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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 **June 29, 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.**

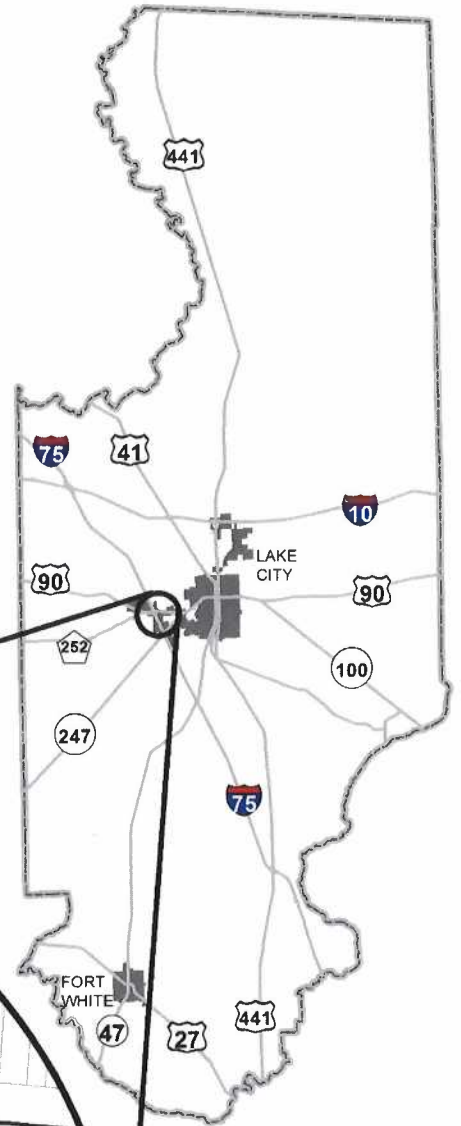
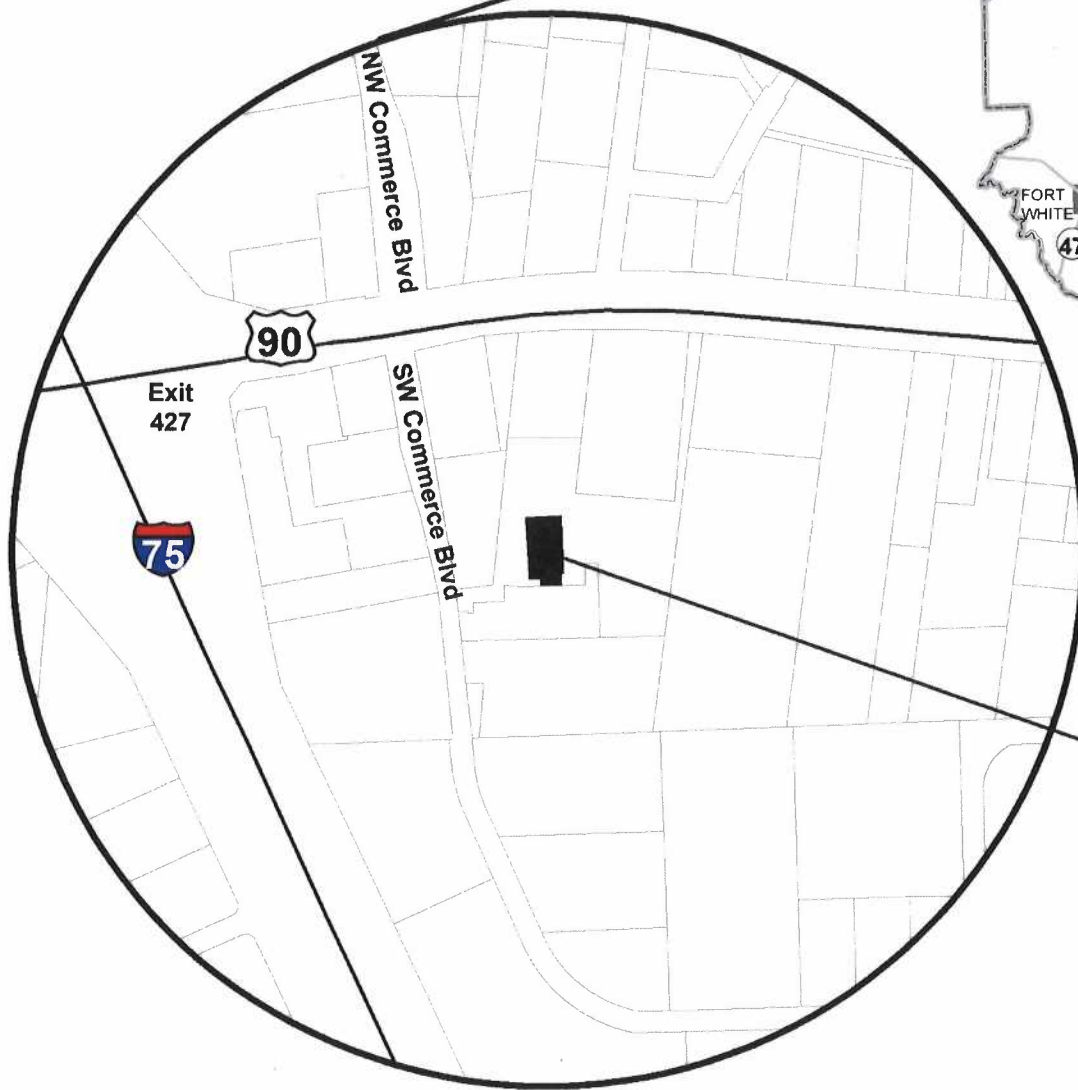
DIAL IN NUMBER: Toll Free 1.888.585.9008

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.



1 inch = 500 feet

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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

June 29, 2026
 6:15 p.m.

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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

April 23, 2026
6:00 p.m.

MEMBERS PRESENT IN PERSON

James Carter Jr.
Don Hale
James Howell
Diane Landry
Marihelen Wheeler

MEMBERS ABSENT

Kirk Marhefka
Daniel Riddick, Vice-Chair
Jody Stephenson

MEMBERS PRESENT VIA
MEDIA TECHNOLOGY
COMMUNICATIONS
FOR QUORUM

Melissa Hendrix

STAFF PRESENT

Lynn Franson - In-Person
Scott Koons – In-Person

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

In the absence of the Chair and Vice-Chair, Scott Koons, Executive Director, noting a quorum being present convened the meeting at 6:23 p.m.

ACTION: It was moved by Commissioner Wheeler and seconded by Vice-Mayor Landry, elect Councilman James Carter Jr. as Acting Chair for the meeting. The motion carried unanimously.

I. APPROVAL OF THE AGENDA

Acting Chair Carter requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Hale, to approve the April 23, 2026 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE MARCH 26, 2026 MEETING MINUTES

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Hale, to approve the March 26, 2026 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #23 – City of Newberry Comprehensive Plan Draft Amendment (FC No. 26-1ESR)
- #24 - City of Newberry Comprehensive Plan Draft Amendment (FC No. 26-2ESR15)
- #25 - Town of Bronson Comprehensive Plan Draft Amendment (FC No. 26-1ESR)
- #26 – City of Waldo Comprehensive Plan Draft Amendment (FC No. 26-1ESR)

ACTION: It was moved by Commissioner Wheeler and seconded by Vice-Mayor Landry, to group Committee-Level Review Items #23, #24, #25 and #26 for purpose of review. The motion carried unanimously.

Chair Howell joined the meeting at this time.

Mr. Koons stated that the staff reports for Items #23, #24, #25 and #26 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 Councilman Carter and seconded by Vice-Mayor Landry, to recommend that the Council approve the staff reports for Items #23, #24, #25 and #26 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:33 p.m.

James Howell, Chair

6/29/26
Date

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

Regional Planning Council: North Central Fl Regional Planning Council Item No. 40
Review Date: 6/29/26 Local Government: Town of Greenville
Amendment Type: Draft Amendment Local Government Item No.:
State Land Planning Agency Item No.: 26-1ER

Date Mailed to Local Government and State Land Planning Agency: 6/30/26 (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

The Town is amending the text of the Town Comprehensive Plan based on an evaluation completed by the Town to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment revises the text of the Land Use Element; the Transportation Element; the Housing Element; the Infrastructure Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; the Capital Improvements Element; the Capital Improvements Element; the Public School Facilities Element; the Property Rights Element; and the Future Land Use Plan Map of the Town Comprehensive Plan (see attached excerpts).

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

The Town is bisected by U.S. Highway 90 which is identified and mapped in the Strategic Regional Policy Plan as Regional Transportation Facilities. Nevertheless, significant adverse impacts are not anticipated to occur to these regional roads as a result of the amendment since the amendment does not result in an increase in intensity or density of use.

The Town is not located within any Natural Resources of Regional Significance as identified and mapped in the regional plan.

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

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

Request a copy of the adopted version of the amendment?

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

Yes X No _____
Not Applicable _____

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

CHAPTER 2 - TRANSPORTATION ELEMENT

Goals, Objectives, and Policies

GOAL 2: PROVIDE FOR A SAFE, CONVENIENT AND EFFICIENT TRANSPORTATION SYSTEM AVAILABLE TO ALL OF GREENVILLE'S RESIDENTS.

OBJECTIVE 2.1: Greenville shall coordinate its traffic circulation system with the plans and programs of FDOT's Five-Year Transportation Plan and Madison County to maintain existing levels of service, mitigate problem areas and ensure accident rates remain at or below current levels through the applicable 20-Year Planning Period.

Policy 2.1.1: The adopted roadway level-of-service (LOS) standards for roadways within the Town shall be LOS "C" for principal arterial roadways and LOS "D" for all other roadways, consistent with the Capital Improvements Element.

Policy 2.1.2: The Town shall, during the capital improvements planning process for roadway improvements, review proposed roadway improvements to be completed as part of the implementation of the FDOT Five-Year Transportation Plan to ensure that capital project planning is complementary and consistent with state roadway improvement planning.

Policy 2.1.3: The Town shall, as part of the capital improvement scheduling of roadways improvements, review all proposed roadway improvements to determine if such improvements are consistent with the Future Land Use Element. Where a roadway is operated and maintained by another jurisdictional authority, the Town shall notify such jurisdiction in writing if any identified roadway improvement plans are not consistent with the provisions of the Future Land Use Element.

OBJECTIVE 2.2: The Town shall maintain land development regulations that coordinate the traffic circulation system with the future land uses shown on the Future Land Use Map or Map Series.

Policy 2.2.1: Transportation concurrency review and the availability of public facilities shall continue to be administered through the Town's existing, adopted Concurrency Management System, as allowed by state law.

Policy 2.2.2: Prior to the approval of developments with direct access to the State Highway System, the Town shall coordinate with the FDOT to assure that subdivision plats and site plans for multiple family and nonresidential developments conform to applicable access management standards.

Policy 2.2.3: The Town shall direct future development to areas with adequate existing or planned infrastructure capacity, consistent with the Capital Improvements Element and adopted level-of-standards.

Policy 2.2.4: The Town shall continue to limit or otherwise restrict strip commercial and residential development along arterial and collector roadways and provide for open space, landscaping and buffering in such development.

Policy 2.2.5: The Town shall ensure safe and convenient on-site traffic flow, considering needed motorized and non-motorized vehicle parking.

Policy 2.2.6: The Town shall continue to require new development to pay its proportionate share of impact to the roadway system and shall continue to implement concurrency review through its existing, adopted Concurrency Management System and land development regulations, as allowed by applicable state law.

OBJECTIVE 2.3: The Town will maintain land development regulations which protect existing and future rights-of-way from building encroachment.

Policy 2.3.1: All new commercial and residential development shall provide adequate and safe parking facilities, consistent with existing, adopted standards.

Policy 2.3.2: Proposed development requiring site plan approval or platting shall provide for bicycle and pedestrian ways along proposed collector and arterial roadways, where feasible and appropriate, as integrated or parallel transportation facilities.

Policy 2.3.3: Greenville shall develop procedures as part of its land development regulations for acquiring rights-of-way needed for potential future road construction projects.

Policy 2.3.4: Building setbacks from public roads shall be maintained to preserve rights-of-way, consistent with existing, adopted roadway plans and standards.

Policy 2.3.5: Properties under the same ownership, or those consolidated for development, shall continue to be treated as one property for access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.

Policy 2.3.6: Large commercial developments shall 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, where feasible and appropriate.

Policy 2.3.7: Shopping centers shall provide a unified access and circulation plan and outparcels shall obtain access from the unified access and circulation system.

Policy 2.3.8: 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 2.3.9: Adequate corner clearance shall continue to be maintained at crossroad intersections with arterials, consistent with existing, adopted access management standards.

Policy 2.3.10: The Town shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

Policy 2.3.11: The Town shall encourage closure of existing excessive, duplicative, unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

OBJECTIVE 2.4: The Town shall prioritize the paving of local roads and streets as part of its annual review of the Capital Improvements Program.

Policy 2.4.1: The Town will develop criteria for evaluating road paving projects.

Policy 2.4.2: The Town will coordinate with Madison County to analyze the timing and adequacy of County funds provided to the Town for paving projects.

CHAPTER 5 - CONSERVATION ELEMENT
Goals, Objectives, and Policies

GOAL 5: THE NATURAL RESOURCES OF THE TOWN SHALL BE PRESERVED, PROTECTED OR ENHANCED AS THE DEVELOPMENT PROPOSED IN THE FUTURE LAND USE ELEMENT OCCURS.

OBJECTIVE 5.1: The Town shall protect air quality through the appropriate siting of development and associated public facilities, including the use of buffers and setbacks where needed to reduce adverse impacts.

Policy 5.1.1: All required air quality permits shall be obtained from the appropriate permitting agency prior to the issuance of development orders, so that air quality levels established by the FDEP are maintained in the Town.

OBJECTIVE 5.2: Greenville shall review all development requests to prevent the quality and quantity of ground and surface waters from being degraded through the applicable 20-Year Planning Period.

Policy 5.2.1: Permits for new development shall be issued only if the development proposal contains a surface water management plan consistent with this Comprehensive Plan and applicable permitting requirements of FDEP and the Suwannee River Water Management District.

Policy 5.2.2: Applicants proposing groundwater withdrawals shall obtain the necessary permits from the Suwannee River Water Management District before requesting a development permit from the Town.

Policy 5.2.3: The Town shall coordinate with Suwannee River Water Management District regarding water conservation recommendations and programs.

Policy 5.2.4: The Town shall coordinate with Madison County to maintain an emergency water conservation plan.

Policy 5.2.5: The Town shall continue to apply existing, adopted stormwater management standards for new development to ensure that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions, consistent with applicable state and regional requirements.

OBJECTIVE 5.3: The Town shall implement measures for conservation and protection of wetlands, wildlife, and wildlife habitat in the development review and approval process.

Policy 5.3.1: The Town shall continue to regulate development within 100-year floodplains in order to maintain flood carrying and flood storage capacities and reduce the risk of property damage and loss of life. The Town shall participate in the National Flood Insurance Program and regulate development and utility installation in flood hazard areas in conformance with the program requirements. Where feasible, structures shall be clustered on non-flood prone portions of a site; where the entire site is flood prone, structures shall be elevated at least 2 feet above the highest adjacent grade, consistent with existing, adopted floodplain management regulations and applicable law.

Policy 5.3.1.a: The Town shall continue to implement floodplain management regulations consistent with the National Flood Insurance Program and applicable state law. The Town shall not adopt or enforce any

ordinance for substantial improvements or repairs to a structure that includes a cumulative substantial improvement period, except as otherwise authorized by state law.

Policy 5.3.2: Through the development review process, the Town shall require that post-development runoff rates and pollutant loads do not exceed pre-development conditions, consistent with applicable standards.

Policy 5.3.3: The Town shall continue to maintain a 25-foot natural buffer adjacent to all high-quality wetlands, perennial rivers, streams and creeks. Residential, commercial and industrial land uses shall be prohibited within the buffer; agriculture, silviculture and resource-based recreational activities may be allowed within the buffer subject to best management practices and applicable law.

Policy 5.3.4: The Town shall continue to maintain a 25-foot natural buffer around all wetlands. Residential, commercial and industrial land uses shall be prohibited within the buffer; resource-based recreational activities may be allowed within buffer as allowed by law. Development on sites containing wetlands shall be clustered or located on upland areas where available, and shall avoid creation of lots that do not include buildable upland areas where upland areas are available.

Policy 5.3.5: The Town shall support the Suwannee River Water Management District in conducting water conservation programs by assisting with public information regarding water use restrictions in the case of water shortages.

OBJECTIVE 5.4: The Town shall include stream bank protection and woodland improvement measures in the development review process to conserve, use and protect soils, minerals and native vegetative communities.

Policy 5.4.1: The Town shall consider topographic, hydrologic and vegetative cover factors in the site plan review of proposed developments.

Policy 5.4.2: The Town shall assist the U.S. Soil Conservation Service in activities directed at minimizing soil erosion.

Policy 5.4.3: The Town shall review development proposals for mineral extraction to ensure that the water quality of wetlands, surface waters, or aquifers is not degraded and that there is no net loss or impairment of the natural functions of wetlands or surface waters due to mining.

Policy 5.4.4: Within areas identified as natural aquifer recharge areas, the generation, use, storage, transfer, treatment, or disposal of hazardous materials (including hazardous waste, agricultural chemicals, and petroleum products) shall continue to be prohibited unless adequate impervious containment facilities are in place that are capable of handling the maximum quantities of hazardous or toxic materials at any one time, consistent with applicable law.

OBJECTIVE 5.5: The Town shall require development proposals to address protection of identified endangered and threatened ecological communities and wildlife from impacts of proposed development. Developments of 50 units or more shall submit an inventory of wildlife and plant life present on the proposed development site.

Policy 5.5.1: Development shall not be permitted where it will significantly damage or destroy the habitat of species listed as endangered or threatened as identified by the Florida Fish and Wildlife Conservation Commission.

Policy 5.5.2: The Town shall require development proposals to comply with applicable federal and state regulations pertaining to endangered, threatened, and rare species.

Policy 5.3: The Town shall require development to be clustered or located on upland areas, where available, on parcels that contain wetlands and/or native vegetation, and shall avoid creation of lots that do not include buildable upland areas where uplands are available.

Policy 5.5.4: The following standards shall continue to apply to activities located in close proximity to public potable water wells:

- a. Septic tanks shall be prohibited within two hundred (200) feet of a well, except as allowed by law;
- b. Any generation, use, storage, transfer, treatment, or disposal of hazardous materials (including hazardous waste, agricultural chemicals, and petroleum products) shall be prohibited within five hundred (500) feet of a well, except as allowed by law.

Policy 5.5.5: When viable populations of wildlife, including endangered or threatened species or species of special concern, are found on development sites, development shall occur on unoccupied portions of the site to the extent practicable.

OBJECTIVE 5.6: Development activities shall provide protection to the environment and the public welfare from hazardous wastes, consistent with applicable federal and state requirements.

Policy 5.6.1: The Town shall coordinate with Madison County to develop an emergency response plan to handle accidents involving hazardous wastes.

Policy 5.6.2: Users and generators shall properly store and dispose of hazardous materials and waste consistent with applicable law. Large quantity generators (companies that generate in excess of 2,200 pounds per month) and industrial or commercial parks containing generators that produce waste not suitable for recycling, exchange or reuse shall be encouraged to reduce hazardous waste volumes and obtain necessary permits for any on-site treatment facilities. Existing federal and state regulations relating to storage, transfer, and disposal shall be implemented, and the Town shall support and coordinate compliance efforts with appropriate state and County agencies.

