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Florida
Regional
Planning
Council**

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

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

MEETING TIME 6:15 P.M.

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **September 24, 2026**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:15 p.m.**

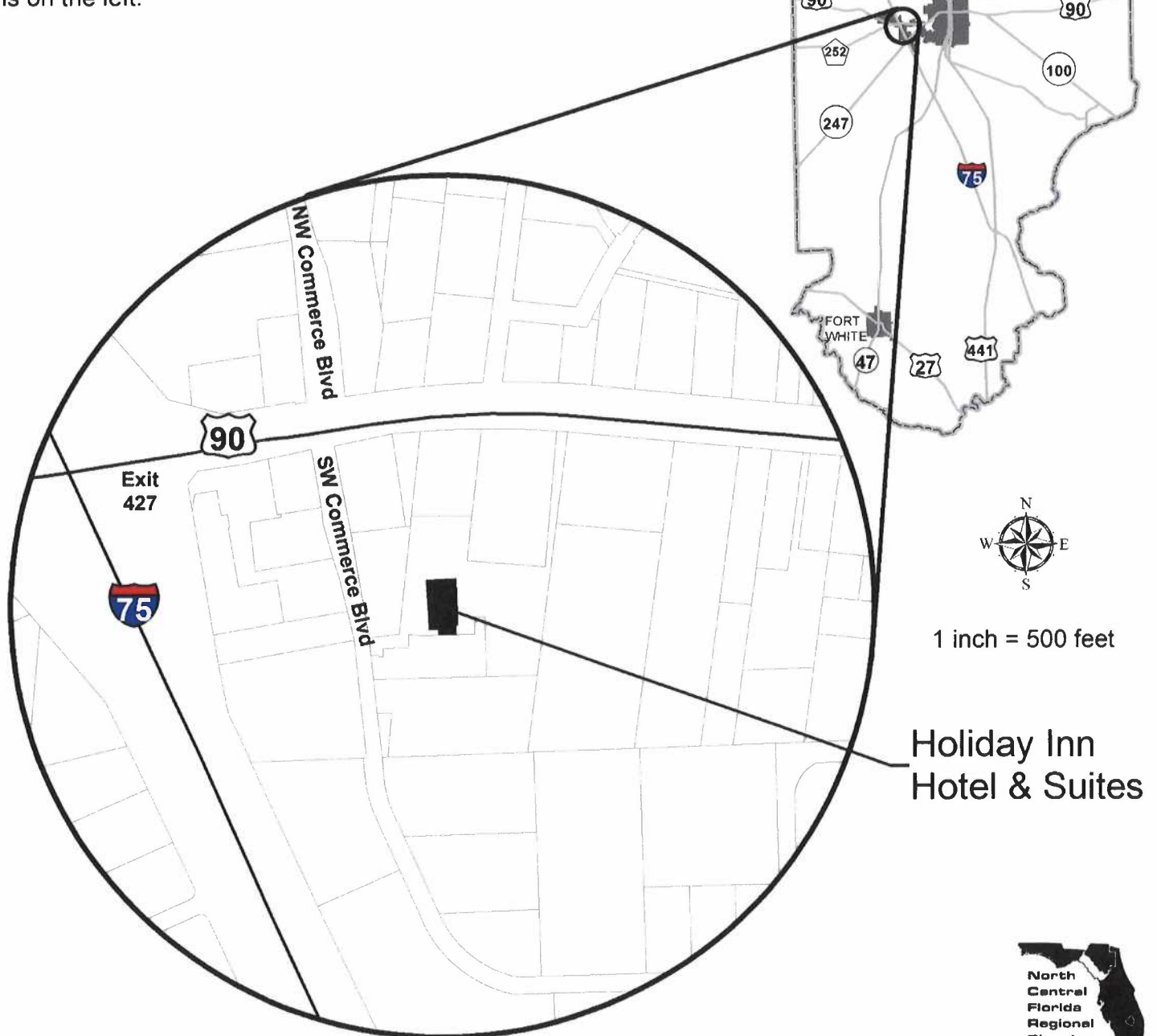
DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



Holiday Inn
Hotel & Suites





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AGENDA CLEARINGHOUSE COMMITTEE

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

September 24, 2026
6:15 p.m.

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V. PUBLIC COMMENTS	
The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.	

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

August 27, 2026
6:15 p.m.

MEMBERS PRESENT IN PERSON

Melissa Hendrix
James Howell, Chair
Diane Landry, Vice-Chair
Kevin Parnell

MEMBERS ABSENT

Johnny Hiers
Ricky Jernigan
Jody Stephenson

MEMBERS PRESENT VIA
MEDIA TECHNOLOGY
COMMUNICATIONS
FOR QUORUM

Donald Long
J.P. Moore

STAFF PRESENT

Scott Koons - In-Person
Garrison Vandegrift - In-Person

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

Chair James Howell noting a quorum being present called the meeting to order at 6:16 p.m.

I. APPROVAL OF THE AGENDA

Chair Howell requested approval of the agenda as presented.

ACTION: It was moved by Mayor Hendrix and seconded by Commissioner Parnell, to approve the August 27, 2026 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JUNE 29, 2026 MEETING MINUTES

ACTION: It was moved by Mayor Hendrix and seconded by Vice-Mayor Landry, to approve the June 29, 2026 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. CLEARINGHOUSE COMMITTEE ORIENTATION WORKSHOP

Scott Koons, Executive Director, conducted a Clearinghouse Committee Orientation Workshop discussing the Clearinghouse Committee duties and responsibilities. He noted that the Committee is an advisory body to the Council. Mr. Koons stated that the Committee's review of local government comprehensive plan amendments is limited to identifying any adverse impacts to regional facilities and natural resources of regional significance, and extrajurisdictional impacts on adjoining local governments.

IV. COMMITTEE-LEVEL REVIEW ITEMS

- #49 – City of Waldo Comprehensive Plan Draft Amendment (FC No. 26-2ESR)
- #51 – Town of White Springs Comprehensive Plan Draft Amendment (FC No. 26-1ESR)
- #52 - City of Lake City Comprehensive Plan Adopted Amendment (FC No. 26-1ESR)

ACTION: It was moved by Vice-Mayor Landry and seconded by Commissioner Parnell, to group Committee-Level Review Items #49, #51 and #52 for purpose of review. The motion carried unanimously.

Mr. Koons stated that the staff reports for Items #49, #51 and #52 find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Parnell and seconded by Mayor Hendrix, to recommend that the Council approve the staff reports for Items #49, #51 and #52 as circulated. The motion carried unanimously.

V. STAFF--LEVEL REVIEW ITEMS

Mr. Koons reviewed the following staff-level review item for informational purposes.

- #50 - City of Live Oak - Community Development Block Grant 26DB-N06
Early Floodplain Notice

VI. PUBLIC COMMENTS - None

The meeting adjourned at 6:36 p.m.

