determination that satisfactory provision and arrangement has been made concerning the following matters;

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
2. Offstreet parking and loading areas;
3. Refuse and service areas;
4. Utilities, with reference to locations, availability and compatibility;
5. Screening and buffering with reference to type, dimensions and character;
6. Signs, if any, and proposed exterior lighting;
7. Required yards and other open space;
8. Considerations relating to general compatibility with adjacent properties and natural resources; and
9. Consistency with other plan objectives and policies, especially natural resource protection policies. In addition, any special exception granted in agriculturally classified areas within the City shall be required to maintain a buffer between any agricultural use and the special exception.

The purpose of the buffer is to protect agriculture land uses from the special exception. The buffer should function to:

1. Screen the special exception from the adjacent farming activities, including but not limited to, application of fertilizers, pesticides, noise, glare, odor, dust and smoke; and

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Objective I.13      The City's land development regulations shall permit essential services by special exception in any zoning district

Policy I.13.1      The City's land development regulations shall permit by special exception in any zoning district essential services, which are hereby defined to include and be limited to water, sewer, gas, solid waste disposal, telephone, television, radio, electrical systems (including transmission lines, **and** natural gas transmission pipelines ~~**and substations**~~, that are not subject to the exclusive jurisdiction and approval of the State of Florida) and telecommunication towers. The above specified essential services on 10 acres of land or less in size shall not require a future land use plan map amendment prior to the approval of the special exception. All essential services on more than 10 acres of land shall require an amendment to public land use on the Future Land Use Plan Map prior to approval of the special exception request. In addition, those electrical and natural gas transmission facilities mentioned above, which are subject to the exclusive jurisdiction and approval of the State of Florida, shall be so located within the City as provided by procedures in Florida Statutes and shall not require further approval by the City Council.

**Policy I.13.2**      **The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.**

- 1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.**
- 2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:**
  - a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.**
  - b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.**

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## II

### ~~TRAFFIC CIRCULATION~~ TRANSPORTATION 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 City and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

The ~~Traffic Circulation~~ 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 ~~Traffic Circulation~~ Transportation Element is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act ~~and accompanying Chapter 9J-5, Florida Administrative Code~~. Further, the City'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 City.

#### ~~TRAFFIC CIRCULATION~~ TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

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

Policy II.1.1           Establish Service Standard at peak hour as defined within the Florida Department of Transportation "~~Level of Service Handbook, 1998~~" 2013 Quality/Level of Service Handbook for the following roadway segments within the City:

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
1	U.S. 19 / <u>27</u> from City's north limits to U.S. 98 / <u>S.R. 30</u>	4	<del>Florida Intrastate Highway System</del> <b><u>Principal Arterial Arterial I Transition</u></b>	C
2	U.S. 221 / <u>S.R.55</u> from City's north limits to U.S. 27/ <u>S.R. 20</u>	2	<b><u>Principal Arterial Arterial II Transition</u></b>	C
3	C.R. 361C from City's north limits to College Street	2	<b><u>Urban</u></b> Major Collector	D
4	C.R. 356 from U.S. 19 to U.S. 221	2	<b><u>Urban</u></b> Major Collector	D
5	C.R. 356 from U.S. 221 to C.R. 361C	2	<b><u>Urban</u></b> Major Collector	D
6	C.R. 356 from City's west limits to U.S. 19	2	<b><u>Urban</u></b> Major Collector	D
7	College Street from U.S. 221 to Clark Street	2	<b><u>Urban</u></b> Major Collector	D
8	Clark Street from College Street to C.R. 356	2	<b><u>Urban</u></b> Minor Collector	D
9	C.R. 356 from U.S. 10 to U.S. 221	2	<b><u>Urban</u></b> Major Collector	D
10	C.R. 356 from U.S. 221 to County Road Department	2	<b><u>Urban</u></b> Major Collector	D
11	U.S. 27/ <u>S.R. 20</u> from U.S. 221 / <u>S.R. 55</u> to <del>County Road Department J. Tom Moore</del>	2	<b><u>Principal Arterial Arterial II Transition</u></b>	C
12	U.S. 27/ <u>S.R. 20</u> from <del>County Road Department J. Tom Moore</del> to City's east limits	4	<b><u>Principal Arterial Arterial I Transition</u></b>	C
13	U.S. 27/ <u>S.R. 20</u> from U.S. 19 / <u>27</u> to U.S. 221/ <u>S.R.55</u>	2	<b><u>Principal Arterial Arterial I Transition</u></b>	C
14	U.S. 98/ <u>S.R. 30</u> from City's west limits to <del>U.S. 221</del> U.S. 19 / <u>27</u>	2	<b><u>Principal Arterial Arterial I Transition</u></b>	C

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
<u>15</u>	<u>U.S. 98/ S.R. 30</u> <u>from U.S. 19 / 27 to U.S. 221/ S.R 55</u>	<u>2</u>	<u>Arterial I Transition</u>	<u>C</u>
15	U.S. 19/27 from U.S. 27 to U.S. 221	4	<del>Florida Intrastate- Highway System- Principal Arterial Arterial I Transition</del>	C
16	U.S. 221/ <u>S.R 55</u> from U.S. 27/ <del>98</del> to U.S. 98 / <del>19</del>	4	<del>Principal Arterial</del> <u>Arterial I Transition</u>	C
17	S.R. 30 from U.S. 221/ <u>S.R 55</u> to City's south limits	2	<del>Minor Arterial</del> <u>Arterial I Transition</u>	C
18	Church Street from U.S. 19 to U.S. 221	2	<u>Urban Major Collector</u>	D
19	Church Street from U.S. 221 to S.R. 30	2	<u>Urban Major Collector</u>	D
20	C.R. 361A from U.S. 19 to City's south limits	2	<u>Urban Major Collector</u>	D
21	U.S. 19 from U.S. 221 to City's south limits	4	<del>Florida Intrastate- Highway System- Principal Arterial Arterial I Transition</del>	C
22	C.R. S361 from U.S. 19 to City's north limits	2	<u>Urban Major Collector</u>	D

- Policy II.1.2. The City's ~~land development regulations~~ shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.
- Policy II.1.3. The City's ~~land development regulations~~ shall require the provision of safe and convenient on-site traffic flow, which includes the provision for non-motorized vehicle parking.
- Policy II.1.4. The City's Planning and Zoning Board shall consider the need for the purchase of additional right-of-way width for bicycle and pedestrian ways as integrated or parallel transportation facilities for any development which is required to provide a site plan or any development requiring platting, which faces a collector and arterial roadways.
- Policy II.1.5 In accordance with Section 163.3180(5)(h)1.c. and 163.3180(5)(h)2. Florida Statutes, the City 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.

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OBJECTIVE II.2 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the future land use plan map.

Policy II.2.1 The City 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. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.

OBJECTIVE II.3 The City shall on an annual basis coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.

Policy II.3.1. The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5 - Year Transportation Plan so that such capital project planning is complementary and consistent with the state roadway improvement planning.

OBJECTIVE II.4 The City shall provide for the protection of existing and future right-of-ways from building encroachment by identifying the need to purchase additional right of way where new development is being established along new or realigned collector and arterial roadways

Policy II.4.1 The Planning and Zoning Board shall identify the need for the purchase of additional right-of way where new development is being established along new or realigned collector and arterial roadways.

**Policy II.4.2** **Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.**

**Policy II.4.3** **Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.**

**Policy II.4.4** **Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.**

**Policy II.4.5** **Existing lots unable to meet the access spacing standards for arterials shall obtain access from platted side streets, parallel streets, service roads, joint and cross-access or the provision of easements;**

**Policy II.4.6** **Adequate corner clearance shall be maintained at crossroad intersections with arterials.**

**Policy II.4.7** **The City shall encourage cross-access connections easements and joint driveways, where available and economically feasible.**

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**Policy II.4.8**

**The City shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.**

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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 City's natural resources. The data collected for this plan element and analysis of this data, contained in the City'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 future conservation areas which consist of land within the City which is anticipated to have planned management of a natural resource to prevent exploitation, destruction or neglect of that natural resources. At present there are no areas which have planned management of a natural resource within the City. Therefore, until such time as there are areas which conserve a natural resource through the use of best management programs, 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 CITY TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The City shall protect air quality through the development review process by requiring the appropriate siting of development and associated public facilities and by requiring landscape buffers and setbacks.

POLICY V.1.1 The City's land development regulations 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 City.

OBJECTIVE V.2 The City shall establish applicable provisions of the ~~Division of Forestry~~ **Florida Forest Service** best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.

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Policy V.4.2 The City shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.

Policy V.4.3 The City shall consult with the ~~Florida Game and Fresh Water Fish Commission~~ **Florida Fish and Wildlife Conservation Commission** prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.

Policy V.4.4 The City shall cooperate with the Florida Department of Environmental Protection in the inventorying and monitoring aquaculture activities within the City.

Policy V.4.5 The City shall address, during the development review process, the mitigation of development activities within environmentally sensitive areas by prohibiting, where other alternatives for development exist, any development or dredging and filling which would alter their natural functions. Where no other alternative for development exists, mitigation will be considered as a last resort using criteria established within ~~Chapter 17-312, Rules~~ **the rules** of the Florida Department of Environmental Protection.

Policy V.4.4 The City shall cooperate with the ~~Florida Department of Natural Resources~~ **Florida Fish and Wildlife Conservation Commission** in the inventorying and monitoring aquaculture activities within the City.

Policy V.4.5 The City shall address during the development review process the mitigation of development activities within environmentally sensitive areas so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources.

**OBJECTIVE V.5** **The City, in order to protect significant natural resources in a manner which is in conformance with and furthers the North Central Florida Strategic Regional Policy Plan, as amended October 27, 2011, hereby adopts the following maps as they apply to the City as part of the Future Land Use Map Series of this Comprehensive Plan;**

- 1. Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011;**
- 2. Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011;**
- 3. Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011;**
- 4. Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011; and**
- 5. Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011.**

**The following policies provide direction for the use of these maps in applying the referenced policies of this Comprehensive Plan.**

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- Policy V.5.1      The map entitled Regionally Significant Natural Resources - Ground Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies groundwater resources for the application of the provisions of the high groundwater aquifer protection policy of the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element of this Comprehensive Plan.
- Policy V.5.2      The map entitled Regionally Significant Natural Resources - Natural Systems, dated October 27, 2011, included within the Future Land Use Map Series, identifies listed species for the application of the provisions the critical wildlife habitat policy of this element.
- Policy V.5.3      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas, dated October 27, 2011, included within the Future Land Use Map Series, identifies state owned regionally significant lands for application of the provisions of the conservation land use policy of the Future Land Use Element of this Comprehensive Plan.
- Policy V.5.4      The maps entitled Regionally Significant Natural Resources - Planning and Resource Management Areas (Surface Water Improvement Management Water Bodies), dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water management improvement water bodies for the application of the provisions of the surface water runoff policy of this element.
- Policy V.5.5      The map entitled Regionally Significant Natural Areas - Surface Water Resources, dated October 27, 2011, included within the Future Land Use Map Series, identifies surface water resources for the application of the provisions of the surface water and riverbank protection policies of this element.

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## VIII CAPITAL IMPROVEMENTS ELEMENT

### INTRODUCTION

The following goals, objectives and policies for capital improvement provide strategic planning for the financing and construction of improvements identified as part of the capital improvements Data and Analysis document.

The data collected for this plan element and analysis of this data, contained in the City'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.

This element is not intended to be a capital improvement program for the City and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II ~~and Rule 9J-5, Florida Administrative Code~~, as amended.

### CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

GOAL VIII - THE CITY SHALL ANNUALLY ADOPT AND IMPLEMENT A ~~FINANCIALLY FEASIBLE~~ CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN.

~~As defined in Section 163.3164 (23), Florida Statutes, financial feasibility means that sufficient revenues are currently available or will be available from committed funding sources for the first three years, or will be available from committed or planned revenue sources for years four and five of the Five Year Schedule of Improvements to fund projects needed to maintain adopted level of service standards.~~

OBJECTIVE VIII.1 The City shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual **financially feasible** capital improvements budget each fiscal year, which is consistent with the schedule of improvements and funding.

Policy VIII.1.1 The City shall establish, as part of the annual budgeting process, the following criteria for the evaluation of proposed capital improvement projects:

#### Criteria

- a. The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the City's budget process;
- b. The City shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the City's fiscal capacity;
- c. The City shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;

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- d. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;
- e. The capital improvements projects related to the maintenance and operation of existing facilities, which, due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;
- f. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and
- g. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

Policy VIII.1.2 The City shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

Policy VIII.1.3 The City shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, within this plan element.

Policy VIII.1.4 The City shall annually assess capacity of existing facilities to address any existing or projected deficiencies in adopted level of service standards in order to prepare an annual update to the Five-Year Schedule of Improvements that identifies, schedules, and specifies funding for any capital improvement projects needed to maintain level of service standards.

OBJECTIVE VIII.2 The City shall require ~~by 1990~~ that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1 The City shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

**TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS;**

Establish Service Standard at peak hour as defined within the Florida Department of Transportation "~~Daily Service volumes Level of Service, A-E, 1995~~" **2013 Quality/Level of Service Handbook** for the roadway segments listed within the Traffic Circulation Element of this Comprehensive Plan.

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
1	U.S. 19 / <u>27</u> from City's north limits to U.S. 98 / <u>S.R. 30</u>	4	<del>Florida Intrastate Highway System Principal Arterial Arterial I Transition</del>	C
2	U.S. 221 / <u>S.R.55</u> from City's north limits to U.S. 27/ <u>S.R. 20</u>	2	<del>Principal Arterial</del> <u>Arterial II Transition</u>	C
3	C.R. 361C  from City's north limits to College Street	2	<u>Urban Major Collector</u>	D
4	C.R. 356  from U.S. 19 to U.S. 221	2	<u>Urban Major Collector</u>	D
5	C.R. 356  from U.S. 221 to C.R. 361C	2	<u>Urban Major Collector</u>	D
6	C.R. 356  from City's west limits to U.S. 19	2	<u>Urban Major Collector</u>	D
7	College Street  from U.S. 221 to Clark Street	2	<u>Urban Major Collector</u>	D
8	Clark Street  from College Street to C.R. 356	2	<u>Urban Minor Collector</u>	D
9	C.R. 356  from U.S. 10 to U.S. 221	2	<u>Urban Major Collector</u>	D
10	C.R. 356  from U.S. 221 to County Road Department	2	<u>Urban Major Collector</u>	D
11	U.S. 27/ <u>S.R. 20</u> from U.S. 221 / <u>S.R. 55</u> to <del>County Road Department J. Tom Moore</del>	2	<del>Principal Arterial</del> <u>Arterial II Transition</u>	C
12	U.S. 27/ <u>S.R. 20</u> from <del>County Road Department J. Tom Moore</del> to City's east limits	4	<del>Principal Arterial</del> <u>Arterial I Transition</u>	C
13	U.S. 27/ <u>S.R. 20</u> from U.S. 19 / <u>27</u> to U.S. 221/ <u>S.R.55</u>	2	<del>Principal Arterial</del> <u>Arterial I Transition</u>	C
14	U.S. 98/ <u>S.R. 30</u> from City's west limits to <del>U.S. 221</del> U.S. 19 / <u>27</u>	2	<del>Principal Arterial</del> <u>Arterial I Transition</u>	C
<u>15</u>	<u>U.S. 98/ S.R. 30</u>  <u>from U.S. 19 / 27 to U.S. 221/ S.R 55</u>	<u>2</u>	<u>Arterial I Transition</u>	<u>C</u>

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ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	SEGMENT LEVEL OF SERVICE
15	U.S. 19/ <u>27</u> from U.S. 27 to U.S. 221	4	<del>Florida Intrastate- Highway System- Principal Arterial Arterial I Transition</del>	C
16	U.S. 221/ <u>S.R. 55</u> from U.S. 27/ <u>98</u> to U.S. 98 / <u>19</u>	4	<del>Principal Arterial Arterial I Transition</del>	C
17	S.R. 30 from U.S. 221/ <u>S.R. 55</u> to City's south limits	2	<del>Minor Arterial Arterial I Transition</del>	C
18	Church Street from U.S. 19 to U.S. 221	2	<u>Urban</u> Major Collector	D
19	Church Street from U.S. 221 to S.R. 30	2	<u>Urban</u> Major Collector	D
20	C.R. 361A from U.S. 19 to City's south limits	2	<u>Urban</u> Major Collector	D
21	U.S. 19 from U.S. 221 to City's south limits	4	<del>Florida Intrastate- Highway System- Principal Arterial- Arterial I Transition</del>	C
22	C.R. S361 from U.S. 19 to City's north limits	2	<u>Urban</u> Major Collector	D

**SANITARY SEWER LEVEL OF SERVICE STANDARDS**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Community Sanitary	190 gallons per capita per day Sewer System

**SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	Not Applicable

**DRAINAGE LEVEL OF SERVICE STANDARDS**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Retention Pond	Standards as specified in Chapter 17-25 and 40B-4, rules of the Florida Department of Environmental Regulation, Florida Administrative Code, as amended.

**POTABLE WATER LEVEL OF SERVICE STANDARDS**

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Community Potable Water Systems	180 gallons per capita per day

Evaluation Amendments  
 Amendment No. CPA 15-01  
 Adopted on June 23, 2015  
 Ordinance No. 945

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## PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program. This is due to the fluctuations in the revenues and expenditures of the City due to market and economic conditions.

The revenues and expenditures of the City will be used to predict fiscal trends in order to maintain the City's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the City's Local Planning Agency. City staff, designated by the City Manager, will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

The Local Planning Agency shall consider the following points during its annual review to assist in the determination of findings and recommendations to the City Council:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards;
4. Efforts by the City to secure grants or private funds, whenever available, to finance needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs and revenue sources;
6. The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly its support of the Future Land Use Element;
7. The City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the City for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the City Council shall direct City staff to provide the Local Planning Agency with an updated 5-Year Schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the City Council.

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the City's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the Plan; or the date of construction of any facility enumerated in the Capital Improvements Element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

Evaluation Amendments  
Amendment No. CPA 15-01  
Adopted on June 23, 2015  
Ordinance No. 945

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## CONCURRENCY MANAGEMENT SYSTEM

Chapter ~~9J-5~~ **163**, Florida ~~Statutes~~ **Administrative Code**, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

The City has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities; the concurrency management system in turn provides a mechanism for which the City can ensure the maintenance of the standards concurrent with the impacts of development.

The minimum requirements for concurrency within this management system are as follows:

- a. For Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities
  - 1. Prior to the issuance of a building permit or its functional equivalent, the City will consult with the applicable water supply utility to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.**
  - ~~12.~~ A development order or permit may be issued at the time of issuance of a certificate of occupancy or its function equivalent, if the necessary facilities and services are in place and available to serve the new development; or
  - ~~2~~ **3.** At the time the development order or permit is issued, the necessary public facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
- b. For Parks and Recreation Facilities
  1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
  2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and
    - a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-Year Schedule of the Capital Improvements Element; or
    - b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

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- c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.
- c. For Transportation Facilities
    1. At the time a development order or permit is issued the necessary facilities and services are in place or under construction; or
    2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction nor more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the City's 5-Year Schedule of the Capital Improvements Element. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
    3. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction nor more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
    4. At the time a development order or permit is issued the necessary facilities and services are guaranteed on an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.
- 4. For Public School Facilities**
- a. **At the time a final subdivision or site plan approval for residential uses is issued the necessary public school facilities and services are in place; or**
  - b. **A final subdivision or site plan approval for residential uses is issued, subject to the condition that the necessary public school facilities and services needed to serve the new development are scheduled to be in place or under actual construction no more than three years after issuance of final subdivision or site plan approval as provided in the City's 5-Year Schedule of the Capital Improvements Element; or**
  - c. **A final subdivision or site plan approval for residential uses is issued, subject to the execution of a legally binding mitigation agreement between the applicant, School Board and City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportional share mitigation agreed to by the developer.**

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## CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are:

1. ~~**Traffic Circulation**~~ **Transportation**;
2. Sanitary Sewer;
3. Solid Waste;
4. Drainage;
5. Potable Water; ~~**and**~~
6. Recreation and Open Space; ~~**and**~~
7. **Public School Facilities**

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1. For development orders and permits, the following determination procedures shall apply:
  - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project. If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.
  - b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and consequently do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.
  - c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action which reserves capacity for public facilities and services.
2. For roadways, the following determination procedures shall apply:
  - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
    - (1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or

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- (2) Prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, **Special Report 209 (1985) 2010**, or
    - (3) Conduct a speed and delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.
  - b. If the applicant chooses to do a more detailed analysis the applicant shall:
    - (1) Submit the completed alternative analysis to the Land Development Regulation Administrator for review; and
    - (2) The Land Development Regulation Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.
  - c. If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent data and analysis to support the City's Comprehensive Plan.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space, the following determination procedures shall apply:
  - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan.
  - b. **If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.**
  - c. **If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.**
4. **For Public School Facilities the following determination procedures shall apply:**
  - a. **The School Board staff will review and determine school capacity of each school type.**
  - b. **Development applications must include the number and type of units, and projection of students by type of school based on the student generation rates established by the School Board.**
  - c. **The City will transmit completed applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development, based on the adopted Level of Service standards.**
  - d. **Within forty-five (45) days from the date of the initial transmittal, consistent with the development review process and schedule of the City, the School Board staff will review the completed application and report in writing to the City whether adequate school capacity exists for each level of school.**

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- e. If the School Board determines that adequate capacity does not exist but that mitigation may be an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period.
- f. The City will issue a School Concurrency Determination only upon:
  - 1. The School Board's written determination that adequate school capacity will be in place or under actual construction within three years after the issuance of final subdivision or site plan approval for each school type without mitigation; or
  - 2. The execution of a legally binding mitigation agreement between the applicant, School Board, and City. This agreement shall be supported by a bond, deposit of funds or other acceptable financial means to assure performance of the proportionate share mitigation agreed to by the developer.
- g. If the School Board determines that adequate capacity will not be in place or under actual construction within three years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the City will not issue a School Concurrency Determination and will deny the residential development order or defer action until such time as the School Board reports that capacity is available or acceptable mitigation agreement is approved by the School Board and the City.

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### CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for 12 months from the date of issuance.

Unless development commences on or before the expiration date of the Certificate of Concurrency Compliance, the reserved capacity is forfeited by the applicant.

In such cases where there are competing applications for public facility capacity, the order of priority shall apply, as follows:

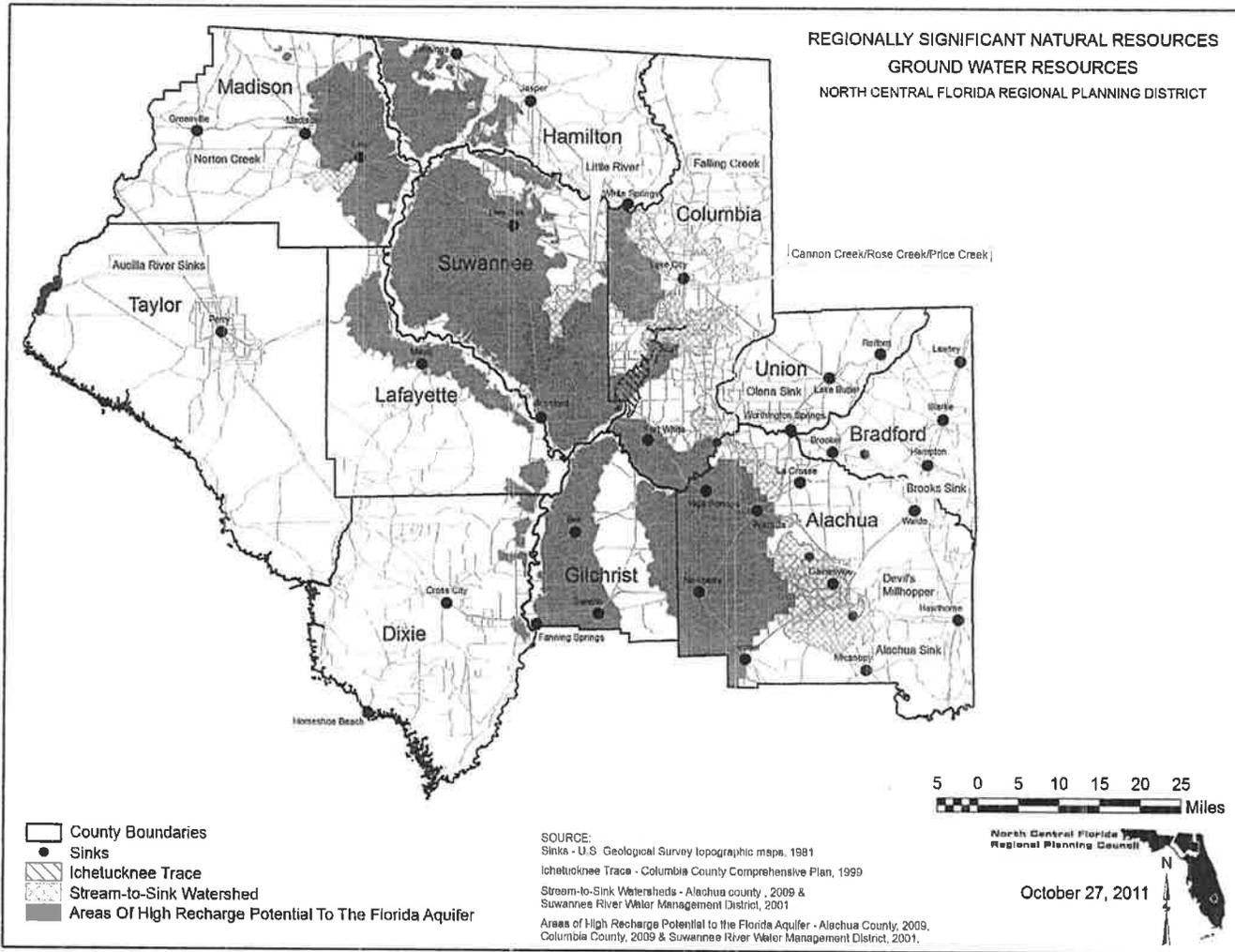
1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;
2. Issuance of a building permit based upon previously approved development orders permitting new development;
3. Issuance of new development orders permitting redevelopment;
4. Issuance of new development orders permitting new development.