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 41
Review Date: 6/29/26 Local Government: City of Williston
Amendment Type: Draft Amendment Local Government Item No.:
State Land Planning Agency Item No.: 26-1ER
Date Mailed to Local Government and State Land Planning Agency: 6/30/26 (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

The City is amending its 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 Future Land Use Map as well as the text of the Future Land Use Element; the Transportation Element; the Infrastructure Element; the Economic Development Element; the Conservation Element; the Recreation and Open Space Element; the Public Schools Facilities Element; the Intergovernmental Coordination Element; and the Capital Improvements Element (see attached excerpts).

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

The City is bisected by U.S. Highways 27, Alternate 27 and 41 as well as State Road 121, all of which are identified in the North Central Florida Strategic Regional Policy Plan as regionally significant facilities. Nevertheless, no significant adverse impacts are anticipated to regional facilities or Natural Resources of Regional Significance as the amendment does not result in an increase in allowable density or intensity of use.

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

The 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 X No

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

Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN**

Chapter 3. Transportation Element

Goals, Objectives and Policies

GOAL 1

Provide a safe, convenient and energy efficient transportation network to meet present and future demands.

Objective 1.1

The City shall provide for a safe, convenient and efficient motorized and non-motorized transportation system.

Policy 1.1.a The City hereby states, by adoption in the comprehensive plan, the following peak hour LOS standards shall apply for each functionally classified facility type.

- Arterial Roadways – Peak Hour Level of Service D
- Collector Roadways – Peak Hour Level of Service D
- Florida Interstate Highway System (FIHS) – Peak Hour Level of Service C

Policy 1.1.b The City, through the Land Development Code and review process, will ~~establish analysis and review criteria~~ implement analysis and review criteria for roadways and intersections ~~should include~~ including traffic flow and quality levels of traffic based on performance measure like vehicle speed, density, and congestion. Roadways unable to obtain the adopted LOS due to environmental constraints or are not financially feasible will be identified as constrained or backlogged roadways.

Policy 1.1.c The City, along with County and State of Florida, will continue to maintain the existing system of collectors and work to widen those pavements which do not meet minimum width standards in accordance with the capital budgeting process.

Policy 1.1.d No additional roads will be constructed or paved until the existing system of collector roadways is brought up to acceptable standards.

Policy 1.1.e A priority list of transportation projects will be developed annually for evaluation as part of annual update of the Capital Improvements Element. The list should include the project's physical location and what other information is available. The list shall include projects impacting alternative transportation facilities including sidewalks, bikeways and multi-use trails.

Policy 1.1.f To reduce the interruption of continuous traffic at intersections where the entering or crossing of a major street is hazardous, additional traffic signals may be needed. When the City Council determines that additional traffic signals may be necessary, the City shall request that the Florida Department of Transportation conduct the required engineering studies. An investigation of the need for traffic signal controls should be conducted in accordance with the Manual on Uniform Traffic Control Devices.

Policy 1.1.g Williston shall continue to be served by a comprehensive network of functionally classified roads designed to provide access and mobility as appropriate to each street's individual purpose. The network shall encompass all planned and existing roadways. The City Council hereby adopts the arterial, collector and local City street system indicated in the existing and future transportation map series ~~indicated by Map 3-1 to Map 3-8.~~

The following have been used to show changes made

Deleted = ~~strikethrough~~

Added = underline

Moved = double underline

Objective 1.2

By consistent implementation of Land Development Regulations as part of the growth management process, the City of Williston will achieve safe and convenient access to and mobility between major trip producers and attractors, future land uses, and special generators, which could also support future increase in transit services provided within the community.

Policy 1.2.a The City will control the connections and access points of driveways and roads to roadways through its Zoning Regulations and Subdivision Regulations.

Policy 1.2.b All future subdivisions will be required to install roads that meet the minimum applicable standard specifications in the City of Williston Code of Subdivision Regulations.

Policy 1.2.c Where a subdivision abuts on or contains an existing or proposed arterial street, the Zoning Board and City Council may require marginal access streets.

Policy 1.2.d Connections and access points of driveways and roads to the state, federal and local highway network shall be in accordance with Rule 14-97, F.A.C. relating to Florida Department of Transportation access management standards. Specific design criteria for turning lanes, aprons, radii and other design and construction standards will guide and determine subdivision regulations, the zoning ordinance and a City public works manual.

Policy 1.3 The following Levels of Service are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the City or in the City utility service area:

Roadway:	Level of Service
Arterial Level of Service	"D" Peak Hour
Collector Level of Service	"D" Peak Hour
Florida Interstate Highway System (FIHS)	"C" Peak Hour

GOAL 2

Coordinate with and utilize the regional transportation planning process and applicable planning documents including the Florida Transportation Plan and FDOT's adopted 5-Year Work Program to better plan and maintain a financially feasible, energy efficient, multi-modal system.

Objective 2.1

To forward a unified strategy of corridor management, as implemented through municipal land development regulations, right-of-way needs shall be formally identified and a priority schedule for acquisition and preservation shall be established to protect existing and planned transportation routes from encroachment. In support, access controls and transportation system management techniques shall continue to be likewise applied through the Land Development Regulations.

Policy 2.1.a All planned developments, regardless of size or location, shall provide a section line right-of-way dedication for future road construction. This requirement may be modified or waived in circumstances where pre-existing development or geologic features such as sinkholes and quarries would create a non-functional road. On the existing transportation network, all planned development shall be set back from the road centerline according to subdivision regulations.

Policy 2.1.b The City shall continue to enforce the Williston Land Development Regulations to ensure that all new construction complies to setback regulations.

The following have been used to show changes made

Deleted = strikethrough **Added** = underline **Moved** = double underline

Policy 2.1.c The widths of the City rights-of-way vary from 25 feet to 100 feet and about 185 acres, or 34% of the total developed land in Williston consists of streets and street rights-of-way.

The minimum street right-of-way widths for the City of Williston are as follows:

Type of Road	Minimum Right-of-Way Widths Arterial Specified by DOT
Secondary Arterial	100 feet
Collector Streets	60-80 feet
Minor Streets	50 feet
Marginal Access Streets	40 feet

Policy 2.1.d The City shall implement a its established program for mandatory dedications or fees as a condition of plat approval for acquiring necessary rights-of-way. Where existing right-of-way width is inadequate, the developer shall dedicate that portion necessary to meet or exceed those standards as established in the Existing Street System Regulation, design standards and policies in this plan as condition to receiving any zoning approval or zoning change.

Policy 2.1.e All new private roads shall be constructed to the same standards as City streets.

Objective 2.2

Through plan adoption, coordinate the transportation system with the future land uses shown on the Future Land Use Map or map series.

Policy 2.2.a The City will utilize the definitions and requirements provided by the Land Development Regulations so as not to preclude identification of any mass transit corridors at such a future time when feasible or appropriate.

Policy 2.2.b The Williston City Council will consider regulation of commercial strip development along major highways. Such an ordinance might include, but not be limited to:

Criteria to be considered in reviewing rezoning applications;

Minimum standards for curb cuts, setbacks, frontage roads, etc. according to the functional classification of the highway system; and how best to accommodate parking demand.

Policy 2.2.c Through consistent application of the Land Development Regulations and as directed by the Future Land Use Element, the City will seek approve residential development at planned densities as measured by block, zoning district and neighborhood levels.

Policy 2.2.d The City will continue to utilize the Community Redevelopment Agency (CRA) to coordinate redevelopment activities to increase density, intensify use of the downtown creating a pedestrian oriented center, and to provide parking in sufficient quantities to support expanded use.

Policy 2.2.e The City shall coordinate with the Community Redevelopment Agency to ensure expanded pedestrian access and parking supplies exist for the downtown. The Community Redevelopment Agency may act to advise the Williston Planning and Zoning Commission and the City Council on redevelopment programs and incentives.

Policy 2.2.f The City will review its Land Development Regulations to ensure it promotes transit supportive development practices.

Objective 2.3

The following have been used to show changes made

Deleted = ~~strikethrough~~

Added = underline

Moved = double underline

On an annual basis, update the Williston 5-year schedule of capital improvements to coordinate with the plans, programs and improvements contained in the Florida Department of Transportation's adopted 5-year Work Program.

Policy 2.3.a City staff shall review other applicable public transportation plans to determine where the City's comprehensive plan content conform to state, regional and County transportation planning GOALS.

Policy 2.3.b The City will act to forward a regional approach to transportation planning and decision-making, participating in a shared process. On an individual basis the City may evaluate interlocal agreements as possible solutions to transportation for those needs having more than a local component.

Objective 2.4

The provision of motorized and non-motorized vehicle parking, and the provision of bicycle and pedestrian ways will be regulated as new capacity is developed.

Policy 2.4.a The City will continue to evaluate alternative concurrency and parking strategies that reduce traffic congestion and improve the overall economic vitality of downtown Williston, while forwarding solutions to future transportation needs. In addition, the City shall assess parking demand as a critical factor aiding the evaluation of alternatives.

Policy 2.4.b The City of Williston has not designated any official bicycle ways as a part of its comprehensive plan. Such future designation will place a priority upon: First Priority: Linking residential neighborhoods to municipal parks. Second Priority: Linking residential neighborhoods to schools.

Policy 2.4.c The City shall review all proposed development for its accommodations of bicycle and pedestrian traffic needs

Policy 2.4.d The City will encourage developers to provide sidewalks and bicycle paths. This will be done through local development regulations. The city will also make provisions to waive or amend the requirement if the city determines it to be too costly to any of the parties involved in the development.

Policy 2.4.e The City shall meet with the Florida Department of Transportation to discuss the possibility of pursuing a Lane Elimination on N. Main Street to recapture the economic vitality, safety and aesthetics of the downtown Central Business District.

Objective 2.5

The City's transportation system will emphasize safety, aesthetics and may accommodate context sensitive design solutions for the development of new facilities.

Policy 2.5.a The City shall ~~adopt~~ implement design criteria for landscaping and signs along roadways, and continue to ~~will~~ implement a program to landscape and maintain existing median strips and rights-of-way.

Policy 2.5.b The City shall eliminate or minimize roadway designs which lead to hazardous conditions by: requiring the provision of adequate storage and turning areas; prohibiting direct access from driveways and local roads onto high-speed traffic lanes; preventing conflicts between roadway and pedestrian or rail traffic; and, providing adequate capacity for emergency evacuation.

Policy 2.5.c The City Police Department shall prepare annual accident reports for all collector and arterial roads.

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Policy 2.5.d The City will require that any sign, obstruction or other feature which creates a hazard or impediment to the safe, convenient flow of persons and vehicles be removed. This will be implemented via sign controls, zoning and subdivision ordinances and any other methods deemed appropriate.

Policy 2.5.e The City shall continue its tree planting program, whereby trees are planted along certain roads in the City on an annual basis. Flowering trees and shrubs such as crepe myrtle, dogwoods, azaleas and red buds are appropriate.

Objective 2.6

The City adopted an Airport Master Plan and intends to keep that plan current and to implement its policies.

Policy 2.6.a Adverse structural and non-structural impacts to natural resources onsite and offsite shall be avoided or mitigated.

Policy 2.6.b The City of Williston and Levy County have implemented airport zoning controls through their Land Development Regulations. The City and County will schedule meetings to discuss instituting a process whereby Williston shall receive extraterritorial notification of land use changes, density increase or zoning relief requests within noise contours and under protected air space as defined by the Williston Airport Master Plan.

Policy 2.6.c. The City of Williston hereby adopts by reference the City's Airport Master Plan as amended by Airport Master Plan Update approved in October 2017.

Policy 2.7.c. The City should pursue discussions with the regulatory agencies regarding the reinstatement of the grass runway.

Objective 2.7

Airport development will provide for adequate onsite traffic circulation and driveway access linking to the arterial and collector road network, as shown on the map series contained in this element, creating intermodal links between air travel with other available modes of transport.

Policy 2.7.a Improvements to the airport will be in accordance with the adopted plan, applicable state and federal aviation plans, and all related directives for a civil aviation facility.

Policy 2.7.b The City shall work with the Federal Aviation Administration (FAA), Florida Department of Transportation (FDOT) and other state and federal agencies to address the required traffic improvements needed to support the Williston Municipal Airport and preserve development potential. Should site impact analysis determine roadway improvements are warranted, the City will list those mitigation projects in its 5- year comprehensive plan as privately or publicly funded improvements.

Policy 2.7.c As recommended by the 2017 Airport Master Plan Update, the City will review its airport zoning standards to ensure that air space protection requirements are consistent with the current requirements of Chapter 333 of the Florida Statutes. Code review should also include land use compatibility and intergovernmental planning standards.

Policy 2.7.d The City shall adopt and support land use policies that protect the airport from new development and redevelopment that is deemed to be incompatible with the Airport Master Plan. Airport zoning and land use standards shall provide standards that prevent obstructions of aircraft operations by intersecting the airport's clear zones, approach zones, Runway Protection Zones (RPZs), transition surface, horizontal surface, and conical surfaces. In support of this effort, the City shall adopt

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airport compatibility and zoning standards consistent with Chapter 333, Florida Statutes, and Part 77, Federal Aviation Regulation.

Policy 2.7.e All building regulations – floor area ratios (FAR) and height shall be promoted to guarantee the continued efficient operation of the airport and ensure public safety.

Policy 2.7.f The City of Williston shall pursue and coordinate interlocal agreements with Levy County to require noise disclosure information be distributed for all new land purchases within 2,000 feet of the end of each runway.

Policy 2.7.g The City shall include the Williston Municipal Airport Manager or their designee in all development and redevelopment related petitions within the airport's review area as defined by Chapter 333, Florida Statutes.

Objective 2.8

To create in Williston a dense regional job center, which serves as transportation hub, where energy efficient land use patterns effectively reduce vehicle emissions and miles traveled.

Policy 2.8.a The City will plan development of the pedestrian improvements necessary to create walkable, compact residential neighborhoods that support measurable increase in density.

Policy 2.8.b Connectivity between pedestrian, road and bicycle facilities will be emphasized during the site planning and design process for new development; municipal capital improvements or redevelopment projects will evaluate where connectivity enhancements could be made. This action shall be taken to support enhanced pedestrian and intermodal access in the downtown.

Policy 2.8.c Through concentration of new infrastructure and growth adjacent to existing development, the City will utilize available resources efficiently to sustain intensity of land use, while also preserving farmland, open space, and environmentally sensitive areas.

Policy 2.8.d Development of the City of Williston's surface transportation system should provide access to local goods and services to reduce total vehicle miles traveled.

Policy 2.8.e As growth occurs, the City will evaluate how energy efficient land use patterns have created density increase at the block, neighborhood and municipal levels. Where data exists related to both land use and transportation, it will be applied to identify future opportunities for transit corridor identification.

Policy 2.8.f The City will investigate current Land Development Regulations to determine what specific changes would be needed to increase the concentration of jobs, residences and commercial along local functionally classified arterial and collector streets to support future efforts to define possible regional transit corridors.

Policy 2.8.g Through its Land Development Regulations, the City will seek to implement access and safety improvements that accommodate and promote paratransit ridership.

Objective 2.9

Mobility will be achieved by a multi-modal approach that increases travel choice, while functioning to enhance infill and redevelopment within the City.

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Policy 2.9.a Promote urban development/redevelopment where infill opportunities exist particularly within downtown Williston to better create a compact, dense and walkable environment containing varied land uses.

Policy 2.9.b The City will encourage higher density or mixed-use development types at appropriate locations within the downtown to encourage alternative modes of transportation.

Policy 2.9.c The City will continue constructing or requiring new sidewalks, pedestrian facilities, and improvements to the streetscape to encourage more pedestrian trips in support of infill and redevelopment opportunities.

Policy 2.9.d Through continued implementation of its Land Development Regulations, the City will obtain effective access management that preserves existing traffic flow. If current requirements prove inadequate, then the City will revise its Land Development Regulations as necessary.

Policy 2.9.e The City shall continue to examine and implement traffic calming measures on an as-needed basis to minimize traffic speed and volume thereby reducing vehicle miles traveled.

Policy 2.9.f The City shall continue to investigate programs to increase pedestrian and non-automotive travel throughout Williston, including specific improvements to pedestrian and bicycle infrastructure. Such efforts could inventory existing pedestrian routes, bicycle lanes, any existing multi-purpose trails, and intermodal connections. The information provided could begin the process of planning for an enhanced non-motorized component within the City's transportation system.

Policy 2.9.g The City shall ~~identify~~ implement recreational transportation opportunities including exercise trails and riding facilities.

Policy 2.9.h The City shall consider the needs of its aging and disabled populations to enable the mobility of residents of all abilities and encourage aging-in-place. Such mobility improvements include longer pedestrian crossing times, wider sidewalks, approaches, and off-road paths for electric scooters (i.e. wheelchairs) or neighborhood electric vehicles.

Policy 2.9.i The City will explore opportunities with the Florida Department of Transportation for an overpass over State Road 121 from Williston Crossings to allow electric scooters, neighborhood electric vehicles or similar vehicles to travel safely to the City Center.

Objective 2.10

The City's transportation system shall enable City residents the opportunity to live and travel utilizing an integrated, intermodal transportation system based on Complete Streets design principles as well as the latest technological innovations and trends including sharing of vehicles, alternative energy source vehicles, low speed vehicles and bicycles.

Policy 2.10 The City shall encourage the implementation of Complete Streets to accommodate transportation users of all ages and abilities, improve public health and safety, provide for active mobility and improve environmental quality.

Qualities of Complete Streets include, but are not limited to, the following:

- Bicycle lanes
- Buffered bicycle lanes
- Neighborhood Greenway
- Multi-Use trails/shared use paths
- Cycle tracks

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- Good sidewalk design
- Crosswalks
- Interactive flashing beacons
- Pedestrian hybrid beacons
- Curb extensions/bulb-outs
- Median islands/refuges
- Lighting
- On-Street Parking
- Shading/Trees
- Road Diets

Objective 2.11

The City of Williston will adopt Transportation Map Series depicting the surface transportation system.

Policy 2.11.a The City of Williston hereby adopts the following Maps ~~3-1 to 3-4~~ as the Existing Transportation Map Series.