James Howell, Chair

9/24/26
Date

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

Regional Planning Council: North Central FL
Review Date: 9/24/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 53
Local Government: Alachua County
Local Government Item No.: Z 26-000005
State Land Planning Agency Item No.: 26-3ESR

Date Mailed to Local Government and State Land Planning Agency: 9/25/26 (estimated)

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

DESCRIPTION OF AMENDMENT

County item Z 26-000005 reclassifies approximately 997 acres of land from Rural/Agriculture (up to 1 dwelling unit per 5 acres) to Everlee Farmstead Community (see attached).

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

The subject property is located within one-half mile of State Road 24, which is identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.3. states that 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. Segments of State Road 24 will be operating at level of service standard of F at project buildout in 2041. Therefore, significant adverse transportation impacts to the Regional Road Network are anticipated as a result of this comprehensive plan amendment.

The subject property is not located within a Natural Resource of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts are not anticipated as the amendment.

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

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

Request a copy of the adopted version of the amendment?

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

Yes X No
Not Applicable

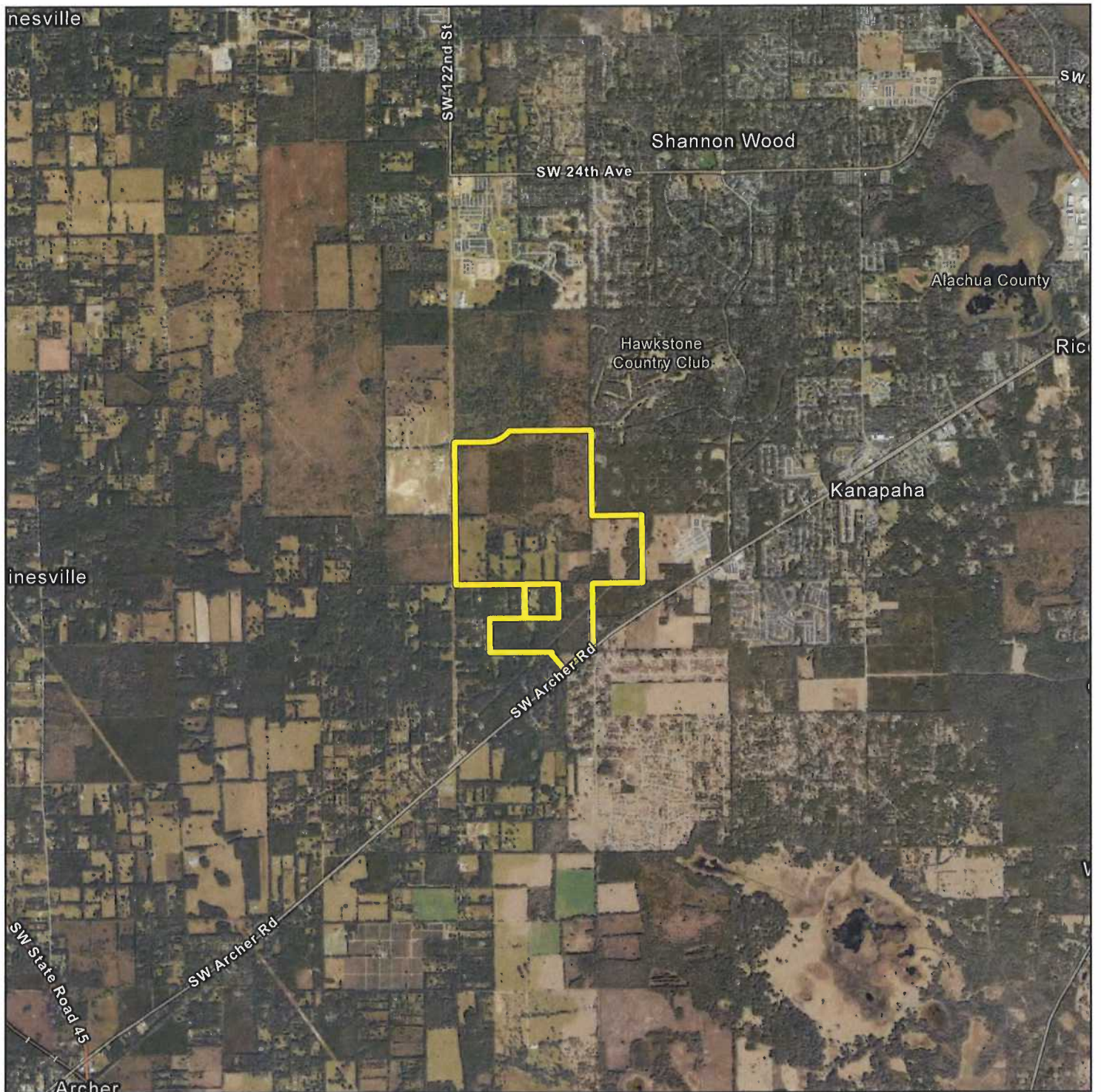
**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Background

This application is a request for a future land use map amendment and creation of policies related to approximately 996 acres on the southwest edge of the Urban Cluster (see Figure 1, below). It includes portions of a larger approximately 4,000 acre section of land known as the Hickory Sink Special Area Study (SAS) accepted by the Alachua County Board of County Commissioners in November 2023, as well as additional properties outside the boundaries of the Special Area Study.

As accepted by the Board, the Hickory Sink Special Area Study (see map below) included two phases: Phase 1 is an approximately 580 acre parcel owned by the UF Foundation and was the subject of a previous comprehensive plan amendment (Z26-000002) for use as a golf course and Phase 2 that includes the remainder of the area and includes properties that have since been acquired by the University of Florida, and properties that have been retained by the Lee family.

The subject application, generally, proposes a new future land use designation and policies that, taken together, would permit 2,750 residential units and up to 200,000 sq. ft. of non-residential uses on approximately 996 acres. Approximately 820 acres of the subject property is within the limits of the Special Area Study, while another 176 acres are outside. All 996 acres are located outside the Urban Cluster. All properties subject to the current application have a Future Land Use designation of Rural/Agriculture that would allow up to 1 dwelling unit per 5 acres. Thus, by right, the subject properties could allow a maximum of 199 units, though an applicant utilizing the Rural Clustered subdivision allowance in the Comprehensive Plan could gain additional units, raising the total by-right development entitlements to approximately 275.