In conclusion, the following conditions apply to the City's concurrency management system:

1. Amendments to the Comprehensive Plan can be made as often as necessary. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order shall be issued which would require the City Commissioners to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.
3. If by issuance of a development order a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the City to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

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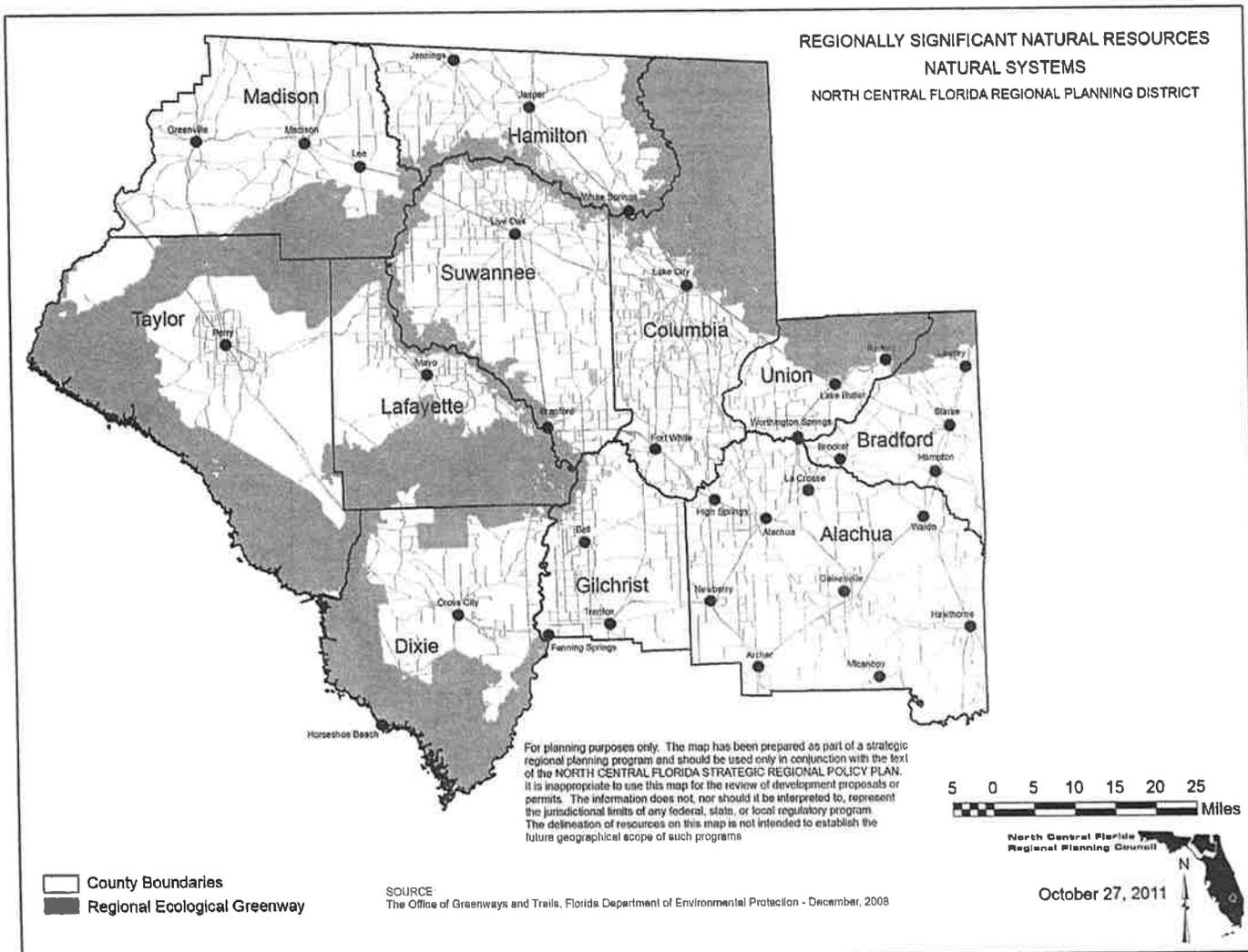
**Illustration A - XI**  
**Regionally Significant Natural Resources**  
**Groundwater Resources**



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**CITY OF PERRY**  
**Illustration A - XII**  
**Regionally Significant Natural Resources**  
**Natural Systems**

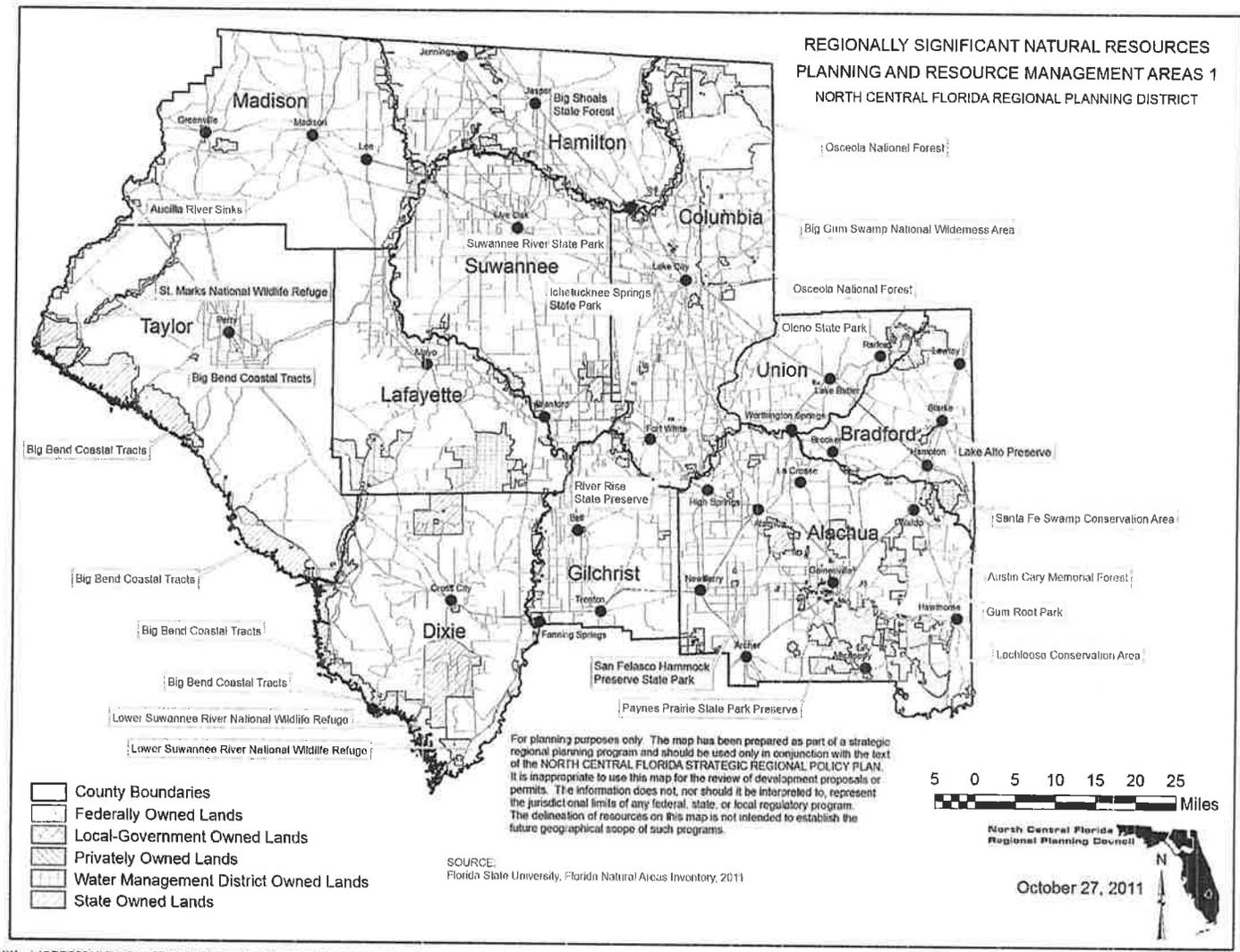


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Evaluation Amendments  
 Amendment No. CPA 15-01  
 Adopted on June 23, 2015  
 Ordinance No. 945

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**CITY OF PERRY**  
**Illustration A - XIII**  
**Regionally Significant Natural Resources**  
**Planning and Resource Management Areas I**

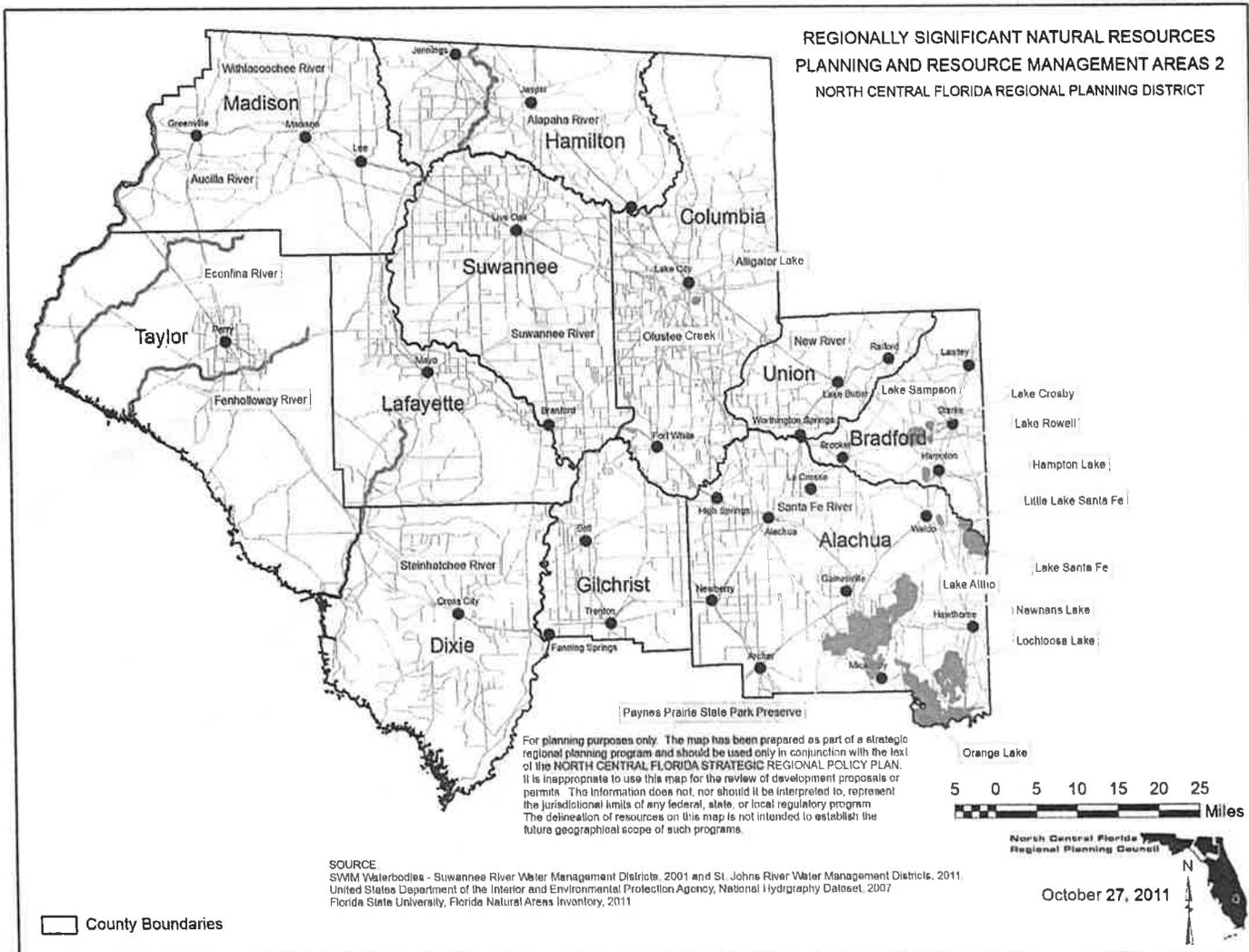


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Evaluation Amendments  
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 Ordinance No. 945

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**CITY OF PERRY**  
**Illustration A - XIV**  
**Regionally Significant Natural Resources**  
**Planning and Resource Management Areas 2**

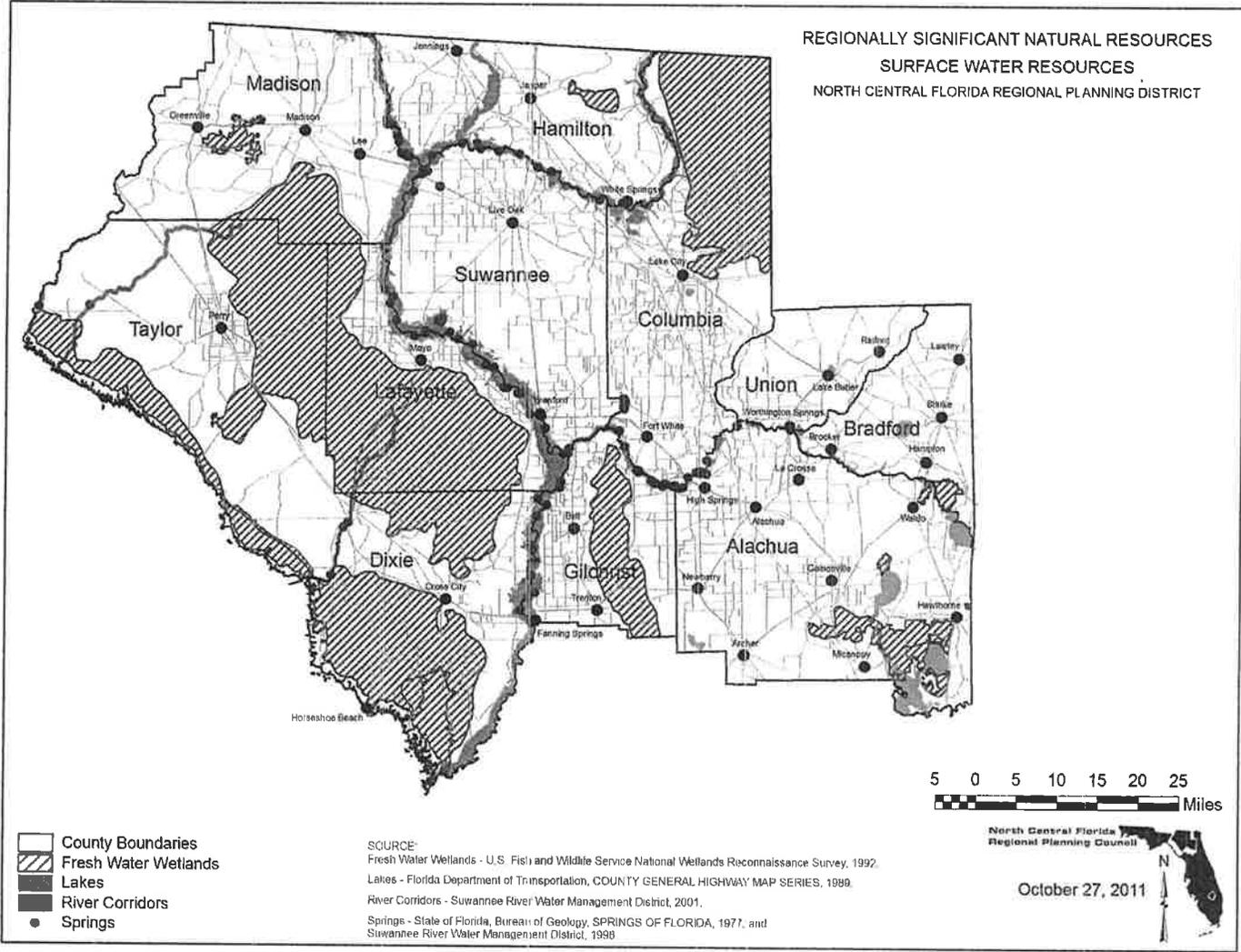


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Evaluation Amendments  
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**CITY OF PERRY**  
**Illustration A - XV**  
**Regionally Significant Natural Resources**  
**Surface Water Resources**



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Evaluation Amendments  
 Amendment No. CPA 15-01  
 Adopted on June 23, 2015  
 Ordinance No. 945

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

Regional Planning Council: North Central Fl  
Review Date: 7/23/15  
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 72  
Local Government: Madison County  
Local Government Item No: CPA 15-1  
State Land Planning Agency Item No: 15-1ESR

Date Mailed to Local Government and State Land Planning Agency: 7/24/15 (estimated)

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

**DESCRIPTION OF AMENDMENT**

The amendment consists of text amendments to the County Comprehensive Plan Future Land Use and Traffic Circulation Elements. The Future Land Use Element establishes maximum floor area ratios for certain land use districts and further defines allowable uses within the Mixed Use land use district. The Traffic Circulation Element adds a new policy requiring new development to pay its proportionate share of impacts to roadways (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 _____	No _____
Not Applicable	_____X_____

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



**SECTION 1. FUTURE LAND USE ELEMENT  
GOAL, OBJECTIVES AND POLICIES**

GOAL 1 – IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE IN THE COUNTY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE 1.1: The County shall maintain a Future Land Use Map which coordinates future land uses with appropriate topography, soil conditions, conservation of natural resources and availability of facilities and services.

Policy 1.1.1: The County shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the County consistent with the conservation of natural resources and availability of public facilities and services. Land use districts depicted on the Future Land Use Map shall be described as follows.

1. Agriculture-1
  - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units.
  - b. Density. 1 du / 40 acres
  - c. Intensity. 0.5 Floor Area Ratio
  
2. Agriculture-2
  - a. Intent. This district is intended to provide for crop cultivation, livestock, specialty farms, silviculture areas and allow for additional residential densities.
  - b. Density. 1 du / 10 acres
  - c. Intensity. 0.5 Floor Area Ratio
  
3. Residential
  - a. Intent. This district is intended to provide areas for the preservation or development of low-density neighborhoods.
  - b. Density. One (1) dwelling unit per acre for development not served by a community potable water and sanitary sewer system; two (2) dwelling units per acre with community potable water or sanitary sewer service; up to eight (8) units per acre within a planned residential development with community potable water and sanitary sewer service and which contains an internal road system that is paved according to County specifications.

4. Commercial
  - a. Intent. This district is intended to provide areas used for the sale, rental and distribution of products, or performance of services.
  - b. Intensity. 1.0 Floor Area Ratio
5. Industrial
  - a. Intent. This district is intended to create areas used for the manufacturing, assembly processing or storage of products.
  - b. Intensity. 1.0 Floor Area Ratio
6. Public
  - a. Intent. This district is intended to provide public buildings and grounds, other public facilities, (including sewer systems, solid waste systems, drainage systems and potable water systems), public health systems and educational uses.
  - b. Intensity. 1.0 Floor Area Ratio
7. Conservation
  - a. Intent. This district is intended for public lands devoted to the conservation of the unique natural functions. With silviculture and agriculture activities conducted under best management practices, rules of the Suwannee River Water Management District and other applicable rules and regulations. Conservation uses shall include public access and residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities). Silvicultural activities consistent with the conservation purpose shall be allowed.
8. Recreation
  - a. Intent. This district is intended for user based and resource based recreation uses.
  - b. Intensity. For buildings and structures, no more than 50% lot coverage, unless otherwise approved by the County Commission and a 0.5 Floor Area Ratio.
9. Highway Interchange
  - a. Intent. This district is intended for uses surrounding Interstate 10 interchanges, which include the following: high intensity commercial uses such as shopping centers, restaurants, automotive service stations, motels and campgrounds; retail outlets; truck stops; and facilities for the storage and distribution of foods and products including wholesale activity.
  - b. Intensity. 1.0 Floor Area Ratio
10. Mixed Use
  - a. Intent. This district is intended for areas which include single family residential units, commercial and retail uses, light manufacturing, warehousing, distribution, recreation

and open space, and public uses. Agricultural and silvicultural activities are permitted provided that such activities do not adversely impact any adjacent commercial activity. Mixed Use areas may be permitted within the rural areas of the County, which are both (1) highly accessible to principal arterials, minor arterials or major collectors and (2) appropriate locations for commercial activities outside of the designated urban development overlay.

- b. Density. One (1) dwelling unit per acre for development not served by a community potable water and sanitary sewer system; two (2) dwelling units per acre with community potable water or sanitary sewer service; up to eight (8) units per acre within a planned residential development with community potable water and sanitary sewer service and which contains an internal road system that is paved according to County specifications.
- c. Intensity. 1.0 Floor Area Ratio
- d. Development Mix. Up to 205% of the gross acreage within the category may be designated for each of the following types of development. All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use.
  - i. Single Family Residential
  - ii. Commercial
  - iii. Recreation and Open Space
  - iv. Public
  - v. Commerce Park
- e. Additional requirements.
  - i. All subdivisions shall have direct access to a publicly maintained road.
  - ii. Non-residential uses shall have direct access to a principal arterial, minor arterial, or major collector roadway.
  - iii. No future industrial use shall be allowed to adjoin an existing residential development.
  - iv. Development must be located on developable upland away from environmentally sensitive land, including wetlands and 100-year floodplains.
  - v. A minimum 100 foot vegetative buffer shall be provided between agriculture and nonresidential uses to protect such agricultural uses from potentially adverse impacts associated with encroachment of non-agricultural development or the creation of nuisances by agricultural operations. Buffers shall be provided by the nonresidential development.

11. Commerce Park.

- a. Intent. This district is intended to focus on manufacturing, warehousing and distribution around the Interstate 10 corridor.
- b. Intensity. 0.25 Floor Area Ratio.

- Policy 1.1.2: The County shall allocate amounts and mixes of land uses to meet the needs of the existing and projected future populations through the year 2035.
- Policy 1.1.3: The County shall require the location of public facilities so as to discourage the proliferation of urban sprawl.
- Policy 1.1.4: The County shall establish procedures for the review of proposed development to assure that the facilities and services necessary to serve the development can be provided at the adopted level of service standards.
- Policy 1.1.5: The County shall require that utility services necessary to support proposed development including potable water, natural gas, sanitary sewer, solid waste disposal, telephone, television, radio, electrical substations and telecommunications towers are available concurrent with final development approval.
- Policy 1.1.6: The County shall consider the appropriateness of site conditions or site modifications relative to soils and topography as part of its development review process.
- Policy 1.1.7: Public and Private schools are considered allowable uses in all land use categories except Conservation and Industrial. The County will coordinate with the Madison County School Board to encourage the location of schools proximate to residential areas to the extent possible and shall seek to collocate public facilities such as parks, libraries, and community centers, with schools to the extent possible.
- OBJECTIVE 1.2: In order to discourage the proliferation of urban sprawl and to coordinate future land uses with the availability of facilities and services, the County shall establish an Urban Development Overlay on the Future Land Use Map. This overlay shall be the focal points for the provision of urban-type facilities and service, such as central potable water and sanitary sewer facilities, and the location of urban-type uses.
- Policy 1.2.1: The land uses permitted within the Urban Development Overlay shall include Agriculture-2, Public, Recreation, Residential, Highway Interchange, Commercial, Industrial, Mixed Use, and Commerce Park.
- Policy 1.2.2: The County shall direct the location of higher density residential and high intensity commercial and industrial uses to areas within the UDA, adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.
- Policy 1.2.3: Commerce Park uses within the Urban Development Overlay may shall be subject to higher intensity standards not to exceed a 1.0 Floor Area Ratio, developer incentives, grant funding, expedited permitting, provision of public facilities, or some other similar incentives as specified in the land development code in order to encourage economic development by promoting a range of uses including light industrial, warehousing, manufacturing and assembly, and other employment-oriented uses.

- Policy 1.2.4: The County shall enforce standards contained within this Plan for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.
- Policy 1.2.5: The County shall encourage future urban development within designated urban development overlays in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.
- Policy 1.2.6: The County shall maintain the rural character of the area by limiting development activity outside of the Urban Development Overlay.
- Policy 1.2.7: The County shall provide for the establishment of lots for the sole use of family homesteads, not to exceed 1 dwelling unit per acre, notwithstanding the density or intensity of use otherwise assigned to the parcel in this adopted plan. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual to reside on lots which exceed the maximum density for such areas. Such provision shall apply only once to any individual.
- OBJECTIVE 1.3: The County shall protect existing developments from the potentially adverse impacts of adjacent land uses.
- Policy 1.3.1: For development that does occur in rural and agricultural areas, further protect agriculture uses by providing adequate buffers.
- Policy 1.3.2: The County shall protect lands owned by the public and lands designated public use on the Future Land Use Map from the adverse impact of adjacent incompatible land uses, which include but are not limited to commercial and industrial land use and mining activity.
- Policy 1.3.3: To serve the convenience needs of neighborhoods within urban development areas and rural areas the County shall provide for the location, subject to detailed criteria, of neighborhood commercial uses.
- Policy 1.3.4: The County shall allow mining activities within areas designated on the Future Land Use Plan Map as Agriculture-1 or Agriculture-2 as a special exception only.
- Policy 1.3.5: The County shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.
- OBJECTIVE 1.4: The County shall implement a housing rehabilitation and redevelopment program as needed.

Policy 1.4.1: The County shall request federal and state funds to redevelop and renew any identified blighted areas, where the County finds there is a competitive feasibility to receive such funding.

OBJECTIVE 1.5: The County shall protect historic resources identified in the Florida Master Site File.

Policy 1.5.1: The County shall maintain a map and listing of all known prehistoric and historic sites within the County. This list shall be provided in the land development code and shall be reviewed and updated as needed by the local planning agency. Prior to the issuance of any development order, preliminary or final, the map and listing shall be consulted to determine whether historical or archeological resources exist on the site proposed for development.

Policy 1.5.2: The County shall implement criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites. Such criteria and guidelines shall provide for:

1. Designation of historic districts and historic properties.
2. Alterations or new construction in historic districts or involving historic property.
3. Demolition or relocation of structures within a historic district, or classified as historic property.
4. Maintenance of historic property.

OBJECTIVE 1.6: The County shall protect natural resources and environmentally sensitive lands.

Policy 1.6.1: The County shall protect public potable water wells and their cones of influence. The County shall create wellhead protection areas and zones of exclusion. Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the wellhead wherein no development activities shall be allowed. Wellhead protection areas shall extend for a radius of five hundred (500) feet from the wellhead. Within these areas, the following will be prohibited:

1. Landfills;
2. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List;
3. Activities that require the storage, use, handling, production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and the like;
4. Feedlots or other commercial animal facilities;

5. Wastewater treatment plants, percolation ponds, and similar facilities;
6. Mines;
7. Excavation of waterways or drainage facilities which intersect the water table.

Policy 1.6.2: As part of the County's development review process the impacts on agricultural and forested areas shall be assessed and identified prior to development approval.

Policy 1.6.3: Environmentally sensitive land shall be identified for protection. Floodprone area mapping, U.S. Geological Survey topographic mapping, soils maps, and the resources of the North Central Florida Regional Planning Council, Suwannee River Water Management District, and affected State agencies shall be used as resources for environmentally sensitive lands identification. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as prime groundwater aquifer recharge areas and critical habitat areas for designated rare, threatened, endangered, or species of special concern.

Policy 1.6.4: The County shall protect groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal, including well construction, modification and closure regulations; and by establishing regulations which prohibit the discharge and protect against accidental releases of hazardous or toxic materials to the soils or groundwater. These provisions will be applied to all Prime Natural Groundwater Aquifer Recharge Areas, Blue Spring, Campbell Sink, Johnson Sink, Madison Stream/Sink Recharge Area, Patterson Sink, Indian Lake Sink and Rogers Sink.

Policy 1.6.5: The County shall minimize the direct surface run-off into Blue Spring by employing stormwater management and land use design controls.

Policy 1.6.6: In areas designated "agriculture" and "conservation" on the Future Land Use Map, silvicultural shall be subject to the following provisions:

1. Permit existing bona-fide agricultural pursuits that were lawful prior to adoption of the comprehensive plan;
2. Allow silvicultural activities subject to the following provisions:
  - a. Silviculture activities will be required to follow the best management practices as outlined in the publications titled "Silviculture Best Management Practices Manual" and "Management Guidelines For Forested Wetlands in Florida", Florida Department of Agriculture and Consumer Service, Division of Forestry, editions in effect at the time of plan adoption, and the requirements of Chapter 373 and 403, F.S.

- Policy 1.6.7: The County shall restrict new development within unsuitable areas due to flooding, improper drainage, wetlands, steep slopes, rock formations and adverse earth formations, unless acceptable methods are formulated by the developer and approved by the County to solve the problems created by the unsuitable land conditions.
- OBJECTIVE 1.7: The County shall coordinate its planning and land development regulatory activities with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes.
- Policy 1.7.1: The County shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.
- Policy 1.7.2: The County shall require the review of all proposed development plans within the drainage basin of any designated priority water body by the Water Management District for with any approved management plan. Further, appropriate regional, state and federal agency permits shall be issued prior to the issuance of the County Development permit.
- OBJECTIVE 1.8: The County shall review innovative land development regulatory techniques for applicability to County growth management. These techniques shall include Planned Unit Development and mixed use.
- Policy 1.8.1: The County shall administer its adopted land development code for implementation of the Comprehensive Plan. At a minimum these regulations shall:
- (a) Regulate the subdivision of land;
  - (b) Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses and provide for open space;
  - (c) *Protect environmentally sensitive lands identified within the Conservation Element;*
  - (d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
  - (e) Protect public potable water wellfields and aquifer recharge areas;
  - (f) Regulate signage;
  - (g) Ensure safe and convenient on-site traffic flow and vehicle parking needs; and
  - (h) Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

Policy 1.8.2: The County's land development code shall include provisions for drainage, stormwater management, open space, convenient on site traffic flow and needed vehicle parking for all development.