Policy 2.11.b The City of Williston hereby adopts the following Maps ~~3-5 to 3-8~~ as the Future Transportation Map Series

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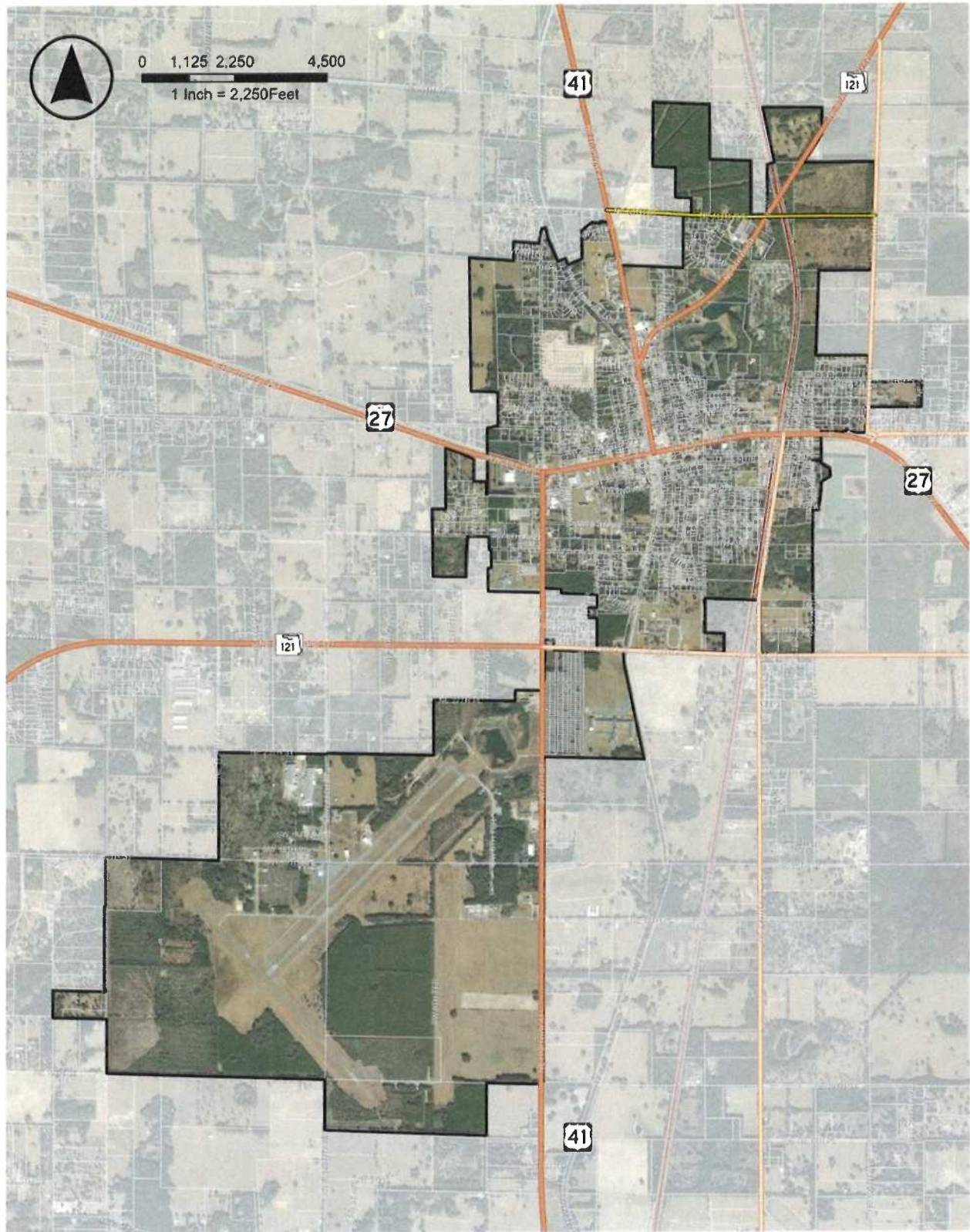
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Functional Classifications



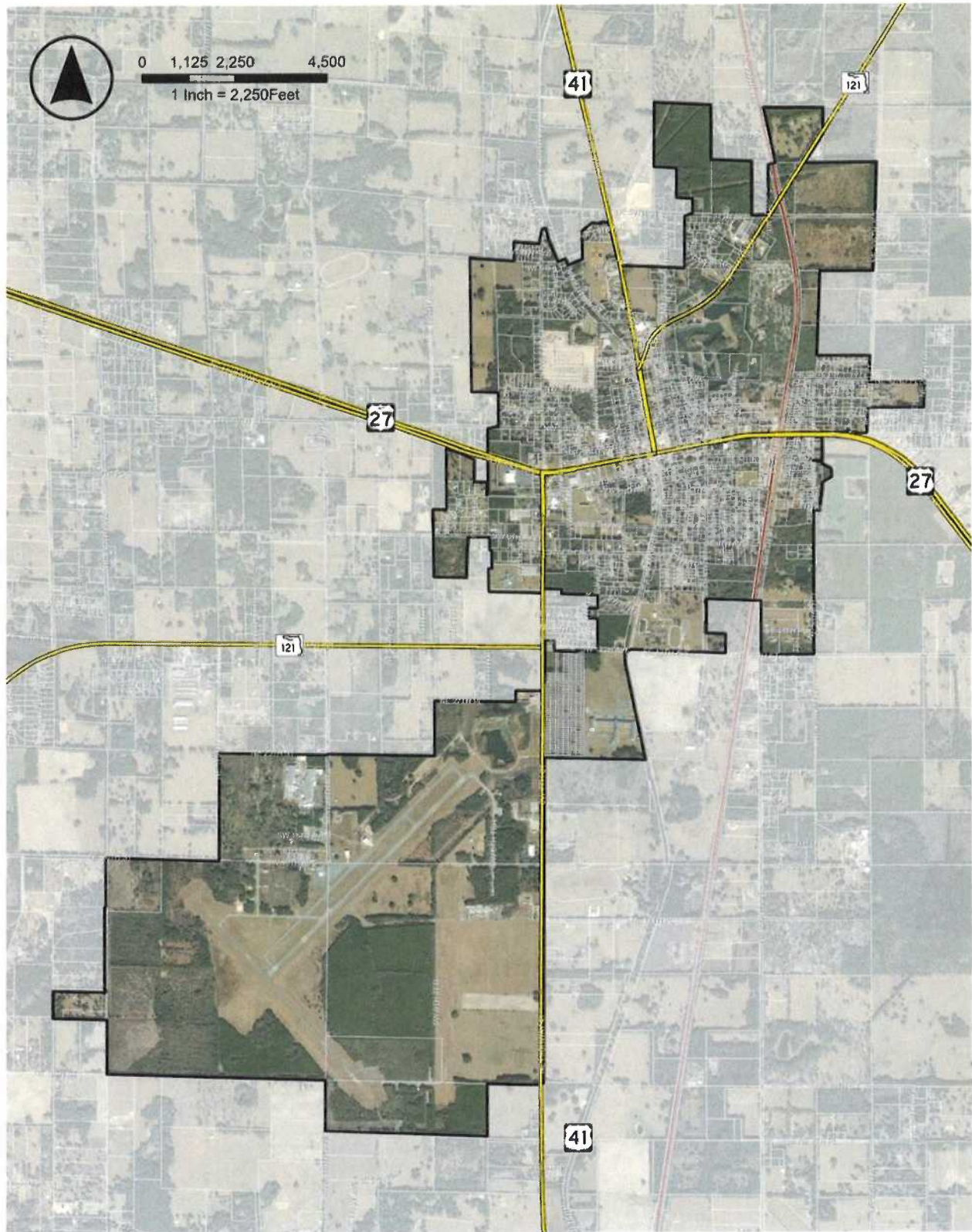
LEGEND

- Williston City Limits
- Parcel Boundary
- Rail Line
- Functional Classification
 - Arterial
 - Collector
 - Local





Hurricane Evacuation Routes



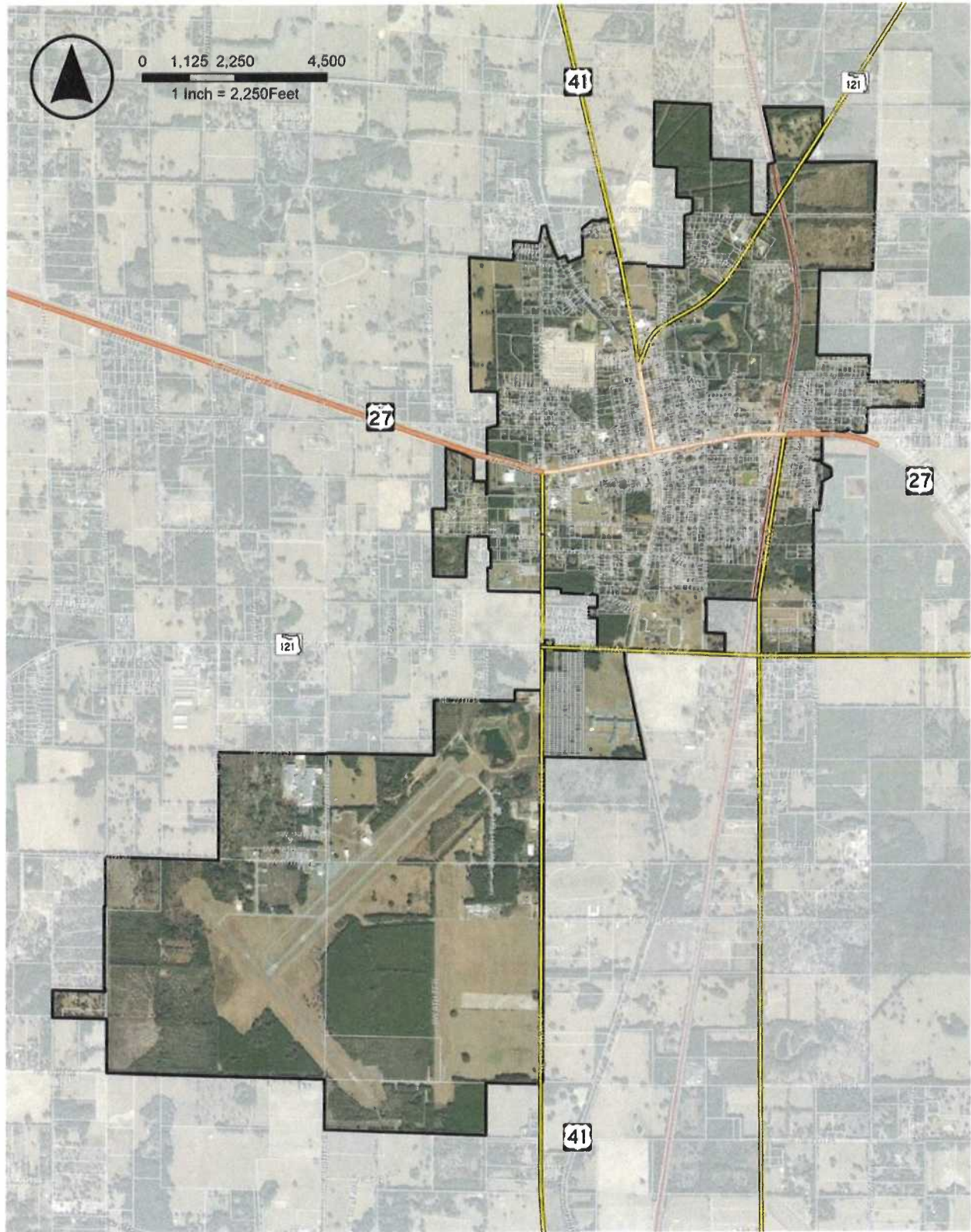
LEGEND

- Williston City Limits
- ▭ Parcel Boundary
- Rail Line
- Hurricane Evacuation Routes





Roadways by Lane Type



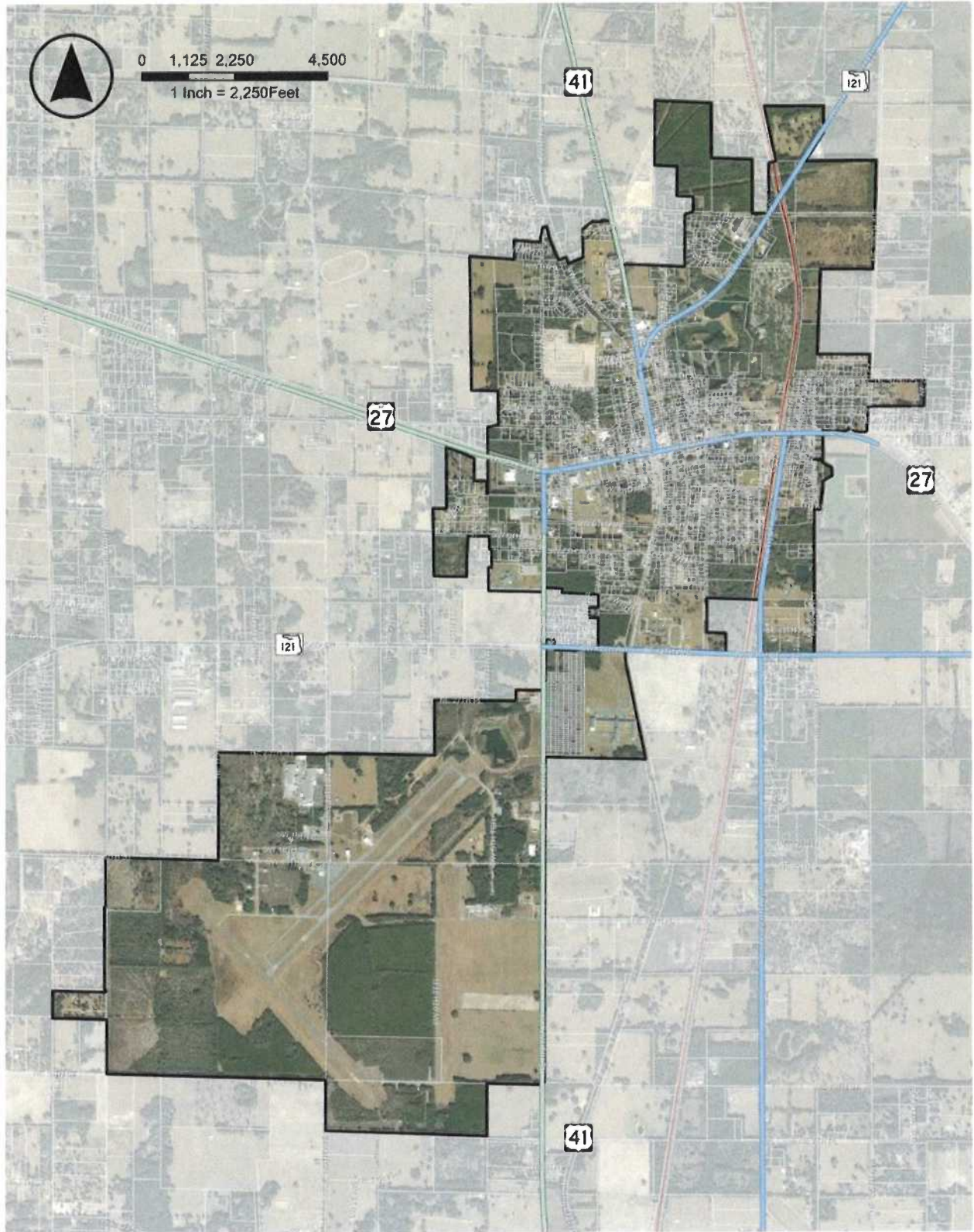
LEGEND

- Williston City Limits
- ▭ LaneType
- ▭ Parcel Boundary
- Rail Line
- ▬ 2 - Undivided
- ▬ 4 - Undivided
- ▬ 4 - Divided