RCV Lee Lands

Vicinity

Source: ETM, Alachua County, Esri

 Subject Property

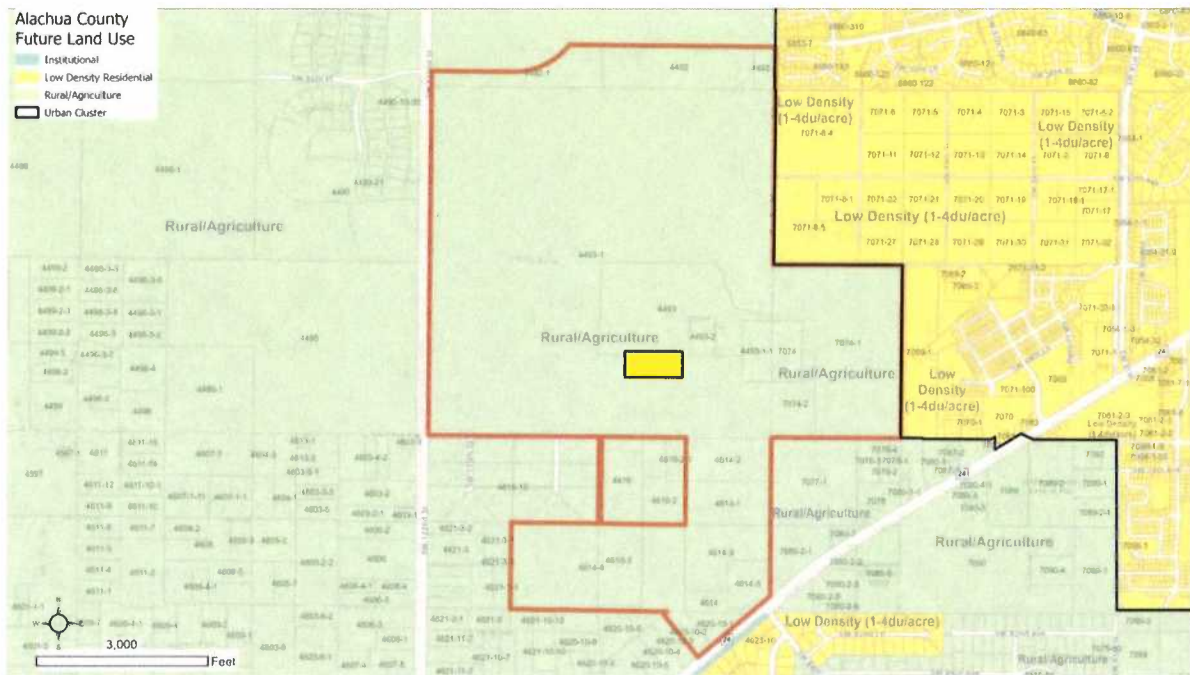


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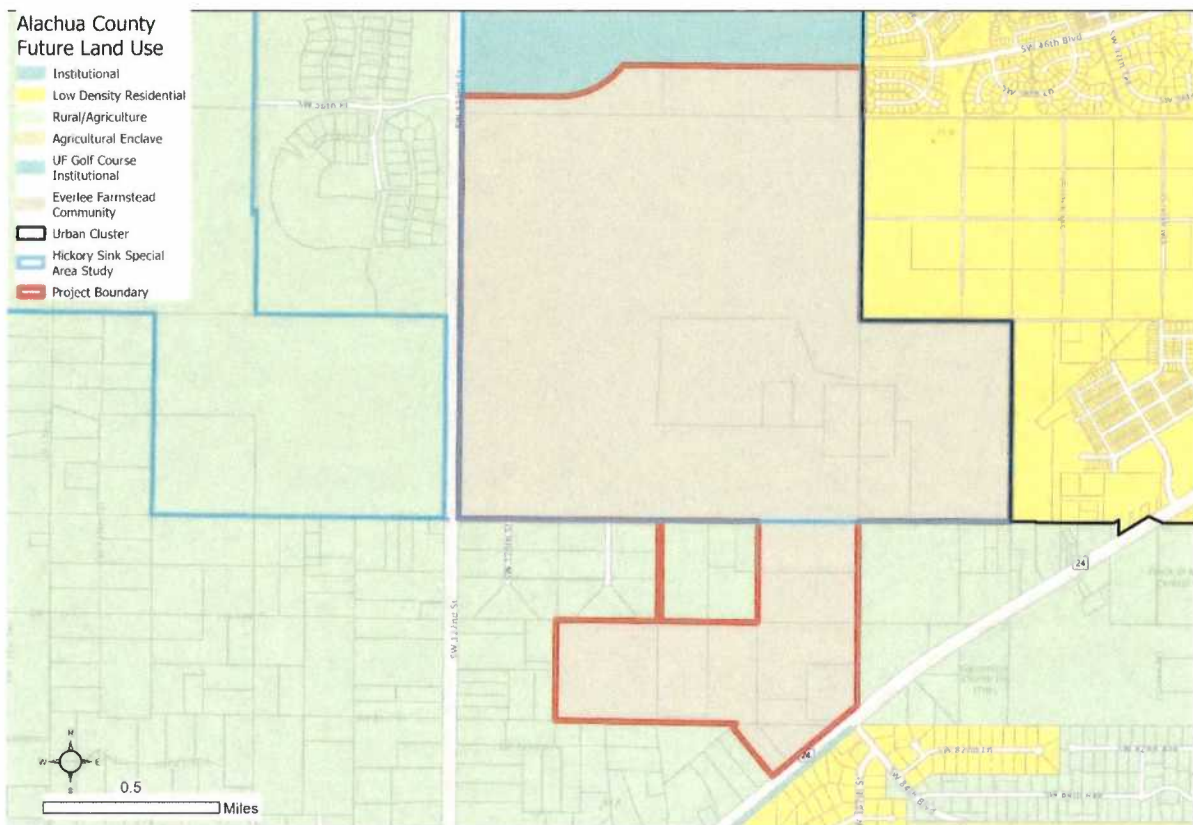
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14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etmnc.com