Policy 1.8.3: In conjunction with the land development code the County shall maintain a system to determine potential impacts caused by proposed development activities. As a minimum the following criteria shall be evaluated.

1. Availability of facilities and services;
2. Suitability of site conditions including topography and soils;
3. Ingress and egress;
4. Drainage and stormwater management;
5. Vehicular traffic, including on-site parking;
6. Required permits of other governmental agencies;
7. Noise;
8. Lighting;
9. Public safety and/or potential to create a public nuisance;
10. Impacts on natural resources; and
11. Potential for production of greenhouse gases.

~~OBJECTIVE 1.9: Protect airports within Madison County from nearby developments through the implementation of the future land use element and the land development code.~~

~~Policy 1.9.1: Airport land use restrictions shall be provided within the County's land development code which include special requirements to apply to each permitted use so that no use may be made of land or water adjacent to any airport which will interfere with the operation of airborne aircraft.~~



**SECTION 2. TRAFFIC CIRCULATION ELEMENT  
GOAL, OBJECTIVES AND POLICIES**

GOAL 1- PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE 1.1 The traffic circulation system of Madison County shall provide for the safe, convenient, and efficient movement of people and commodities.

Policy 1.1.1 Establish the Service Standards as noted below at peak hour for the following roadway segments within the County as defined within the Florida Department of Transportation "Quality / Level of Service Handbook."

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
1	1-10 (from the County's east boundary to SR 55)	4D	Principal Arterial - Interstate	Rural	C
2	I-10 (from S.R. 55 to County's west boundary)	4D	Principal Arterial - Interstate	Rural	C
3	U.S. 19/27 (S.R. 20) (from County's south boundary to County's southwest boundary)	4D	Principal Arterial - Other	Rural	C
4	U.S. 90 (S.R. 10) (from County's east boundary to east limits of Lee)	2U	Minor Arterial	Rural	C
5	U.S. 90 (S.R. 10) (from west limits of Lee to east limits of Madison)	2U	Minor Arterial	Rural	C
6	U.S. 90 (S.R. 10) (from NE 22 <sup>nd</sup> Street to east limits of Madison)	4U	Minor Arterial	Rural	C
7	U.S. 90 (S.R. 10) (from west limits of Madison to east limits of Greenville)	2U	Minor Arterial	Rural	C
8	U.S. 90 (S.R. 10) (from Greenville west limits to County's west boundary)	2U	Minor Arterial	Rural	C
9	U.S. 221 (S.R. 55) (from County's north boundary to Greenville north limits)	2U	Minor Arterial	Rural	C
10	U.S. 221 (S.R. 55)	2U	Minor Arterial	Rural	C

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	(from Greenville south limits to I-10)				
11	U.S. 221 (S.R. 55) (from I-10 to County's south boundary)	2U	Minor Arterial	Rural	C
12	S.R. 145 (from County's north boundary to Madison east limits)	2U	Minor Arterial	Rural	C
13	S.R. 53 (from County's north boundary to Madison north limits)	2U	Minor Arterial	Rural	C
14	S.R. 53 (from Madison south limits to I-10)	2U	Minor Arterial	Rural	C
15	C.R. 53 (from I-10 to County's south boundary)	2U	Major Collector	Rural	C
16	S.R. 6 (from County's east boundary to U.S. 90)	2U	Minor Arterial	Rural	C
17	S.R. 14 (from Madison south limits to I-10)	2U	Minor Arterial	Rural	C
18	C.R. 14 (from I-10 to County's south boundary)	2U	Major Collector	Rural	D
19	C.R. 150 (from County's east boundary to C.R. 255)	2U	Minor Collector	Rural	D
20	C.R. 150 (from C.R. 255 to S.R. 145)	2U	Major Collector	Rural	D
21	C.R. 150 (from S.R. 145 to U.S. 90)	2U	Major Collector	Rural	D
22	C.R. 150 (from Greenville south limits to I-10)	2U	Major Collector	Rural	D
23	C.R. 150 (from I-10 to U.S. 19/27)	2U	Major Collector	Rural	D
24	C.R. 141 (from U.S. 90 to County's east boundary)	2U	Major Collector	Rural	D
25	C.R. 255 (from C.R. 150 to S.R. 6)	2U	Major Collector	Rural	D
26	C.R. 255 (from S.R. 6 to Lee north)	2U	Major Collector	Rural	D

ROADWAY SEGMENT NUMBER	ROADWAY SEGMENT	NUMBER OF LANES	FUNCTIONAL CLASSIFICATION	AREA TYPE	LEVEL OF SERVICE
	limits)				
27	C.R. 255 (from Lee south limits to I-10)	2U	Major Collector	Rural	D
28	C.R. 255 (from I-10 to County's south boundary)	2U	Major Collector	Rural	D
30	C.R. 360 (from I-10 to C.R. 14)	2U	Minor Collector	Rural	D
31	C.R. 360 (from C.R. 14 to U.S. 221)	2U	Minor Collector	Rural	D
32	C.R. 360A (from Madison southwest limits to S.R. 14)	2U	Minor Collector	Rural	D
33	C. R. 158 (from U.S. 221 to C.R. 14)	2U	Minor Collector	Rural	D
34	C.R. 150A (from U.S. 221 to S.R. 150)	2U	Minor Collector	Rural	D
35	Honey Lake Road (from U.S. 90 to U.S. 221)	2U	Minor Collector	Rural	D
36	C.R. 146 (from County's north boundary to S.R. 53)	2U	Minor Collector	Rural	D
37	C.R. 253 (from County's north boundary to S.R. 53)	2U	Minor Collector	Rural	D
38	Rocky Ford Road (from C.R. 150 to Madison north limits)	2U	Minor Collector	Rural	D
39	Cherry Lake Road (east of S.R. 53)	2U	Minor Collector	Rural	D
40	Pickle Lane (C.R. 146 to U.S. 90)	2U	Minor Collector	Rural	D
41	Rocky Springs Church Road (from S.R. 53 to S.R. 145)	2U	Minor Collector	Rural	D
42	C.R. 254 (from S.R. 145 to C.R. 255)	2U	Minor Collector	Rural	D

D – Divided Roadway  
U – Undivided Roadway

Policy 1.1.2. Prior to the approval of developments with direct access to the State Highway System, the County shall coordinate with the Florida Department of Transportation to assure that subdivision plats and site plans for multiple family and nonresidential developments conform to access

management standards. Those standards shall include at minimum, the following:

Class	Medians	Median Openings		Signal	Connection	
		Full	Directional		>45 mph	45 mph or less
2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
3	Restrictive	2,640	1,320	2,640	660	440
4	Non-Restrictive			2,640	660	440
5	Restrictive	2,640 (> 45 mph)	660	2,640 (> 45 mph)	440	245
		1,320 (45 mph or less)		1,320 (45 mph or less)		
6	Non-Restrictive			1,320	440	245
7	Both Median Types			1,320	125	125

Source: Florida Administrative Code Chapter 14-97, State Highway System Access Management Classification System and Standards

Policy 1.1.3 The County shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking. On-site traffic flow and parking provisions shall be included in the land development code.

Policy 1.1.4 The County's land development code shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional 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 1.1.5 The following setbacks shall be established for roadways identified for multi-laning in the Traffic Circulation Element: 1) 75 feet from the centerline of the existing right-of-way for future four-laning; or 2) 25 feet from the existing property line, whichever is greater. Parking and retention facilities are not allowed within the designated setback area.

Policy 1.1.6 The County shall require new development to pay its proportionate share of impact to the roadway system and continue to implement concurrency review and the transportation proportionate share requirements of the County's Land Development Regulations and Chapter 163.3180, Florida Statutes.

OBJECTIVE 1.2 All traffic circulation system improvements shall be consistent with the land uses shown on the future land use plan map.

Policy 1.2.1 The County 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.

Where the roadway is operated and maintained by another jurisdictional authority, the County shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Plan Element.

OBJECTIVE 1.3 The County's traffic circulation planning efforts shall be consistent with the Florida Department of Transportation 5-Year Transportation Plan and with the and with FDOT Florida Intrastate Highway System (FIHS) designations.

Policy 1.3.1 The County shall, during the capital improvements planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Plan.

Policy 1.3.2 The County hereby recognizes and establishes all roadway segments of Interstate 10 as part of the Florida Interstate Highway System.

OBJECTIVE 1.4 The County shall protect existing and future right-of-ways from building encroachment. By implementing the right-of-way setback requirements established in the County land development code.

Policy 1.4.1 The County shall require all developments along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way.



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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#52 City of Chiefland - Federal Fiscal Year 2014 Community Development Block Gran Application - Economic Development, Chiefland, Levy County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

David Melvin, Inc.  
Attention: Evan M. McAllister - Grant Consultant  
P.O. Box 840  
Marianna, FL 32447

       **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



**Application Profile**  
**Table G-1**

**Local Government Contact Information:**

Local Government Name: City of Chiefland		
Street Address: 214 East Park Avenue		
Mailing Address (if different):		
City: Chiefland	Zip Code: 32626	County: Levy
Main Telephone: 352-493-6711	Main Facsimile: 352-493-6714	
DUNS Number: 61-094-2356	Federal ID Number: 59-0950516	

Chief Elected Official: Matthew "Teal" Pomeroy	Title: Mayor
Telephone: 352-493-6711	Facsimile: 352-493-6714
E-mail Address: commissioners@chieflandfla.com	

Local Government Financial Officer: Mary Ellzey	Title: City Manager
Telephone: 352-493-6711	Facsimile: 652-493-6714
E-mail Address: mary@chieflandfl.com	

Local Government Project Contact: Laurie Copeland	Title: Accounting Specialist
Street Address: 214 East Park Avenue	
City: Chiefland	Zip Code: 32626
Direct Telephone: 352-493-6711	Facsimile: 352-493-6714
E-mail Address: laurie@chieflandfla.com	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: Evan M. McAllister		Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: 4428 Lafayette Street		
City: Marianna	State: Florida	Zip Code: 32446
Telephone: 850-482-3045	Facsimile: 850-482-3957	
E-mail Address: evanmcallister@melvineng.com		

<b>Consultant Information</b>		
Consultant's Name: David H. Melvin Inc		<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: 4428 Lafayette Street		
City: Marianna	State: Florida	Zip Code: 32446
Telephone: 850-482-3045	E-mail Address: evanmcallister@melvineng.com	

<b>Demographics</b>		
U.S. Congressional District Number: 5	Florida Senate District Number: 5	Florida House District Number: 22
Service Area Census Tract(s): 9702		Census Block Group(s): 2075

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input checked="" type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

The City of Chiefland desires to construct needed infrastructure in support of a new medical facility (Suwannee River Community Hospital), which shall include a hospital and doctor's office building being developed within the City limits. Three partnering companies, CBC Chiefland/Ameris/and Neuterra are combining as a coalition to develop, construct and operate the hospital. CBC Chiefland will be responsible for development and construction of the physical plant only. Ameris and Neuterra will be responsible for the operations and employment of the medical facility. Low to moderate income persons will benefit from employment opportunities.

The medical facility will not be able to be developed without the grant support of the constructed infrastructure facilities.

### Sewer Improvements:

The City intends to construct upgrades to an existing sewer lift station (#11) located near the intersection of NW 21st Avenue and NW 11<sup>th</sup> Drive to handle the increased flow from the new medical facility. These upgrades will consist of but not limited to a new wet well, electrical controls, piping, pumps, SCADA Sytem, and other attenuant components. A new Lift Station will be constructed near the hospital property on public easement the City already has control of and will include a new wet well, electrical controls, piping, pumps, SCADA Sytem, auxillary power and a new primary three phase electric supply, and other attenuant components. The City will also be constructing 1800 LF of new 4" inch sewer transmission line from the new lift station to Lift Station #11 to serve the hospital development. The estimated costs of this construction is \$358,266.00.

### Water Improvements:

The City intends to construct 5,850 LF of waterlines needed to support the medical facilities. These lines are needed to be able to support both potable water and fire flow required for the development. The City will construct 5,200 LF of 10" waterline. Starting at the intersection of CR 341 (NW 60<sup>th</sup> Avenue) and NW 120<sup>th</sup> Street the line will head west approximately 1850' including a 350' directional bore under US Highway 27. The lines shall continue extending from the intersection of CR 320 south approximately 3350' and interconnect with existing lines at 19<sup>th</sup> Avenue as depicted in the project map. The city will complete the waterline upgrade with 8 " wateline running 650' from the current waterline on NW 21<sup>st</sup> Avenue east to the new 10" waterline. The estimated costs of this construction is \$390,117.00.

#### Street Improvements - County Road 320 Turnlane:

The City intends to construct a turn lane and other street improvements on County Road 320. Due to the increased traffic at the intersection where the medical facility is planned, transportation upgrades to the roadway must be completed. The city will be constructing approximately 1000' of roadway widening and installing a turn lane for the entrance to the hospital.

#### Street Improvements - Roadway Connection to NW 21<sup>st</sup> Avenue and Hospital Road

The City intends to construct a roadway access from the new hospital access roadway to NW 21<sup>st</sup> Avenue. The City will construct an 850 linear foot roadway from the hospital access roadway south reconnecting to NW 21<sup>st</sup> Avenue. The City, along with Suwanee River Community Hospital, intend to construct a public access roadway from the CR 320 Turnlane connection to the NW 21<sup>st</sup> Avenue roadway connection. This will be a Public/Private partnership constructed on public right of way. The City will construct a 1500 linear foot roadway. The hospital, through the development agreement, is required to cover any costs above and beyond the costs the grant has committed in case the bids come in higher than estimated, The costs will include all roadway construction including required stormwater and drainage requirements.

The estimated cost of all street improvement activities including Turn lanes and Roadway Construction is \$668,232.00. The City has dedicated CDBG funds in the amount of \$461,317.00 and the remaining amount of \$206,915.00 will be funded through private funding by the developer as part of the development agreement.

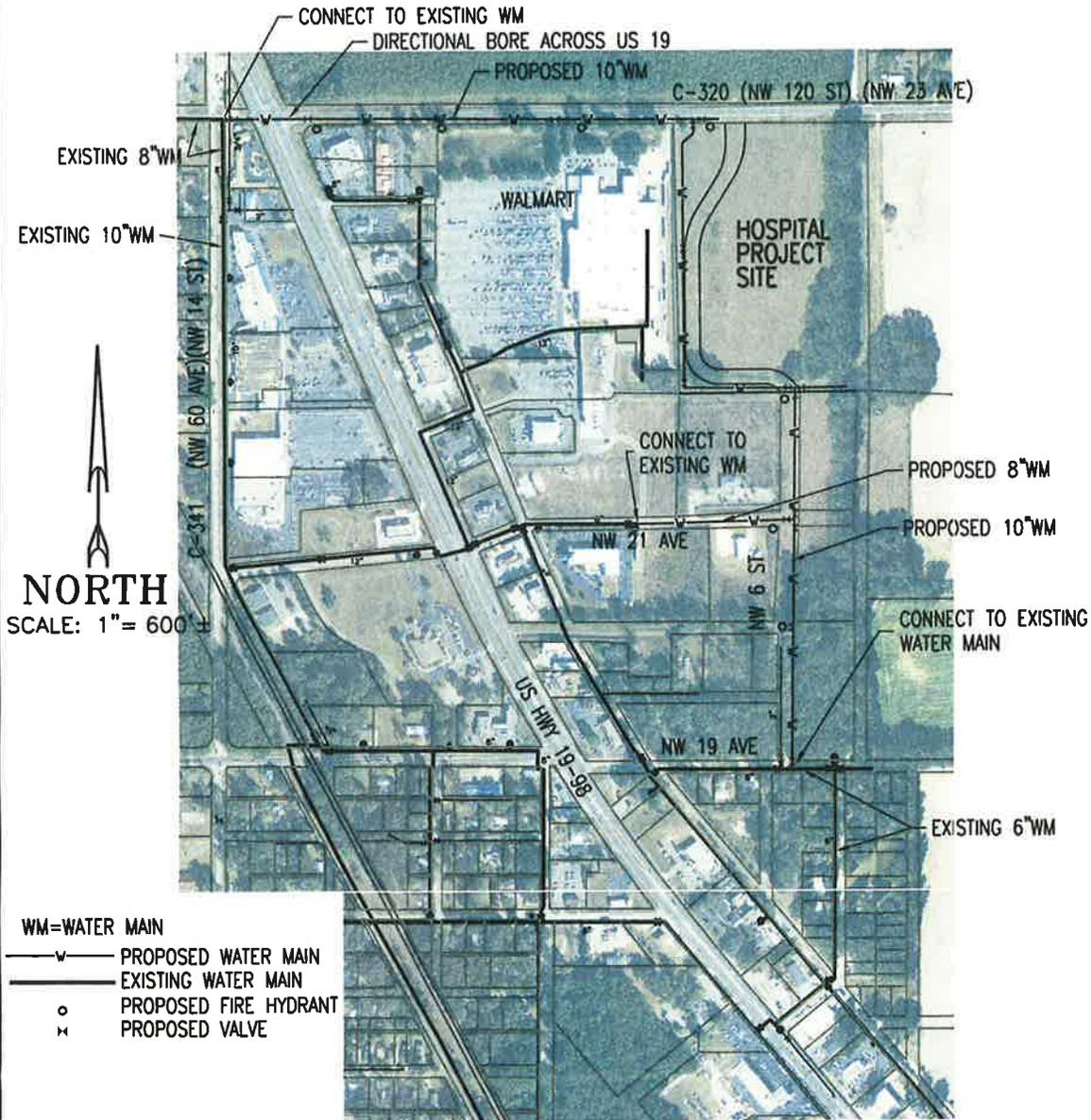
CDBG Construction Activities and Cost for Chiefland Medical Facility:

Complete Project Funding:

Activity	CDBG	Private	Leverage	Other	Total
Construction					
Waterlines	390,117.00				390,117.00
Sewer Facilities Lift Stations/Sewer Lines	358,266.00				358,266.00
Street Improvements- Turnlane, Roadways	461,317.00	206,915.00			668,232.00
Engineering	170,300.00				170,300.00
Administration	120,000.00				120,000.00
<b>SUBTOTAL</b>	<b>1,500,000.00</b>	<b>206,916.00</b>			<b>1,706,915.00</b>
Medical Facility Development		20,763,786.00	1,250,000.00		22,013,786.00
Fixed Equipment		3,639,608.00			3,639,608.00
<b>Subtotal Development</b>		<b>24,403,394.00</b>	<b>1,250,000.00</b>		<b>25,653,394.00</b>
<b>Total Gross Project</b>	<b>1,500,000.00</b>	<b>24,610,310.00</b>	<b>1,250,000.00</b>		<b>27,360,309.00</b>

- There could be anticipated additional development, spin-off, and service jobs that may be produced from the economic development project. There will be temporary construction jobs created from the development of the medical facility and from the public infrastructure. After the project is completed, companies that offer service and goods will be supplying the facility. The hospital is expected to run multiple shifts a day. Other optional servicing might include local vendors such as plumbing, air conditioning, and equipment servicing.

WATER SYSTEM SHOWN HEREON IS SCHEMATIC ONLY. ACTUAL LOCATION OF LINES MAY VARY.



2013 AERIAL

**PROPOSED WATER**

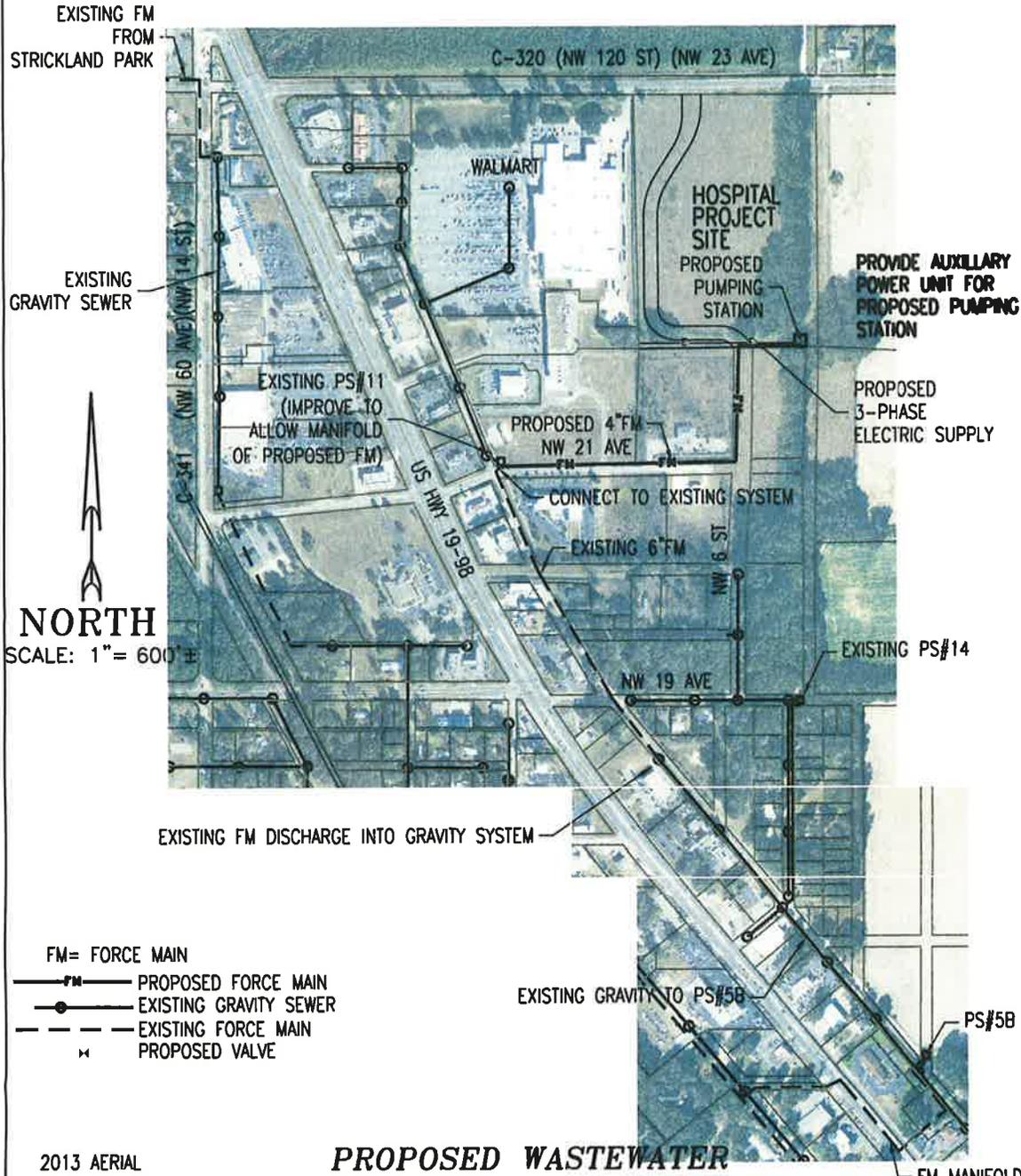
**MILLS ENGINEERING COMPANY**  
 ENGINEERING - LAND SURVEYING  
 P.O. BOX 778-604 EAST HATHAWAY- BRONSON, FLORIDA 32621  
 PHONE: (352) 486-2872

**HOSPITAL CDBG-ED**  
 CHIEFLAND FLORIDA

DATE: 5/19/2015	PROJECT NO.: 2014068
DRAWN BY: AC	SHEET 1 OF 5

CHIEFUTILITIES

WASTEWATER SYSTEM SHOWN HEREON IS SCHEMATIC ONLY. ACTUAL LOCATION OF SYSTEM COMPONENTS MAY VARY.