Existing Level of Service



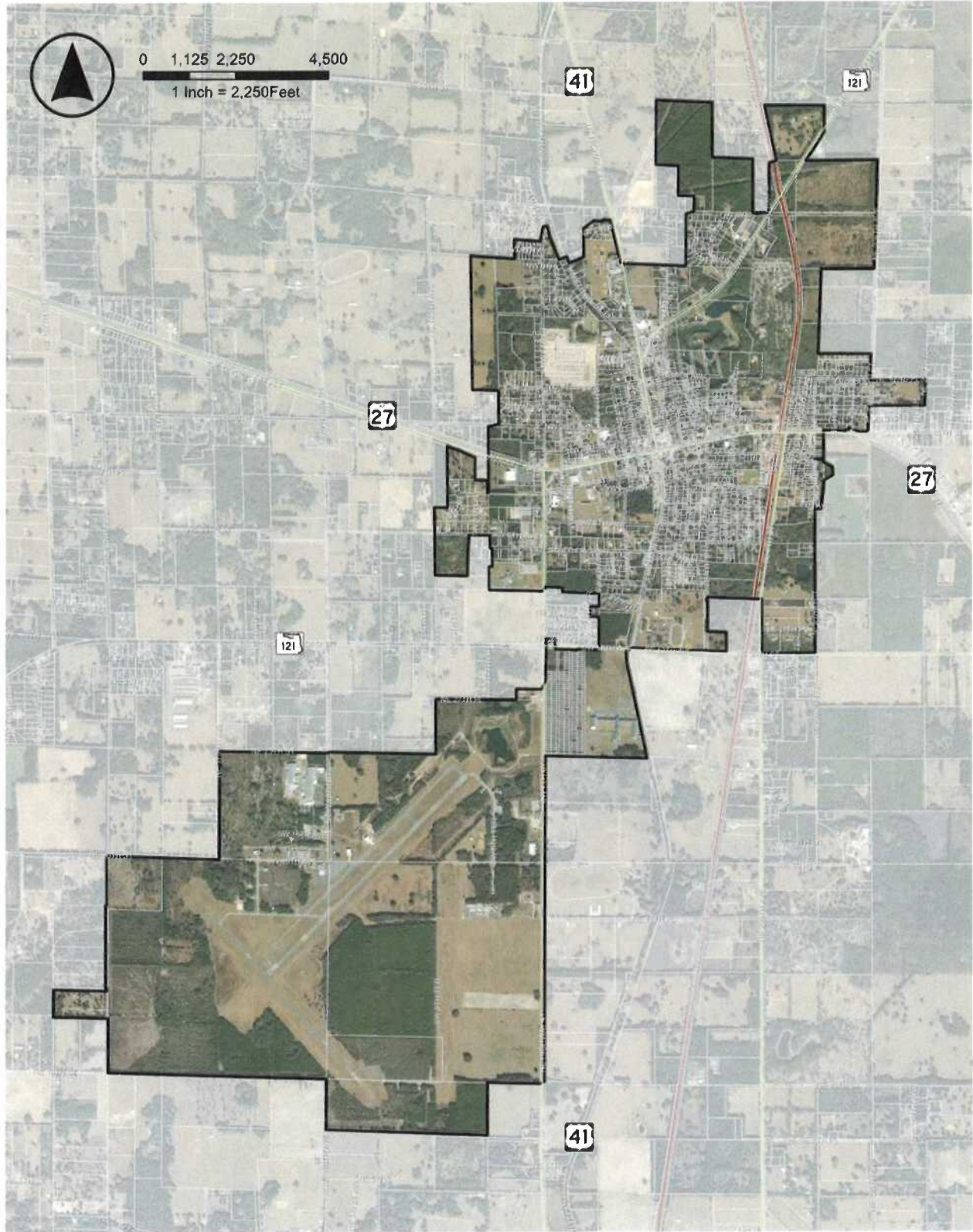
LEGEND

- Williston City Limits LOS
- Parcel Boundary — B
- Rail Line — C








Adopted Level of Service



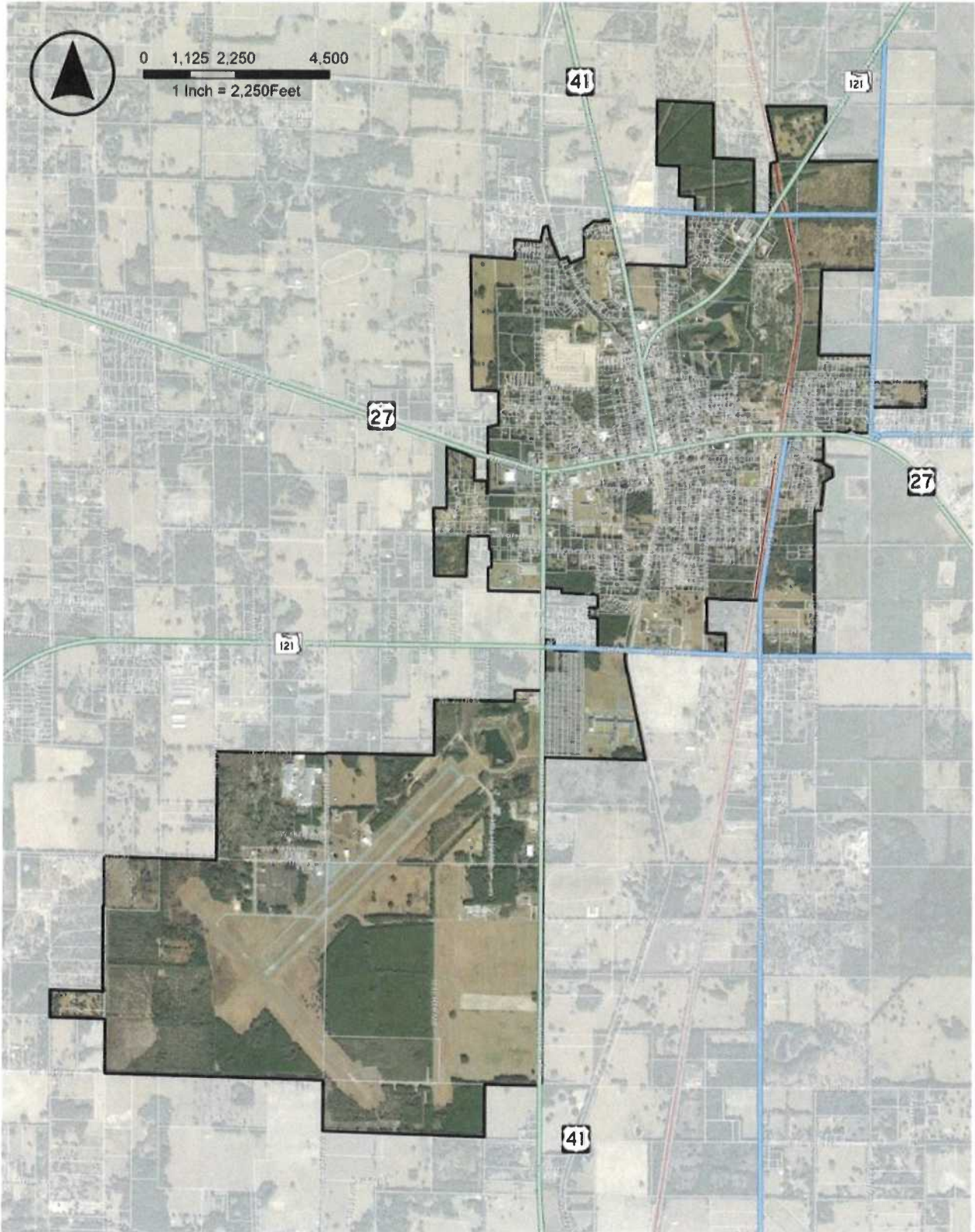
LEGEND

-  Williston City Limits Adopted LOS
-  Parcel Boundary C
-  Rail Line





Existing Systems



LEGEND

- Williston City Limits
- Parcel Boundary
- Rail Line

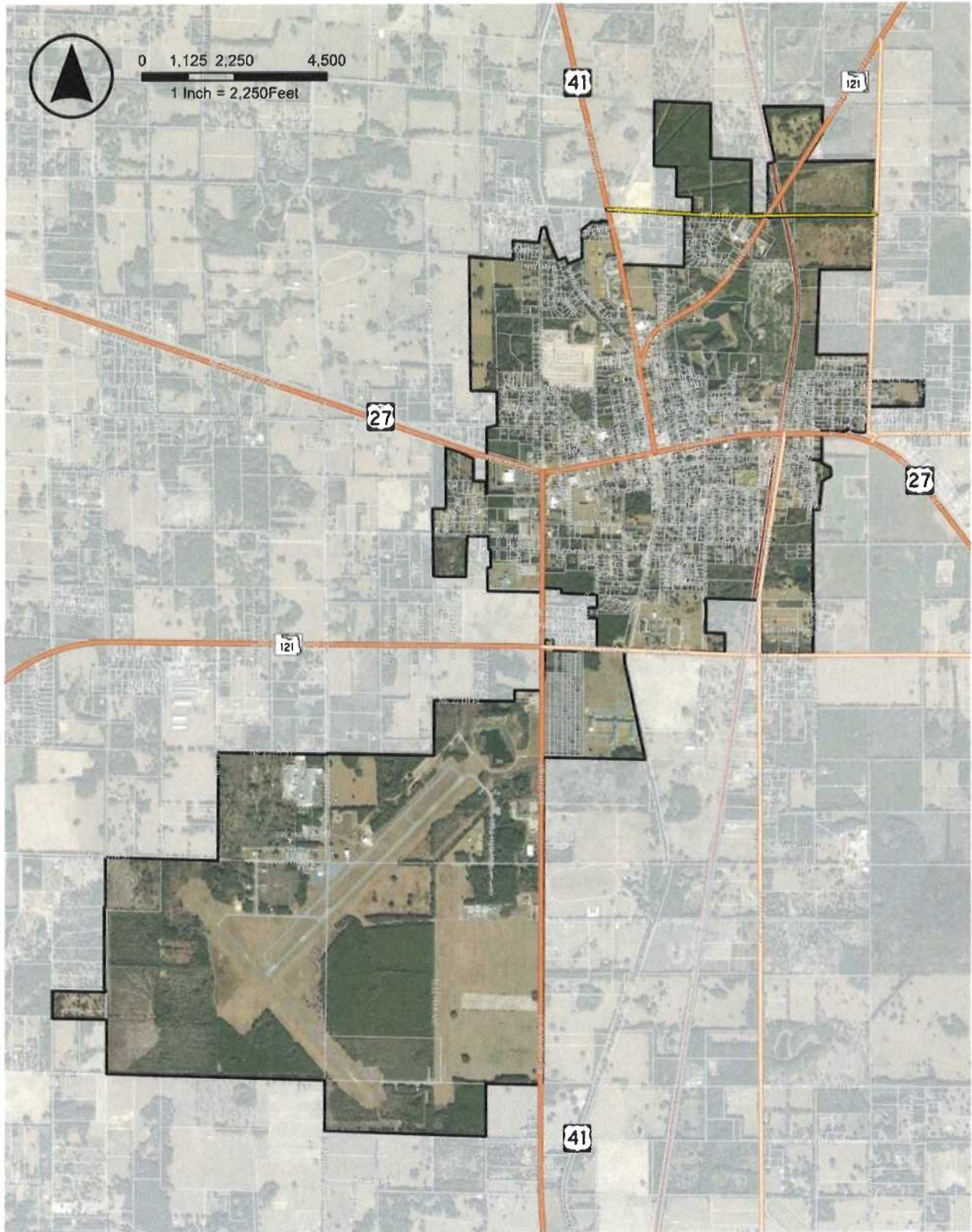
System

- Levy County Road System
- State Highway System





Future Functional Classifications



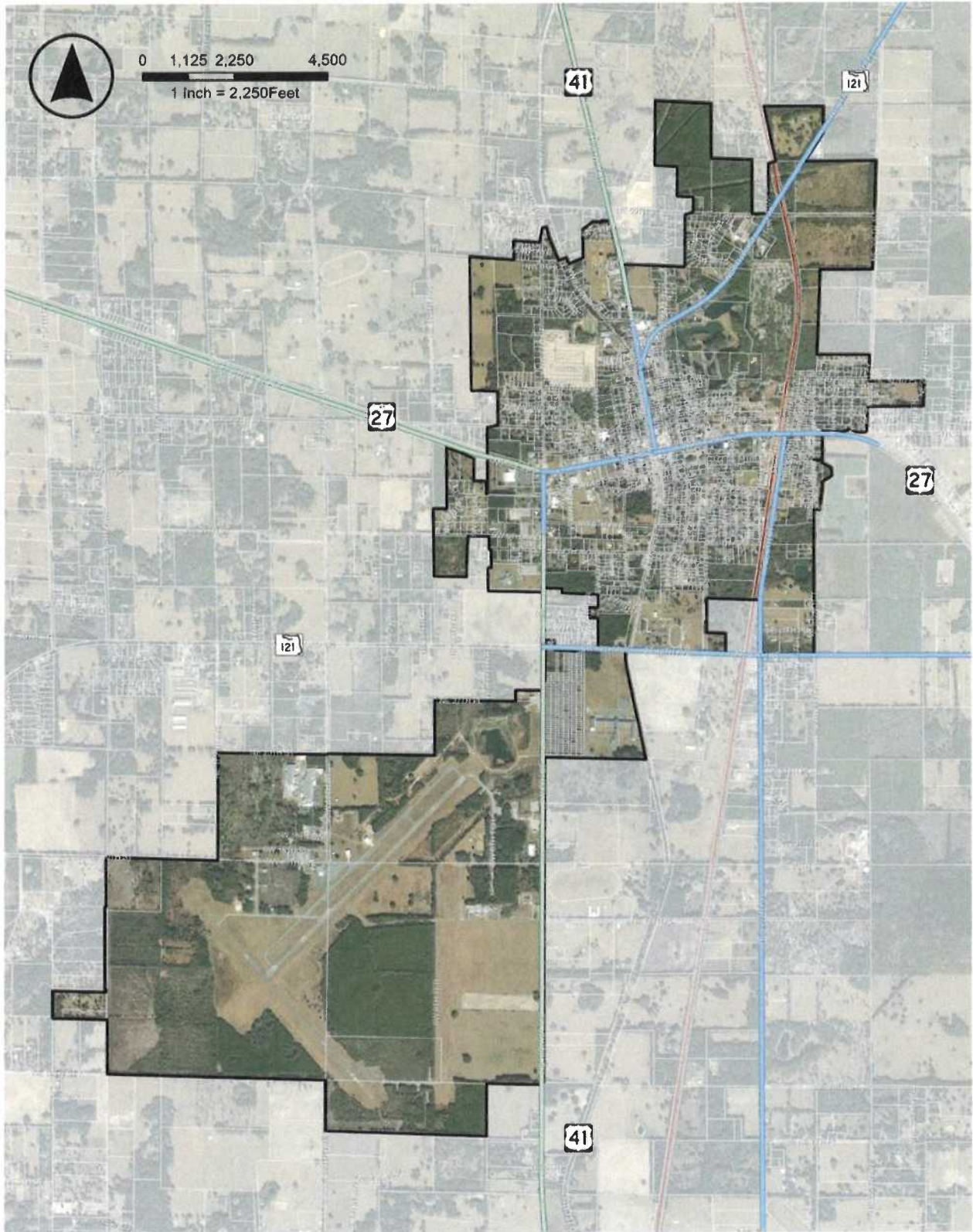
LEGEND

- | | |
|-----------------------|---------------------------|
| Williston City Limits | Functional Classification |
| Parcel Boundary | Arterial |
| Rail Line | Collector |
| | Local |