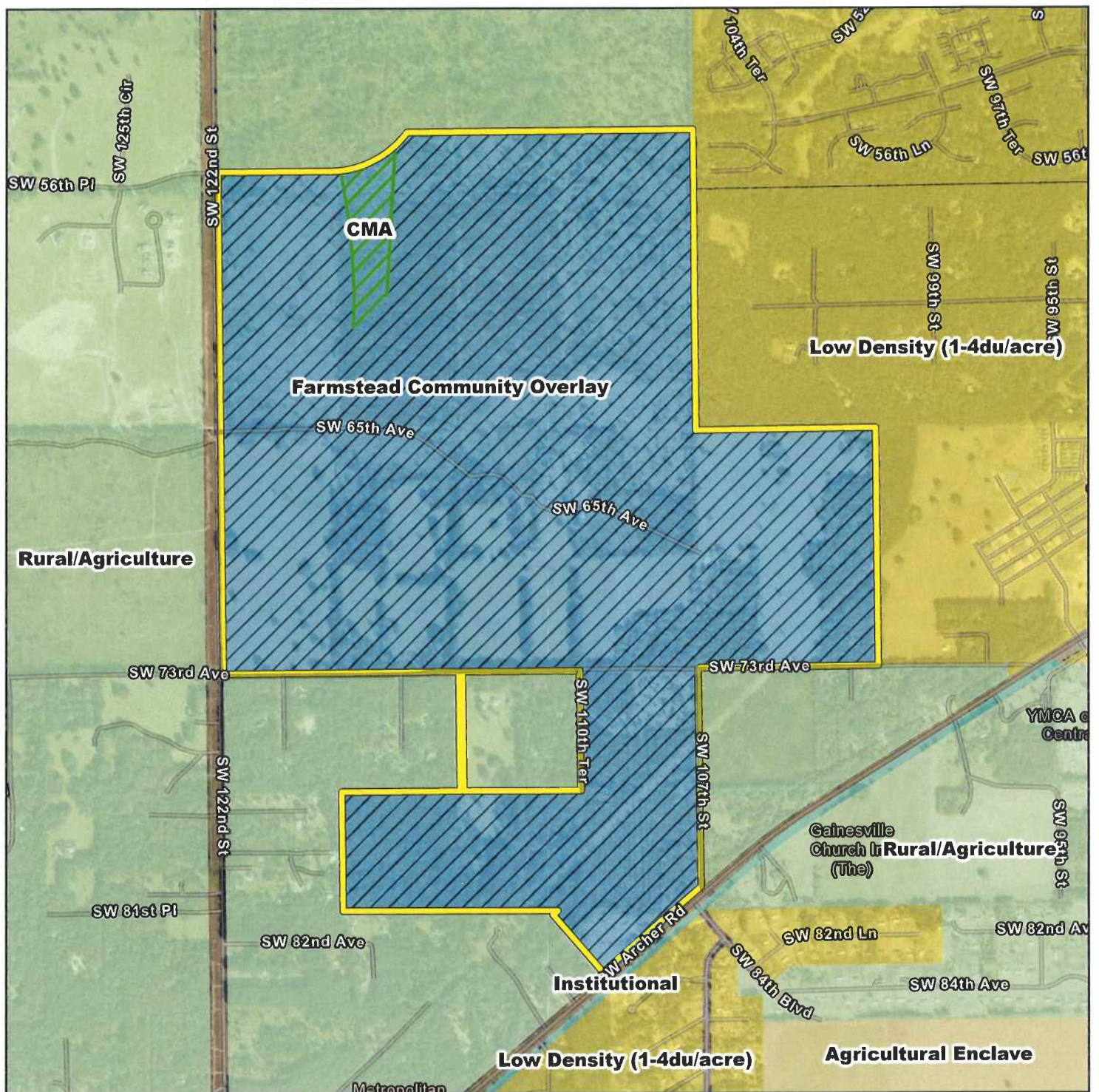
Date: 11/20/2025



Map 3. Current Future Land Use Designation for Subject Property



Map 4. Proposed Land Use Map Designation for the Subject Parcel



Farmstead Community Overlay

Proposed Special Area Plan

Source: ETM, Alachua County, Esri, Nearmap

- Subject Property
- Conservation Management Area (CMA)
- Unincorporated Areas Future Land Use**
 - Farmstead Community Overlay
 - Institutional
 - Low Density Residential
 - Rural/Agriculture
 - Agricultural Enclave

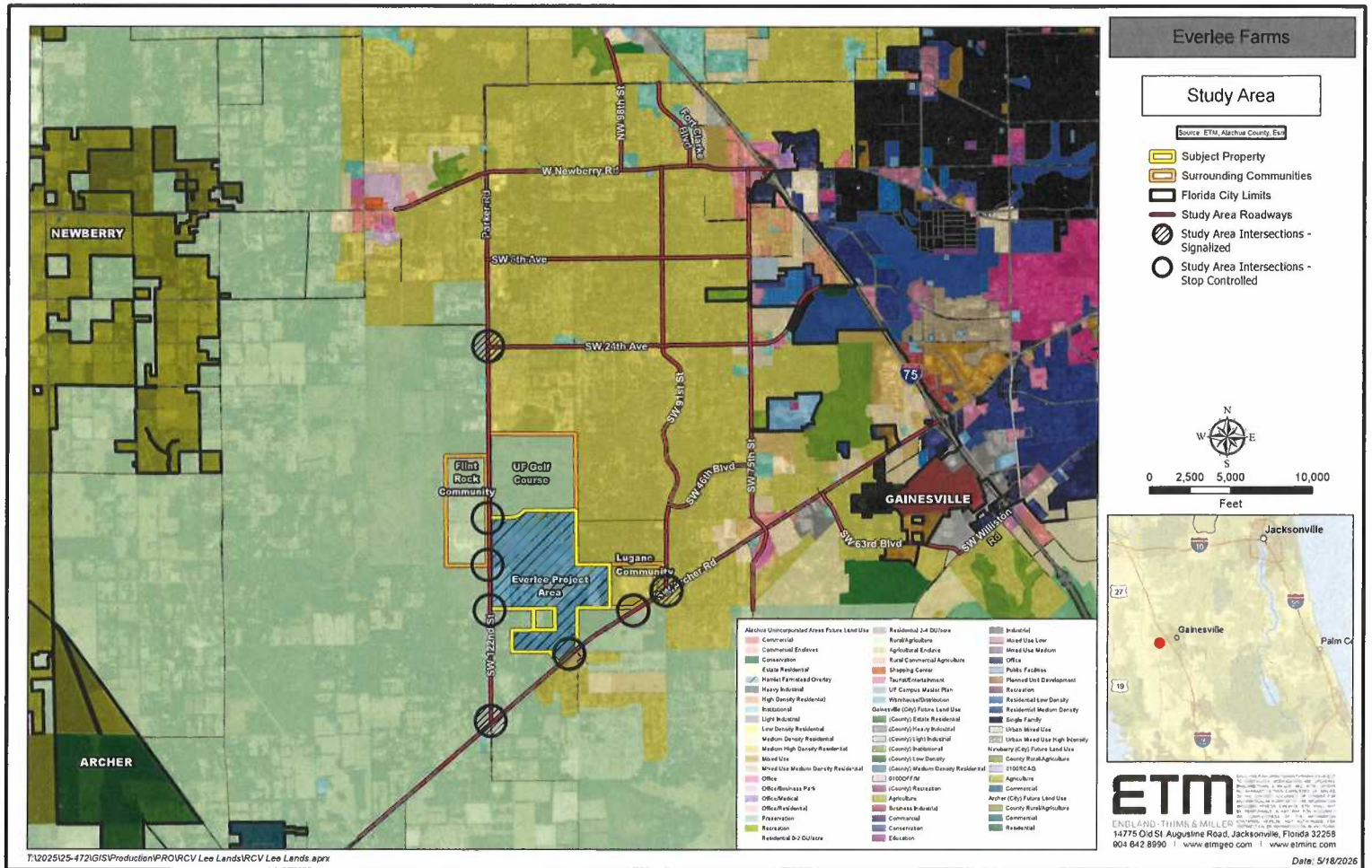


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Feet

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Date: 2/3/2026



Appendix B – Proposed Policies for Adoption

Policy 8.6.6 Everlee Farmstead Community Land Use. The Everlee Farmstead Community (EFC) Future Land Use designation to be applied as a Phase 2B Special Area Plan within and adjacent to the Special Area Study on approximately 996 acres on Parcels 04493-000-000, 04493-001-000, 04493-001-001, 04493-002-000, 07074-000-000, 07074-002-000, 04492-000-000, 04492-001-000, 04492-002-000, 04616-003-000, 04614-000-000, 04614-001-000, 04614-002-000, 04614-003-000, 4614-004-000, and 04614-005-000 is defined in the following Policies.