2013 AERIAL

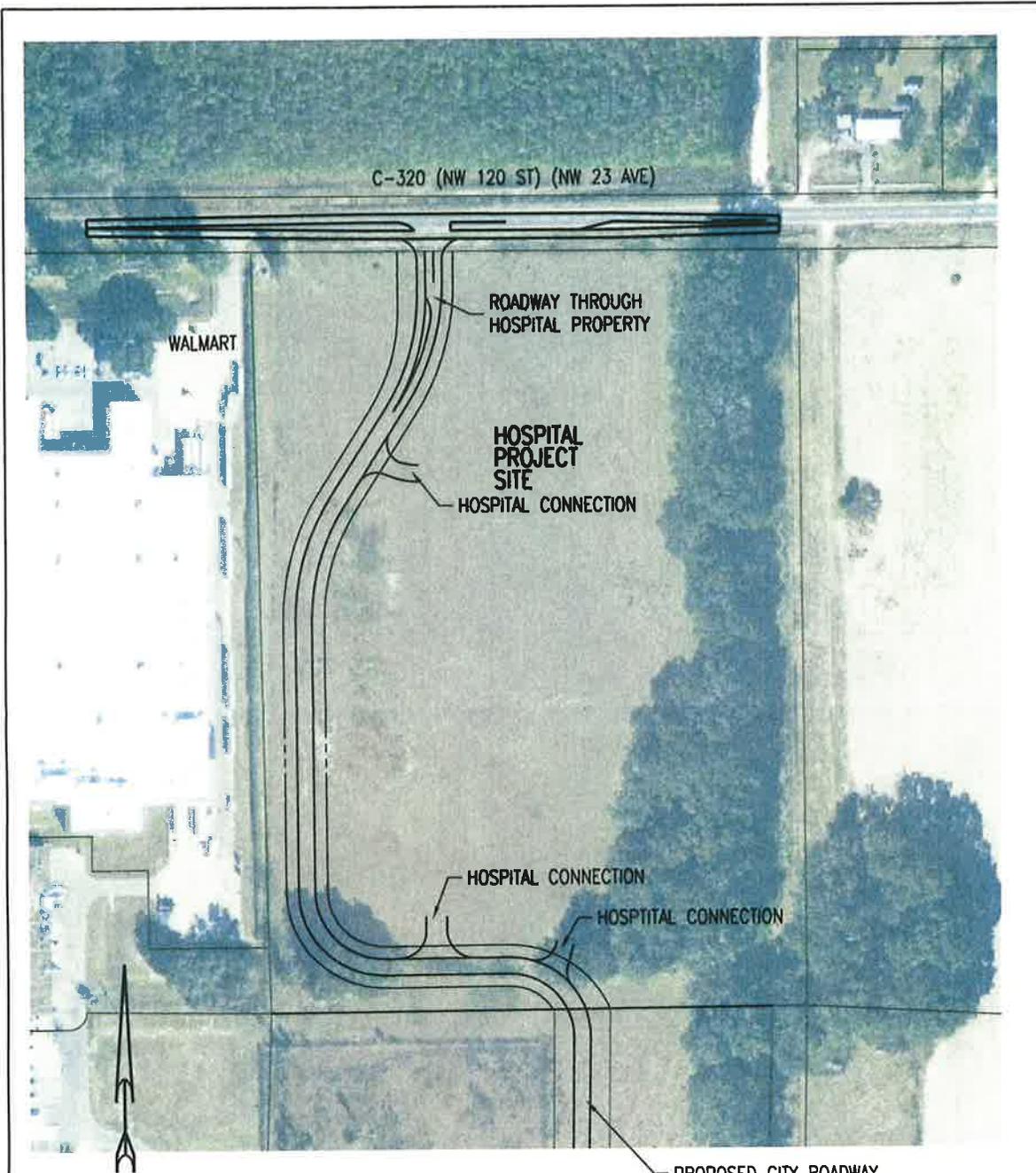
**PROPOSED WASTEWATER**

**MILLS ENGINEERING COMPANY**  
ENGINEERING - LAND SURVEYING  
P.O. BOX 778-604 EAST HATHAWAY - BRONSON, FLORIDA 32621  
PHONE: (352) 486-2872

**HOSPITAL CDBG-ED**  
CHIEFLAND FLORIDA

DATE: 5/19/2015	PROJECT NO.: 2014068
DRAWN BY: AC	SHEET 2 OF 5

CHIEFUTILITIES



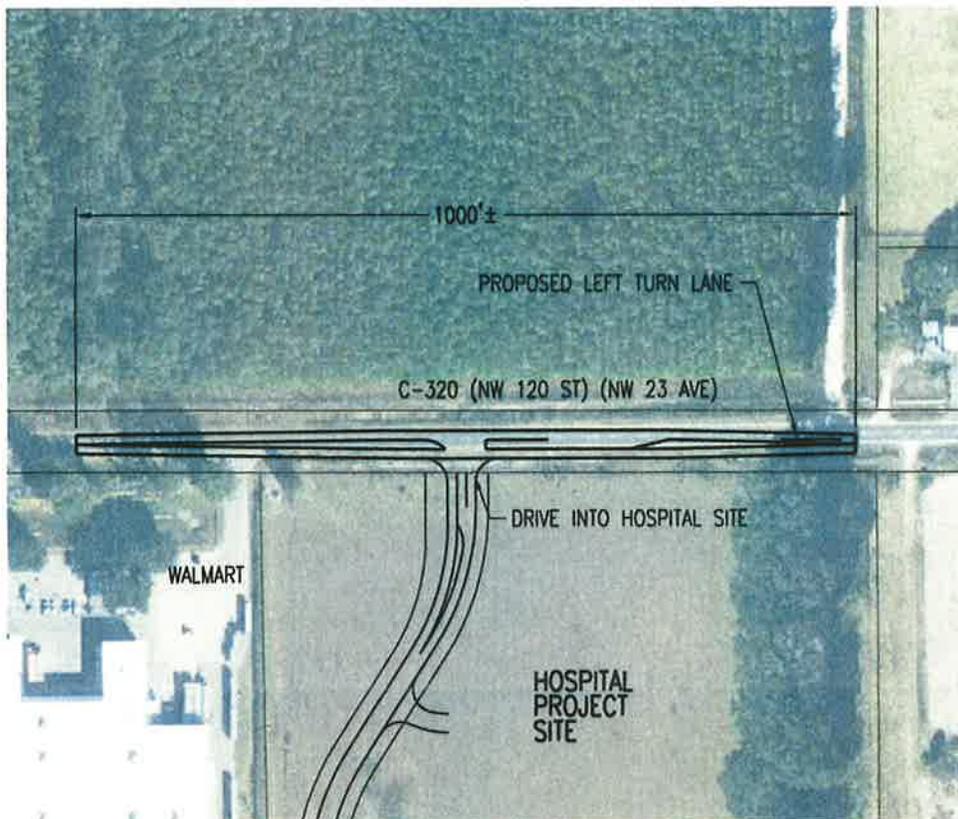
**NORTH**

SCALE: 1" = 200' ±

2013 AERIAL

**PROPOSED HOSPITAL THROUGH ROAD**

<b>MILLS ENGINEERING COMPANY</b> ENGINEERING - LAND SURVEYING P.O. BOX 778-604 EAST HATHAWAY - BROWNSON, FLORIDA 32621 PHONE: (352) 486-2872 CHIEFUTILITIES	<b>HOSPITAL CDBG-ED</b> CHIEFLAND FLORIDA	
	DATE: 5/19/2015 DRAWN BY: AC	PROJECT NO.: 2014068 SHEET 4 OF 5



**NORTH**  
SCALE: 1" = 200'±

2013 AERIAL

**PROPOSED TURNLANE**

**MILLS ENGINEERING COMPANY**  
ENGINEERING - LAND SURVEYING  
P.O. BOX 778-604 EAST HATHAWAY - BRONSON, FLORIDA 32621  
PHONE: (352) 486-2872

**HOSPITAL CDBG-ED**  
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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#53 Town of Fort White - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Fort White, Columbia County, Florida

TO: Lauren Milligan, Florida State Clearinghouse

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

Janice Revels, Town Clerk  
Town of Fort White  
P.O. Box 129  
Fort White, FL 32038

Megan Carter  
North Florida Professional Services, Inc.  
P.O. Box 3238  
Lake City, FL 32056

       **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**

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by coordinating growth management, protecting regional resources,  
promoting economic development and providing technical services to local governments.



**Application Profile**  
**Table G-1**

**Local Government Contact Information:**

Local Government Name: Town of Fort White		
Street Address: 118 SW Wilson Springs Rd		
Mailing Address (if different): P.O. Box 129		
City: Fort White	Zip Code: 32038	County: Columbia
Main Telephone: 386-497-2321		Main Facsimile: 386-497-4946
DUNS Number: 160263018		Federal ID Number: 59-1447084

Chief Elected Official: Demeric Jackson	Title: Mayor
Telephone: 386-497-2321	Facsimile: 386-497-4946
E-mail Address: townofftwhite@windstream.net	

Local Government Financial Officer: Janice Revels	Title: Clerk
Telephone: 386-497-2321	Facsimile: 386-497-4946
E-mail Address: janicerevels@windstream.net	

Local Government Project Contact: Janice Revels	Title: Clerk
Street Address: 118 SW Wilson Springs Rd	
City: Fort White	Zip Code: 32038
Direct Telephone: 386-497-2321	Facsimile:
E-mail Address: janicerevels@windstream.net	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: Megan Carter	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 484 SW Commerce Drive, Suite 135		
City: Lake City	State: FL	Zip Code: 32025
Telephone: 386-752-4675	Facsimile: 386-752-4674	
E-mail Address: mcarter@nfps.net		

<b>Consultant Information</b>		
Consultant's Name: North Florida Professional Services, Inc.	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: P.O. Box 3823		
City: Lake City	State: FL	Zip Code: 32056
Telephone: 386-752-4675	E-mail Address: mcarter@nfps.net	

<b>Demographics</b>		
U.S. Congressional District Number: FL 4 <sup>th</sup>	Florida Senate District Number: 14 <sup>th</sup>	Florida House District Number: 11 <sup>th</sup>
Service Area Census Tract(s): 990900	Census Block Group(s): 3 and 5	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

### Service Area #1 – Water Treatment Plant Improvements

The proposed project includes upgrades to the Town's Water Treatment Plant. The improvements include four (4) main items

- 1) Repairs to two of the ground storage tanks (used to store potable water, needed repairs identified per FDEP required inspection report),
- 2) Replacement fo the Programmable Logic Controler (PLC),
- 3) Repairs to the Permanganate Storage Tank (Note: included int eh application is \$2000 in additional engineering which will be used to have the permanganate tank inspected and evaluated by an engineer for what repairs need to be made), and
- 4) Installation of two (2) permanent shelters (per specifications) approx 14' x 28' each over the treatment filter systems

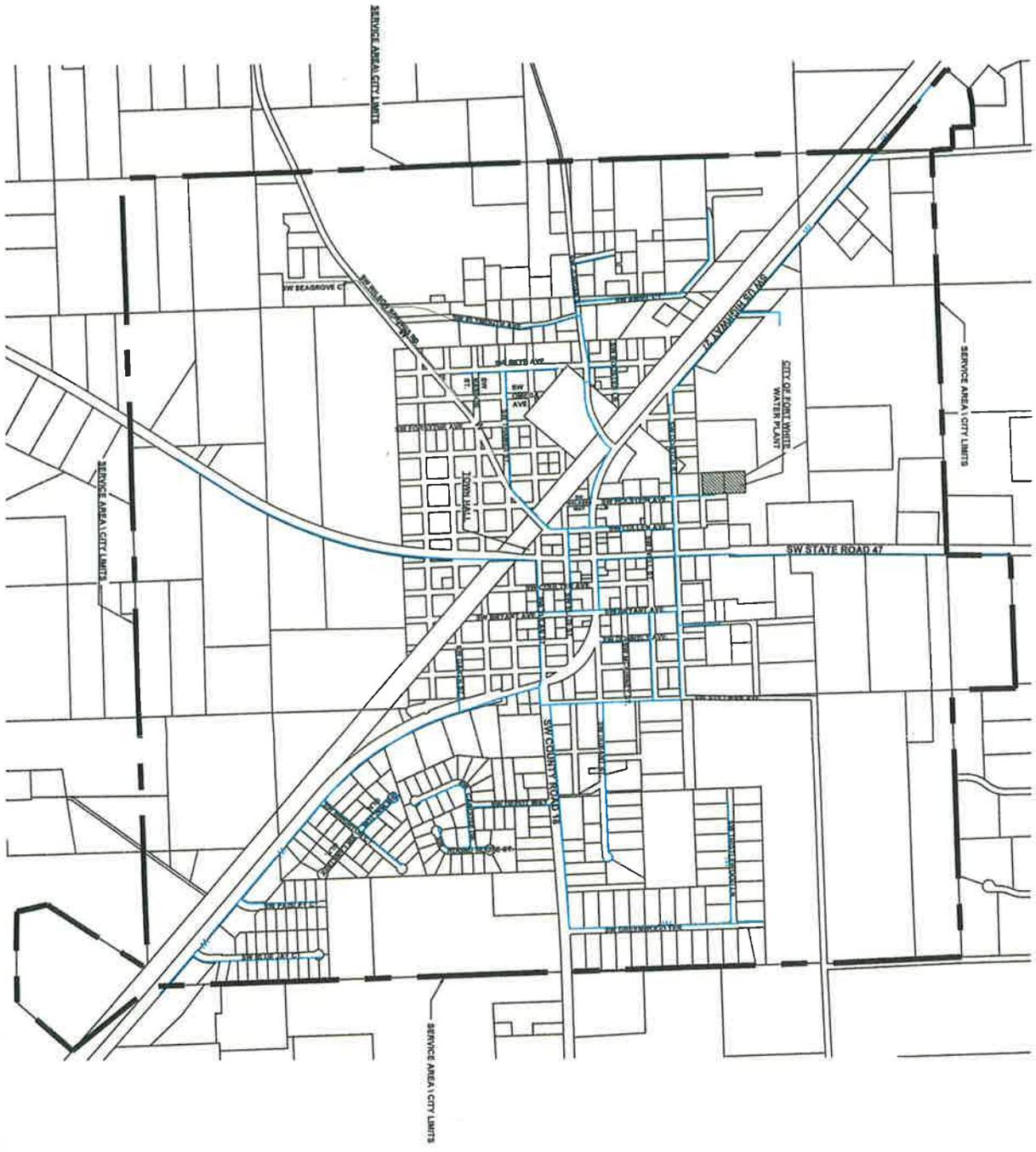
Service Area #1 consists of the entire city limits of the Town of Fort White, Census tract Data was used for scoring purposes.

This activity includes

Activity #	Activity	CDBG Cost
03J	Water Tank/Well/Treatment Plant Improvements	\$165,000

### Sources and Uses of Funds:

Activity	CDBG	Non-CDBG	Total
03J Water Tank/Well/Treatment Plant Improvements	\$165,000	\$0.00	\$165,000
Engineering.....	\$30,875	\$0.00	\$30,875
Administration	\$16,000.....	\$0.00	\$16,000
<b>TOTAL</b>	<b>\$211,875</b>	<b>\$0.00</b>	<b>\$211,875</b>



JOB NUMBER: 01202011	DESIGNED BY: GB	DRAFTED BY: CM	CHECKED BY: GB
SIGNATURE & SEAL			

**SERVICE AREA MAP**  
**FORT WHITE WATER PLANT IMPROVEMENTS**  
 FORT WHITE, FLORIDA



North Florida Professional Services, Inc.  
 P.O. BOX 1823  
 Lake City, FL 32926  
 Phone: 386-782-4875  
 Fax: 386-782-4874

P.O. BOX 109900  
 Tallahassee, FL 32311  
 Phone: 877-335-1825  
 Eng. Lic. 28911



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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#54 Dixie County - Federal Fiscal Year 2014 Community Development Block Grant Application -  
Neighborhood Revitalization - Dixie County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

Tim Alexander, County Manager  
Dixie County  
P.O. Box 2600  
Cross City, FL 32629

Megan Carter  
North Florida Professional Services, Inc.  
P.O. Box 3238  
Lake City, FL 32056

       **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

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by coordinating growth management, protecting regional resources,  
promoting economic development and providing technical services to local governments.



**Application Profile**  
**Table G-1**

**Local Government Contact Information:**

Local Government Name: Dixie County		
Street Address: 56 NE 210 Ave		
Mailing Address (if different): P.O. Box 2600		
City: Cross City	Zip Code: 32628	County: Dixie
Main Telephone: 352-498-1426	Main Facsimile: 352-498-1277	
DUNS Number: 069394497	Federal ID Number: 59-6000587	

Chief Elected Official: Ronnie Edmonds	Title: Chairman, Board of County Commissioners
Telephone: 352-498-1206	Facsimile: 352-498-1207
E-mail Address: mlong@dixieclerk.com	

Local Government Financial Officer: Dana Johnson	Title: Clerk of Court
Telephone: 352-498-1200	Facsimile: 352-498-1201
E-mail Address: djohnson@dixieclerk.com	

Local Government Project Contact: Tim Alexander	Title: County Manager
Street Address: 56 NE 210 Ave	
City: Cross City	Zip Code: 32628
Direct Telephone: 352-498-1426	Facsimile: 352-498-1277
E-mail Address: tim.alexander@dixieemergency.com	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: Megan Carter	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 484 SW Commerce Drive, Suite 135		
City: Lake City	State: FL	Zip Code: 32025
Telephone: 386-752-4675	Facsimile: 386-752-4674	
E-mail Address: mcarter@nfps.net		

<b>Consultant Information</b>		
Consultant's Name: North Florida Professional Services, Inc.	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: P.O. Box 3823		
City: Lake City	State: FL	Zip Code: 32056
Telephone: 386-752-4675	E-mail Address: mcarter@nfps.net	

<b>Demographics</b>		
U.S. Congressional District Number: FL 2 <sup>nd</sup>	Florida Senate District Number: 3 <sup>rd</sup>	Florida House District Number: 10 <sup>th</sup>
Service Area Census Tract(s): 970102	Census Block Group(s):	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

### Service Area #1 – Street Paving

This activity includes paving the following existing limerock streets in the Old Town Hammocks area: NE 230<sup>th</sup> Ave going southwest from NE 543<sup>rd</sup> St to NE 550<sup>th</sup> St, NE 550<sup>th</sup> going south from NE 230<sup>th</sup> Ave to NE 188<sup>th</sup> Ave, NE 188<sup>th</sup> Ave going east from NE 550<sup>th</sup> St to NE 592<sup>nd</sup> St (also locally known as Cooper Road) which is approx. 7,937 LF and NE 401<sup>st</sup> St going south from NE 399<sup>th</sup> St to NE 268<sup>th</sup> Ave, NE 268<sup>th</sup> Ave going east from NE 401<sup>st</sup> St to NE 434<sup>th</sup> St, NE 434<sup>th</sup> St going south from 268<sup>th</sup> Ave to NE 239<sup>th</sup> Ave, NE 239<sup>th</sup> Ave going east from NE 434<sup>th</sup> St to NE 543<sup>rd</sup> St (also locally known as Thompson Road) which is approx. 15,642 LF. This area is heavily populated and most of the residents in this area are LMI or VLI.

Activity #	Activity	Description	CDBG Cost
03K	Street Improvements – New Paving	Paving of limerock streets	\$658,312.50

The County would also like to include as an un-met need, restriping of Chavous Road (NE 592<sup>nd</sup> Street). Chavis Road is in the vicinity of Service Area #1 and the roadway is currently paved however the striping on the sides of the roadway as well as the centerline striping needs to be replaced due to safety hazards. The existing striping is faded and is very hard to see at night or during inclement weather.

### Sources and Uses of Funds:

Activity	CDBG	Non-CDBG	Total
03K - Street Improvements	\$658,312.50	\$50,000.00	\$708,312.50
Engineering (Inspection)	\$31,687.50	\$0.00	\$31,687.50
Administration	\$60,000.00	\$0.00	\$60,000.00
<b>TOTAL</b>	<b>\$750,000.00</b>	<b>\$50,000.000</b>	<b>\$800,000.00</b>





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#55 Town of LaCrosse - Federal Fiscal Year 2014 Community Development Block Grant Application  
- Housing Rehabilitation - LaCrosse, Alachua County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

James F. Moseley  
Government Services Group, Inc.  
P.O. Box 357995  
Gainesville, FL 32635

     **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



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: Town of Lacrosse		
Street Address: 20613 N. State Road 121		
Mailing Address (if different): P. O. Drawer D		
City: Lacrosse, FL	Zip Code: 32658	County: Alachua
Main Telephone: 386-462-2784		Main Facsimile: 386-462-5905
DUNS Number: 055163393		Federal ID Number: 59-1426943

Chief Elected Official: Dianne Dubberly	Title: Mayor
Telephone: 386-462-2784	Facsimile: 386-462-5905
E-mail Address: lacrosse386@windstream.net	

Local Government Financial Officer: Lee Forzly	Title: Town Clerk
Telephone: 386-462-2784	Facsimile: 386-462-5905
E-mail Address: lacrosse386@windstream.net	

Local Government Project Contact: Lee Forzly	Title: Town Clerk
Street Address: 20613 N. State Road 121	
City: Lacrosse, FL	Zip Code: 32658
Direct Telephone: 386-462-2784	Facsimile: 386-462-5905
E-mail Address: lacrosse386@windstream.net	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: James F. Moseley	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: P.O Box 357995		
City: Gainesville	State: FL	Zip Code: 32635
Telephone: 352-381-1975	Facsimile: 352-381-8270	
E-mail Address: jmoseley@govserv.com		

<b>Consultant Information</b>		
Consultant's Name: Government Services Group, Inc.	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: P.O. Box 357995		
City: Gainesville	State: FL	Zip Code: 32635
Telephone: 352-381-1975	E-mail Address: 352-381-8270	

<b>Demographics</b>		
U.S. Congressional District Number: 3	Florida Senate District Number: 7	Florida House District Number: 20
Service Area Census Tract(s): 18.01	Census Block Group(s): 5	

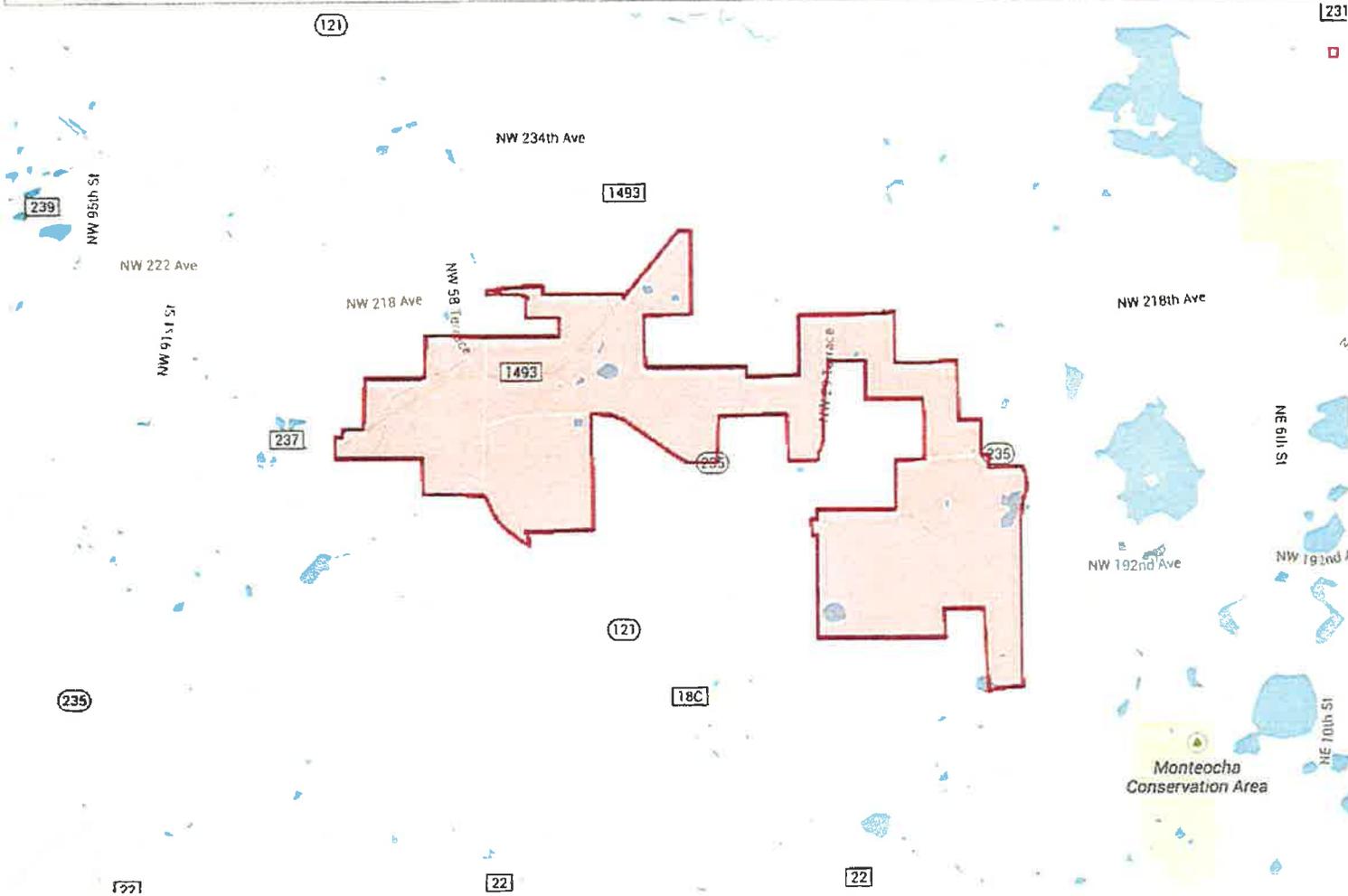
<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input checked="" type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

The Town of Lacrosse intends to use \$600,000.00 in CDBG funding to assist residents throughout the incorporated Town Limits with necessary housing repairs. At a minimum, 9 LMI housing units of which 2 units will be VLI will be rehabilitated consistent with the adopted housing code. Assistance to housing units will be provided through construction repairs or replacement and temporary relocation of residents, as may be required. A relocation allowance will be provided to residents that must be temporarily relocated. Necessary repairs may be provided in the form of renovation of existing housing units or demolition/replacement of the entire housing unit. Currently, the grant application is budgeting \$505,500.00 for housing rehabilitation/replacement, \$4,500.00 for temporary relocation and \$90,000.00 administration costs. The Town of Lacrosse will also spend \$25,000 in Alachua County SHIP funds as leverage. In addition, The Town of Lacrosse will spend \$100,000 in Alachua County SHIP funds that will not count as leverage. All CDBG and SHIP funds will be spent after site visit and before final close out as funds for CDBG housing applicants. All housing units will be LMI or VLI meeting the national objective. Site specific reviews will determine if any of the housing units selected are in special flood hazard areas. The Town of Lacrosse is a participant in the National Flood Insurance Program.

Search FL address:



Also See: [BIG Map](#) | [Driving Directions](#) | [FL Congressional Districts](#)  
 Boundary Maps: [High Springs-Alachua CCD](#) | [Alachua County](#) | [Florida Counties](#)

Search the map for:

**La Crosse, FL Data & Demographics (As of July 1, 2014)**



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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#56 Town of Greenville - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Greenville, Madison County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

The Honorable Barbara Dansey, Mayor  
Town of Greenville, Florida  
P.O. Box 235  
Greenville, FL 32331-0235

       **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



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: TOWN OF GREENVILLE		
Street Address: 154 SW Old Mission Avenue		
Mailing Address (if different): P.O. Box 235		
City: Greenville	Zip Code: 32331	County: Madison
Main Telephone: 850/948-2251		Main Facsimile: 850/948-3363
DUNS Number: 025032111		Federal ID Number: 59-6000329

Chief Elected Official: Barbara Dansey	Title: Mayor
Telephone: 850/948-2251	Facsimile: 850/948-3363
E-mail Address:	

Local Government Financial Officer: Kimberly Reams	Title: Town Clerk
Telephone: 850/948-2251	Facsimile: 850/948-3363
E-mail Address: kreams@embarqmail.com	

Local Government Project Contact: Timothy J. Day	Title: Town Manager
Street Address: 154 SW Old Mission Avenue	
City: Greenville	Zip Code: 32331
Direct Telephone: 850/948-2251	Facsimile: 850/948-3363
E-mail Address: timday1212@gmail.com	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: James W. Parrish		Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: 3041 Carlow Circle		
City: Tallahassee	State: FL	Zip Code: 32309
Telephone: 850/668-3384	Facsimile: 850/893-8456	
E-mail Address: jparr82143@aol.com		

<b>Consultant Information</b>		
Consultant's Name: Parrish & Associates		<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: 3041 Carlow Circle		
City: Tallahassee	State: FL	Zip Code: 32309
Telephone: 850/668-3384	E-mail Address: 850/893-8456	

<b>Demographics</b>		
U.S. Congressional District Number: 4	Florida Senate District Number: 3	Florida House District Number: 10
Service Area Census Tract(s): 9902	Census Block Group(s): 2	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative

### Form G-2

The Town of Greenville is in critical need of a new wastewater treatment plant to replace the existing rapidly deteriorating facility. In order to meet community-wide benefits for wastewater, the Town proposes to obtain a \$600,000 Neighborhood Revitalization grant to construct the necessary improvements, as follows:

#### Addressed Needs:

##### **Wastewater Treatment Plant – Phase One**

The Town wastewater system serves many residents and businesses within the corporate limits, along with the nearby Twin Oaks and Joann Bridges Juvenile Detention Facilities in the unincorporated area of Madison County. The proposed project activities will occur at the site of the existing wastewater treatment plant at 310 SW Greenville Hills Road, Greenville, FL 32331.

The Town currently has a relatively small wastewater treatment plant, comprised of 33 tanks and a capacity of 150,000 gallons per day. Most of the tanks are used to aerate and treat the wastewater while other tanks are used for flow equalization, clarification or sludge digestion. Not only does the large number of tanks make the plant difficult to operate, there is significant differential settlement between tanks which threaten the structural integrity of the connection between the tanks as well as the tanks themselves. In addition, one or more of the tanks has shown signs of cracks, as evidenced by the “weeping” on the tank exteriors. An evaluation of the situation was performed by the Florida Rural Water Association, which concluded that the plant condition creates a potential health hazard.

The Town has actively searched for other potential funding sources. However, DEP and USDA have advised that since the treatment plant has not yet failed, and there are no violations, the Town cannot document a current public health and sanitation problem. Without that documentation, the Town is not eligible for meaningful grant funds from either DEP or USDA. Due to the Town’s very limited finances, it cannot afford to incur significant debt. The only financially feasible funding source at this time is the Florida Small Cities Community Block Grant Program.