2030 Level of Service



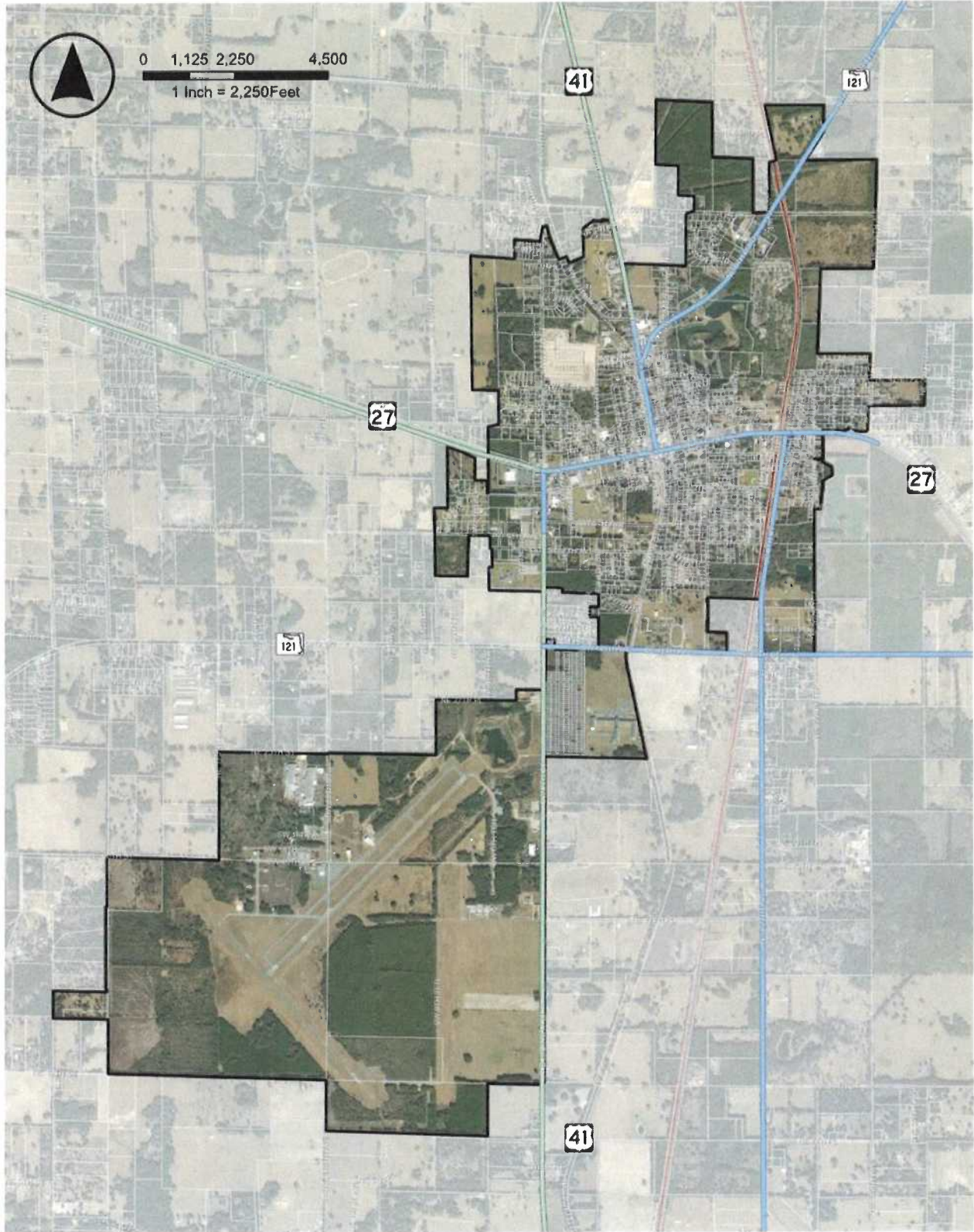
LEGEND

-  Williston City Limits LOS
-  Parcel Boundary
-  Rail Line
-  B
-  C










2035 Level of Service



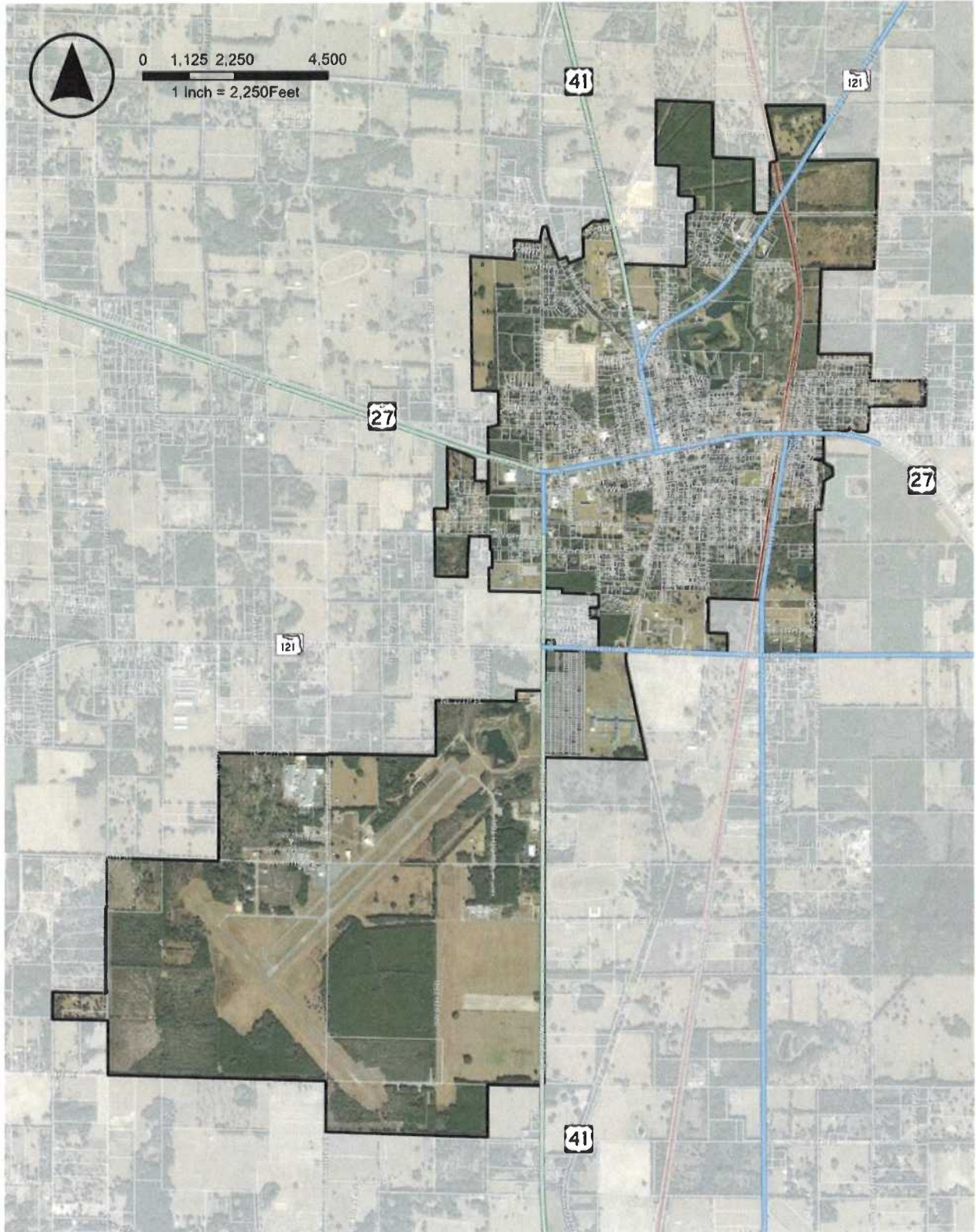
LEGEND

-  Williston City Limits LOS
-  Parcel Boundary
-  Rail Line
-  B
-  C





2040 Level of Service



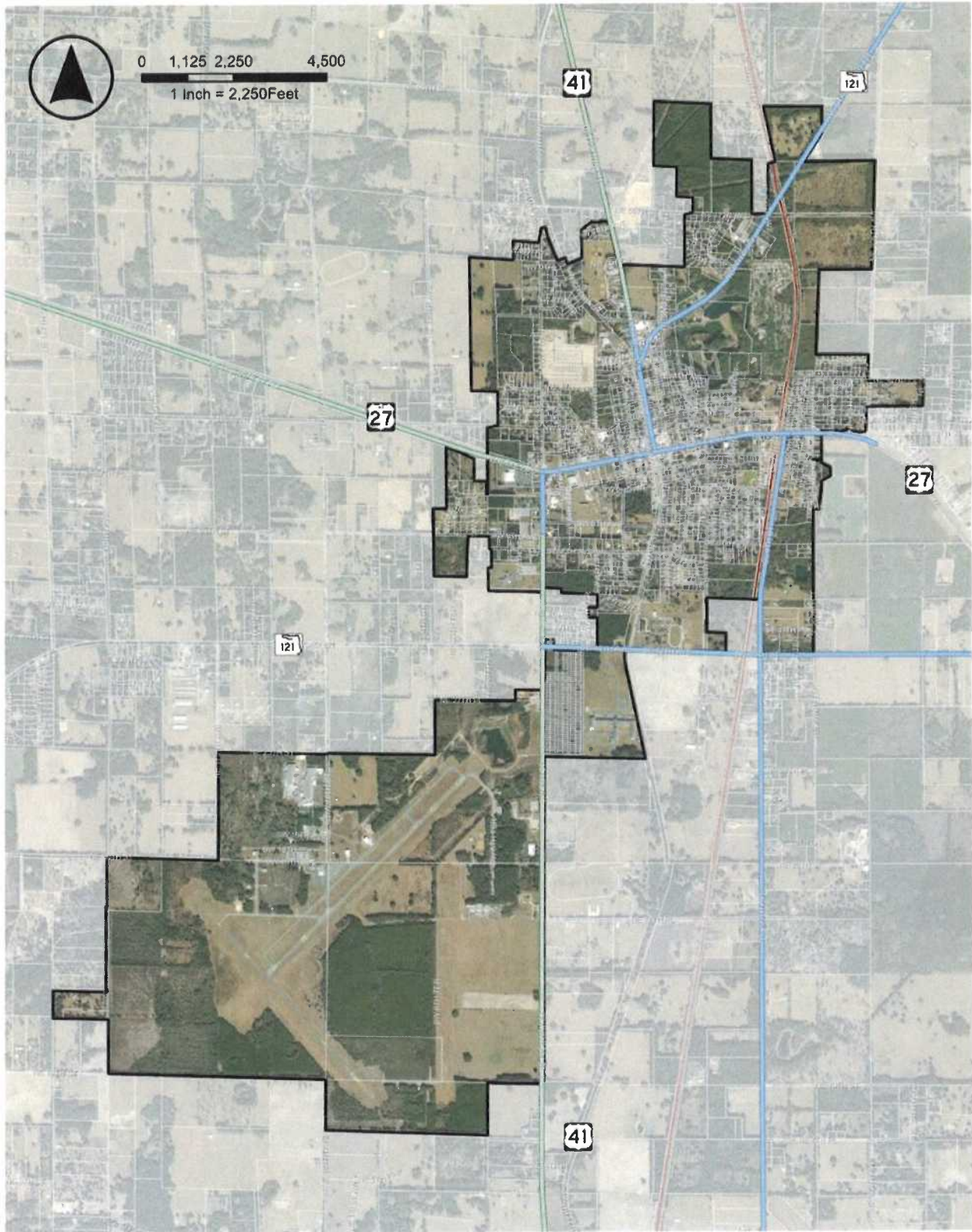
LEGEND

- Williston City Limits LOS
- Parcel Boundary
- Rail Line
- B
- C





2045 Level of Service



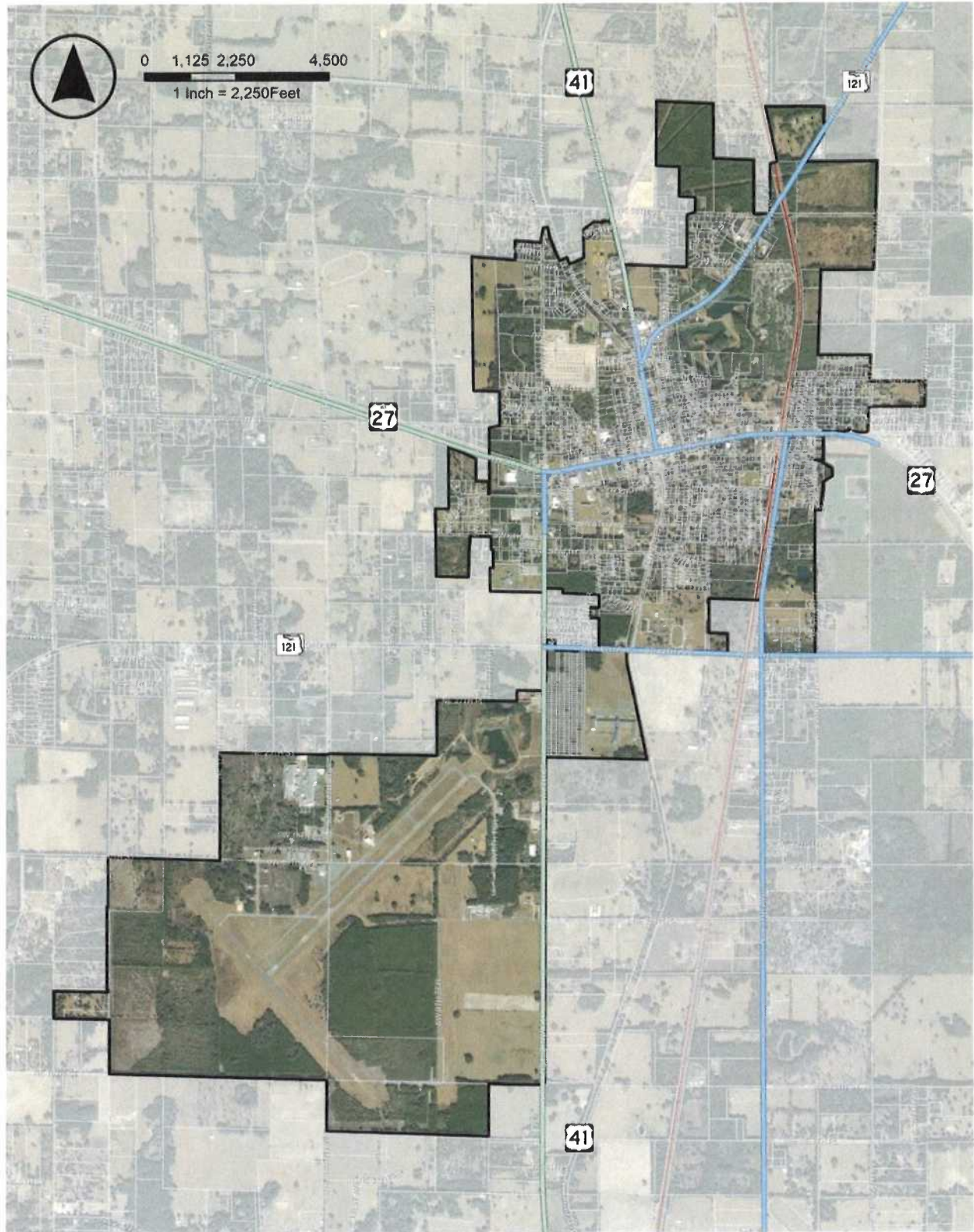
LEGEND

- Williston City Limits LOS
- Parcel Boundary
- Rail Line
- B
- C





2050 Level of Service



LEGEND

- Williston City Limits LOS
- Parcel Boundary
- Rail Line
- B
- C



Chapter 7. Conservation Element

Goals, Objectives, and Policies

Based upon a thorough review of Williston's natural resources, a conservation plan has been developed. This plan contains intended actions for the enhancement and maintenance of the City's natural resources.

Each of the Objectives within this section is measurable by a target date, and it is the intent of the elected officials that the Objectives will be implemented through ordinances, resolutions or administrative actions as may be appropriate to the Policy or policies associated with each Objective. Unless otherwise stated, the entity responsible for implementing each Objective and Policy is the City Council.

GOAL 1

Maintain a healthful environment for present and future generations by:

- a. Protecting groundwater in the area as a source for potable water.
- b. Protecting the current highwater quality of the surface waters in the area.
- c. Protecting the high quality of air in the area.
- d. Protecting the aesthetic value of the area.

Objectives and Policies

The following subheadings provide conservation issues which are of concern to Williston. For each area of concern, Objectives and policies are established.

Development. Although areas of Williston are suitable for development, environmental resources may be adversely affected and ultimately endanger human life with exposure to poor development practices.

Objective 1

Allow development in Williston only after a thorough review of potential environmental problems has been made. This analysis shall include physical properties of soils and underlying rocks, soil thickness, depth to groundwater, groundwater flow characteristics, surface water presence and danger of flooding.

Policy 1.1 New commercial or industrial developments will be required to evaluate geologic hazards on-site prior to development. This will be implemented through the zoning ordinance.

Policy 1.2 The City Council will request the Southwest Florida Water Management District to comment on the hydrology of the area as it relates to the city's growth and development.

Policy 1.3 Prepare a composite map which illustrates soils, native vegetative communities, geologic, surface water and groundwater information.

Policy 1.3.a Define areas that have physical limitations and potentials for various types of land use.

Policy 1.3.b Define the appropriate land uses based upon the land's physical limitations and potentials.

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Objective 2

Have available both for municipal planning purposes and for developers, more detailed information on community-wide constraints and opportunities for developments by preparing and adopting suitability maps.

Policy 2.1 When completed, this map will be utilized by all subdividers and developers as the basis for documenting how they propose to protect and use, conserve or preserve these resources.

Policy 2.2 Blasting for mineral extraction will be prohibited, except at the airport property, which will require reclamation after mining extraction.

Water Withdrawals. This is an area of concern because potable water is a renewable but not unlimited source, which if not properly managed, could become contaminated with minerals or pollutants.

Objective 1

Conserve and protect the quality and quantity of current and projected water sources by adopting Land Development Regulations.

Policy 1.1 Control drainage and runoff through adopted subdivision regulations and/or the zoning ordinances to ensure that the surface and groundwater supplies in the area are protected from pollutants.

Policy 1.2 The functions of natural recharge areas shall be protected through the land use plan map and zoning regulations.

Policy 1.3 Land uses which require water withdrawals from the Floridan aquifer will be carefully weighed against public benefits before approval is granted as a part of the review process for each proposed development. This requirement will be incorporated into the adopted Land Development Regulations.

Policy 1.4 Land uses which require water withdrawals from the land aquifer will be carefully weighed against public benefits before approval is granted as a part of the review process for each proposed development. This requirement will be incorporated into the adopted Land Development Regulations.

Policy 1.4 Prohibit solid or liquid waste from being deposited in porous soils which connect to potable groundwater supplies, by a mandatory sewer hookup ordinance and a solid waste ordinance.

Policy 1.5 The City will conduct drawdown tests, identify the cone of influence and restrict uses to those which will not adversely affect water quality or quantity.

Policy 1.6 Developers, before they receive a development permit, shall prove to the City Council that their project would not cause undue water quality or quantity problems in the city. This may include, but not be limited to, obtaining all permits required by: Florida Department of Environmental Protection and the Southwest Florida Water Management District.

Policy 1.7 Upon request from the Southwest Florida Water Management District, emergency conservation measures will be mandated to minimize the impacts of drought and thereby assure a supply of potable water.

Policy 1.8 The City shall assess its current, as well as projected, water needs and sources for a 10-year period and submit this information to the appropriate agencies.

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Air Quality

Williston residents enjoy clean quality air, but increasing population, traffic and industrial densities could pose a threat to future air quality.

Objective 1

Adopt an air quality ordinance as may be required by Florida Statutes.

Policy 1.1 The Planning Commission shall draft and adopt an air quality ordinance which incorporates, meets or exceeds minimum air quality standards at the state and national levels.

Policy 1.2 Trees and open spaces which contribute to enhancing air quality will be protected through appropriate ordinances.

Policy 1.3 Restrict industries that produce heavy air emissions from locating within the City.

Policy 1.4 The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.

Aesthetics

Aesthetics deals with the general appearance or beauty of the City. With this concern in mind, care and consideration of the various factors of aesthetics should be understood.

Objective 1

Protect and conserve the aesthetic appearance of the community.

Policy 1.1 The City Council will adopt codes, ordinances and regulations addressing issues concerning noise, smoke, landscaping and other factors which pertain to the aesthetics of the community.

Policy 1.2 Support actions which would preserve native trees and conserve any vegetation which is aesthetically pleasing.

Policy 1.3 Permit reasonable advertising by signs in a manner which does not "clutter" the City, obstruct vision or interfere with the orderly flow of traffic.

Policy 1.4 Conduct an analysis of the benefits of adopting a tree ordinance or landscape ordinance.

Objective 2

Promote compact clustered pedestrian friendly developments through mixed use or Planned Development land use types.

Policy 2.1 Review and reinforce the City's Planned Development (PD) Ordinance to maximize open space, improve aesthetics and reduce City utility installation costs.

Policy 2.2 Ten (10) acres of open space or conservation area will be made available per 1,000 population, as provided in the Recreation and Open Space Element.

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Soils

Policy 2.3 The City of Williston shall continue to seek assistance through the Florida Recreation Development Assistance Program (FRDAP), neighborhood revitalization programs and economic development programs.

Soils in and around the City of Williston are used for both development and agriculture. Proper management and protection of soils are two important elements of conservation.

Objective 1

Develop local ordinances which have provisions to protect and conserve the natural functions of existing soils and native vegetation.

Policy 1.1 Maintain continual awareness of federal, state and individual proposals that will affect the environment.

Policy 1.2 Paving blocks and other measures which retain soil permeability will be encouraged through density bonuses or other incentives.

Objective 2

Discourage excessive or unnecessary development on agriculturally productive lands.

Policy 2.1 Prevent the erosion of soils by new development (including the expansion of existing developments).

Policy 2.2 Soils and their covering vegetation should be retained, while still providing for development, to allow them to continue to filter water and recharge the aquifer.

Wildlife Habitat

Protection of wildlife and wildlife habitats is important to the aesthetics and recreational value of a community.

Objective 1

Require a wildlife assessment and protection component as a portion of all subdivisions and planned developments of forty (40) acres or greater.

Policy 1.1 A portion of the land area in each subdivision or planned development of forty (40) acres or greater will preserve endangered or threatened wildlife habitat. In addition to the preservation area, the applicant shall document other methods used to enhance the ability of endangered or threatened wildlife populations to co-exist with the proposed development. As used here, "portion" means an area adequate to support the continuation of viable populations of plant and animal species, and "viable" shall be determined by either the Florida Department of Environmental Protection or a person holding a four-year college degree in ecology or the equivalent thereof.

Objective 2

Identify the locations of, and protect endangered and threatened wildlife species.

Policy 2.1 No development activity may adversely impact upon either the habitat or species identified

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as endangered or threatened.

Policy 2.2 The habitat of any threatened species shall be protected and still permit use of private property. As used here, "protected" is synonymous with "conserved" and shall not be interpreted as meaning "preserved", and "a use of private property" means the minimum size residential dwelling unit permitted by the Land Development Regulations and in a location that results in a site plan and subsequent development that minimizes impact upon the threatened species.

Objective 3

When a unique vegetative community is identified in contiguous Levy County develop an intergovernmental agreement to help protect the use, conserve or preserve it.

Policy 3.1 Any natural area identified in the future through an amendment of this document, will be designated as a preservation area.

Objective 4

Any environmentally sensitive lands shall, when identified, be protected.

Policy 4.1 The City Council will, through an adopted interlocal agreement, assist Levy County in protecting unique vegetative communities located within both jurisdictions.

Policy 4.2 Sinkholes will be protected as provided in the drainage subelement of the Infrastructure Element of this plan.

Policy 4.3 Development that will impact wetlands without adequate mitigation will be prohibited.

Hazardous Wastes

A hazardous waste is any substance that can result in a threat to human health or the environment. The U.S. Environmental Protection Agency (EPA) defines a hazardous waste as a material having any of the following properties: ignitable, corrosive, reactive or toxic. Examples of hazardous materials include pesticides, paint solvents, inks and adhesives. These materials become hazardous wastes then they are no longer needed and must be discarded.

Objective 1

Adopt an ordinance regulating the collection and disposal of hazardous wastes.

Policy 1.1 The City will adopt an ordinance which regulates hazardous wastes, requiring storing, handling, and disposal of all hazardous materials in accordance with guidelines from the ~~National Environment Protection Agency~~ U.S. EPA and Florida Department of Environmental Protection.

Policy 1.2 The City shall protect the environment against the harmful impacts of hazardous waste by:

1. Monitoring the sources of hazardous waste within the City;
2. Enforcing local, regional, state, and federal regulations and restrictions; and
3. Educating the public about proper hazardous waste disposal practices.

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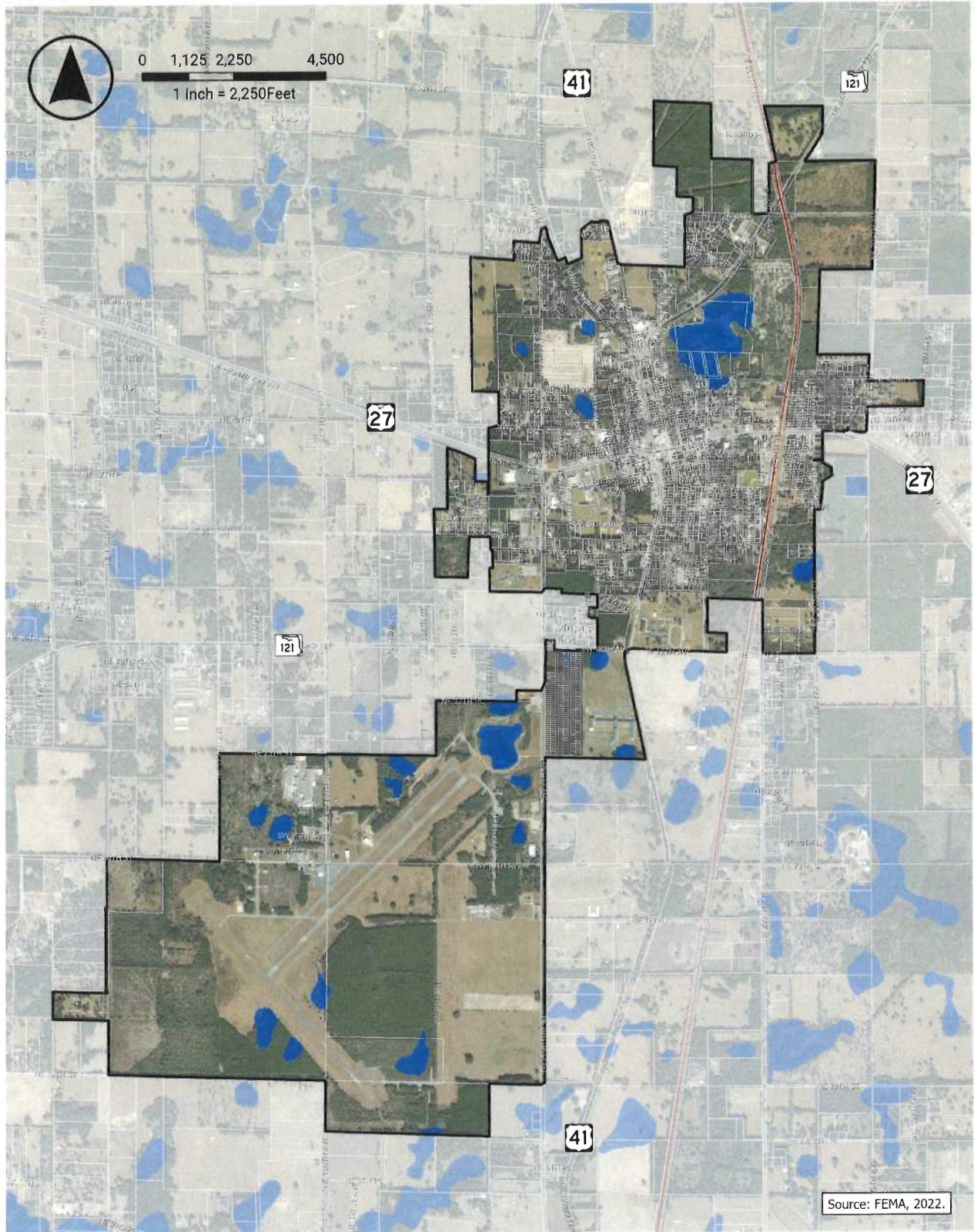
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Floodplain Inventory