Policy 8.6.6.1 Purpose. The purpose of the Everlee Farmstead Community future land use designation is to create a large-scale master-planned community adjacent to the Urban Cluster that is uniquely positioned to provide a transition from urban to sustainable rural character development consistent with existing goals, objectives and policies supporting contiguous, concentric urban development, rural agricultural lands protection and provision of adequate and affordable housing within sustainable, walkable communities.

Policy 8.6.6.2 Master Planned Development Requirement. Development within the EFC future land use designation shall be governed by the Hickory Sink Special Area Plan and a Planned Development Zoning. The Planned Development Zoning shall include the following Character Areas. Density within each Character Area shall be calculated on gross density over the entirety of the Character Area at build-out:

- A. **Farmstead.** This Character Area permits a mix of residential, agricultural and silviculture, conservation and community-supportive uses, including homesteads, hunting lodges, pastures, fields, and similar uses; cluster residential, large lot, and estate homes; Parks, recreation and civic uses. Gross density within this area shall not exceed 1 dwelling unit per 3 acres. A minimum of 50% of the Farmstead Character Area shall be set aside for uses consistent with Policy 6.2.12(c). Conservation Management Areas and 'Additional Development Standards' areas designated by the Hickory Sink Special Area Study shall be part of the Farmstead Character Area. No residential development shall be allowed in the Conservation Management Area. In accordance with the Hickory Sink Special Area Study, residential development within the 'Additional Development Standards' areas shall be limited to 1 dwelling unit per 5 acres and clustered between Parker Road and the Conservation Management Area. The Farmstead Character Area shall be no less than 400 acres.
- B. **Hamlet.** This Character Area permits a mix of residential and commercial uses. Gross density within this area shall not exceed 5 dwelling units per acre. Neighborhood Commercial Center uses and park, recreation and civic uses are permitted.
- C. **Village Edge.** This Character Area permits all residential and commercial Uses. Density within this Character Area shall not exceed 10 dwelling units per acre and

incorporate a minimum of 300 residential units. Commercial uses within this Character Area shall include retail and office uses consistent with Traditional Neighborhood Developments.

- D. **Village Core.** This Character Area permits all residential and commercial uses. Density within this Character Area shall not exceed 16 dwelling units per acre and incorporate a minimum of 200 residential units. Commercial uses within this Character Area shall include retail and office uses consistent with Traditional Neighborhood Developments.

Policy 8.6.6.3 Compact Walkable Development Form. Development within the Village Core, Village Edge, and Hamlet Character Areas shall be consistent with Traditional Neighborhood Development policies of the Comprehensive Plan in Objective 1.6, except as may otherwise be provided herein and as further defined within the Planned Development Zoning.

Policy 8.6.6.4 Site and Building Design. Development within the Village Core, Village Edge and Hamlet Character Areas shall implement the design standards of the Village Center, Transit Supportive Area and Outside the Transit Supportive Areas, respectively, as detailed in the Comprehensive Plan and Unified Land Development Code, except with densities identified in Policy 8.6.6.2.

Policy 8.6.6.5 Human-Scaled Design. Residential development shall emphasize human-scaled design features such as front porches, shaded streets, and neighborhood gathering spaces that create a strong relationship between private homes, public spaces, and the surrounding landscape.

Policy 8.6.6.6 Maximum Development Program. For the purpose of providing a more sustainable land use pattern, the Everlee Farmstead Community has been designed to restrict development within the Conservation Management Area and to establish a Working Farm as a continuing land stewardship element. To ensure that a functional land use mix is achieved, the maximum development program for the Everlee Farmstead Community shall be 2,500 dwelling units and 200,000 square feet of nonresidential development exclusive of 250 affordable housing units per Policy 8.6.6.14.

Policy 8.6.6.7 Conservation Areas. Any Conservation Management Area(s), environmentally sensitive areas, including wetlands, floodplains, significant geologic features, and/or significant wildlife habitat determined to be within the EFC, shall be permanently protected through conservation easements or equivalent mechanisms acceptable to the County. Road and utility crossings of conservation areas shall be identified as part of the Planned Development.

Policy 8.6.6.8 Additional Open Space. In addition to the Open Space required per Policy 8.6.6.2.A, an additional 60 acres of Open Space shall be provided outside of the Farmstead Character Area consistent with Objective 5.2 of the Conservation and Open Space Element.

Policy 8.6.6.9 Rural Edge Transition. The Planned Development zoning shall include context sensitive transition techniques such as buffering or reduced densities, and/or open space transitions along the EFC exterior boundary abutting rural or agricultural lands.

Policy 8.6.6.10 Integration with Conserved Lands and Research Assets. Where any EFC property abuts permanently conserved lands, including lands under institutional or research stewardship, the Planned Development zoning shall protect such lands through enhanced buffering, trail connections, viewsheds, and educational partnerships.

Policy 8.6.6.11 Working Farm as Community Anchor. The required Planned Development zoning shall include a professionally managed, year-round working farm as a central organizing element of the community. The Working Farm shall comprise no less than 20 acres and shall be designed and operated as a bona fide agricultural enterprise. The Working Farm shall be located in the Farmstead Character Area outside of the Conservation Management and 'Additional Development Standards' areas. The total acreage and functional capacity of the Working Farm shall not be reduced through subsequent approvals. Any reduction shall require a Comprehensive Plan amendment. The Planned Development zoning shall include provisions describing operations, public access components, and long-term stewardship. At a minimum, the Working Farm shall be operational prior to, or concurrent with, the issuance of certificates of occupancy for 25% of the total allowed residential units. The Working Farm shall support everyday life through uses such as, but not limited to, farm stands, community-supported agriculture (CSA), farmers markets, and farm driven commercial activities, making fresh, locally produced food an integral part of ordinary routines.

Policy 8.6.6.12 Agricultural Compatibility and Best Management Practices. Context-sensitive buffers, Best Management Practices (BMPs) (included in the Landscape Best Management Plan), and right-to-farm disclosures shall be required to ensure long-term compatibility between agricultural operations and residential or mixed-use development.

Policy 8.6.6.13 Mobility. The County may create an EFC Mobility District for the purposes of funding necessary capital transportation infrastructure and transit service. The EFC Mobility District will be an extension of the Southwest Mobility District and shall include the projects in the County's Capital Improvements Element Table 1g. Until such time as the EFC Mobility District is established the development shall be considered part of the Southwest Rural Mobility District.

- A. The Planned Development will establish the timing for construction of a roadway connecting SR 24 and SW 122nd Street through the development that functions as a

collector. All intersection and roadway access improvements shall be the responsibility of the development.

- B. Final Development Plan approval shall be limited to 50% of the total approved development program until the construction phase of the widening of SR 24 to four lanes from SW 77th St to SW 122nd St is included in the Florida Department of Transportation's five-year work program or until such time as a developer or development agreement establishes a fee-in-lieu payment to be applied to necessary capital transportation infrastructure is finalized with the County.