Because of the limitation of funding, the City has elected to construct the improvements in two phases. Phase One, for which grant funding is requested, involves constructing a new 75,000 GPD treatment plant along with necessary modifications to the existing plant. This work will allow several of the existing tanks to be taken off line. Phase Two will add another 75,000 GPD treatment plant and operator’s building, and will allow the majority of the tanks, including those that are settling, to be taken off line. A few of the newer tanks will be reused for biosolids digestion. Should Phase Two funding not become immediately available, the plant will continue to operate until necessary Phase Two funding is obtained.

In anticipation of the need to construct a new wastewater treatment plant as soon as possible, the Town applied for and received an OTTED Planning Grant in 2010. The planning grant provided funds to design the proposed improvements and prepare bid documents to allow the project to be bid shortly after receiving construction funding. The “readiness to proceed” documentation is included within this application (See Appendix G - Readiness to Proceed).

The proposed project is “bid ready.” Total estimated project costs are **\$625,000**. Improvements will include construction of a new 75,000 GPD wastewater treatment plant and accouterments (**\$539,145**). Total estimated construction project engineering costs are **\$37,855** (project construction administration \$10,000; resident inspection \$22,855; preparation of an Operation and Maintenance Manual for the new plant \$5,000). Project administration costs are **\$48,000**.

The proposed project will meet the national objective in the service area (community-wide) through the construction of needed wastewater treatment system improvements to provide improved wastewater treatment and lack of service interruption for the low-to-moderate income residents of the Town. The service is over 51 percent low-to-moderate income, as required to meet a national objective. Total beneficiaries are 429 (391 LMI, including 198 VLI). Less than twenty-five percent (25%) of the beneficiaries live outside the Town corporate jurisdiction.

The proposed start date of the construction activities is 90 days after DEO authorization to advertise for construction bids. The proposed construction completion date is 180 days after the start date. All construction activities and administrative closeout submittal will take place within the two-year DEO contract period.

The wastewater treatment plant will be constructed on property owned by the Town. No wetland or flood prone areas will be impacted. There will be no impact on the proposed project by either DOT or county road construction activities. An Interlocal Agreement is required because the project site is located within the unincorporated area of Madison County (See Appendix C – Interlocal Agreement).

**Leverage:**

The Town intends to use \$25,000 from the Sewer Fund as local leverage to assist with proposed non-maintenance improvements at the wastewater treatment plant, and possibly some project eligible engineering fees.

**Unaddressed Needs:**

**Chlorine Contact Chamber/Fencing**

A new chlorine contact chamber and chlorine storage shelter would need to be constructed in order to improve the disinfection process at the WWTP. The existing tanks used for disinfection have low walls, which has resulted in overflows in the past. A new fence will be needed since the new wastewater treatment plant location will require the existing fence to be moved. Total estimated cost for the chlorine contact chamber/shelter (\$50,000)/fencing (\$5,000) is **\$55,000**.

All Unaddressed Needs improvements will take place at the wastewater treatment plant site, which is owned by the Town. No wetland or flood prone areas will be impacted. There will no impact on the proposed project by either DOT or county road construction activities. An Interlocal Agreement is required because the site is located within the unincorporated area of Madison County (See Appendix C – Interlocal Agreement). The proposed Unaddressed Needs project will meet the national objective in the service area (community-wide) through improvements to the wastewater plant that will improve the overall level of service for low-to-moderate income residents of the community. The service is over 51 percent low-to-moderate income, as required to meet a national objective. Total beneficiaries are 429 (391 LMI, including 198 VLI).

The proposed start date of the construction activities, assuming available funds, is approximately 60 days after completion of the Addressed Needs. Anticipated construction completion date for the chlorine contact chamber/shelter and fencing is 90 days after the start date. All unaddressed needs can be completed prior to expiration of the two-year DEO contract period.

**The Town of Greenville participates in the National Flood Insurance Program.**







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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#57 City of Lake Butler - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Lake Butler, Union County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

Dave Mecusker, City Manager  
City of Lake Butler, Florida  
200 Southwest 1st Street  
Lake Butler, FL 32054-2016

Andy Eason & Associates  
203 Ridgeland Road  
Tallahassee, FL 32303

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

---

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

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by coordinating growth management, protecting regional resources,  
promoting economic development and providing technical services to local governments.



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: City of Lake Butler		
Street Address: 200 SW 1 <sup>st</sup> Street		
Mailing Address (if different): same		
City: Lake Butler	Zip Code: 32054	County: Union
Main Telephone: 386-496-3401	Main Facsimile: 386-496-1588	
DUNS Number: 096659529	Federal ID Number: 59-000351	

Chief Elected Official: Fred Sirmones	Title: Mayor
Telephone: 386-496-3401	Facsimile: 386-496-1588
E-mail Address: use: dmecusker@windstream.net; copy to colbpurchase@gmail.com	

Local Government Financial Officer: Sara Owen	Title: Finance Director
Telephone: 386-496-3401	Facsimile: 386-496-1588
E-mail Address: saraowen@windstream.net	

Local Government Project Contact: Cassa Neta Herndon	Title: Purchasing Director
Street Address: 201 West Central Ave.	
City: Lake Butler	Zip Code: 32054
Direct Telephone: 386-496-3401	Facsimile: 386-496-1588
E-mail Address: colbpurchase@gmail.com	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: Andy Easton	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 203 Ridgeland Road		
City: Tallahassee	State: Florida	Zip Code: 32312
Telephone: 850-445-7829	Facsimile: 850-807-7324	
E-mail Address: andyeaston2@msn.com		

<b>Consultant Information</b>		
Consultant's Name:	<input type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address:		
City:	State:	Zip Code:
Telephone:	E-mail Address:	

<b>Demographics</b>		
U.S. Congressional District Number: 3	Florida Senate District Number: 5	Florida House District Number: 19
Service Area Census Tract(s): 9602	Census Block Group(s): 4	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

**Project Narrative  
Form G-2**

The City of Lake Butler is applying for a \$650,000 CDBG grant in the Neighborhood Revitalization Category to fund sewer line replacement activities, sewer plant improvement activities and recreation (park) improvements. All improvements will benefit low and moderate income persons. This project will use \$10,000 of the \$650,000 CDBG grant request for park/playground improvements. The City will combine \$25,000 in funding from the Florida Recreation Development Assistance Program (FRDAP) with the \$10,000 in CDBG funds to construct recreation improvements at Lakeside Park which is located at NW 3<sup>rd</sup> Street and NW 2<sup>nd</sup> Ave. In addition, FRDAP funds will be combined with CDBG funds for recreation improvements at Westside Park, which is located at SW 1<sup>st</sup> Way and SW 7<sup>th</sup> Ave. The FRDAP funds will further and enhance the CDBG recreation improvements. The City will also contribute \$25,000 of its own funds for sewer plant improvements. A total of \$50,000 in other funds is allocated to this project and is being claimed for leverage points in this grant application. The project is organized into several service areas:

**Table 1: CDBG Service Areas:**

**Service Area 1:**

Type of Activity - Sewer Line Relining  
 Location - SW 9<sup>th</sup> Place, SW 1<sup>st</sup> Terrace and SW 10<sup>th</sup> Ave (Western area of the City)  
 Type of Survey to Establish LMI Benefit- SMALL AREA SURVEY

**Service Area 2:**

Type of Activity - Sewer Line Relining  
 Location: SA 2 - SW 7<sup>th</sup> Ave., SW 1<sup>st</sup> Way, SW 6<sup>th</sup> Place and SW 2<sup>nd</sup> St (Western area)  
 Type of Survey to Establish LMI Benefit - SMALL AREA SURVEY

**Service Area 3:**

Type of Activity - Sewer Line Relining  
 Location: SA 3 - NW 7<sup>th</sup> Ave. (Western area of City)  
 Type of Survey to Establish LMI Benefit - SMALL AREA SURVEY

**Service Area 4:**

Type of Activity - Sewer Line Relining  
 Location - SE 11<sup>th</sup> St. and SE 5<sup>th</sup> Ave (Eastern area of City)  
 Type of Survey to Establish LMI Benefit - SMALL AREA SURVEY

<p><b>Service Area 5:</b>  Type of Activity - Sewer Line Relining  Location: SE 5<sup>th</sup> Ave., SE 4<sup>th</sup> St., SE 6<sup>th</sup> Ave., SE 4<sup>th</sup> Ave., SE 6<sup>th</sup> St.  and SE 3<sup>rd</sup> St. (Eastern area of the City)  Type of Survey to Establish LMI Benefit - SMALL AREA SURVEY</p>
<p><b>Service Area 6:</b>  Type of Activity Sewer Plant Improvements  Location - The sewer plant service area includes all houses within the City, plus houses  outside the City.  Type of Survey to Establish LMI Benefit - RANDOM SAMPLE SURVEY</p>
<p><b>Service Area 7:</b>  Type of Activity - Park and Playground improvements-  Location - The service area for parks and playgrounds is the City of Lake Butler  city limits (Citywide Benefit)  Type of Survey to Establish LMI Benefit – NONE; LMI benefit derived from 2010 Census &amp; HUD</p>

This project allocates \$373,290 in CDBG funds for sewer plant improvements, plus \$25,000 in City funds which will be used to replace pumps, blowers, connectors and motors at the City's sewer plant that is located at 15138 S. W. 81st Way in unincorporated Union County. The sewer plant components need to be replaced because of their age and deteriorated condition. The service area for the sewer plant includes all houses in the city limits plus houses located outside the city that are adjacent to the city limits. The estimated sewer plant costs are shown below: **Table 2:**

COST ESTIMATE FOR CITY OF LAKE BUTLER WWTP IMPROVEMENTS					
Item	Description	QTY	Unit	Unit Price	Total
1	Influent Motor-20 HP, 460V, 1755 RPM, Model #02018FP3E246T	3	EA	\$ 2,974.93	\$ 8,925
2	Influent Pump-Gorman Rupp Model #T6A35-B/F	3	EA	\$ 15,749.60	\$ 47,249
3	Effluent Pump w/ Submersible A-C Motor, Myers 7.5HP, 460V, 1760 RPM	3	EA	\$ 43,748.90	\$ 131,247
4	Marathon Electric Blower Motor-40 HP, 230-460V, Model #3241STFP4001D6L 3550 RPM	2	EA	\$ 5,249.87	\$ 10,500
5	Turbotron Blower-Model BR1594920000, Serial #PO13573	2	EA	\$ 32,724.18	\$ 65,448
6	RAS-TECO Westing House, 5HP, 230/460V, 1180 RPM, Serial #20235 903	3	EA	\$ 1,224.97	\$ 3,675
7	Pump-Fairbank Morse/MORSE K-4G1-078734-4	3	EA	\$ 43,748.90	\$ 131,247
<b>WWTP Equipment Total</b>				\$	<b>398,290</b>

City=\$25,000  
CDBG=\$373,290  
Total=\$398,290

This project also allocates \$176,710 for sewer line relining activities. The sewer line relining activities will have a small area benefit in five separate service areas (as noted above). The project budget for sewer line relining activities is shown below:

Service Areas 4 and 5 (Eastern area of the City): **Table 3:**

COST ESTIMATE FOR CITY OF LAKE BUTLER SEWER RELINING PROJECT (EASTERN SERVICE AREA)					
Item	Description	QTY	Unit	Unit Price	Total
1	Mobilization / Demobilization	1	LS	\$ 1,737.65	\$ 1,738
2	CIPP 12-inch	580	LF	\$ 43.70	\$ 25,346
3	CIPP 8-inch	1,785	LF	\$ 40.25	\$ 71,846
4	Service Reconnections	8	EA	\$ 115.00	\$ 920
5	Bypass	2,365	LF	\$ 4.60	\$ 10,879
6	Cleaning	2,365	LF	\$ 3.45	\$ 8,159
7	Rehabilitate Manhole "A"	10	VF	\$ 460.00	\$ 4,600
8	Fill and Compact Eroding Areas at Lift Station	1	LS	\$ 1,150.00	\$ 1,150
<b>Eastern Service Area Total</b>				<b>\$</b>	<b>124,638</b>

Service Areas 1,2 and 3 (Western area of the City): **Table 4:**

COST ESTIMATE FOR CITY OF LAKE BUTLER SEWER RELINING PROJECT (WESTERN SERVICE AREA)					
Item	Description	QTY	Unit	Unit Price	Total
1	Mobilization / Demobilization	1	LS	\$ 1,150.00	\$ 1,150
2	CIPP 8-inch	890	LF	\$ 40.25	\$ 35,823
3	Service Reconnections	19	EA	\$ 115.00	\$ 2,185
4	Bypass	890	LF	\$ 4.60	\$ 4,094
5	Cleaning	890	LF	\$ 3.45	\$ 3,071
7	Rehabilitate Manhole "R"	10	VF	\$ 460.00	\$ 4,600
8	Fill and Compact Eroding Areas at Jet's Lift Station	1	LS	\$ 1,150.00	\$ 1,150
<b>Western Service Area Total</b>				<b>\$</b>	<b>52,072</b>

The met need activities and estimated dollar amount and percentage benefit to low-to-moderate income (LMI) persons for which the City is applying are: **Table 6:**

Activity	CDBG Budget	Other Funds	Percent of Low to Moderate Income Persons that will Benefit from the Improvements
CDBG Sewer Lines – Relining – SA 1	\$17,072		16 total persons, 0 VLI persons & 12 LMI persons (small area survey)
CDBG Sewer Lines – Relining – SA 2	\$17,000		8 total persons, 8 VLI persons & 8 LMI persons (small area survey)
CDBG Sewer Lines – Relining – SA 3	\$18,000		98 total persons, 73 VLI persons & 83 LMI persons (small area survey)
CDBG Sewer Lines – Relining – SA 4	\$15,840		20 total persons, 3 VLI persons & 13 LMI persons (small area survey)
CDBG Sewer Lines – Relining – SA 5	\$108,798		89 total persons, 17 VLI persons & 60 LMI persons (small area survey)
CDBG/City funds -Sewer Plant -SA 6	\$373,290	\$25,000	2260 total persons, 863 VLI persons & 1627 LMI persons (random sample survey)
CDBG/FRDAP funds (Citywide)- SA 7	\$10,000	\$25,000	2635 total persons, 890 VLI persons & 1825 LMI persons (2010 Census & HUD)
CDBG Engineering	\$38,000		NA
CDBG Grant Administration	\$52,000		NA
<b>Total</b>	<b>\$650,000</b>	<b>\$50,000</b>	

In the event that the bids come in low and funds are available, the City has identified several unaddressed needs, which include the replacement of lines for pressurized air at the sewer plant, the replacement of a large grinder at the sewer plant, additional valves and diffusers at the sewer plant and a tank regulator at the sewer plant. The estimated cost of the unaddressed sewer plant needs is shown below: **Table 5:**

COST ESTIMATE FOR FUTURE NEEDS FOR CITY OF LAKE BUTLER WWTP IMPROVEMENTS					
Item	Description	QTY	Unit	Unit Price	Total
1	Remove/Replace 4-inch Air Line w Aluminum or Galvanized SS Air Lines	200	LF	\$ 230.00	\$ 46,000
2	Remove/Replace 6-inch Air Line w Aluminum or Galvanized SS Air Lines	200	LF	\$ 253.00	\$ 50,600
3	Remove/Replace 8-inch Air Line w Aluminum or Galvanized SS Air Lines	200	LF	\$ 287.50	\$ 57,500
4	Remove/Replace Diffuser Valves and Connectors	60	EA	\$ 57.50	\$ 3,450
5	Digital Dual Cylinder Scale	1	EA	\$ 2,300.00	\$ 2,300
7	Muffin Monster Grinder Model 30002, or Engineer Approved equal	1	EA	\$ 43,700.00	\$ 43,700
8	CL2 Tank Regulator	4	EA	\$ 1,495.00	\$ 5,980
<b>Future Needs Total</b>				<b>\$</b>	<b>209,530</b>

Note: All met need and unaddressed need sewer plant improvements will benefit the sewer system service area (SA 6).

This project allocates \$10,000 in CDBG funds, plus \$25,000 in FRDAP funds for park improvements. The City plans to install as much of the recreational equipment that is shown in the table below as funds will permit. After these items are bid, the City will select the ones for construction that best suit the budget. Items 1.00, 4.00 and 7.00 are met needs, while the balance are unaddressed needs, but this met need/unaddressed need configuration could change based on actual bid prices.

#	* Item	Unit or Service	Amt	Estimated Price
1.00	Play Craft Systems Play Station - (or approved equivalent)	Equipment, Freight & installation	1	\$22,000 Met
2.00	GameTime Adventure Mate- Dinosaur Ride (or approved equivalent)	Equipment, Freight & installation	1	\$1,000
3.00	GameTime- Tic-Tac-Toe Panel (or approved equivalent)	Equipment, Freight & installation	1	\$1,000
4.00	GameTime – Space Whir (or approved equivalent)	Equipment, Freight & installation	1	\$5,500 Met
5.00	GameTime - Race Car Saddlemate (or approved equivalent)	Equipment, Freight & installation	1	\$1,000
6.00	GameTime – Jumbo Flyer – Airplane Ride (or approved equivalent)	Equipment, Freight & installation	1	\$1,000
7.00	GameTime – 7' Double Wave Zip Slide (or approved equivalent)	Equipment, Freight & installation	1	\$7,500 Met
8.00	Aluminum Bleachers- 4 Rows (or approved equivalent)	Equipment, Freight & installation	1	\$1,500

**Grant Administration and Engineering (CDBG Funds)**

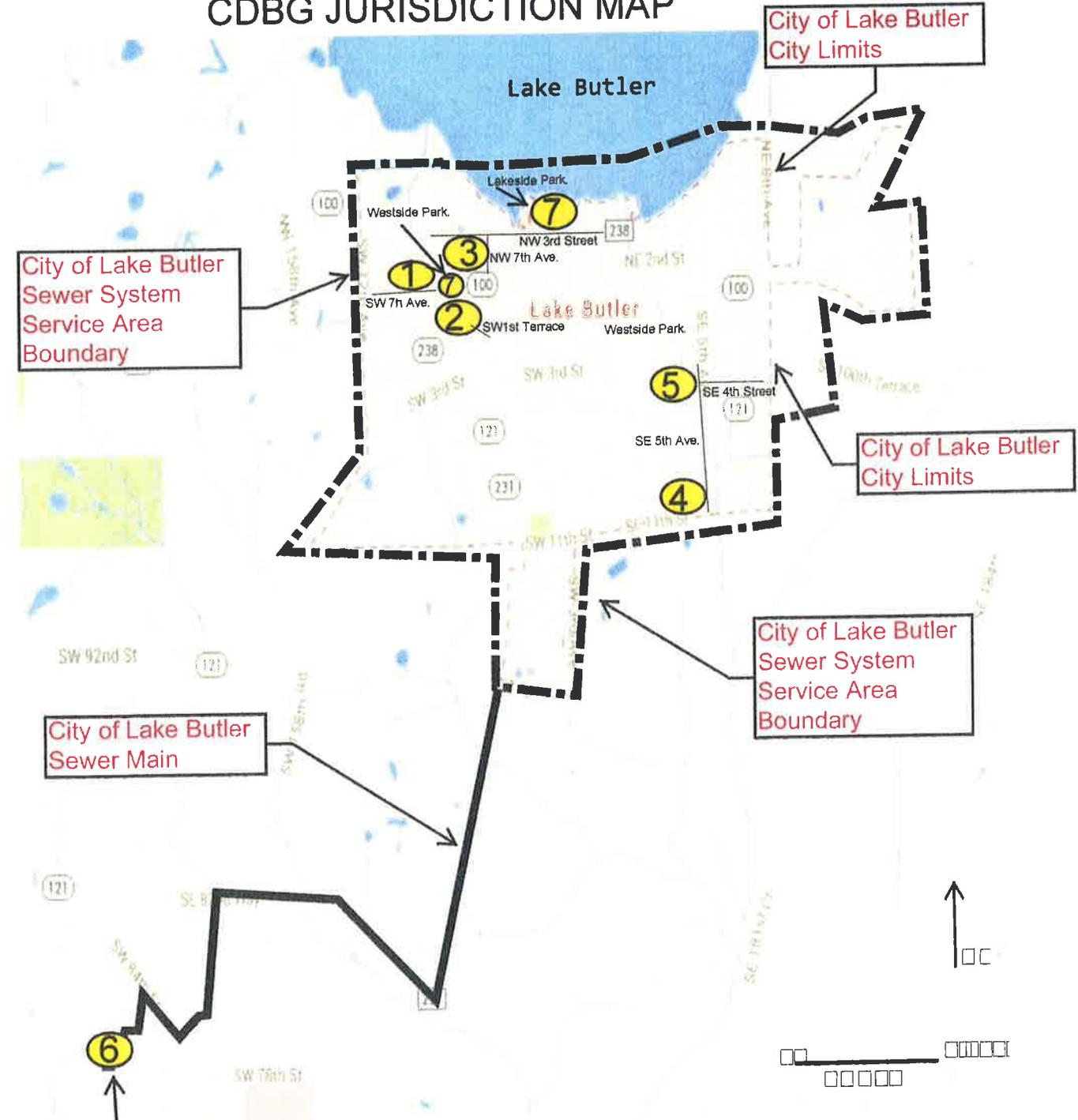
Grant administration activities will include complete management and reporting for each project with separate tracking for each funding source. Engineering costs will include project inspection and construction contract administration. The budget for engineering and administration is shown in the table above.

**Additional Project Narrative Statements:**

- There are no plans by FDOT, Lake Butler or Union County to undertake road construction activities in the service area.
- The construction activities will not take in the 100 year flood plain.
- The City is planning to begin construction during the 1<sup>st</sup> quarter of 2016
- The project scope does not include providing handicap access to public buildings.
- The project will not impact historic resources.

\*Note: All met need and unaddressed need recreation improvements will have a citywide benefit (SA 7)

# CITY OF LAKE BUTLER CDBG JURISDICTION MAP



KEY		
Service Area Number	Location	Planned Activities
1	West	Sewer Relining
2	West	Sewer Relining
3	Northwest (Housing Authority)	Sewer Relining
4	Southeast	Sewer Relining
5	Southeast	Sewer Relining
6	WWTP (near the Prison)	Sewer Plant Equipment
7	Westside and Lakeside Parks	Recreation Improvements



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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#58 City of Trenton - Federal Fiscal Year 2014 Community Development Block Grant Application -  
Neighborhood Revitalization - Trenton, Gilchrist County, Florida

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TO: Lauren Milligan, Florida State Clearinghouse

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

City of Trenton  
Attn: Taylor Brown  
114 N Main Street  
Trenton, FL 32693

Jordan & Associates  
Attn: Ronald Vanzant  
P.O. Box 65579  
Orange Park, FL 32065

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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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, EXT 109

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by coordinating growth management, protecting regional resources,  
promoting economic development and providing technical services to local governments.



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: CITY OF TRENTON		
Street Address: 114 North Main Street		
Mailing Address (if different):		
City: Trenton	Zip Code: 32693	County: Gilchrist
Main Telephone: (352) 463-4000		Main Facsimile: (352) 463-4007
DUNS Number:		Federal ID Number:

Chief Elected Official: Glen Thigpen	Title: Mayor
Telephone: 352-463-4000 ext. 301	Facsimile: (352) 463-4007
E-mail Address:	

Local Government Financial Officer: Taylor Brown	Title: City Manager
Telephone: (352) 463-4000 x301	Facsimile: (352) 463-4007
E-mail Address: tbrown@trentonflorida.org	

Local Government Project Contact: Taylor Brown	Title: City Manager
Street Address: 114 North Main Street	
City: Trenton	Zip Code: 32693
Direct Telephone: (352) 463-4000 x301	Facsimile: (352) 463-4007
E-mail Address: tbrown@trentonflorida.org	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: Jordan & Associates	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: P.O. box 65579		
City: Orange Park	State: FL	Zip Code: 32065
Telephone: (904) 264-6203	Facsimile: (904) 264-2190	
E-mail Address: rvanzant@jordangrants.com		

<b>Consultant Information</b>		
Consultant's Name: Jordan & Associates	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: P.O. Box 65579		
City: Orange Park	State: FL	Zip Code: 32065
Telephone: (904) 264-6203	E-mail Address: rvanzant@jordangrants.com	

<b>Demographics</b>		
U.S. Congressional District Number: 3	Florida Senate District Number: 5	Florida House District Number: 21
Service Area Census Tract(s): 950204	Census Block Group(s): 950204-1, 2, 3	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

The City of Trenton is applying to the Florida Department of Economic Opportunity (DEO) for a grant under the Neighborhood Revitalization Category in the amount of \$650,000 in the FFY2014 Small Cities Community Development Block Grant (CDBG) Program. For each activity that is proposed, at least 51% of the funds must benefit low and moderate-income persons. The City's application will request funding to provide rehabilitation to the City's sewer collection system and if funds are available, the City's water distribution system.

### Service Area #1 (Lift Station #2 Located at NW 3<sup>rd</sup> Avenue and NW 8<sup>th</sup> Street):

- Removal of all internal components of existing *duplex* lift station including: Two (2) submersible pumps, piping, guide rails, lift chain, float controls, brackets, fasteners, etc;
- Removal of existing local station piping immediately outside wetwell to future point of connection, and electrical control panel
- Cleaning and coating of internal concrete wetwell
- Installation of new internal components including: Two (2) submersible pumps, piping, guide rails, lift chain, float controls, brackets, fasteners, etc.
- Installation of new electrical service and new stainless steel control panel
- New valve vault with hatch and 4" force main piping to point of connection with existing force main
- Miscellaneous grading, restoration and piping connections to provide a complete and operable system. Estimated cost: \$125,000.

The total beneficiaries of this activity are: VLI: 65 or 29.96%; LMI: 202 or 75.66% for a Total of 267.

### Service Area #2 (Lift Station #3 Located at SW 4<sup>th</sup> Avenue and SW 5<sup>th</sup> Street):

Lift Station #3 Replacement includes but is not limited to:

- Complete removal of the existing *simplex* lift station including: One (1) submersible pump, piping, guide rails, lift chain, float controls, brackets, fasteners, concrete wetwell, hatch, etc.
- Removal of existing local station piping immediately outside of wetwell to future point of connection, and electrical control panel
- Installation of new concrete wetwell with hatch and internal components including: Two (2) submersible pumps, piping, guide rails, lift chain, float controls, brackets, fasteners, etc.
- Installation of new electrical service and new stainless steel control panel
- New valve vault with hatch and 4" force main piping to point of connection with existing force main
- Miscellaneous grading, restoration, and piping connections to provide a complete and operable system. Estimated cost: \$153,700.

The total beneficiaries of this activity are: VLI: 9 or 9.38%; LMI: 52 or 54.17% for a Total of 96

### Service Area # 3 (Lift Station #5 Located at SR47 and NE 5<sup>th</sup> Terrace)

Lift Station #5 Rehabilitation includes but is not limited to:

- Removal of all internal components of existing *duplex* lift station including: Two (2) submersible pump, piping, guide rails, lift chain, float controls, brackets, fasteners, etc;
- Removal of existing top slab and hatch
- Removal of existing local station piping immediately outside of wetwell to future point of connection, and electrical control panel
- Cleaning and coating of internal concrete wetwell

- Installation of new internal components including: Two (2) submersible pumps, piping, guide rails, lift chain, float controls, brackets, fasteners, etc.
- Installation of new electrical service and new stainless steel control panel
- New wetwell top slab riser with hatch, and valve vault with hatch
- New 4" force main piping to point of connection with existing force main
- Miscellaneous grading, restoration, and piping connections to provide a complete and operable system. Estimated cost: \$125,000.