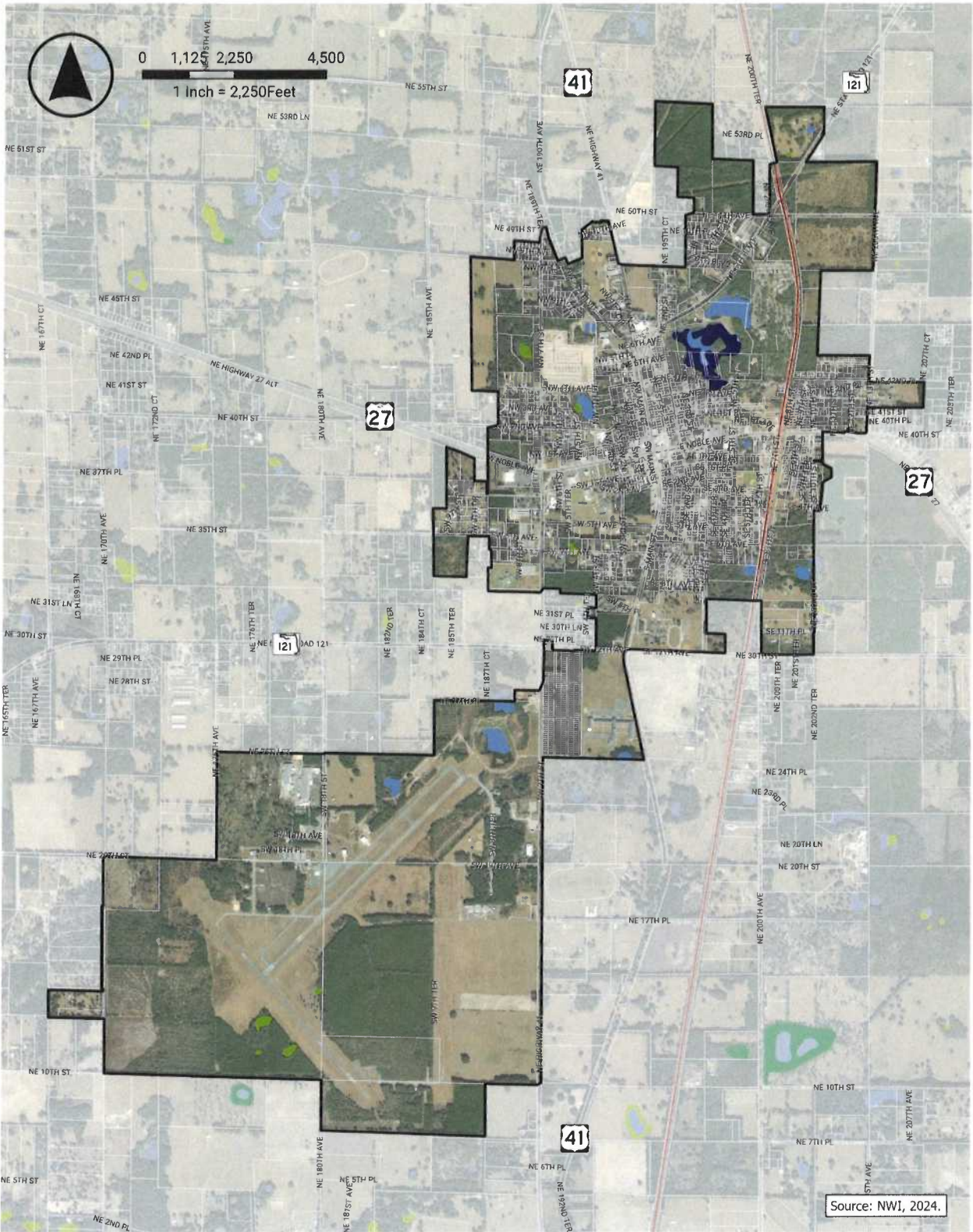
LEGEND

- Williston City Limits Floodplain Type
- Parcel Boundary
- 100-Year Floodplain
- 500-Year Floodplain
- Rail Line





Wetlands Inventory



LEGEND

- Williston City Limits
- Parcel Boundary
- Rail Line

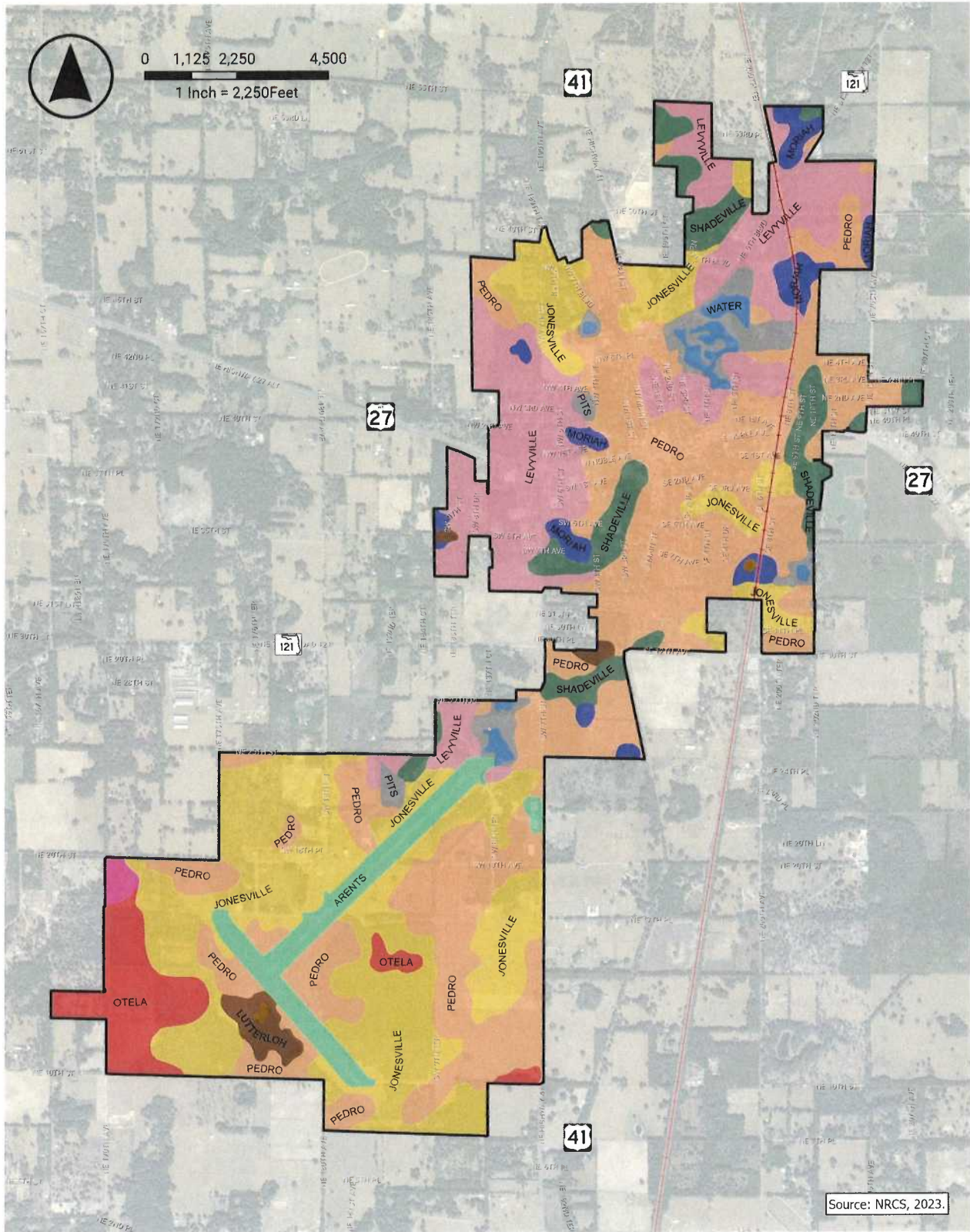
Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake





Soils Inventory



LEGEND

- | | | |
|-----------------------|------------|-------------|
| Williston City Limits | Lutterloh | Shadeville |
| Rail Line | Hicoria | Otela |
| Soil Series | Jonesville | Pedro |
| Arents | Levyville | Pit or Dump |
| Candler | Moriah | Waterbody |



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

Regional Planning Council: North Central Fl
Review Date: 6/29/26
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 42
Local Government: City of Newberry
Local Government Item No.: CPA 24-04
State Land Planning Agency Item No.: 26-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/30/26 (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

City item CPA 24-04 reclassifies 159.38 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) to Low Density Residential (less than or equal to four dwelling units per acre)(see attached).

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

The subject property is not located within one-half mile of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts to regional facilities are not anticipated as a result of the amendment.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, which is a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

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?

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

Yes _____ No _____
Not Applicable _____ X _____

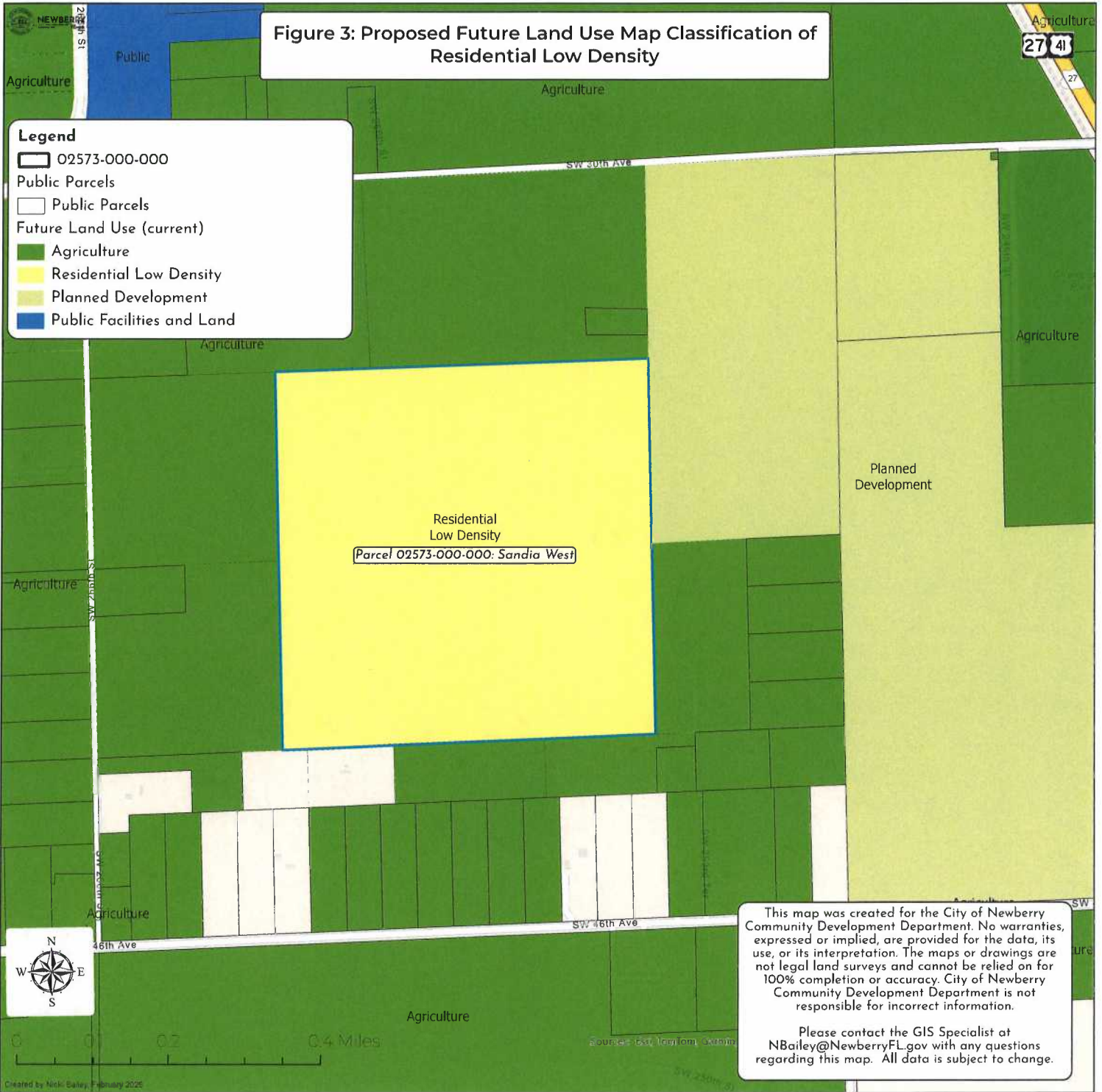
EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

EXHIBIT "A"
ORDINANCE NO. 2026-09
BOUNDARY MAP



Figure 1: Aerial Image of Property

Figure 3: Proposed Future Land Use Map Classification of Residential Low Density



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

Regional Planning Council: North Central Fl
Review Date: 6/29/26
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 43
Local Government: City of Newberry
Local Government Item No.: CPA 26-06
State Land Planning Agency Item No.: 26-2ESR

Date Mailed to Local Government and State Land Planning Agency: 6/30/26 (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

City item CPA 26-06 reclassifies 162.52 acres of recently annexed land from County Rural/Agriculture (less than or equal to one dwelling unit per five acres) to City Agriculture (less than or equal to one dwelling unit per five acres)(see attached).

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

The subject property is not located within one-half mile of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, which is a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan.

However, significant adverse impacts to regional facilities or Natural Resources of Regional Significance are not anticipated as the amendment will not result in an increase in density or intensity of use.

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

The 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?

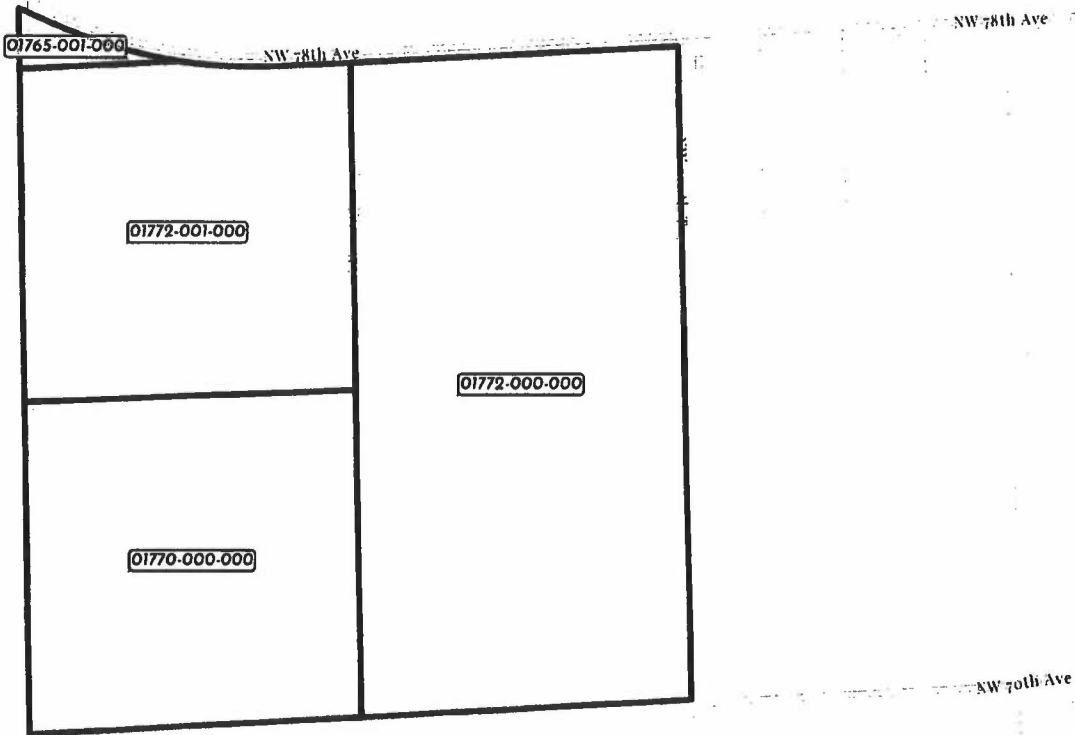
It is recommended that these findings be forwarded to the City and Florida Department of Commerce.

Yes _____ No _____
Not Applicable _____ X _____

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT



**EXHIBIT A:
Proposed Land Use and Zoning Change
for parcels in Annexation 40**



This map was created for the City of Newberry Community Development Department. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. The maps or drawings are not legal land surveys and cannot be relied on for 100% completion or accuracy. City of Newberry Community Development Department is not responsible for incorrect information.

Please contact the GIS Specialist at NBailey@NewberryFL.gov with any questions regarding this map. All data is subject to change.

Sources: Esri, TomTom, Garmin



Created by Nikki Bailey, March 2020



**CPA 26-06
Proposed Future Land Use Change
for recently annexed parcels**

Agriculture

Agriculture

Agriculture



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Created by Nicki Bailey, March 2026

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.:44
Review Date: 6/29/26 Local Government: Town of Bronson
Amendment Type: Adopted Amendment Local Government Item No.: CPA 26-01T
State Land Planning Agency Item No.: 26-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/30/26 (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

Town Item #CPA 26-01T amends Policy 1-5 of the Town Comprehensive Plan changing the Residential land use category density from (two dwelling units per acre) to (four dwelling units per acre). (see attached).

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

The Town is bisected by U.S. Highway Alternate 27 and State Road 24, both of which are identified and mapped in the Strategic Regional Policy Plan as Regional Transportation Facilities. Nevertheless, significant adverse impacts are not anticipated to occur to these regional roads as a result of the amendment since the amendment does not result in an increase in intensity or density of use of any parcels of land at this time.

Areas of high recharge to the Floridan Aquifer and Regional Ecological Greenway, Natural Resources of Regional Significance, as identified and mapped in the Strategic Regional Policy Plan, are located in the Town. Nevertheless, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the amendment does not result in an increase in intensity or density of use.

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____ No _____
Not Applicable _____ X _____

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

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

I

FUTURE LAND USE ELEMENT

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL - ENSURE THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES PROVIDES A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT THAT ACHIEVES A BALANCED NATURAL, PHYSICAL, AND ECONOMIC ENVIRONMENT, AND ENHANCES THE QUALITY OF LIFE OF ALL RESIDENTS.

OBJECTIVE 1 The Town shall continue to implement and enforce land development regulations which effectively guide and manage future growth.

Policy 1-1 The Town's Land Development Code shall continue to regulate: all land uses shown on the Future Land Use Map, the subdivision of land, the location, size and the height of signage's, and areas subject to seasonal or periodic flooding.

Policy 1-2 The Town shall continue to maintain specific regulations which provide for drainage and stormwater management and protect potable water well fields and aquifer recharge areas.

Policy 1-3 The adopted land development code shall continue to ensure properly designed and safe ingress/egress is available to all sites, and that on-site traffic flow and parking shall be adequate to meet annual maximum daily requirements.

Policy 1-4 The adopted land development code shall continue to ensure and provide that development orders shall be issued only upon certification that transportation facilities, water, sewer, and solid waste, and other required services are available to serve proposed development at the adopted level of service, or are committed to be available concurrent with a developments completion.

Policy 1-5 In conformance with Objective 1, above, the Town shall continue to implement density and intensity standards for all future land uses, as applicable, and as indicated on the Future Land Use Element Map and the adopted Town Zoning Map. Specifically, residential areas without central sewer and water shall be allowed to develop at a maximum density of two dwelling units per acre.

Residential areas with central sewer at a level of service of 100 gallons per capita per day and central water at 133 gallons per capita per day will be allowed to develop at a maximum density of four dwelling units per acre. The Land Development Code shall provide that central sewer and water shall be available concurrent with the impacts of development and will be provided at the expense of the developer.

The future land use categories on the Future Land Use Plan Map are as follows:

- a. Single family residential use category shall have a maximum density of ~~two~~ **four** dwelling units per acre and includes site built homes and manufactured homes;
- b. Multi-family residential use category shall have a maximum density of four units per acre and includes site built homes, manufactured homes, mobile, homes, duplexes, and multi-family dwellings;

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

- c. Commercial use category shall have a maximum floor area ratio of .45 and includes general commercial and retail uses such as professional offices, retail stores, shopping centers, auto sales and auto service establishments, restaurants, grocery and specialty stores, and similar uses;
- d. Industrial use category shall have a maximum floor area ratio of .45 and includes light industrial uses such as the assembly, packaging and processing of previously prepared goods and materials; the storage of goods and materials (warehousing); receiving, sorting and/or distribution of goods and materials; fabricating shops; retail and wholesale activities requiring extensive storage or warehousing; related commercial and service activities; and, manufacturing and processing of raw materials;
- e. Educational/public buildings and grounds/other public facilities category include public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses;
- f. Recreational use category includes areas used for user based and resource based recreation uses. Recreational uses shall include public parks and open space; recreation buildings, tennis courts, multipurpose courts, sports fields, ball fields and swimming pools;
- g. Conservation use category includes public access, native vegetative community restoration;
- h. Timber use category includes silvicultural operations, and structures inherently associated with such use, as limited to the growth of plant material; and
- i. Agricultural use category includes crop cultivation, livestock, specialty farms, silviculture and dwelling units. In addition, the processing, storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, and veterinary clinics and animal shelters.