Policy 8.6.6.14 Transfer of Development Rights and Affordability. Consistent with the Hickory Sink Special Area Study, the development shall satisfy Transfer of Development Rights (TDR) and affordable housing requirements through a combination of fee-in-lieu, TDR acquisitions and affordable housing units, as established by a developer's or development agreement with the County prior to approval of the Preliminary Development Plan. The developer's or development agreement shall include a fee-in-lieu mechanism to satisfy all or a portion of the TDR requirement. At minimum, the agreement shall require:

- A. Purchase or pay a fee-in-lieu for the acquisition of 5,000 acres of conservation easement consistent with Objective 9 of this Element.
- B. Provision of a minimum of 250 affordable housing units consistent with Policy 7.1.3(e)2.

Policy 8.6.6.15 Land Disturbance. The Planned Development zoning will include provisions to minimize land disturbance by establishing disturbance limitations for both vertical and horizontal construction activities and by establishing tree and understory vegetation protection measures through the PD zoning process. Additional techniques that minimize clearing of native vegetation, such as location and size of construction staging areas, also will be determined through the final development plan process. Selective clearing will be permitted within the Conservation Management Areas for allowable uses as defined in the management and restoration plan.

Policy 8.6.6.16 Karst Sensitive Design. Due to the sensitive and active karst nature of the site and surrounding area, geophysical testing shall be performed prior to stormwater design. Site design shall utilize the results of the geophysical evaluations to ensure stormwater basins, detention features, and storage of reclaimed water are sited outside of high-risk karst zones. The Planned Development zoning shall include a Stormwater Best Management Practices guide that ensures grading is done in a manner that retains existing site drainage patterns and is tailored to existing site topography.

Policy 8.6.6.17 Water Conservation and Low-water Use Landscaping. It is the intent of this policy to establish water conservation and low-water use practices within the EFC. A Landscaping Best Management Practices document will be included with the Planned

Development outlining how the following conditions will be implemented. The provisions of Chapter 77 apply, except as outlined below.

- A. The cumulative annual landscape irrigation allowance shall not exceed 25 in/acre/year, over all irrigable areas within the community.
- B. Development shall include 100% Florida native and/or Florida Friendly landscape.
- C. Natural soil amendments containing nitrogen and/or phosphorus, including compost, manure, mushroom compost, and other naturally derived organic amendments, are permitted to improve soil health, moisture retention, and plant establishment. Fertilizers containing nitrogen and/or phosphorus are prohibited on all landscaped areas, including lawns, turf and sod within the EFC. Soil amendments shall be incorporated prior to landscape installation to improve soil moisture retention and reduce irrigation demand. This limitation shall not apply to the Working Farm.
- D. Irrigable area is limited to no more than 40% of the permeable area, as defined in Chapter 77, of residential lots, common areas, parks, rights-of-way, amenities, entrances and similar facilities. The Landscape Best Management Plan shall address the applicability of this standard including water conservation and no-mow landscaping.
- E. Landscape irrigation shall be met through prioritized use of reclaimed water and other alternative non-potable water sources. Wells shall be prohibited for landscape irrigation including turfgrass, groundcover, shrubs, and trees, and well water shall not be utilized to augment any proposed ponds.
- F. Permanent potable water for irrigation shall be prohibited. Temporary potable water use for landscape establishment shall be permitted in accordance with Chapter 77 of the Alachua County Code.
- G. Routine irrigation of residential lots and common areas shall be controlled at the community level through technology and oversight. Oversight shall include operation and maintenance of community-controlled irrigation infrastructure, as well as control of access and availability of irrigation water by individual lots. Irrigated lots and common areas shall be individually metered or otherwise monitored to track irrigation use and demonstrate compliance with applicable irrigation allowances and restrictions.
- H. Irrigated areas shall utilize smart irrigation technology, monitoring, and water-efficient irrigation practices.
- I. A private irrigation utility may be established to manage residential irrigation through operation, maintenance and usage controls including peak rate charges or monetary penalty.
- J. Community irrigation is subject to annual reporting including total irrigation demand, average application rates and demonstration of compliance with the irrigation allowance. Reporting will be conducted annually and provided to Alachua County. Individual lot irrigation usage reports will be provided to

Alachua County upon request to encourage resident participation in water conservation programs or appropriately respond to violations of irrigation codes.

- K. Residential irrigation shall be an optional feature available to homeowners. Homeowners must be notified of this option and may elect to participate in the community irrigation program or maintain their lot without permanent irrigation. The total number of lots without permanent irrigation will be identified as part of the PD Zoning and shall not be less than 15% of the total number of platted residential lots.
- L. The entity managing the irrigation system must provide each homeowner with educational materials on their landscape and irrigation system (if any), with a focus on water conservation.
- M. Nothing herein shall prohibit irrigation and the use of synthetic fertilizers with containing nitrogen and/or phosphorus associated with bona fide agricultural uses in accordance with agricultural Best Management Practices. The Working Farm and together with any bona fide agricultural uses occurring elsewhere within Everlee Farms, shall be exempt from this policy and governed by applicable SRWMD regulations and permitting requirements.

CAPITAL IMPROVEMENTS ELEMENT

Table 1G: Transportation FY 2027-2045: Everlee Farms

Project	FY 2027-2035	FY 2035-2045	Funding Source
<u>Everlee Farms Express/Circulator Transit Service</u>	<u>TBD</u>		<u>Developer/CDD</u>



#54

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

REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 9/24/26

PROJECT DESCRIPTION

#54 - Alachua County - Community Development Block Grant - #25DB-H07
Housing Rehabilitation – Environmental Review

TO: Jeffrey Hayes, Director
Alachua County Growth Management Department
10 Southwest 2nd Avenue, 3rd Floor
Gainesville, FL 32601-6294

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
SCOTT KOONS, EXECUTIVE DIRECTOR AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.339.2489.

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

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.