**The total beneficiaries of this activity are: VLI: 37 or 31.90%; LMI: 79 or 68.10% for a Total of 116.**

**Service Area # 4 (Lift Station #7 Located at NE 8<sup>th</sup> Avenue and NE 7<sup>th</sup> Street)**

**Lift Station #7 Rehabilitation** includes but is not limited to:

- Removal of all internal components of existing duplex lift station including: Two (2) submersible pumps, piping, guide rails, lift chain, float controls, brackets, fasteners, etc;
- Removal of existing top slab and hatch
- Removal of existing local station piping immediately outside of wetwell to future point of connection, and electrical control panel
- Cleaning and coating of internal concrete wetwell
- Installation of new internal components including: Two (2) submersible pumps, piping, guide rails, lift chain, float controls, brackets, fasteners, etc.
- Installation of new electrical service and new stainless steel control panel
- New wetwell top slab riser with hatch, and valve vault with hatch
- New local collection system 8" gravity sewer piping with new head-up manhole for connection to existing pump station wetwell
- New 4" force main piping to point of connection with existing force main
- Miscellaneous grading, restoration, and piping connections to provide a complete and operable system. Estimated cost: \$175,500.

**The total beneficiaries of this activity are: VLI: 203 or 52.05%; LMI: 318 or 81.53% for a Total of 390.**

**Service Area #5 (Unaddressed/Unmet Need #1 Located in the area of NW 2nd Avenue, NW 3rd Avenue, NW 4th Avenue, NW 5th Avenue, NW 2nd Street, NW 3rd Street, NW 4th Street, NW 5th Street, NW 6th Street, NW 7th Street and NW 8th Street)**

New fire hydrants, 6" valving, 6" PVC Water Main Extensions, and new poly water services (isolation valve, service tubing, water meter box, water meter, etc.) with re-connection to the home within Service Area #5. The area has insufficient hydrants, isolation valves, and many homes within the area are connected to an older 2" galvanized water main that still provides potable service to residents. Many of the service connections are old galvanized lines that are corroding and have exceeded their life expectancy that also leads to poor water quality. The 2" water main within the Service Area will be abandoned in place following re-service of homes to the 6" PVC water main. Actual quantities will be established once the area is incorporated as an addressed needs service area; the estimated linear feet (LF) of water-main replacement is 6,500. The estimated cost of \$250,000 will cover Construction, Topographic Surveying, Subsurface Utility Engineering, Basic Engineering Services & Construction Inspection.

**The total beneficiaries of this activity are: VLI: 25 or 22.52%; LMI: 69 or 62.16% for a Total of 111.**

**Leverage:**

The city is budgeting \$25,000 of City Funds to be utilized toward the project as leverage for Administration, Engineering and additional construction costs, as needed.

The National Objective to benefit low and moderate income persons will be realized as over 51% of the persons living in each of the Service Areas meet the low and moderate income requirements.

Although no portion of the project area is located in a flood-prone area, the City participates in the National Flood Insurance Program.

The city anticipates proposed construction start and completion dates within twenty-four (24) months of the award date.





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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 7-6-15

### PROJECT DESCRIPTION

#59 City of Lake City - Federal Fiscal Year 2014 Community Development Block Grant Application  
- Commercial Revitalization - Lake City, Columbia County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

COMMENTS ATTACHED

NO COMMENTS REGARDING THIS PROJECT

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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, EXT 109



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: City of Lake City		
Street Address: 205 North Marion Avenue		
Mailing Address (if different):		
City: Lake City	Zip Code: 32055	County: Columbia
Main Telephone: 386.752.2031	Main Facsimile: 386.719.5837	
DUNS Number: 020983110	Federal ID Number: 59-6000352	

Chief Elected Official: Stephen M. Witt	Title: Mayor
Telephone: 386.752.2031	Facsimile: 386.719.5837
E-mail Address: witts@lcfla.com	

Local Government Financial Officer: Audrey Sikes	Title: City Clerk
Telephone: 386.719.5756	Facsimile: 386.719.5752
E-mail Address: sikessa@lcfla.com	

Local Government Project Contact: Wendell Johnson	Title: City Manager
Street Address: 205 North Marion Avenue	
City: Lake City	Zip Code: 32055
Direct Telephone: 386.719.5384	Facsimile: 386.719.5837
E-mail Address: johnsonw@lcfla.com	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: Scott R. Koons, AICP, Executive Director	Organization Preparing Application: <input type="checkbox"/> Local Government <input type="checkbox"/> Private Company <input checked="" type="checkbox"/> RPC	
Street Address: 2009 NW 67th Place		
City: Gainesville	State: FL	Zip Code: 32653
Telephone: 352.955.2200	Facsimile: 352.955.2009	
E-mail Address: koons@ncfrpc.org		

<b>Consultant Information</b>		
Consultant's Name: Scott R. Koons, AICP, Executive Director	<input type="checkbox"/> Private Company <input checked="" type="checkbox"/> RPC	
Street Address: 2009 NW 67th Place		
City: Gainesville	State: FL	Zip Code: 32653
Telephone: 352.955.2200	E-mail Address: koons@ncfrpc.org	

<b>Demographics</b>		
U.S. Congressional District Number: 4	Florida Senate District Number: 3 and 14	Florida House District Number: 10 and 11
Service Area Census Tract(s):	Census Block Group(s):	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input checked="" type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

This is a commercial revitalization project consisting of parking improvements in the downtown commercial revitalization area. The proposed project will create jobs and expand economic opportunities for low- and moderate-income persons residing in the City. The City will acquire land in the commercial revitalization area and construct a parking facility.

The Community Development Block Grant cost for the parking improvements activity will be \$690,000 with 56.87% low- and moderate-income persons benefiting from this activity. The Community Development Block Grant cost for the administration activity associated with this project is \$60,000. In addition, at least \$50,000 in City funds will also be used for acquisition and parking improvements and engineering. The City proposes to use Community Redevelopment Area Tax Increment Trust funds to acquire a parcel located next to an existing City surface parking lot and locate the parking facility on the acquired parcel and existing City surface parking lot. The proposed parcel is located at 154 NW Veterans Street, Lake City, Florida. It is currently owned by Peoples State Bank. The current land use designation is Commercial and the current zoning is Commercial - Central Business District. The estimated value of the parcel to be acquired is \$155,000.

The City conducted a city-wide survey, using HUD methodology in order to establish the low- to moderate- income percentage for the City. The results of the survey were 56.87% (51.87% after the confidence level was subtracted) low- to moderate-income. Therefore, the project meets the national objective of providing maximum feasible priority to activities which benefit low- to moderate-income persons.

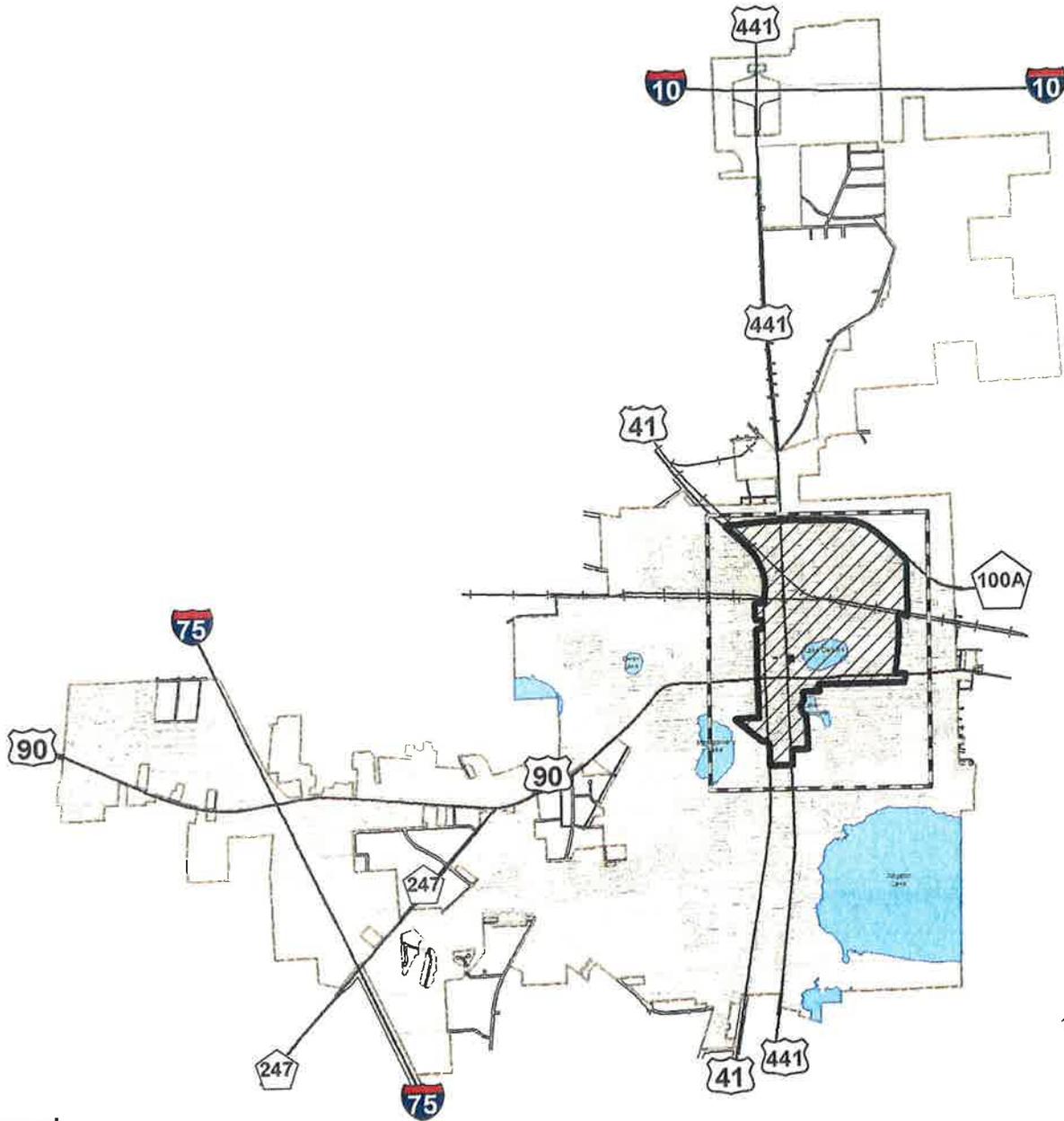
The proposed project is needed to reverse the declining retail and service economy of the business district by revitalizing the area. The optimum result of a successful Community Development Block Grant project will be to create more parking in order attract more customers and improve the business and service economy of the area.

If project funds are awarded to the City, following the subgrant agreement, the City anticipates that it will be able to bid out construction plans within 12 months. Following award, the City will need to acquire the property and complete the environmental review. Completion of construction is anticipated to take approximately 8 months.

There are no residential structures located within the project area. No Community Development Block Grant funds will be expended for improvements adjacent to residential properties. No portion of the anticipated project area is located in a flood zone. There will be no complementary activities undertaken as part of this project.

No portion of the project will occur outside of the City's jurisdiction. There is also no anticipated impact on any Florida Department of Transportation or County road construction.

# MAP A-1 CITY OF LAKE CITY JURISDICTION MAP FISCAL YEAR 2014



### Legend

-  Corporate Limits / Service Area Boundary
-  City Hall and Community Development Block Grant Program Office
-  Parking Improvements
-  CRA Boundary
-  Map A-2



1 inch = 1 miles

June 2015





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#60 Bradford County - Federal Fiscal Year 2014 Community Development Block Grant Application - Housing Rehabilitation - Bradford County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

       **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, EXT 109



**Application Profile**  
**Table G-1**

**Local Government Contact Information:**

Local Government Name: Bradford County		
Street Address: P. O. Drawer B (945 N. Temple Avenue)		
Mailing Address (if different):		
City: Starke	Zip Code: 32091	County: Bradford
Main Telephone: 904.966.6280		Main Facsimile: 904.966.6256
DUNS Number: 949697940		Federal ID Number: 59-6000519

Chief Elected Official: Ross Chandler	Title: Chair
Telephone: 904.966.6280	Facsimile: 904.966.6256
E-mail Address: bocc@bradford-co-fla.org	

Local Government Financial Officer: Ray Norman	Title: County Clerk
Telephone: 904.966.6280	Facsimile: 904.966.6256
E-mail Address: ray_norman@bradfordcountyfl.gov	

Local Government Project Contact: Bradley Carter	Title: County Manager
Street Address: P. O. Drawer B (945 N. Temple Avenue)	
City: Starke	Zip Code: 32091
Direct Telephone: 904.966.6327	Facsimile: 904.368.3903
E-mail Address: brad_carter@bradfordcountyfl.gov	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: Scott R. Koons. AICP, Executive Director	Organization Preparing Application: <input type="checkbox"/> Local Government <input type="checkbox"/> Private Company <input checked="" type="checkbox"/> RPC	
Street Address: 2009 NW 67th Place		
City: Gainesville	State: FL	Zip Code: 32653
Telephone: 352.955.2200	Facsimile: 352.955.2009	
E-mail Address: koons@ncfrpc.org		

<b>Consultant Information</b>		
Consultant's Name: Scott R. Koons. AICP, Executive Director	<input type="checkbox"/> Private Company <input checked="" type="checkbox"/> RPC	
Street Address: 2009 NW 67th Place		
City: Gainesville	State: FL	Zip Code: 32653
Telephone: 352.955.2200	E-mail Address: koons@ncfrpc.org	

<b>Demographics</b>		
U.S. Congressional District Number: 3	Florida Senate District Number: 7	Florida House District Number: 19
Service Area Census Tract(s):	Census Block Group(s):	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input checked="" type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

The proposed project consists of housing rehabilitation/demolition/replacement and temporary relocation. A total of 11 dwelling units will be rehabilitated or demolished and replaced in compliance with the International Code Conference and the U.S. Department of Housing and Urban Development Section 8 Housing Quality Standards. Community Development Block grant funding is needed by the County to address the problems with substandard housing stock that is owned and occupied by families of low- to moderate-income backgrounds.

The Community Development Block Grant costs for the housing rehabilitation/demolition/replacement activity will be \$632,500. The Community Development Block Grant costs for temporary relocation activity will be \$5,000. The Community Development Block Grant cost for the administration activity will be \$112,500. In addition, the County will expend \$50,000 in State Housing Initiatives Partnership funds between commencement of the project and closeout. The project will provide benefit to persons throughout the unincorporated area of the County, 100.00% of whom will be low- to moderate-income persons, including 5 low income of which 2 will be very-low income. The national objective of these activities will benefit low- to moderate-income persons.

No activities will take place outside of the unincorporated area of the County. There is no impact to any proposed Florida Department of Transportation or County road construction, from this project.

The County is a participant in the National Flood Insurance Program. At this time, it is not anticipated that any of the Community Development Block grant program activity will take place within a flood-prone area. The County has addressed how it will deal with any housing units that are determined to be located in a flood-prone area in its Community Development Block Grant Housing Assistance Plan.

At this time, it is unknown whether any of the dwelling units will be historic. If any dwelling units are determined to be historic, then the County will notify the Florida Department of State, as outlined in the Housing Assistance Plan.

# MAP A BRADFORD COUNTY JURISDICTION MAP FISCAL YEAR 2014



1 inch = 3 miles  
June 2015



## Legend

-  County Boundary
-  Major Road
-  County Offices and Community Development Block Grant Program Office
-  Incorporated Areas - Not part of Service Area
-  Railroad





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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#61 City of Live Oak - Federal Fiscal Year 2014 Community Development Block Grant Application -  
Neighborhood Revitalization - Live Oak, Suwannee County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

       **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, EXT 109



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: City of Live Oak		
Street Address: 101 SE White Avenue		
Mailing Address (if different): same as above		
City: Live Oak	Zip Code: 32064	County: Suwannee
Main Telephone: 386.362.2276		Main Facsimile: 386.362.2876
DUNS Number: 070866777		Federal ID Number: 59-6000363

Chief Elected Official: Garth R. Nobles, Jr.	Title: Mayor
Telephone: 386.362.2276	Facsimile: 386.362.2876
E-mail Address: N/A	

Local Government Financial Officer: Jan Parkhurst	Title: Financial Director
Telephone: 386.362.2276	Facsimile: 386.362.2876
E-mail Address: jparkhurst@cityliveoak.org	

Local Government Project Contact: Jan Parkhurst	Title: Interim City Manager
Street Address: 101 SE White Avenue	
City: Live Oak	Zip Code: 32064
Direct Telephone: 386.362.2276	Facsimile: 386.362.2876
E-mail Address: jparkhurst@cityliveoak.org	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: Scott R. Koons, AICP, Executive Director	Organization Preparing Application: <input type="checkbox"/> Local Government <input type="checkbox"/> Private Company <input checked="" type="checkbox"/> RPC	
Street Address: 2009 NW 67th Place		
City: Gainesville	State: FL	Zip Code: 32653
Telephone: 352.955.2200	Facsimile: 352.955.2209	
E-mail Address: koons@ncfrpc.org		

<b>Consultant Information</b>		
Consultant's Name: Scott R. Koons, AICP, Executive Director	<input type="checkbox"/> Private Company <input checked="" type="checkbox"/> RPC	
Street Address: 2009 NW 67th Place		
City: Gainesville	State: FL	Zip Code: 32653
Telephone: 352.955.2200	E-mail Address: koons@ncfrpc.org	

<b>Demographics</b>		
U.S. Congressional District Number: 2	Florida Senate District Number: 3	Florida House District Number: 11
Service Area Census Tract(s):	Census Block Group(s):	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

The Community Development Block Grant project is a Neighborhood Revitalization program. The City will undertake street improvements by paving and repaving neighborhood streets. The total cost of the project is estimated at \$750,000 and 93.0% of the project beneficiaries will be low- to moderate-income persons.

The cost and percentage of low- and moderate-income persons benefitting from each project activity is, as follows. The cost for the street improvements activity is \$644,000 with 93.0% low- and moderate-income persons benefitting from this activity. The cost for the Administration activity is \$56,000. The total Community Development Block Grant cost for this project is \$700,000 with 93.0% low- and moderate-income persons benefitting from this project. In addition, at least \$50,000 in City funds will also be used for street improvements. The City proposes to pave 1,396 linear feet of streets (Anna Avenue and Eva Avenue) and to repave 4,480 linear feet of streets (Bryson Street, Horne Avenue, Taylor Avenue, Woods Avenue and 5th Street).

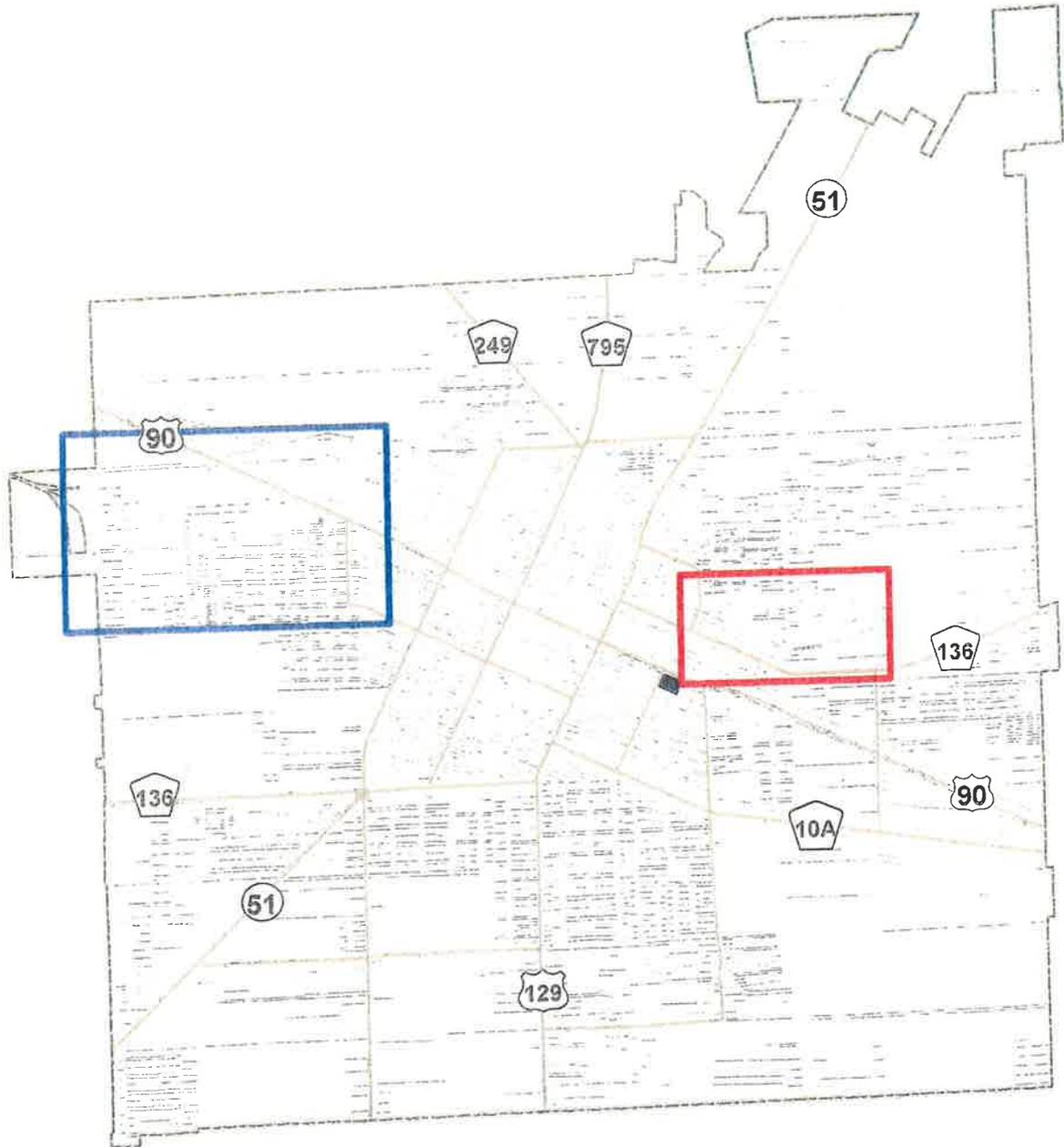
The City completed a 100.00% enumeration of each service area. The enumeration resulted in 93.00% of the project beneficiaries being of low- to moderate- income status

The plan to minimize displacement of persons as a result of planned Community Development Block Grant funded activities is to develop a Community Development Block Grant project which will not cause displacement of persons. The proposed Fiscal Year 2014 Community Development Block Grant project will not permanently displace any persons.

No activities will take place outside of the City limits. There is no impact to any proposed Florida Department of Transportation or County road construction, from this project.

The City is a participant in the National Flood Insurance Program. A portion of the Community Development Block grant program activity will take place within a flood-prone area on 5th Street and Horne Avenue.

# MAP A-1 CITY OF LIVE OAK JURISDICTION MAP FISCAL YEAR 2014



## Legend

-  City Hall and Community Development Block Grant Program Office
-  Southwestern Area
-  Northeastern Area
-  Corporate Limits



Feet

0 2,640

June 2015



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Central  
Florida  
Regional  
Planning  
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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#62 Town of Yankeetown - Federal Fiscal Year 2014 Community Development Block Grant Application - Neighborhood Revitalization - Yankeetown, Levy County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

       **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, EXT 109



**Application Profile  
Table G-1**

**Local Government Contact Information:**

Local Government Name: Town of Yankeetown		
Street Address: 6241 Harmony Lane		
Mailing Address (if different): P.O. Box 280		
City: Yankeetown	Zip Code: 34498-0280	County: Levy
Main Telephone: (352) 447-2511		Main Facsimile: (352) 447-0774
DUNS Number: 093860492		Federal ID Number: 59-6072600

Chief Elected Official: Debra Weiss	Title: Acting Mayor
Telephone: (352) 447-2511	Facsimile: (352) 447-0774
E-mail Address: <a href="mailto:dlweiss@bellsouth.net">dlweiss@bellsouth.net</a>	

Local Government Financial Officer: Rhiannon Castle	Title: Town Clerk
Telephone: (352) 447-2511	Facsimile: (352) 447-0774
E-mail Address: <a href="mailto:yankeetownth@bellsouth.net">yankeetownth@bellsouth.net</a>	

Local Government Project Contact: Rhiannon Castle	Title: Town Clerk
Street Address: 6241 Harmony Lane	
City: Yankeetown	Zip Code: 324498
Direct Telephone: (352) 447-2511	Facsimile: (352) 447-0774
E-mail Address: <a href="mailto:yankeetownth@bellsouth.net">yankeetownth@bellsouth.net</a>	

**Application Profile – Table G-1 (Continued)**

<b>Application Preparer Information</b>		
Preparer's Name: Fred D. Fox	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: St. Augustine	State: Florida	Zip Code: 32080
Telephone: (904) 810-5183	Facsimile: (904) 810-5302	
E-mail Address: fred.fox@fredfoxenterprises.com		

<b>Consultant Information</b>		
Consultant's Name: Fred Fox Enterprises, Inc.	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: St. Augustine	State: Florida	Zip Code: 32080
Telephone: (904) 810-5183	E-mail Address: fred.fox@fredfoxenterprises.com	

<b>Demographics</b>		
U.S. Congressional District Number: 5	Florida Senate District Number: 3	Florida House District Number: 43
Service Area Census Tract(s): 970700	Census Block Group(s): 1 & 3	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

### Service Area #1 62nd Street Water Line Replacement Service Area:

The potable water piping in the 62nd Street Water Line Replacement Service Area in the Town of Yankeetown experiences frequent water line breaks due to the age of the lines and the shallow depth at which they are buried. The activity proposed in this service area involves the replacement of the existing potable water lines in the service area with two inch (2”) and six inch (6”) water lines. Approximately two thousand three hundred linear feet (2,300’) of replacement potable water lines will be installed. The project will also include the replacement of fifty-four (54) service laterals and water meters serving the residential housing units in the service area. The installation of the proposed new equipment will include all components, including fire hydrants, 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, services and water meters along 60<sup>th</sup> Street between Alley “B” on the North and Harmony Lane on the South, a distance of 1,000 linear feet. The activity in this area will result in seven (7) water meters and services being relocated;
- The relocation of eleven (11) water meters and services from Alley 60 west to 61<sup>st</sup> Street;
- The replacement of the existing water line, services and water meters running along Alley 61 between Knotts Way on the north and Harmony Lane on the south, a distance of 650 linear feet. The activity in this area will result in seventeen (17) water meters and services being relocated;
- The replacement of the existing water line running along Alley 62 between Knotts Way on the north and Harmony Lane on the south, a distance of 650 linear feet. The activity in this area will result in fourteen (14) water meters and services being relocated; and
- The relocation of five (5) water meters and services on Knotts Way and on 63<sup>rd</sup> Street.

Service area #1 is bound on the north by County Road C-40, on the south by Harmony Lane, on the east by 60<sup>th</sup> Street and on the west by 63<sup>rd</sup> Street.

The beneficiaries for the activity proposed in this Service Area #1 are those people living within the Service Area connected to the Town’s central water system. Currently 55 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 planned upgrades to the water system are completed. The 55 households in the service area contain 121 people, 31 of these people or 25.62% are VLI, 116 of the people living in the service area or 95.87% are LMI and 5 of the people living in the service area or 4.13% 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	Local Match
03J Water Line Replacement	\$474,700.00	\$ 23,000.00

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

**Service Area #2 - Potable Water System Wide Service Area:**

This service area includes all of the homes that are served by the Town of Yankeetown’s potable water system:

**03J Water Tank/Well/Treatment Plant** – The Town of Yankeetown recently completed a significant upgrade of the Town’s water treatment plant. One of the items that still needs to be addressed is the upgrading of the cold weather protection for the high service pump controls at the Town’s water treatment plant. The proposed CDBG project will include the needed upgrades to the pump controls at the Town’s water treatment plant. The funds in this activity will be used to complete the upgrade to the pump controls at the Town’s water treatment plant. The installation of the proposed new equipment will include all components required for a complete installation.