Policy 1-6 Commercial and other non-residential uses shall not exceed a .45 floor area ratio and building height shall not exceed 45 feet above grade.

Policy 1-7 Impervious surface ratio shall not exceed standards or practices recommended by applicable water management districts.

OBJECTIVE 2 The Town's Zoning Map shall continue to ensure future development and redevelopment activities are located in appropriate areas of the Town as illustrated on the adopted, Future Land Use Map; which shall be consistent with sound planning principals, and provides for control of urban sprawl in conformance with directives of the adopted Future Land Use Element.

Policy 2-1 The Town shall encourage the use of innovative land use development techniques such as planned development projects.

Policy 2-2 Concentrate higher density and intensity growth in and around areas which are adequately served by transportation facilities, public utilities, and community services and facilities.

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

- Policy 2-3 Locate future land uses at densities and intensities which will control urban sprawl and leap-frog development that unduly depletes the physical, social, and financial resources of the Town.
- Policy 2-4 Residential subdivisions shall be designed to include an efficient system of internal circulation, including the provision of external collector streets, where applicable, to feed the traffic onto external arterial roads and highways.
- Policy 2-5 Develop a broad diversity of residential housing types to satisfy the housing preferences and income levels of all residents.
- Policy 2-6 Protect residential areas from incompatible commercial and industrial uses.
- Policy 2-7 Require connection to the Town central water system for new urban developments.
- Policy 2-8 Discourage isolated residential developments that require higher service costs through proper implementation of Policies 2-2, 2-3, 2-5, 2-9, 2-11, 2-13, and other appropriate, adopted policies of this plan.
- Policy 2-9 Direct urban growth by providing community facilities in prime expansion areas, and withhold these facilities from areas in which growth is to be discouraged.
- Policy 2-10 Approve the location of new development on the basis of the land's ability to support such uses without adversely affecting the natural environment through use of proper site plan review procedures and appropriate mitigation measures.
- Policy 2-11 Prior to approval of locating future development, evaluate the impact of development on existing land use, in relation to employment, transportation, and essential services such as water, police and fire protection, and schools.
- Policy 2-12 Promote development of commercial areas which are convenient to the public, and well-integrated into the transportation system, and surrounding land uses.
- Policy 2-13 Encourage commercial activities to infill and locate near Town center through the use of proper land use principles and appropriate zoning district designation.
- Policy 2-14 Discourage commercial activities from locating in wetlands and 100-year flood plains through the use of proper site plan review procedures and adopted flood plain management objectives and policies of this plan.
- Policy 2-15 Concentrate commercial activities and buffer them from residential and open space areas.
- Policy 2-16 Require adequate off-street parking and loading facilities in all commercial areas.
- Policy 2-17 The Town shall through Comprehensive Plan amendment process and application of proper development review procedures permit industrial development which is compatible with the specific site in question and its existing natural environment.
- Policy 2-18 Specifically permit the type, intensity, and location of industrial development in such a way as to foster a diversified economic base, while not being detrimental to the Town's aesthetics and the quality of life through appropriate zoning district designation and adherence to proper planning principles.
- Policy 2-19 Disallow industry from locating in residential areas.

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- Policy 2-20 Permit the clustering of industrial activities in industrial parks which are accessible to adequate transportation facilities.
- Policy 2-21 Protect existing industrial areas from encroachment by residential and non-compatible commercial uses.
- Policy 2-22 Separate industrial districts from residential and commercial districts through adequate buffering and screening.
- Policy 2-23 Disapprove industrial rezoning requests for lands which are not compatible with adjacent land uses.
- Policy 2-24 Disallow industrial activities from locating in wetlands and 100-year flood zones-where adverse natural system impact will occur.
- OBJECTIVE 3 The Town shall provide appropriate measures to ensure that all public facilities and services necessary to meet adopted Level of Service Standards are available concurrent with the impacts of the development.
- Policy 3-1 Zoning clearance shall be issued only upon the condition that a certification for a stormwater permit will be issued or exempted by the Southwest Florida or Suwannee River Water Management District.
- Policy 3-2 A minimum 300 foot zone of protection shall be required for the Town's potable water well and this identified physical boundary shall be the basis on which the use of hazardous substances shall be restricted, and which certain land uses which in and of themselves have a likelihood to endanger potable water supplies. These substances and/or uses shall be restricted and/or specially regulated for the purpose of protecting potable water supplies. The following are prohibited:
1. Land uses which require or involve storage, use of, or manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, as amended, and Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, as amended;
 2. Landfills;
 3. Facilities of bulk storage, agricultural chemicals;
 4. Petroleum products
 5. Hazardous toxic and medical waste;
 6. Feedlots or other animal facilities;
 7. Wastewater treatment plants and percolation ponds; and
 8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic.
- Policy 3-3 Lakes, seasonal ponds, and wetlands and their associated vegetative communities, shall be conserved and protected from the effects of urbanization and development activities through proper site plan review procedure and mitigation measures.

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- Policy 3-4 On-site traffic flow shall be controlled for safety, with appropriate marking and signage while minimizing egress on to arterial roads.
- Policy 3-5 On-site parking requirements for multi-family and commercial development shall be required to provide adequate parking for conditions of maximum demand.
- Policy 3-6 The development of residential, commercial and industrial land uses shall be timed and staged in conjunction with provision of supporting community facilities, such as, but not limited to, streets, utilities, and police and fire protection service.
- Policy 3-7 The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of stormwater runoff, which shall be provided in such a manner that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.
- OBJECTIVE 4 The Town shall provide necessary measures to ensure preservation and conservation of known historical resources.
- Policy 4-1 If Town construction activities reveal a suspected historical or pre-historical archaeological site, the Town shall determine the extent and nature of the site and report such findings to the State of Florida, by a Master Site File application, and mitigate any impacts upon the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.
- Policy 4-2 The Town shall communicate with land owners prior to the development review process, to avoid disturbance of known historical and pre-historical sites.
- OBJECTIVE 5 The Town shall implement Housing Element directives for renewal and revitalization of substandard housing within time frames and scope of assistance as identified within the element.
- Policy 5-1 The Town shall utilize available governmental programs as appropriate for renewal and revitalization of substandard housing.
- OBJECTIVE 6 The Town shall continue to provide specific mechanisms which encourage the reduction or elimination of land uses that are inconsistent with the communities' character.
- Policy 6-1 The Town shall through continued implementation of the Future Land Use Element, Map Series, Land Development Code and Town Zoning Map, reduce or eliminate land uses that are inconsistent with the community's character.
- OBJECTIVE 7 The Town shall continue to investigate, initiate, and enforce such regulations as are necessary to ensure protection of the Town's natural resources.
- Policy 7-1 The Town shall through continued initiation and enforcement of the goals, objectives, and policies of the adopted comprehensive plan and adoption and implementation of the Town Land Development Code provide protective mechanisms for the Town's natural resources.
- OBJECTIVE 8 In conformance with concurrency objectives of the adopted comprehensive plan, the Town shall ensure that suitable land is available for utility facilities to support proposed development as applicable and necessary.

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

- Policy 8-1 The Town shall monitor, evaluate, and provide Level of Service Standards as applicable and necessary to ensure that suitable land is available for utility facilities to support proposed development.
- Policy 8-2 The Town 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 abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. 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.
 2. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. 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.
- OBJECTIVE 9 The Town' Land Development Code shall continue to contain directives that utilize innovative land development regulations, as appropriate.
- Policy 9-1 The adopted Town Land Development Code shall continue to provide criteria and standards to accommodate innovative land development techniques such as those identified in Policy 2-1 of this element.
- OBJECTIVE 10 Land Development Regulations and Zoning criteria shall continue to provide for public school siting and the coordination of school siting with other affected jurisdictions.
- Policy 10-1 Public School sites shall be prohibited in areas designated as 'Industrial' and 'Conservation' on the Future Land Use Map, but shall be allowed in all other land use categories.
- Policy 10-2 A collaborative planning process for school siting with the County and School Board shall be maintained through the adopted interlocal agreement that includes the following criteria:
- a. Collocation of schools with a park, library or community center;
 - b. Convenience of schools to residential areas;
 - c. Population projections and identified urban growth areas;
 - d. Expansion of existing sites over development of new sites;
 - e. Compatibility with surrounding land uses;
 - f. Site suitability, including environmental impacts;
 - g. Safety issues, including traffic impacts; and
 - h. Level of service impacts and concurrency issues

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

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 45
Review Date: 6/29/26 Local Government: Alachua County
Amendment Type: Draft Amendment Local Government Item No.: Z 26-000002
State Land Planning Agency Item No.: 26-1ESR

Date Mailed to Local Government and State Land Planning Agency: 6/30/26 (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 26-000002 reclassifies approximately 580 acres of land from Rural/Agriculture (up to 1 dwelling unit per 5 acres) to University of Florida Golf Institutional (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. However, significant adverse transportation impacts to the Regional Road Network are not anticipated as the amendment does not result in an increase in density and only a limited increase in intensity.

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 _____ No _____
Not Applicable _____ X _____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

EXHIBIT A

Z26-000002: Map Amendment to Alachua County Comprehensive Plan



Current Future Land Use Designation



Adopted Future Land Use Designation

EXHIBIT B

OBJECTIVE 8.6 SPECIAL AREA STUDY - HICKORY SINK A Special Area Study is established for the resource area identified as Hickory Sink, which shall be subject to the policies and standards contained in this section.

Policy 8.6.1 General. The Special Area Study (accepted November 2023) is described in Map F17 – Hickory Sink Special Area Study. Where specific policies within this objective conflict with general policies in the remainder of the Plan, the specific policies herein shall prevail.

Policy 8.6.2 Natural Resources. It is the intent of this Special Area Study to conserve, manage, restore and access natural resources within the study area.

Policy 8.6.3 Conservation Management Areas. Conservation Management Areas are depicted on Map F17 – Hickory Sink Special Area Study.

Policy 8.6.4 Permanent Protection Plan. A plan for managing designated Conservation Management Areas, including permitted uses such as pedestrian trails, limited outdoor recreation features, and stormwater ponds will be submitted for adoption at the time of development plan approval. Boundary adjustment, without loss of total aggregate acreage, may be permitted as part of the final development plan approval process for the protection of natural resources. All Conservation Management Areas will be placed under a conservation easement as part of the final development plan approval process. A Conservation Area Management Plan shall be submitted with the conservation easement and referenced in the conservation easement.

Policy 8.6.5 UF Golf Institutional Land Use. A UF Golf Institutional Future Land Use is established within the SAS on the approximately 580 acres located within Parcel 04492-001-001, as shown in Map F17 – Hickory Sink Special Area Study. The following policies are applicable within the UF Golf Institutional Future Land Use designation.

- a. Permitted Uses. The following uses are permitted: outdoor recreation, golf course, golf clubhouses, accessory retail uses, research and office uses, maintenance facilities, supporting sporting and athletic uses, environmental and educational programs of the University of Florida and the Institute of Food and Agricultural Sciences (IFAS), and up to 30 accessory temporary use units of cottage lodging and similar resort-based lodging.

- b. **Planned Development Zoning.** Specific implementation of this Policy shall be achieved through a Planned Development zoning. The Planned Development shall address the topics identified in this Policy as well as other applicable policies of the Comprehensive Plan.
- c. **Public utilities.** Extension of municipal water and sewer services outside of the Urban Cluster Line shall be permitted in this phase of the Special Area Study consistent with Public Water and Sanitary Sewer (PWSS) Element Policy 3.1.5(a) to protect the sensitive environmental nature of the area while promoting development consistent with the land uses approved as part of the Hickory Sink Special Area Study Map.
- d. **Water Budget.** It is the intent of this policy to establish total irrigation demand based parameters such as the maximum annual irrigation allowance, maximum acreage of permanently irrigated areas, plant and turf water requirements, irrigation system efficiency, evapotranspiration, and seasonal rainfall patterns.

- 1. **Irrigable areas.** The total irrigable area shall not exceed 360 acres between golf and non-golf areas. The annual irrigation allowance for each area shall be calculated by multiplying the irrigated area in acres by inches per acre list below.

	Maximum Irrigable Area (acres)	Maximum Annual Irrigation Allowance (in/ac/yr)
Golf Area	300	60
Non-Golf Area	60	25

Note: Acreages are conceptual and shall be determined at the time of Final Development Plan. but shall not exceed the values depicted in the table above.

- 2. **Irrigation water sources.** The Water Budget shall account for initial golf course grow-in and ongoing seasonal irrigation demand and shall demonstrate that routine irrigation demand can be met through the prioritized use of stormwater capture from on-site lakes and water hazards and reclaimed water.
- 3. **Emergency supplemental water sources.** Potable water from Gainesville Regional Utilities and water from existing permitted wells within Hickory Sink, or any new well permitted specifically for emergency use, may be used only during drought conditions or when primary sources are limited or unavailable, and shall not serve as routine irrigation sources.

4. **Total irrigation demand.** The annual irrigation allowance shall represent the maximum allowable permanent irrigation, excluding rainfall and authorized temporary emergency use watering.
- e. All landscaping plans will use 100% native and/or Florida-Friendly plants. Landscape design will minimize clearing within certain disturbance limitations to maintain existing native vegetation, and restoration plans will identify plant species to reintroduce to the site.
 - f. Land disturbance within the development area will minimize clearing by establishing disturbance limitations interior to and outside of areas of vertical and horizontal improvements for construction purposes and establishing tree and understory vegetation protection measures through the PD zoning process. Additional standards 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. A nutrient management plan that considers soil amendments, minimizes fertilizer, and accounts for nitrogen and phosphorus provided by reclaimed water shall be approved with the PD Zoning.
 - g. Golf course design will incorporate existing native vegetation as much as possible. Where land clearing is required, development will include landscaping incorporating native vegetation to restore areas of original habitat species removed through previous property uses.
 - h. Water Quality monitoring shall be completed in accordance with ULDC 404.66.5(b) and 406.59.1 and the UF Golf Phase 1 Water Quality Best Management Plan "WQBMP", as may be amended. The WQBMP will include pre and post construction ground and surface water monitoring locations, reporting periods, and threshold reductions for nutrients and chemicals.
 - i. All accessory retail, cottage common areas, and maintenance uses (collectively known as "non-golf areas") shall be designed with native Florida and/or Florida Friendly landscaping including the use of bioswales and stormwater management systems that maintain the hydrologic function of the site, reduce impervious surfaces, and introduce alternative parking surfaces. Mineral fertilizer use is prohibited in landscaped areas outside golf play turf and event lawn areas. Stormwater pre-treatment

shall be designed to drive denitrification prior to infiltration in the treatment train.

- j. Vehicular access to the site shall be from S.W. 122nd Street/Parker Road. Conceptual points of access, number and location of proposed crossings of the Conservation Management Area (for vehicles and golf carts), and internal vehicle circulation will be determined through the PD zoning process. Bicycle and pedestrian access, but no vehicular access, may be provided at the southeast corner of the property abutting Haile Plantation.
- k. Community and public access shall be provided to a trailhead and a trail network within the Conservation Management Area and to a pedestrian and bicycle network along Parker Road, and portions of the northern and southern property boundaries of the property. The trail network should also be shown in the conservation area management plan and consistent with the requirements outlined in the conservation area management plan and conservation easement. Additionally, other areas within this phase of the Special Area Study may include environmental and educational programs of the University of Florida and the Institute of Food and Agricultural Sciences (IFAS) and/or areas which may be designated for public use at certain times or for use by charitable or non-profit sports education users.

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

Regional Planning Council: North Central Fl
Review Date: 6/29/26
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 46
Local Government: Levy County
Local Government Item No.: Ord. 2025-10
State Land Planning Agency Item No.: 25-2ESR

Date Mailed to Local Government and State Land Planning Agency: 6/30/26 (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

The County item amends the Infrastructure Element, the Conservation Element and the Intergovernmental Coordination Element of the County Comprehensive Plan based on an updated Regional Water Supply Plan as required by Section 163.3177(6)(c)4, Florida Statutes (see attached).

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

The County item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment is not anticipated to result in an increase in density or intensity of use.

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

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to 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 _____	No _____
Not Applicable	___X___

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

**CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES**

Element Guide:

- Objective 1 Air Quality**
Open Space and Tree Protection
- Objective 2 Natural Resource Protection**
Environmentally Sensitive Lands
Natural Reservations
Unique Vegetative Communities/ Multi-Jurisdictional
- Objective 3 Soils, Minerals and Native Vegetative Communities**
Land Use and Natural Resource Map Series
Mineral Resources and Mining
- Objective 4 Forestry / Wildlife Habitat Conservation**
Forest Lands
Saw timber Production
Tree Ordinance
Development / Plat Review
Forest Management
- Objective 5 Endangered and Threatened Wildlife**
Wildlife Habitat Management
Wildlife Assessment and Management Plan
- Objective 6 Protect the Quality and Quantity of Current and Projected Water Sources**
Wellfield Protection
Aquifer Protection
Freshwater and Environmentally Sensitive Coastal Areas
- Objective 7 Fisheries and Marine Habitat**
Waterfront Development Guidelines
- Objective 8 Aesthetics**
- Objective 9 Hazardous Waste**
- Objective 10 Wildfire Mitigation**

Goal:

Protect, conserve, enhance, or appropriately use the County’s natural resources in a manner which maximizes their long term viability and economic, recreational and natural value.

Objective 1 Air Quality

Protect and maintain the air quality for the benefit of all citizens by meeting or exceeding State Air Quality Standards.

Open Space and Tree Protection

Policy 1.1 Enhance air quality by preserving trees, natural vegetation and open spaces through provisions in the land development regulations for tree preservation, buffering, and recreation and open space.

Policy 1.2 Discourage industry that produces heavy air emissions from locating within the County.

Policy 1.3 Coordinate the review of proposed developments or activities that may have an adverse impact on air quality with appropriate agencies (i.e., EPA, DEP) to ensure that State and Federal air quality standards are met.

Objective 2 Natural Resource Protection

Maintain and enhance the environmental, economic and recreational quality of the County by conserving and protecting environmentally sensitive lands, ecological systems, and Natural Reservations.

Environmentally Sensitive Lands (ESL)

Policy 2.1 Environmentally sensitive lands shall be designated and shown on the Future Land Use map series as an overlay zone based on the following criteria. ESLs shall include:

- a. Tide-influenced salt marshes, mangroves, shorelines and barrier/offshore islands.
- b. Historic and archaeological sites.
- c. State and federal preserves, refuges and wildlife management areas, including the Cedar Key Scrub Preserve and all other habitats of threatened or endangered species.
- d. Freshwater and coastal springs, swamps, marshes, wetlands as defined by the Department of Environmental Protection. Streamside management zones and along the Suwannee, Wacassassa and Withlacoochee Rivers, and each of the rivers and spring-fed tributaries.
- e. County, Regional and/or State recreation areas.

- f. Wellhead Protection Areas.
- g. The 10 and 100-year floodplain.
- h. Coastal and Riverine Flooding Areas as defined in Future Land Use Element, Policy 1.2-Conservation Land Use.
- i. Coastal High Hazard areas (area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model).