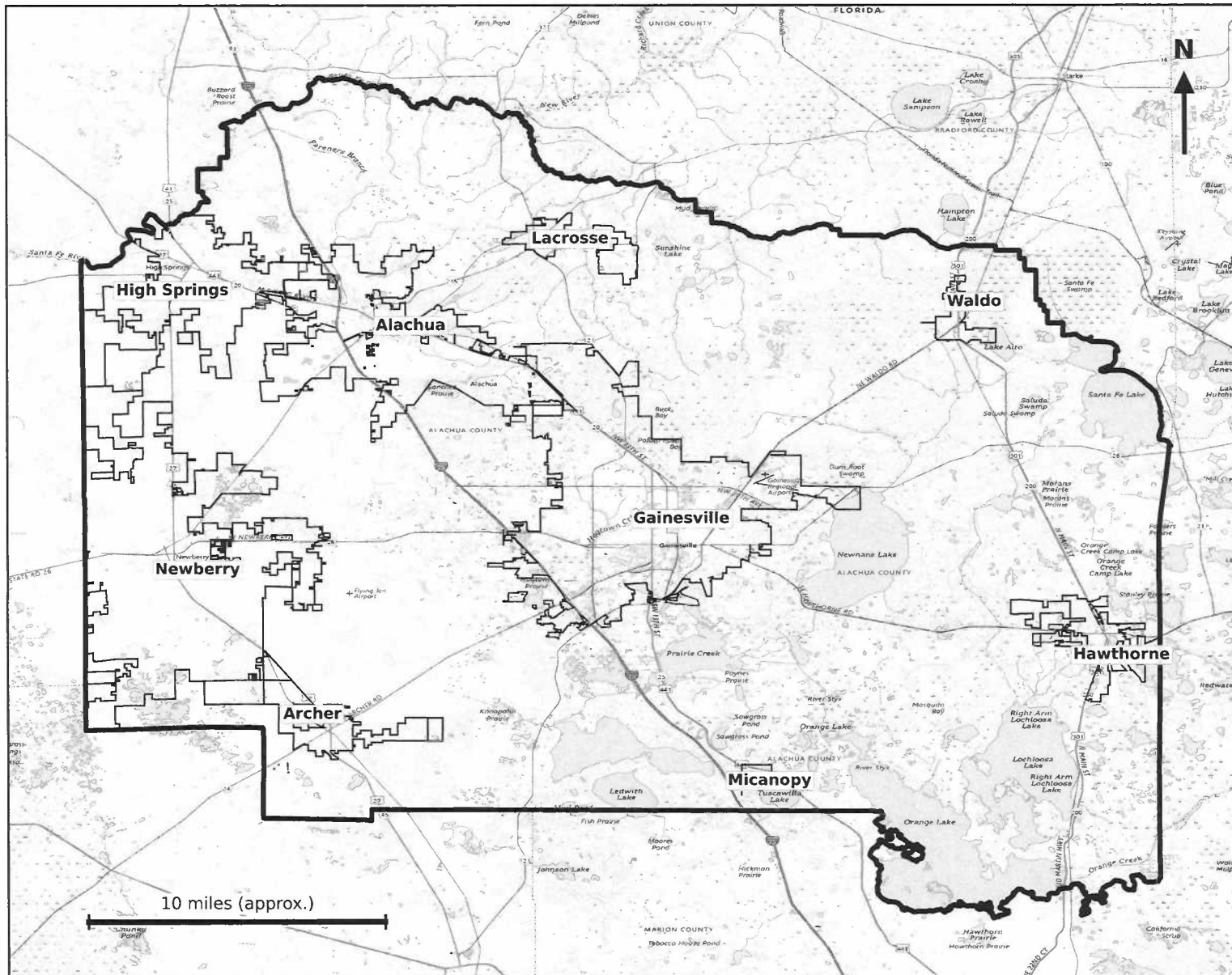
Alachua County plans to rehabilitate or demolish and replace at least 11 very low-, low- and moderate-income homes in unincorporated county that do not meet current building code standards. The County will accept applications for rehabilitation assistance from qualified homeowners if grant funding is received. Alachua County will also spend \$50,000 in County SHIP funds as leverage. SHIP funds will be spent after site visit and before final closeout as supplemental funds for CDBG housing applicants. All housing units will be LMI or VLI, meeting the national objective.

The activities, dollar amounts, and estimated percentage of benefit to low- and moderate-income persons are as follows:

Activity Name	CDBG Funding	LMI Benefit
Administration	\$75,000	NA
Housing Rehabilitation	\$655,000	100%
Temporary Relocation	\$20,000	100%

USGS TOPOGRAPHIC LOCATION MAP

Alachua County Florida Small Cities CDBG Housing Rehabilitation Program



LEGEND

- Alachua County boundary
- Municipal boundary

Basemap: USGS The National Map, USGS Topo service (accessed July 31, 2026; service data refreshed October 27, 2025).
Boundaries: U.S. Census Bureau TIGERweb and Alachua County Property Appraiser municipal boundary service.



#55

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 9/24/26

PROJECT DESCRIPTION

#55 - City of High Springs - Community Development Block Grant - #25DB-N07
Neighborhood Revitalization – Notice of Intent

TO: Alan Alligood, Interim City Manager
City of High Springs
23718 West U.S. Highway 27
High Springs, FL 32643-2107

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
SCOTT KOONS, EXECUTIVE DIRECTOR AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.339.2489.

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

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

September 3, 2026

City of High Springs

23718 W US Highway 27

High Springs, Florida 32643

(386) 454-1416

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of High Springs.

REQUEST FOR RELEASE OF FUNDS

On or about September 21, 2026, the City of High Springs will submit a request to FloridaCommerce for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project known as CDBG #25DB-N07 Flood and Drainage Improvements Project to make the following improvements to the stormwater drainage system in the City of High Springs:

The project includes the installation of approximately 396 linear feet of storm pipe, reinforced concrete culvert improvements, approximately 967 linear feet of drainage swales with associated inlets, and construction of a stormwater pump station with associated force main piping and related appurtenances. All improvements will occur primarily within existing public rights-of-way and previously disturbed areas. The proposed project is intended to increase drainage capacity, reduce localized flooding, improve public safety, and enhance the long-term resiliency of the City's stormwater infrastructure for the benefit of the surrounding residential neighborhood.

<u>Activity</u>	<u>CDBG Cost</u>	<u>Local Match</u>	<u>Total</u>
03E Flood and Drainage	\$ 521,400.00	\$ 50,000.00	\$571,400.00
03F Engineering	\$ 122,600.00	\$ 0.00	\$ 122,600.00
21A Administration	\$ 56,000.00	\$ 0.00	\$ 56,000.00
Total:	\$700,000.00	\$ 50,000.00	\$750,000.00

FINDING OF NO SIGNIFICANT IMPACT

The City of High Springs has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at High Springs City Hall, 23718

W US Highway 27, High Springs, FL 32643 and may be examined or copied Monday through Thursday 7:30 A.M to 6 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Ashley Mauldin, Executive Administrative Assistant, City of High Springs at 23718 W US Highway 27, High Springs, FL 32643. Comments may also be submitted via email at amauldin@highsprings.gov. All comments received by September 18, 2026, will be considered by the City of High Springs prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of High Springs certifies to FloridaCommerce that Andrew Miller in his capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. FloridaCommerce's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of High Springs to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

FloridaCommerce will accept objections to its release of funds and the City of High Springs' certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of High Springs; (b) the City of High Springs has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by FloridaCommerce; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to FloridaCommerce, Office of Long-Term Resiliency at 107 East Madison Street, Tallahassee, FL 32399. Potential objectors should contact FloridaCommerce to verify the actual last day of the objection period.

Andrew Miller, Mayor
Environmental Certifying Official
23718 W US Highway 27
High Springs, Florida 32643
(386) 454-1416
amiller@highsprings.gov



#56

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 9/24/26

PROJECT DESCRIPTION

#56 - City of Williston - Community Development Block Grant - #25DB-N09
Neighborhood Revitalization – Notice of Intent

TO: Terry Bovaird, Interim City Manager
City of Williston
50 Northwest Main Street
Williston, FL 32696-2043

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
SCOTT KOONS, EXECUTIVE DIRECTOR AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.339.2489.