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units currently being served by the town’s potable water system. Currently 454 occupied households are connected to the town’s potable water system. These 454 households contain 992.12 people. 110.36 of the people living in the households in the service area, or 11.12% are VLI, 683.72 of the people living in the households in the service area or 68.92% are LMI and 308.40 of the people living in the households in the service area or 31.08% have household incomes which are above the LMI income limits.

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

<b>Activity #</b>	<b>Activity</b>	<b>Description</b>	<b>CDBG Cost</b>	<b>Local Match</b>
03J	Water Tank/Well/Treatment Plant Improvements –	Upgrades to the pump controls	\$ 40,000.00	\$ 0.00

Without the assistance of CDBG funding the Town of Yankeetown will not be able to address this project at this time.

The Project engineer has completed plans and specifications for the project and applied for all required permits. The Town is claiming “Readiness to Proceed” points in this application. The Town has included thirty seven thousand three hundred dollars in engineering fees in this application. The engineering fees are broken out as follows; ten thousand dollars (\$10,000.00) for bidding services, twenty four thousand three hundred dollars (\$24,300.00) for construction observation services and three thousand dollars (\$3,000.00) to update the Town’s water distribution system maps to show the new water lines that were installed as part of the project.

The Town is committing twenty five thousand dollars (\$25,000.00) as matching funds for this project in this application. The matching funds will be expended after the date of DEO’s site visit for the project and before the project is administratively closed out.

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

The work in all three service areas will be carried out in a floodplain.

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

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

Activities	CDBG	Match	Total
03J- Water Tank/Well Treatment Plant	\$ 40,000.00	0.00	\$ 40,000.00
03J-Water Line Replacement	\$ 474,700.00	\$ 23,000.00	\$ 497,700.00
Engineering	\$ 37,300.00	\$ 2,000.00	\$ 39,300.00
Administration	\$ 48,000.00	0.00	\$ 48,000.00
<b>Total</b>	<b>\$ 600,000.00</b>	<b>\$ 25,000.00</b>	<b>\$ 625,000.00</b>

**Unmet Need**

**Service Area #3 - 64th Street Water Line Replacement Service Area:**

The potable water piping in the 64nd Street Water Line Replacement Service Area in the Town of Yankeetown experiences frequent water line breaks due to the age of the water lines and the shallow depth at which they are buried. The activity proposed in this service area involves the replacement of the existing potable water lines in the service area with six inch (6") water lines. Approximately three thousand three hundred and fifty linear feet (3,350') of replacement potable water lines will be installed. Additionally; twenty-one (21) water meters will be relocated and an additional twenty-seven (27) water meters and service laterals will be relocated. The installation of the proposed new equipment will include all components, including fire hydrants, 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 64<sup>th</sup> Street between County Road C-40 on the north and Riverside Drive on the south, a distance of 850 linear feet. The activity in this area will result in eight (8) water meters and services being relocated;
- The replacement of the existing water line along 65<sup>th</sup> Street between County Road C-40 on the north and Riverside Drive on the south, a distance of 1,200 linear feet. The activity in this area will result in twenty (20) water meters and services being relocated;
- The relocation of six (6) water meters along 66<sup>th</sup> Street between County Road C-40 on the north and Riverside Drive on the south.
- The replacement of the existing water line along 67<sup>th</sup> Street starting at Lake Street and heading North to County Road C-40 and then heading east on County Road C-40 to 66<sup>th</sup> Street, a distance of 1,300 linear feet. The activity in this area and on 67<sup>th</sup> Street starting at Riverside Drive will result in eleven (11) water meters being relocated; and
- The relocation of four (4) water meters along Lake Street between 66<sup>th</sup> Street on the east and 67<sup>th</sup> Street on the west.

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

**Unmet Need (continued)**

**Service Area #3 - 64th Street Water Line Replacement Service Area (continued):**

Service area #3 is bound on the north by County Road C-40, on the south by Riverside Drive, on the east by 64<sup>th</sup> Street and on the west by the rear property lines of the properties on the west side of 67<sup>rd</sup> Street.

The beneficiaries for the activity proposed in this Service Area #3 are those people living within the Service Area connected to the Town’s central water system. Currently 40 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 planned upgrades to the water system are completed. The 40 households in the service area contain 71 people, 8 of these people or 11.27% are VLI, 53 of the people living in the service area or 74.65% are LMI and 18 of the people living in the service area or 25.35% have household incomes above the LMI income limits.

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

Activity	CDBG Cost
03J Water Line Replacement	\$ 200,000.00

**Service Area #2 - Potable Water System Wide Service Area (Additional Work):**

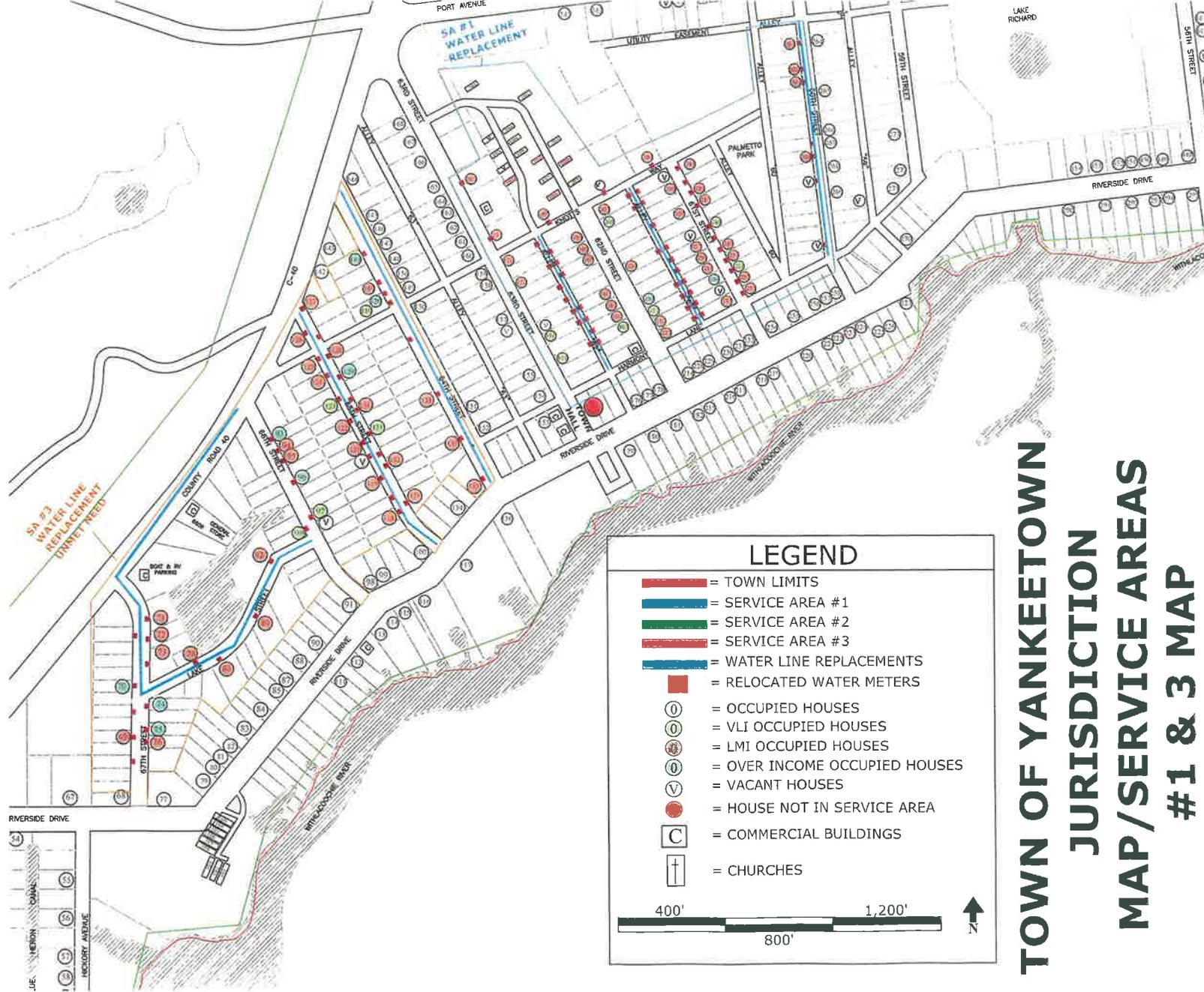
This service area includes all of the homes that are served by the Town of Yankeetown’s potable water system:

**03J Water Tank/Well/Treatment Plant** – The Town of Yankeetown recently completed a significant upgrade of the Town’s water treatment plant. One of the items that still needs to be addressed is the renovation or replacement of the maintenance building at the Town’s water treatment plant. The proposed CDBG activity, if funds are available, will include the needed renovation or replace the maintenance building at the Town’s water treatment plant. The funds in this activity will be used to complete the upgrade to the maintenance building at the Town’s water treatment plant. The upgrades to or replacement of the maintenance building will include all components required to completely renovation or replace the maintenance building.

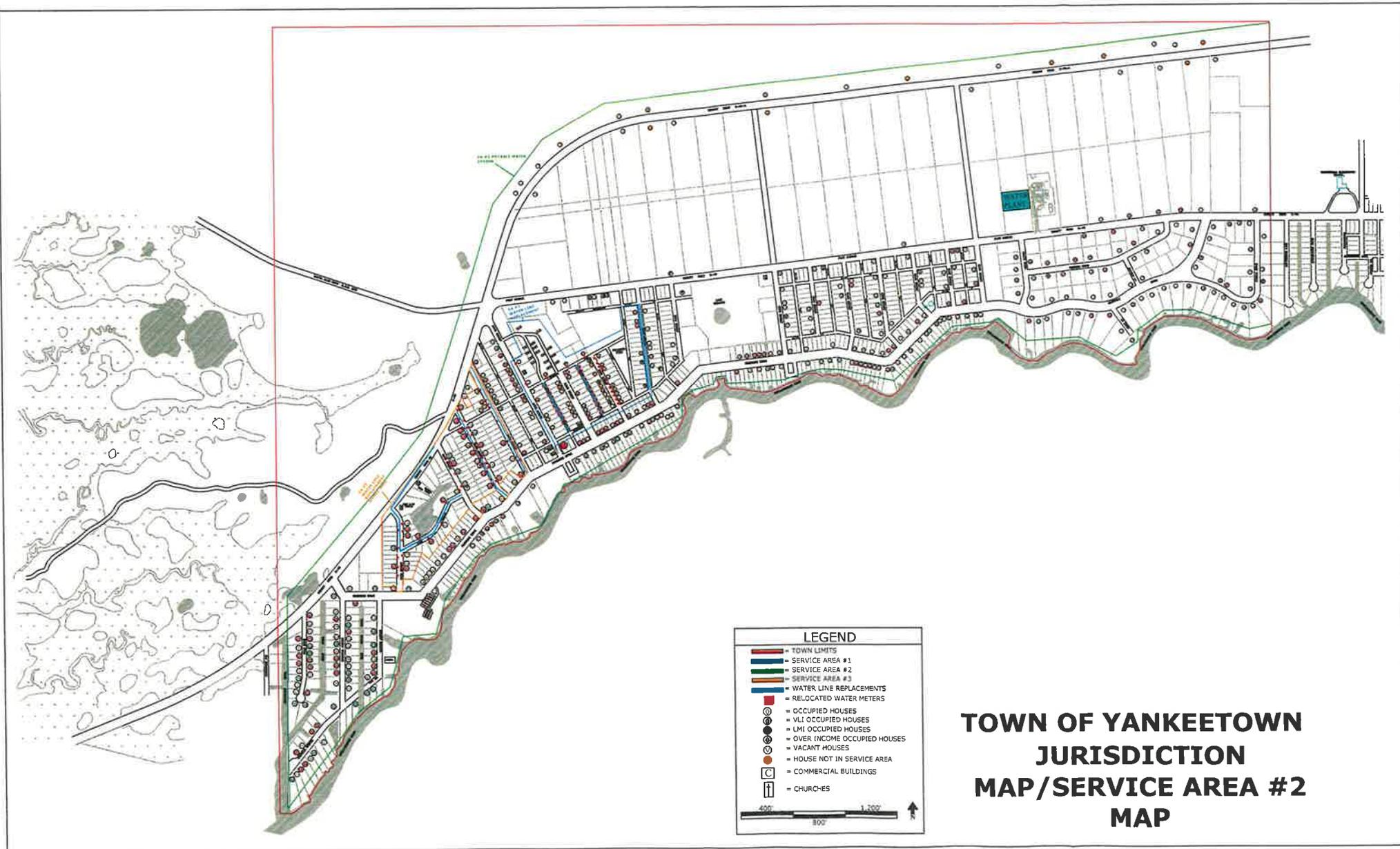
The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units currently being served by the town’s potable water system. Currently 454 occupied households are connected to the town’s potable water system. These 454 households contain 992.12 people. 110.36 of the people living in the households in the service area, or 11.12% are VLI, 683.72 of the people living in the households in the service area or 68.92% are LMI and 308.40 of the people living in the households in the service area or 31.08% have household incomes which are above the LMI income limits.

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

Activity #	Activity	Description	CDBG Cost
03J	Water Tank/Well Treatment Plant –	Renovation or replacement of the maintenance building	\$ 60,000.00



**TOWN OF YANKEETOWN  
 JURISDICTION  
 MAP/SERVICE AREAS  
 #1 & 3 MAP**





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**REGIONAL CLEARINGHOUSE  
 INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#63 Suwannee County - Federal Fiscal Year 2014 Community Development Block Grant Application  
 - Housing Rehabilitation - Suwannee County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

       **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, EXT 109



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: Suwannee County		
Street Address: 13150 80 <sup>th</sup> Terrace		
Mailing Address (if different): Same		
City: Live Oak	Zip Code: 32064	County: Suwannee
Main Telephone: (386) 364-3400		Main Facsimile: (386) 364-3545
DUNS Number: 065886434		Federal ID Number: 59-6000873

Chief Elected Official: Jason Bashaw	Title: Chairman, Board of County Commissioners
Telephone: (386) 364-3400	Facsimile: (386) 364-3545
E-mail Address: commissioner1@suwgov.org	

Local Government Financial Officer: Barry Baker	Title: County Clerk & Comptroller
Telephone: (386) 362-0500	Facsimile: (386) 362-0567
E-mail Address: barryb@suwgov.org	

Local Government Project Contact: Randy Harris	Title: County Administrator
Street Address: 13150 80 <sup>th</sup> Terrace	
City: Live Oak	Zip Code: 32060
Direct Telephone: (386) 364-3400	Facsimile: (386) 364-3545
E-mail Address: randyh@suwgov.org	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: Fred Fox Enterprises, Inc.	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: Saint Augustine	State: FL	Zip Code: 32080
Telephone: (904) 810-5183	Facsimile: (904) 810-5302	
E-mail Address: fred.fox@fredfoxenterprises.com		

<b>Consultant Information</b>		
Consultant's Name: Fred D. Fox	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: Saint Augustine	State: FL	Zip Code: 32080
Telephone: (904) 810-5183	E-mail Address: (904) 810-5302	

<b>Demographics</b>		
U.S. Congressional District Number: 3	Florida Senate District Number: 5	Florida House District Number: 10
Service Area Census Tract(s): 970100, 970200, 970301, 970302, 970400, 970500, 970600	Census Block Group(s): 9701-1, 9702-1, 9703-1, 9703-2, 9704-1, 9705-1, 9706-1	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input checked="" type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

### Service Area #1 – Unincorporated Suwannee County Housing Rehab/Demolition/ Replacement Service Area:

This project consist of repairing or replacing a minimum of eleven (11) low to moderate income owner occupied housing units all of which will be located within unincorporated Suwannee County.

The total household income of the occupants of five (5) of the eleven (11) housing units will be less than 50% of area median income of which the total household income of the occupants of two (2) of the housing units will be under 30% of area median income. The household income of the occupants of the six (6) remaining housing units will be less than 80% of area median income.

Suwannee County has incorporated the minimum green standards and supplemental green standards recommended by the Department of Economic Opportunity (DEO) in the County’s Housing Assistance Plan (HAP).

As part of this project the County will utilize CDBG funds for temporary relocation. Up to eleven (11) benefitting households will receive temporary relocation assistance for the period of time their home is under construction.

100% of the beneficiaries of this project will be members of low to moderate income households.

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

Activity #	Activity/Description	CDBG Amount	Local Match
14A	Housing Rehab/Demolition/Replacement	\$ 615,500.00	\$50,000.00
08	Temporary Relocation	\$ 22,000.00	

The County anticipates it will take approximately twenty-four (24) months for the project to be complete including the environmental review, client solicitation, client selection, site specific environmental reviews, the development of rehabilitation/replacement bid specifications, project bidding, construction and grant closeout.

The County has committed \$50,000.00 in SHIP funding as local match for the project. The entire fifty thousand dollars (\$50,000.00) of local SHIP funds committed as match for the project will be utilized in conjunction with CDBG funding to rehabilitate or replace the eleven (11) housing units included in the “Housing Rehabilitation/Demo/Replacement” activity for CDBG qualifying clients.

Until the housing units to be addressed are selected and site specific environmental reviews have been completed, it is not known whether any of the housing units addressed will be located within a flood zone. If any of the housing units selected for inclusion in the program are located within a flood zone, the requirements for rehabilitating or replacing a residential housing unit located within a flood zone will be followed.

**Project Narrative — G-2 (continued)**

The source and use of funds for the project are as follows:

	CDBG	Leverage	Total
14A – Housing Rehab/Demolition/Replacement	\$ 615,500.00	\$ 50,000.00	\$ 665,500.00
08 – Temporary Relocation	\$ 22,000.00	0.00	\$ 22,000.00
Administration	\$ 112,500.00	0.00	\$ 112,500.00
<b>Total</b>	<b>\$ 750,000.00</b>	<b>\$ 50,000.00</b>	<b>\$ 800,000.00</b>

**Additional Information:**

1. After the eleven (11) housing units have been addressed, if funding remains available, the remaining CDBG and match funding will be used to rehabilitate or replace additional housing units owned and occupied by low and moderate income households.

# SUWANNEE COUNTY JURISDICTION MAP



Suwannee County Administrative Office  
14150 80th Terr., Live Oak

## GENERAL LEGEND

- INTERSTATE HIGHWAY
- STATE HIGHWAY
- COUNTY HIGHWAY
- LOCAL IMPROVED SURFACE ROAD
- LOCAL UNIMPROVED SURFACE ROAD
- PRIVATE ROAD
- INTERSTATE ROUTE
- STATE ROUTE
- COUNTY ROUTE
- DESIGNATION OF PLANNING ROUTE DESIGNATION
- RAILROAD TRACK
- SALVAGE YARD
- GRAVE CROSSING
- RAILROAD BEAM
- LANDING AREA OR STRIP
- COMMERCIAL OR MUNICIPAL AIRPORT
- QUARRY
- CANAL OR DRAINAGE DITCH
- ARROW STREAM
- ROCK STREAM
- LAKE, RESERVOIR OR POND
- INTERIM FEAT. POND
- HEADWATER LAKE
- HARBOUR OR SWAMP
- HEADWATER STREAM
- HEADWATER CREEK
- COUNTY BOUNDARY LINE
- LAKE DRAIN LINE
- SECTION LINE
- STATE OR NATIONAL FOREST
- PARK OR RECREATIONAL AREA
- UNDESIGNATED AREA
- COUNTY SEAT
- OTHER CITY OR VILLAGE
- UNDESIGNATED PARK OR SMALL PARK
- PARK WITH BOAT LAUNCH
- BOAT LAUNCH
- RECREATIONAL AREA OR HISTORIC SITE
- POST OFFICE
- SCHOOL
- CHURCH
- CEMETERY
- CHURCH WITH CEMETERY
- TOLL HOUSE OR MOBILE STATION
- PARKING/LOADING COURSE OR PICKUP AREA
- STOP SIGN AREA
- WIRE OR GUARD
- RAILROAD FENCE PROTECTION STATION
- FARMHOUSE
- LAMPOST TOWER
- JUNCTION
- BUILT WHITE WAREHOUSE FACILITY
- FIRE STATION
- SERVICE STATION, PLANT
- SCHEDULED
- POWER PLANT
- POWER SUBSTATION
- TRANSMISSION FACILITY
- LANCED DATE ON FENCE
- TRANSMISSION STATION
- LOCATION OF SYMBOL

This map was compiled from U.S. Geological Survey maps by the State of Florida Dept. of Transportation Surveying and Mapping Office. It is not intended to be used as a legal document and is not intended to be used as a legal document.

This map was compiled using computerized graphic methods.

This map was prepared on the Lambert conformal conic projection, NAD 83 datum, using a system of plane rectangular coordinates.

The names of cities and towns are not necessarily shown on this map. It is not intended to be used as a legal document and is not intended to be used as a legal document.

No attempt has been made to show all address details or other.

All measurements are taken from the 1983 datum, unless otherwise noted.

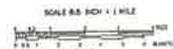
The State of Florida, Department of Transportation Surveying and Mapping Office, is not responsible for any errors or omissions in this map.

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Map of Florida with Suwannee County highlighted in red.

## GENERAL HIGHWAY MAP SUWANNEE COUNTY FLORIDA

PREPARED BY THE  
SURVEYING AND MAPPING OFFICE  
FOR THE  
STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION



MARCH 2003

OPTIONAL SCALE GRAPHIC OF UNDESIGNATED ROAD







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

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2009 NW 87th Place, Gainesville, FL 32653-1603 • 352.955.2200

**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#64 City of Hawthorne - Federal Fiscal Year 2014 Community Development Block Grant Application  
- Neighborhood Revitalization - Hawthorne, Alachua County, Florida

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TO: Lauren Milligan, Florida State Clearinghouse

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

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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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, EXT 109



**Application Profile  
Table G-1**

**Local Government Contact Information:**

Local Government Name: City of Hawthorne		
Street Address: 6700 SE 221 <sup>st</sup> Street		
Mailing Address (if different): P.O. Box 1270		
City: Hawthorne	Zip Code: 32640-1270	County: Alachua
Main Telephone: (352) 481-2432		Main Facsimile: (352) 481-2437
DUNS Number: 024387383		Federal ID Number: 59-6033995

Chief Elected Official: Matthew Surrency	Title: Mayor
Telephone: (352) 481-2432	Facsimile: (352) 481-2437
E-mail Address: msurrency@cityofhawthorne.net	

Local Government Financial Officer: Ellen Vause	Title: City Manager
Telephone: (352) 481-2432	Facsimile: (352) 481-2437
E-mail Address: evause@cityofhawthorne.net	

Local Government Project Contact: Ellen Vause	Title: City Manager
Street Address: 6700 SE 221 <sup>st</sup> Street	
City: Hawthorne	Zip Code: 32640
Direct Telephone: (352) 481-2432	Facsimile: (352) 481-2437
E-mail Address: evause@cityofhawthorne.net	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: Fred D. Fox	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: St. Augustine	State: Florida	Zip Code: 32080
Telephone: (904) 810-5183	Facsimile: (904) 810-5302	
E-mail Address: fred.fox@fredfoxenterprises.com		

<b>Consultant Information</b>		
Consultant's Name: Fred Fox Enterprises, Inc.	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: St. Augustine	State: Florida	Zip Code: 32080
Telephone: (904) 810-5183	E-mail Address: fred.fox@fredfoxenterprises.com	

<b>Demographics</b>		
U.S. Congressional District Number: 3	Florida Senate District Number: 23	Florida House District Number: 14
Service Area Census Tract(s): 002000	Census Block Group(s): 2 & 5	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

### Service Area #1 Central Hawthorne Water Line Replacement Service Area:

**03J Water Line Replacement Activity** -The Central Hawthorne Water Line Replacement Service Area in the City of Hawthorne 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 two inch (2"), six inch (6"), and ten inch (10") PVC water lines. Approximately six hundred linear feet (600') of two inch (2"), thirty eight hundred linear feet (3,800') of six inch (6") and twenty nine hundred feet (2,900') of ten inch (10") water lines will be replaced. A total of seven thousand three hundred (7,300') 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 69<sup>th</sup> Avenue between Southeast 218<sup>th</sup> Street on the west and Southeast 221<sup>st</sup> Street on the east with ten inch (10") PVC water lines, a distance of 1,100 linear feet;
- The replacement of the existing water line along Southeast 65<sup>th</sup> Avenue between Southeast 218<sup>th</sup> Street on the west and Southeast 219<sup>th</sup> Terrace on the east with ten inch (10") PVC water lines, a distance of 500 linear feet;
- The replacement of the existing water line along Southeast 218<sup>th</sup> Street between Southeast 65<sup>th</sup> Avenue on the north and Southeast 69<sup>th</sup> Avenue on the south with six inch (6") PVC water lines, a distance of 1,200 linear feet;
- The replacement of the existing water line along Southeast 219<sup>th</sup> Terrace between Southeast 65<sup>th</sup> Avenue on the north and Southeast 69<sup>th</sup> Avenue on the south with six inch (6") PVC water lines, a distance of 1,300 linear feet;
- The replacement of the existing water line along Southeast 220<sup>th</sup> Street between Southeast 65<sup>th</sup> Avenue on the north and Southeast 69<sup>th</sup> Avenue on the south with six inch (6") PVC water lines, a distance of 1,300 linear feet;
- The replacement of the existing water line along Southeast 221<sup>st</sup> Street between Southeast 65<sup>th</sup> Avenue on the north and Southeast 69<sup>th</sup> Avenue on the south with ten inch (10") PVC water lines, a distance of 1,300 linear feet;
- The replacement of the existing water line along Southeast 221<sup>st</sup> Street between State Road 20 on the north and Southeast 65<sup>th</sup> Avenue on the south with two inch (2") PVC water lines, a distance of 600 linear feet;

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

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

**Service Area #1 Central Hawthorne Water Line Replacement Service Area (continued):**

The boundary for Service Area #1 begins at the northwest corner of the property located on the northwest corner of SE 65<sup>th</sup> Avenue and SE 218<sup>th</sup> Street, proceed east along the rear property lines of the property on the north side of SE 65<sup>th</sup> Avenue until the northwest corner of the property located on the northwest corner of SE 65<sup>th</sup> Avenue and SE 221<sup>st</sup> Street, then proceed northerly along the rear property line of the properties located on the west side of SE 221<sup>st</sup> Street until the intersection with the southern right of way line of State Road 20, then proceed easterly along the southern right of way line of State Road 20 until it intersects with the northeast corner of the property located on the southeast corner of the intersection of State Road 20 and SE 221<sup>st</sup> Street, then proceed southerly along the rear property lines of the properties located on the east side of SE 221<sup>st</sup> Street until the southeast corner of the property located at the southeast corner of the intersection of SE 221<sup>st</sup> Street and Southeast 69<sup>th</sup> Avenue, then proceed westerly along the rear property line of the properties located on the south side of SE 69<sup>th</sup> Avenue until the southwest corner of the property located on the southwest corner of SE 69<sup>th</sup> Avenue and SE 218<sup>th</sup> Street, then proceed northerly along the rear property line of the properties located along the west side of SE 218<sup>th</sup> Street until the point of beginning.

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 44 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 44 households in the service area contain 89 people, 20 of these people or 22.47% are VLI, 62 of the people living in the service area or 69.66% are LMI and 27 of the people living in the service area or 30.34% have household incomes above the LMI income limits.

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

<b>Activity</b>	<b>CDBG Cost</b>	<b>Local Match</b>
03J Water Line Replacement	\$ 485,900.00	\$25,000.00

**Service Area #2 - Potable Water System Wide Service Area:**

This service area includes all of the homes that are served by the City of Hawthorne's potable water system:

**03J Water Tank/Well/Treatment Plant Improvements** – The building which houses the City of Hawthorne's well, well pumps and equipment at the City's Water Treatment Plant located at 6504 SE 219<sup>th</sup> Terrace is in bad shape and in need of replacement. The proposed CDBG activity in Service Area #2 will include the replace of the building housing the water well, water pump and equipment at the City's Water Treatment Plant. The funds in this activity will be used to replace the building containing the well, well pumps and equipment at the City's water treatment plant. The replacement of the building housing the well, well pumps and equipment will include all components required to replace the building.

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

**Service Area #2 - Potable Water System Wide Service Area:**

The beneficiaries for the activity proposed in this service area are all of the people living in the residential housing units currently being served by the City’s potable water system. Currently 580 occupied households are connected to the City’s potable water system. These 580 households contain 1,451.14 people. 457.40 of the people living in the households in the service area, or 31.52% are VLI, 1,080.48 of the people living in the households in the service area or 74.45% are LMI and 370.66 of the people living in the households in the service area or 25.55% have household incomes which are above the LMI income limits.

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

Activity #	Activity	Description	CDBG Cost	Local Match
03J	Water Tank/Well Treatment Plant Improvements –	Replacement of the building housing the well	\$ 75,000.00	\$ 0.00

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

Based upon Florida Statutes 218.50 - 218.504, the City of Hawthorne has been designated as a community in a “State of Financial Emergency” by the State of Florida.

The City has committed twenty-five thousand dollars (\$25,000.00) from the Water and Sewer Enterprise Fund to the water line replacement activity 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.

None of the proposed CDBG funded activities are 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	\$ 485,900.00	\$ 25,000.00	\$ 510,900.00
03J- Water Tank/Well Treatment Plant Improvements	\$ 75,000.00	0.00	\$ 75,000.00
Engineering	\$ 37,100.00	0.00	\$ 37,100.00
Administration	\$ 52,000.00	\$ 0.00	\$ 52,000.00
<b>Total</b>	<b>\$ 650,000.00</b>	<b>\$ 25,000.00</b>	<b>\$ 675,000.00</b>

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

**Unmet Need:**

**Service Area #3 – Southeast 65<sup>th</sup> Avenue Water Line Replacement Service Area:**

**03J Water Line Replacement Activity** -The Southeast 65<sup>th</sup> Avenue Water Line Replacement Service Area in the City of Hawthorne 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 ten inch (10") water lines. Approximately five hundred (500') 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 Southeast 65<sup>th</sup> Avenue between Southeast 218<sup>th</sup> Street on the east and 216<sup>th</sup> Terrace on the west with ten inch (10") PVC water lines, a distance of 500 linear feet;

The water lines being replaced along Southeast 65<sup>th</sup> Avenue in Service Area #3 are interconnected with the water lines being replaced in primary Service Area #1.

Service Area #3 is bound on the north by the rear property line of the properties located on the north side of Southeast 65<sup>th</sup> Avenue, on the south by the rear property lines of the properties located along the south side of Southwest 65<sup>th</sup> Avenue, on the east by the eastern edge of the intersection of Southeast 65<sup>th</sup> Avenue and Southeast 218<sup>th</sup> Street, and on the west by the western edge of the intersection of Southeast 65<sup>th</sup> Avenue and Southeast 216<sup>th</sup> Terrace.

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 3 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 3 households in the service area contain 6 people, 1 of these people or 16.66% is VLI, 6 of the people living in the service area or 100.00% are LMI and 0 of the people living in the service area or 0.00% have household incomes above the LMI income limits.

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

<b>Activity</b>	<b>CDBG Cost</b>
03J Water Line Replacement	\$ 60,000.00

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

**Service Area #4 – Southeast 216<sup>th</sup> Terrace Water Line Replacement Service Area:**

**03J Water Line Replacement Activity** -The Southeast 216<sup>th</sup> Terrace Water Line Replacement Service Area in the City of Hawthorne 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 two inch (2") water lines. Approximately five hundred (500') linear feet of replacement potable water lines will be installed. The installation of the proposed new water lines will include all components, including 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 Southeast 216<sup>th</sup> Terrace beginning at the intersection of Southeast 65<sup>th</sup> Avenue and Southeast 216<sup>th</sup> Terrace and extending northerly along 216<sup>th</sup> Terrace for 500 linear feet, approximately 500' of two inch (2") PVC water lines will be installed in this Service Area;

The water lines being replaced along Southeast 216<sup>th</sup> Terrace in Service Area #4 are interconnected with the water lines being replaced in primary Service Area #1 and unmet need Service Area #3.

Service Area #4 is bound on the north by the northern property lines of the properties located at 6401 Southeast 216<sup>th</sup> Terrace and 6408 Southeast 216<sup>th</sup> Terrace, on the west by the rear property line of the properties located on the west side of Southeast 216<sup>th</sup> Terrace, on the south by the southern edge of the intersection of Southeast 65<sup>th</sup> Avenue and Southeast 216<sup>th</sup> Terrace and on the east by the rear property lines of the properties located along the east side of Southwest 216<sup>th</sup> Terrace.

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 4 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 4 households in the service area contain 10 people, 1 of these people or 10.00% is VLI, 8 of the people living in the service area or 80.00% are LMI and 2 of the people living in the service area or 20.00% have household incomes above the LMI income limits.

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

<b>Activity</b>	<b>CDBG Cost</b>
03J Water Line Replacement	\$ 15,000.00

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

**Service Area #5 – Southeast 69<sup>th</sup> Avenue Water Line Replacement Service Area:**

**03J Water Line Replacement Activity** -The Southeast 69<sup>th</sup> Avenue Water Line Replacement Service Area in the City of Hawthorne 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 ten inch (10") water lines. Approximately five hundred (500') 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 Southeast 69<sup>th</sup> Avenue between Southeast 218<sup>th</sup> Street on the east and 216<sup>th</sup> Terrace on the west with ten inch (10") PVC water lines, a distance of 500 linear feet;

The water lines being replaced along Southeast 69<sup>th</sup> Avenue in Service Area #5 are interconnected with the water lines being replaced in primary Service Area #1.

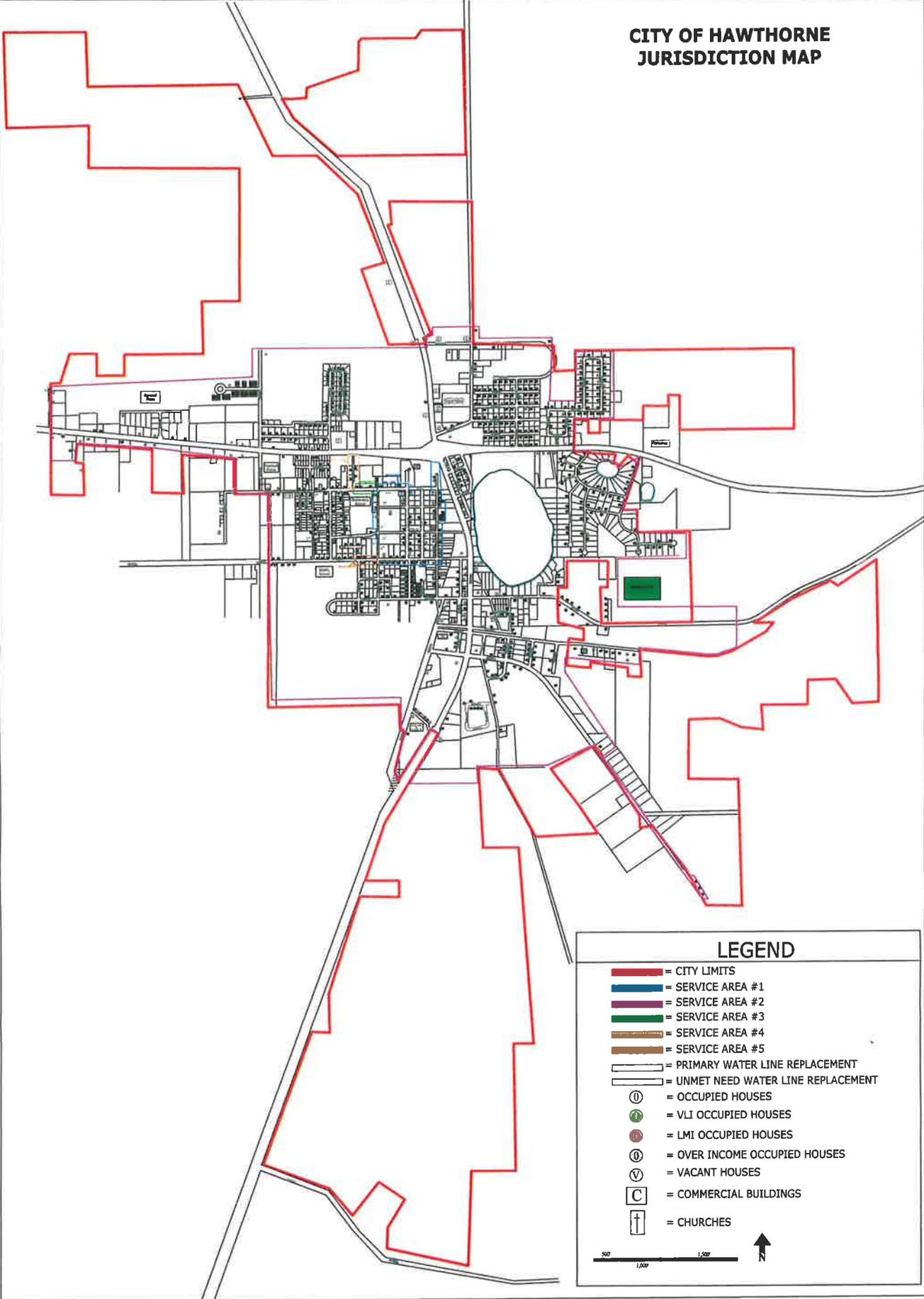
Service Area #5 is bound on the north by the rear property line of the properties located on the north side of Southeast 69<sup>th</sup> Avenue, on the south by the rear property lines of the properties located along the south side of Southwest 69<sup>th</sup> Avenue, on the east by the eastern edge of the intersection of Southeast 65<sup>th</sup> Avenue and Southeast 218<sup>th</sup> Street, and on the west by the western edge of the intersection of Southeast 65<sup>th</sup> Avenue and Southeast 216<sup>th</sup> Terrace.

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 4 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 4 households in the service area contain 7 people, 0 of these people or 0.00% are VLI, 4 of the people living in the service area or 57.14% are LMI and 3 of the people living in the service area or 42.86% have household incomes above the LMI income limits.

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

<b>Activity</b>	<b>CDBG Cost</b>
03J Water Line Replacement	\$ 60,000.00

**CITY OF HAWTHORNE  
JURISDICTION MAP**



**LEGEND**

- = CITY LIMITS
- = SERVICE AREA #1
- = SERVICE AREA #2
- = SERVICE AREA #3
- = SERVICE AREA #4
- = SERVICE AREA #5
- = PRIMARY WATER LINE REPLACEMENT
- = UNMET NEED WATER LINE REPLACEMENT
- ① = OCCUPIED HOUSES
- ② = VLI OCCUPIED HOUSES
- ③ = LMI OCCUPIED HOUSES
- ④ = OVER INCOME OCCUPIED HOUSES
- Ⓥ = VACANT HOUSES
- ⓐ = COMMERCIAL BUILDINGS
- Ⓢ = CHURCHES







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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#65 City of Perry - Federal Fiscal Year 2014 Community Development Block Grant Application - Commercial Revitalization - Perry, Taylor County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

     **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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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, EXT 109



**Application Profile  
 Table G-1**

**Local Government Contact Information:**

Local Government Name: City of Perry		
Street Address: 224 South Jefferson Street		
Mailing Address (if different): 224 South Jefferson Street		
City: Perry	Zip Code: 32347	County: Taylor
Main Telephone: (850) 584-7161		Main Facsimile: (850) 584-2619
DUNS Number: 065907537		Federal ID Number: 59-6000408

Chief Elected Official: Mike Deming	Title: Mayor
Telephone: (850) 584-7161	Facsimile: (850) 584-2619
E-mail Address: mdeming@cityofperry.net	

Local Government Financial Officer: Penny Staffney	Title: Finance Director
Telephone: (850) 584-7161 ext. 115	Facsimile: (850) 584-2619
E-mail Address: pstaffney@cityofperry.net	

Local Government Project Contact: Bob Brown	Title: City Manager
Street Address: 221 South Jefferson Street	
City: Perry	Zip Code: 32347
Direct Telephone: (850) 584-7161 ext. 117	Facsimile: (850) 584-2619
E-mail Address: bbrown@cityofperry.net	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: Fred Fox Enterprises, Inc.	Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: St. Augustine	State: FL	Zip Code: 32080
Telephone: (904) 810-5183	Facsimile: (904) 810-5302	
E-mail Address: fred.fox@fredfoxenterprises.com		

<b>Consultant Information</b>		
Consultant's Name: Fred D. Fox	<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC	
Street Address: 221 Treasure Beach Road		
City: St. Augustine	State: FL	Zip Code: 32080
Telephone: (904) 810-5183	E-mail Address: fred.fox@fredfoxenterprises.com	

<b>Demographics</b>		
U.S. Congressional District Number: 2	Florida Senate District Number: 3	Florida House District Number: 7
Service Area Census Tract(s): 950100, 950200 & 950300	Census Block Group(s): 100-1, 2, 3 & 4; 200-2, 3, 4 & 5; 300-1, 2, 3, 4, 5 & 6	

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input checked="" type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

### Service Area #1 City of Perry City Wide Service Area:

The Service Area for this project is the corporate limits of the City of Perry. The lives of all of the citizens of Perry will be enhanced with the existence of a vibrant downtown. A vibrant downtown will provide additional shopping, restaurant, tourist and job opportunities for the people living within the community.

The City of Perry's downtown commercial district has been struggling with a high vacancy rate in the project area. The downtown businesses, local government and the city's residents need help in revitalizing Perry's downtown. With the construction of the proposed improvements the City hopes to help the economic environment for the existing merchants and draw new businesses into the downtown.

### Project Area #1: Streetscape Improvement Project Area

Project Area #1 for this CDBG Small Cities application in the Commercial Revitalization category is bound on the north by the northern right of way of Main Street, on the south by the south side of the right of way for Ellis Street, on the east by the rear property lines of the properties on the east side of Jefferson Street and on the west by the rear property lines of the properties on the western side of Jefferson Street.

The activity included in Project Area #1 is as follows:

**03L Sidewalks and Pedestrian Malls** – In this activity, the City is proposing to provide streetscape improvements along both sides of Jefferson Street between Main Street on the north and Ellis Street on the south, a distance of approximately nine hundred (900) linear feet

The project will include bump outs at all four corners of all four (4) intersections, the upgrading of crosswalks, sidewalks, curbs, gutters, benches, trash receptacles, landscaping, irrigation, and on street parking.

Activity	Description	CDBG Cost	Local Match Funds
03L – Sidewalks & Pedestrian Malls	Streetscape and Crosswalk Improvements	\$ 475,130.00	\$ 50,000.00

### Project Area #2 - Enhanced Streetscape Improvement Project Area:

Project Area #2 for this CDBG Small Cities application in the Commercial Revitalization category is bound on the north by the northern right of way of Main Street, on the south by the south side of the right of way for Green Street, on the east by the eastern right of way line of Jefferson Street and on the west by the rear property lines of the properties located on the western side of Jefferson Street.

**Project Narrative (continued) – G-2**

**Service Area #1 City of Perry City Wide Service Area (continued):**

**Project Area #2 (continued):**

The CDBG funded activity included in Project Area #2 is as follows:

**03L Sidewalks and Pedestrian Malls** – In this activity, the City is proposing to construct a second story balcony with a canopy awning above, adjacent to the two story buildings located within the block and a canopy awning adjacent to the one story buildings within the block. The balconies and canopy awnings will be freestanding, owned and maintained by the City. The canopies will only be connected to the existing privately owned adjacent buildings within the block by roof flashing to keep the gap between the canopy awnings and the buildings from leaking during periods of inclement weather. After consulting with the Department of Economic Opportunity (DEO), DEO has advised the City that the vertical construction on the second story balconies and canopy awnings would be considered a Sidewalk and Pedestrian Mall Activity under the CDBG grant and the horizontal construction including the balcony floor framing and canopy awnings would be considered Commercial Building Rehabilitation Improvements. The Department further advised the City if all of the CDBG Grant funding was used on Sidewalk and Pedestrian Mall Improvements and the City used local funding for the Building Rehabilitation Improvements, the CDBG Rules relating to Building Rehabilitation improvements would not apply to this project. Since the estimated cost of completing the project significantly exceeds the six hundred and forty four thousand dollars (\$644,000.00) available for construction, the City will construct all portions of the project considered Building Rehabilitation improvements with local funds. The Sidewalk and Pedestrian Mall Activity in Project Area #2 will take place along a three hundred (300) linear feet area on the west side of Jefferson Street.

Activity	Description	CDBG Cost	Local Match Funds
<b>03L – Sidewalks &amp; Pedestrian Malls</b>	<b>Streetscape Improvements</b>	<b>\$ 168,870.00</b>	<b>\$ 0.00</b>

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

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

The beneficiaries for the activities proposed in this service area are those people living within the City of Perry’s City Wide Service Area who are the primary users of the City of Perry’s downtown; therefore, the national objective “Benefit to Low and Moderate Income Persons” is realized. Currently 2,737 occupied households are located within the service area. These 2,737 households contain a total of 6,895 people. Based upon the 2010 Census, 3,810 of the people living in the service area or 55.26% are LMI and 3,085 of the people living in the households in the service area or 44.74% have household incomes which are above the LMI income limits. Thus, National Objective #1, Benefit to Low Moderate Income Persons is realized by the three activities being carried out in this service area.

The City of Perry has committed fifty thousand dollars (\$50,000.00) from the Community Redevelopment Agency for the Streetscape and Pedestrian Mall activity as local match in this application.

**Project Narrative (continued) — G-2**

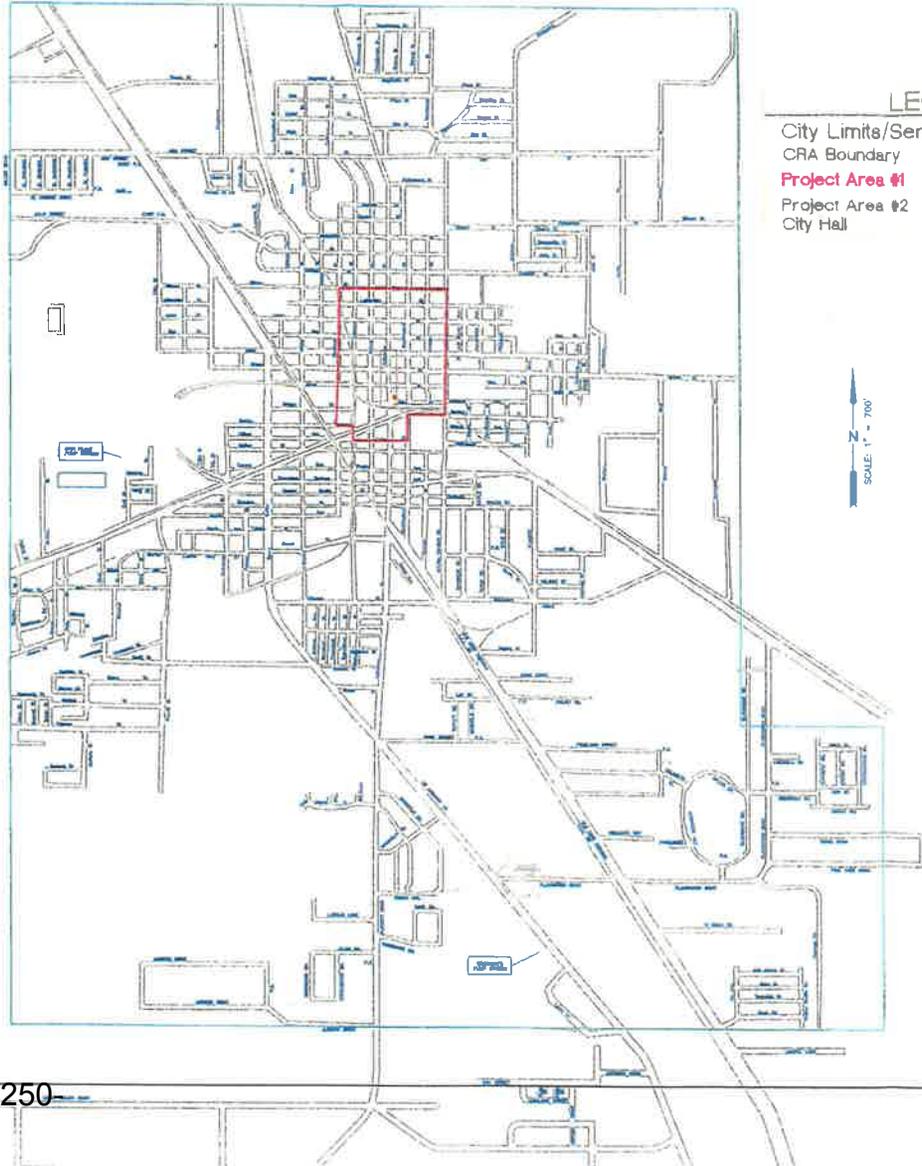
The City anticipates it will take approximately twenty-four (24) months for the project to be complete including completion of the environmental review, bidding, construction and grant closeout.

None of the proposed CDBG funded activities are located in a flood zone.

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

<b>ACTIVITY</b>	<b>CDBG</b>	<b>CITY MATCH CLAIMED FOR POINTS</b>	<b>ADDITIONAL CITY MATCH NOT CLAIMED FOR POINTS</b>	<b>TOTAL</b>
03L – Sidewalks and Pedestrian Malls – Project Area #1	475,130.00	50,000.00	268,848.00	823,978.00
03L – Sidewalks and Pedestrian Malls – Project Area #2	168,870.00	0.00	100,000.00	268,870.00
17C – Commercial Building Rehabilitation	0.00	0.00	97,519.00	97,519.00
016 – Engineering	0.00	0.00	35,000.00	35,000.00
013 – Administration	56,000.00	0.00	0.00	56,000.00
<b>Total</b>	<b>700,000.00</b>	<b>50,000.00</b>	<b>501,367.00</b>	<b>1,190,367.00</b>

PERRY CITY LIMITS AND SERVICE AREA



LEGEND

- City Limits/Service Area
- CRA Boundary
- Project Area #1
- Project Area #2
- City Hall

N  
SCALE: 1" = 700'



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**REGIONAL CLEARINGHOUSE  
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 7-6-15

**PROJECT DESCRIPTION**

#66 Town of Jennings - Federal Fiscal Year 2014 Community Development Block Grant Application  
- Neighborhood Revitalization - Jennings, Hamilton County, Florida

---

TO: Lauren Milligan, Florida State Clearinghouse

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

The Honorable John Prine, Mayor  
Town of Jennings  
P.O. Box 209  
Jennings, FL 32053

Spencer Nabors  
In Touch Consulting Group, Inc.  
P.O. Box 406  
Jasper, FL 32052

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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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, EXT 109

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promoting economic development and providing technical services to local governments.



**Application Profile**  
**Table G-1**

**Local Government Contact Information:**

Local Government Name: Town of Jennings		
Street Address: 1199 Hamilton Ave		
Mailing Address (if different): P.O. Box 209		
City: Jennings	Zip Code: 32053	County: Hamilton
Main Telephone: 386-938-4131		Main Facsimile: 386-938-3301
DUNS Number: 184021009		Federal ID Number: 591533635-010

Chief Elected Official: John Prine	Title: Mayor
Telephone: 386-938-4131	Facsimile: 386-938-3301
E-mail Address: N/A	

Local Government Financial Officer: Christy Smith	Title: Town Clerk
Telephone: 386-938-4131	Facsimile: 386-938-3301
E-mail Address: jenningsch@yahoo.com	

Local Government Project Contact: George Glover	Title: Town Manager
Street Address: 1199 Hamilton Ave	
City: Jennings	Zip Code: 32053
Direct Telephone: 386-938-4131	Facsimile: 386-938-3301
E-mail Address: jenningsmanager@yahoo.com	

### Application Profile – Table G-1 (Continued)

<b>Application Preparer Information</b>		
Preparer's Name: In Touch Consulting Group, Inc.		Organization Preparing Application: <input type="checkbox"/> Local Government <input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: p.o. Box 406		
City: Jasper	State: FL	Zip Code: 32052
Telephone: 386-855-2950	Facsimile: N/A	
E-mail Address: snabors@itcgroupinc.net		

<b>Consultant Information</b>		
Consultant's Name: In Touch Consulting Group, Inc.		<input checked="" type="checkbox"/> Private Company <input type="checkbox"/> RPC
Street Address: p.o. Box 406		
City: Jasper	State: FL	Zip Code: 32052
Telephone: 386-855-2950	E-mail Address: snabors@itcgroupinc.net	

<b>Demographics</b>		
U.S. Congressional District Number: 3	Florida Senate District Number: 3	Florida House District Number: 10
Service Area Census Tract(s): 9602		Census Block Group(s): 1&2

<b>Application Type:</b> Indicate the application category. A completed application must include the appropriate section as listed below.	
<input type="checkbox"/> Commercial Revitalization (Part 4)	<input type="checkbox"/> Economic Development (Part 5)
<input type="checkbox"/> Housing Rehabilitation (Part 6)	<input checked="" type="checkbox"/> Neighborhood Revitalization (Part 7)

## Project Narrative — G-2

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

The Town of Jennings is applying to the Florida Department of Economic Opportunity (DEO) for a grant under the Neighborhood Revitalization category in the amount of \$600,000 under the Small Cities Community Development Block Grant (CDBG) Program. The Town's application will involve CDBG Neighborhood Revitalization assistance to Low-to-Moderate Income (LMI) residents, without this assistance, the Town could not provide adequate services to its residence.

### Service Area Town Wide:

The activities are of Town wide benefit and are as follows: The Town proposes activities at the Water Plant (1144 Florida Street) and the Sewer Plant (1045 Berry Street Extension) to include: Water Plant: Removing/Replacing the existing 25,000 gallon aeration tank, Installation of a 1,000 gallon per minute water pump and electrical upgrades to the facility ( The current aeration tank is substandard and requires replacing along with code related issues with the wiring of the structure). Sewer Plant: Install fencing around spray field and facility, install generator for emergency power back up, remove/replace manual spray field valves with automatic valves with control box. ( The facility is not fenced off, animals and unauthorized personal can access the facility. The Town does not currently have a back-up generator for their sewer plant, if power goes down, so does the ability to move waste. The majority of the existing manual spray field valves are inoperable, the spray field does not properly distribute waste as it should, the automatic spray field valves would proficiently distribute the waste across the field as intended, the current system is out of date and at best operates at 60% capacity, the upgrade to the automated valves is a must) Beneficiary Data: Total: 809 Total LMI: 713 88% Total VLI: 599 74% Total Non-LMI 96 11%

The estimated CDBG cost of construction is budgeted at \$524,212, \$212,212 to be utilized at the Sewer Plant and \$312,000 to be utilized at the Water Plant. Additionally, \$48,000 has been budgeted for administration and \$27,788 has been budgeted for engineering. The total estimated cost of the project is budgeted at \$600,000.

The Town anticipates proposed construction start and completion dates within twenty-four (24) months of the award date. All activities will be conducted within the Town limits.

The Town does not anticipate any activity located in a flood-prone area; however, the Town does participate in the National Flood Insurance Program.

Since this is a town wide project and the Town of Jennings population exceeds 51% LMI, the national objective to benefit low-to-moderate income persons will be met.