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

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

September 4, 2026

City of Williston

50 NW Main Street

Williston, Florida 32696

(352) 528-3060

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Williston.

REQUEST FOR RELEASE OF FUNDS

On or about September 22, 2026, the City of Williston will submit a request to FloridaCommerce for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project known as CDBG #25DB-N09 Sanitary Sewer Collection Upgrades and Street Repaving to make the following improvements:

Service Area #1 – Sanitary Sewer Collection Upgrades – Lift Station Number Four
Rehabilitation Service Area:

03J-Sewer Line Replacement – The proposed project in Service Area #1 is the demolition and replacement of the City's Sanitary Sewer Lift Station #4 located on city owned property at 218 NE 9th Street in the City of Williston. The improvements will include demolition, site work, installation of new lift station, installation of new manhole, installation of a new generator, restoration of driveways and street pavement disturbed by construction, installation of new fencing, and associated site restoration work.

Service Area #2 – Street Repaving SE 10th Street, SE 9th Terrace, and SE 9th Street Service Area:

03K-Street Improvements-Repaving – The project proposed in Service Area #2 will include repaving SE 10th Street from E Noble Avenue for approximately 2,100 linear feet and ending approximately 400 feet south of SE 4th Avenue, repaving SE 9th Terrace from E Noble Avenue approximately 1,000 linear feet and ending at SE 2nd Avenue on the south, and repaving SE 9th Street from E Noble Avenue approximately 1,100 linear feet and ending where the street ends on the south.

Activity	CDBG Cost	City Match Claimed for Points	City Match Not Claimed For Points	Total
03J Sewer Line Replacement	\$436,800.00	\$ 0.00	\$ 0.00	\$436,800.00
03K Street Improvements - Paving	\$207,200.00	\$ 0.00	\$ 0.00	\$207,200.00
016 Engineering	\$ 0.00	\$50,000.00	\$12,075.00	\$ 62,075.00
013 Administration	\$ 56,000.00	\$ 0.00	\$ 0.00	\$ 56,000.00
Total:	\$700,000.00	\$50,000.00	\$12,075.00	\$762,075.00

Unmet Needs:

If sufficient CDBG funds remain after addressing the above work, the City would utilize these funds to address the following Unmet Needs:

Unmet Need #1 – Service Area #3 – Street Resurfacing of SE 1st Avenue Service Area:

03K – Street Improvements – Repaving – The project proposed in Service Area #3 will include repaving approximately 420 linear feet of SE 1st Avenue between SE 9th Street and SE 10th Street.

FINDING OF NO SIGNIFICANT IMPACT

The City of Williston has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Williston City Hall, 50 NW Main Street, Williston, FL 32696 and may be examined or copied weekdays 7:30 A.M to 4:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Laura Jones, Community Development and Grants Manager, City of Williston at 50 NW Main Street, Williston, FL 32696. Comments may also be submitted via email at city.planner@willistonfl.org. All comments received by September 21, 2026, will be considered by the City of Williston prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Williston certifies to FloridaCommerce that Darfeness Hinds in her capacity as City Council President consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. FloridaCommerce's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Williston to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

FloridaCommerce will accept objections to its release of funds and the City of Williston's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Williston; (b) the City of Williston has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by FloridaCommerce; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to FloridaCommerce, Office of Long-Term Resiliency at 107 East Madison Street, Tallahassee, FL 32399. Potential objectors should contact FloridaCommerce to verify the actual last day of the objection period.

Darfeness Hinds, City Council President
Environmental Certifying Official
50 NW Main Street
Williston, Florida 32696
(352) 528-3060



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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 9/24/26

PROJECT DESCRIPTION

#57 - Town of Micanopy - Community Development Block Grant - #25DB-N013
Neighborhood Revitalization – Concurrent Notice

TO: Sara Samario, Town Administrator
Town of Micanopy
706 Northeast Chokolka Boulevard
Micanopy, FL 32667-4113

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
SCOTT KOONS, EXECUTIVE DIRECTOR AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.339.2489.

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promoting economic development and providing technical services to local governments.

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

September 10, 2026

Town of Micanopy
706 NE Cholakka Blvd
P. O. Box 137
Micanopy, FL 32667
(352) 466-3121

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Town of Micanopy.

REQUEST FOR RELEASE OF FUNDS

On or about September 29, 2026, the Town of Micanopy will submit a request to FloridaCommerce for the release of Community Development Block Grant funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project known as CDBG #25DB-N13 Water Meter Replacements Project to make the following improvements in the Town of Micanopy:

The Town of Micanopy proposes to replace approximately 355 aging residential potable water meters with new Automatic Meter Reading (AMR) water meters throughout the Town's existing potable water distribution system. The project will replace existing meters at current service connections without expanding the water distribution system or increasing system capacity. Project activities include removal of existing water meters, installation of new AMR meters and associated appurtenances, testing, restoration of disturbed areas, engineering, project administration, and all activities necessary to complete the improvements. The project is funded through Florida Department of Commerce Community Development Block Grant (CDBG) Neighborhood Revitalization Program Grant No. 25DB-N13. Approximately 495 residents will benefit from the project, including 260 low- and moderate-income (LMI) persons, satisfying the CDBG National Objective of benefiting low- and moderate-income persons.

<u>Activity</u>	<u>CDBG Cost</u>	<u>Local Match</u>	<u>Total</u>
03J Water Line Replacement (Water Meters)	\$ 494,750.00	\$ 25,000.00	\$519,750.00
03J Engineering	\$ 57,250.00	\$ 0.00	\$ 57,250.00
21A Administration	\$ 48,000.00	\$ 0.00	\$ 48,000.00
Total:	\$ 600,000.00	\$ 25,000.00	\$625,000.00

FINDING OF NO SIGNIFICANT IMPACT

The Town of Micanopy has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Micanopy Town Hall, 706 NE

Cholokka Blvd, Micanopy, FL 32667 and may be examined or copied Monday through Thursday 7:30 A.M to 6:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Sara Samario, Town Administrator, Town of Micanopy at P. O. Box 137, Micanopy, FL 32667. Comments may also be submitted via email at SSamario@MicanopyTown.com. All comments received by September 28, 2026, will be considered by the Town of Micanopy prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Town of Micanopy certifies to FloridaCommerce that Jianna Williams in her capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. FloridaCommerce's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Town of Micanopy to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

FloridaCommerce will accept objections to its release of funds and the Town of Micanopy's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Town of Micanopy; (b) the Town of Micanopy has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by FloridaCommerce; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to FloridaCommerce, Office of Long-Term Resiliency at 107 East Madison Street, Tallahassee, FL 32399. Potential objectors should contact FloridaCommerce to verify the actual last day of the objection period.

Jiana Williams, Mayor
Environmental Certifying Official
706 NE Cholokka Blvd
P. O. Box 137
Micanopy, Florida 32667
(352) 466-3121
SSamario@micanopytown.com