Policy 2.2 Environmentally Sensitive Lands designated shall be protected using the following guidelines and standards:

- a. Identifying ESL on the Future Land Use map series.
- b. Coordinating the review of proposed residential and non-residential development within or adjacent to ESL areas with the appropriate state resource agencies. Protective measures and mitigation, if applicable, shall be documented by the developer and approved by the appropriate regulatory agency prior to the issuance of County development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.
- c. Limiting land uses in floodprone areas (i.e., 100 year floodplain) to rural/low density residential, agricultural uses and non-residential uses consistent with Conservation Element Policies including, but not limited to, Policy 3.1 and 6.1 and Future Land Use Element 1.2;
- d. Require that proposed Planned Unit Developments (PUDs) within ESL areas meet or exceed standards established in Chapter 380.061, Florida Quality Development.

Unique Natural Areas / Suwannee River System Protection

Policy 2.3 Unique natural areas within the 100-year floodplain adjacent to the Suwannee River system shall be identified and protected. The identification of unique natural areas shall be based on the best available information, including but not limited to, vegetative land cover mapping, resource investigations, and site investigations. Long range strategies for protecting unique natural areas shall be coordinated with state and regional resource management agencies. The review of proposed development shall be coordinated with the Suwannee River and Southwest Florida Water Management Districts.

Policy 2.4 County-owned facilities within the 100-year floodplain of the Suwannee River system shall be maintained in a manner that prevents 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.

Natural Reservations

Policy 2.5 The County will coordinate land use plans and the review of proposed developments adjacent to Natural Reservations with appropriate resource management agencies. Notification of requests to increase density or intensity on parcels that are abutting lands designated with the Natural Reservation Future Land Use Map designation, or abutting lands which have been acquired by government or non-profit agencies and are managed for the purpose of conservation, shall be provided to the entity responsible for the management of the land. Comments shall be requested related to the impact of the proposed development on the presence of listed species of plants, animals, natural community type, hydrological impacts, land management requirements, prescribed burning and recreational use.

Policy 2.6 Land development regulations shall be developed and used to promote compatibility with adjacent land uses and to minimize the impact of development on the natural resources in the area. For all properties abutting Federal or State Wildlife Management Areas and Federal or State Forests within Natural Reservation (NR) areas, the County will require a minimum 100-foot naturally vegetated buffer, in which structures are prohibited. Uses within the 100-foot naturally vegetated buffer will be limited to agriculture, silviculture, and passive uses such as footpaths, hunting and horseback riding. Variances from the prohibitions against construction of structures within the 100-foot buffer may be allowed only when, owing to the special shape, size or physical features, such as the presence of wetlands, the buffer would result in the preclusion of all reasonable use of the parcel. When a variance is permitted, encroachment into the buffer will be limited to the minimum needed to allow for reasonable use of the parcel. No variances will be granted allowing impacts to wetlands or listed species habitat within the buffer.

Policy 2.7 State, federal, regional or local government, and non-profit agency acquisitions of public/park lands will be designated as Natural Reservation on the Future Land Use Map through a Future Land Use Map amendment or the Evaluation and Appraisal amendment process.

Policy 2.8 Measures such as, the regulation of density, buffering, setback and open space requirements will be utilized to protect existing property designated Natural Reservation from encroachment by incompatible land use. Development on property abutting lands designated on the Future Land Use Map as Natural Reservation or lands which have been acquired and are managed by a government agency for the purpose of conservation, shall exhibit best environmental management practices such as designing in the context of the natural features of the landscape (including the consideration of topographic and stormwater features, existing vegetation, and soil types), to avoid and minimize adverse environmental and visual impacts. The major criteria for approval shall be the continued functioning, with the minimum disturbance, of the ecosystem that the development is impacting.

Policy 2.9 Septic tanks and drainfields shall be sited in a manner to protect Natural Reservation areas, and lands that have been acquired by and are managed by a government or non-profit agency for the purpose of conservation, from the discharge of improperly treated effluent. The use of advanced secondary treatment systems may be required in environmentally sensitive lands areas, when determined by the Board of County Commissioners to be necessary for the protection of environmental health and ecosystems.

Policy 2.10 Management Plans shall be prepared and implemented for environmentally sensitive areas within county-owned or controlled Natural Reservation areas.

Unique Vegetative Communities/ Multi-Jurisdictional

Policy 2.11 The County will assist regulatory agencies in protecting unique vegetative communities located within the various jurisdictions by regulating land uses contiguous to the unique communities.

Policy 2.12 The County will develop intergovernmental agreements to help protect, conserve, or preserve identified unique vegetative communities in contiguous municipalities or counties.

Objective 3 Soils, Minerals and Native Vegetative Communities

Conserve and protect native vegetative communities, mineral resources, farm and forest lands, and preserve the natural drainage functions of the soils through the appropriate use of land.

Policy 3.1 Development proposals will be reviewed to ensure that environmentally sensitive features of the land are protected and impacts to wetlands are avoided, minimized, or mitigated commensurate with the quality of the wetlands system affected. Impacts to “high quality” wetlands on site will be limited to development of necessary improvements consistent with plans approved by state and federal regulatory agencies, for which no practicable alternative location exists, and mitigation shall be required consistent with conditions imposed by the regulatory agencies. High quality wetlands are herein defined as undisturbed wetlands or wetland that contain significant existing nesting habitat for listed wildlife species or significant existing habitat for listed plant species. Topographical characteristics, soils suitability and limitations, potential impact to surface and groundwater flow and quality and a floodplain assessment shall be reviewed prior to issuance of any development approval.

The methods used to protect sensitive features of the land and to address physical and environmental limitation of the land shall be documented by the developer prior to the issuance of development approval, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

Land Use and Natural Resource Map Series

Policy 3.2 A Land Use and Natural Resource Map series, showing county-wide environmental resources, locally important farm and forestry land, mineral resources, karst features, springs and the Springs Protection Zone (SPZ) and Future Land Use information shall be utilized in the review of proposed developments. The Developer shall document potential impact to these resources and methods used to protect, conserve and preserve them.

The map series will show the following characteristics:

- a. Natural Resources - Soil types, native vegetative communities, mineral resources and, geologic surface water and groundwater information.
- b. Land Use Information - Areas designated for urban and rural development. Future Land Use categories for Agricultural, Residential and Non-Residential land uses and Environmentally Sensitive Lands.

- c. Development Potential - A composite map illustrating the suitability and limitations for various types of land use and development including, but not limited to agricultural, residential, non-residential uses.

Soils

Policy 3.3 The County will continue its support of the Levy County Soil and Water Conservation District (SWCD), and the Institute of Food and Agricultural Sciences (IFAS) and its Cooperative Extension Service.

Policy 3.4 The *Soil Survey of Levy County* will be used to identify soil suitability and limitations to support land use decisions. On-site soil characteristics and constraints will be one of the determining factors in land use changes that involve the increase of intensity and density.

Policy 3.5 The review of proposed development will be coordinated with the County Agricultural Extension service, SWCD and other appropriate agencies to ensure that agricultural resources are protected.

Mineral Resources, Mining and Excavation

Policy 3.6 Areas identified as containing commercially valuable mineral resources suitable for extraction will be conserved and protected from the encroachment of incompatible land uses and development. Land development regulations and Future Land Use plans will be used to enhance compatibility among existing uses and future development in the area.

Policy 3.7 A buffer shall be required to physically separate mining operations and adjacent land uses to protect the public health, safety and welfare and to preserve the character of the area. The buffer shall be provided to minimize the impact of dust, noise, traffic and other undesirable impacts associated with mining activities.

Policy 3.8 Environmentally Sensitive Lands including, but not limited to, coastal resources and designated areas of critical state concern, will be protected from mining operations.

Policy 3.9 Promote the restoration and future use of mined or excavated lands through land development regulation reclamation standards.

Policy 3.10 The County will develop performance standards that will permit the monitoring and early detection of water contamination or excessive run-off into adjacent areas resulting from mining, agricultural or construction excavations.

Policy 3.11 Excavated slopes will be protected from erosion by:

- a. Immediate establishment of vegetative cover, terraces, mulches or a combination of these practices as appropriate, on excavated slope areas.
- b. Preservation of dense vegetative stands adjacent to excavation and site stripping activity to prevent water run-off.

Policy 3.12 Encourage the use of rejuvenation practices for managed forested lands to reduce or eliminate excessive water run-off or water contamination problems.

Policy 3.13 Run-off from excavation or construction sites shall be required to have the same volume, rate of flow and equal or improved quality relative to pre-development and ambient conditions.

Policy 3.14 All excavation activities, inclusive of pumping, will employ water conservation practices.

Objective 4 Forestry / Wildlife Habitat Conservation

Encourage the long-term conservation and proper management of forest lands in the County to ensure a continuous yield of forest products, habitats for wildlife, forest associated recreation, aesthetics, clean air and clean water.

Forest Lands

Policy 4.1 The County shall protect, conserve and encourage the continued productivity of forestry activities, discourage the encroachment of incompatible activities and promote compatibility among forestry and other uses by:

- a. Limiting the densities and intensities of future growth in areas predominately used for forestry/agriculture.
- b. Providing Subdivisions standards including, but not limited to, buffering, setback and clustering requirements.

Saw timber Production

Policy 4.2 Encourage the use of state legislated incentives and assistance to private landowners through forest management programs that promote compatible mixed uses, aesthetics, and lengthened timber rotation as a means of sustaining saw timber production.

Tree Ordinance

Policy 4.3 Unique or endangered native vegetation that will be adversely impacted or destroyed by proposed development shall be protected and conserved through tree preservation and open space requirements in the land development regulations.

Development/Plat Review

Policy 4.4 Forestry resource managers will be consulted in the review of proposed developments that are adjacent to public and/or private lands actively used for silviculture. Comments and concerns from the forestry managers will be addressed during the plat review process.

Policy 4.5 Native vegetative communities and agricultural/forestry lands shall be preserved, to the maximum extent possible, through the provision of open space, lot coverage and public dedication requirements for residential and mixed use development.

Forest Management

Policy 4.6 The State of Florida’s *Silvicultural Best Management Practices* guideline and standards shall be followed in all forest management activities.

Policy 4.7 The County will protect lives and property from wildfires on unmanaged lands. In conjunction with the appropriate state, federal and regional agencies and property owners, Levy County shall implement, maintain, and promote land management practices that enhance fire protection, wildlife habitat and sustainable silviculture practices, including the use of prescribed burns and the control of invasive exotics. To further the effectiveness of these practices, requirements shall be included in the Land Development Regulations to inform and educate existing and new property owners that these practices, prescribed burns in particular, may be regularly employed nearby and may affect their property. The Board may authorize and/or request prescribed burning by the Division of Forestry, in accordance with the State of Florida’s *Silvicultural Best Management Practices* guidelines and rules.

Objective 5 Endangered and Threatened Wildlife

The County, in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection, shall identify the locations of, and protect endangered and threatened wildlife species.

Policy 5.1 The County shall regulate development and prohibit activities known to adversely affect the survival of endangered and threatened wildlife.

Wildlife Habitat Management

Policy 5.2 The habitat of any threatened or endangered species shall be managed to ensure survival of that species, with a population equal to or greater than existed prior to development. Mitigation activities shall sustain or increase the carrying capacity of that habitat in accordance with a State approved management plan (i.e., FDEP and FWC).

Policy 5.3 A portion of the land area in each subdivision or planned unit development that includes habitat for any listed, threatened or endangered species will preserve or restore native wildlife habitat. An adequate amount of land will be provided to support viable population of plant and animal species, including endangered and threatened species.

Wildlife Assessment and Management Plan

Policy 5.4 A wildlife assessment and protection plan, when applicable, will be required for proposed subdivisions and planned unit developments. Proposed development requests shall be referred to the appropriate regulatory agency to identify and ensure protection of threatened and endangered species and habitats.

Policy 5.5 The County shall request assistance from the Florida Department of Environmental Protection (FDEP) and Florida Fish and Wildlife Conservation Commission (FWC) in the development of wildlife management plans to protect and preserve identified endangered wildlife and species of special concern.

Objective 6 Protect the Quality and Quantity of Current and Projected Water Sources

Protect, appropriately use and conserve the quality and quantity of current and projected water sources within the County including surface water, springs, groundwater and waters that flow into the Gulf of Mexico.

Policy 6.1 Any activities known to adversely affect the quality and quantity of water sources will be prohibited by the County through adopted local ordinances and rules.

Policy 6.2 The County will coordinate plans for growth and development with the Suwannee River Water Management District (SRWMD) and the Southwest Florida Water Management District (SWFWMD) to protect the hydrological characteristics of the area. A development review process shall be developed to enhance the coordination and use of technical assistance services available to the County from the Water Management Districts.

Policy 6.3 Standards and criteria in the land development regulations for potable wells, cones of influence and water recharge areas shall be used to protect the quality of existing and future potable water resources from contamination.

Policy 6.4 Natural groundwater recharge areas, wellfield protection areas and surface waters shall be protected from activities, such as, inadequate stormwater management, inappropriate use of septic tanks, intense development in karst sensitive areas and inappropriate densities and intensities of development in areas identified environmentally sensitive land.

Policy 6.5 Large volume withdrawals of groundwater that could result in significant adverse impacts on potable water supply and natural ecosystems due to cone of depression effects shall be evaluated for their effect on municipal wellfield supplies and natural ecosystems before being permitted. Development shall only occur when adequate water supplies are concurrently available to serve such development without adversely affecting local or regional water resources or the natural ecosystem.

Policy 6.6 The County supports the philosophy of “local sources first” and shall seek to protect its water resources from being exported to other regions of the state through several strategies, including:

1. Participating in the development of the five-year work plans of the Suwannee River and Southwest Florida Water Management Districts;
2. Requesting to receive notice of any applications for the transfer of the County’s waters, and advocating for water reuse and the development of alternate supply sources by such applicants;
3. Consider participating in a regional water supply authority pursuant to section 373.713 F.S. and/or section 163.01 Florida Statutes; and

4. Support appropriate legislation regarding consumptive use permitting and exercising vigilance through the County’s legislative delegation.

Wellfield Protection

Policy 6.7 Prior to the issuance of development approval, proposed developments that require water withdrawals exceeding 100,000 g.p.d. from the Floridan aquifer shall be reviewed to ensure that the impacts of this development will not adversely impact the public interest and the environment.

The County will coordinate the review of proposed developments with the appropriate Water Management District to determine and/or identify potential impacts to:

- a. Surrounding land uses;
- b. Environmental quality;
- c. Public health, safety and welfare.
- d. Minimum flows and levels.

Policy 6.8 The land development regulations shall contain wellfield protection standards to protect public potable water wells from point and non-point source pollution or contamination. To protect the public potable water supply from possible contamination, the County shall establish wellhead protection zones (WHPZ) for existing and future community water systems. Primary and secondary protection zones shall be designated and allowable uses are listed below:

- I. Primary WHPZ.** This zone is defined as lands within a 200-foot radius of the wellhead.
 - A.** Allowable uses - existing residential uses, facilities and uses functionally related to the water supply system, open space, parks and playgrounds. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
 - B.** Prohibited uses - Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are existing residential uses or uses accessory to existing residential uses, playing courts, open-air shelters and other similar recreation facilities. For lots or parcels created on or before December 31, 1989, an exemption shall be allowed for one single family dwelling unit that may be within the primary zone of an existing wellhead.
- II. Secondary WHPZ.** This zone is defined as lands within a 660-foot radius of the wellhead.

- A. Allowable uses: residential uses served by central sewer facilities, uses functionally related to the water supply system, open space, parks and playgrounds.
- B. Prohibited uses -
1. Types of materials and substances listed, characterized, or identified as hazardous by F.A.C. Chapter 62-730.030. No impervious surfaces, except those that are accessory to residential uses, playing courts, open-air shelters and other similar recreation facilities.
 2. Septic systems except for lots or parcels created on or before December 31, 1989.
 3. Any man-made retention area except for stormwater treatment facilities.
 4. The production, handling and/or storage of hazardous waste/materials.
 5. Junkyard or salvage operations.
 6. Effluent spray fields.
 7. Landfills, sludge disposal sites or animal waste holding pond.
- III. **New Wellfields** - Prior to development of any proposed wellfield, drawdown tests will be conducted by the applicant for the purposes of establishing the extent of the cone of depression. No wellfields may be developed that would include any of the prohibited uses listed above within identified cones of influence and/or within primary and secondary WHPZ.
- IV. **Existing Wellfields** - Existing uses within the WHPZs that violate the provisions of this policy shall be reviewed and evaluated in coordination with the Water Management Districts to determine any risk to the health, safety and welfare from contamination of the water source. Remedial actions, when required, shall be identified and coordinated with the Water Management District at the conclusion of the review and evaluation.

Policy 6.9 Soil tests shall be required for all proposed developments prior to the issuance of septic tank permits, approval of sewer treatment plants, or approval of solid waste disposal sites.

Policy 6.10 Developers shall obtain all permits required by the Florida Department of Environmental Protection, the Suwannee River Water Management District or the Southwest Florida Water Management District prior to the issuance of a development permit, provided, however, that such prior approval is not required for land use applications associated with projects subject to the Florida Electrical Power Plant Siting Act, Sections 403.501 through 403.518, Florida Statutes.

Policy 6.11 New developments meeting a specified threshold size will be required to evaluate geologic hazards on-site prior to development.

Policy 6.12 Emergency conservation measures will be mandated to minimize the impacts of drought and protect the supply of potable water, upon request from the Southwest Florida Water Management District and the Suwannee River Water Management District. When deemed necessary, the County will consider developing an emergency water conservation plan and level of service (LOS) for use in establishing water conservation targets and measuring the effectiveness of water conservation initiatives.

Aquifer Protection

Policy 6.13 Aquifer Recharge Areas will be protected from development impacts through land development regulations to regulate filling and establish imperious lot coverage and stormwater management standards. The retention of soils and covering vegetation to filter water and recharge the aquifer shall be encouraged for proposed development sites.

Policy 6.14 Innovative site design and construction materials (i.e. permeable paving blocks and other paving alternatives) which retain soil permeability will be encouraged through density bonuses or other incentives.

Policy 6.15 Preservation of open space lands shall be encouraged in areas of high natural recharge, wetlands areas, and in areas identified as Environmentally Sensitive Land.

Freshwater and Environmentally Sensitive Coastal Areas

Policy 6.16 Development in a natural freshwater, wetland and environmentally sensitive coastal areas will be prohibited or regulated to protect and preserve those areas strongly dependent on natural hydrologic processes. However, development necessary for essential public uses may be allowed in such areas consistent with Conservation Element Policy 3.1.

Policy 6.17 Through coordination and technical assistance from the water management districts in the development review process, water quality and quantity shall be addressed and protected. The owner/developer of any site shall be responsible for the management of runoff in a manner that the volume of runoff does not exceed pre-development conditions.

Water Conservation Programs

Policy 6.18 To support responsible water use and promote long-term water resource sustainability, the County shall explore and evaluate a range of water conservation strategies, both within its County-owned potable water service areas and, where appropriate, at the countywide level. These strategies may include, but are not limited to:

- a. Establishing a tiered rate structure that increases the cost of water as usage exceeds baseline consumption levels;
- b. Providing public education, outreach materials, and hosting informational events focused on water conservation practices;

- c. sting informational events focused on water conservation practices;
- d. Limiting line and hydrant flushing to the minimum necessary to maintain system quality and exercise critical equipment; and
- e. Securing hydrants and flushing valves to prevent unauthorized use of water and ensure access is restricted to County staff and emergency responders.

These measures may be implemented individually or in combination, as appropriate to the County's operational role, available resources, and coordination with the Water Management Districts or other utility providers.

Objective 7 Fisheries and Marine Habitat

Preserve, protect and enhance the coastal marine systems along the County's coastline and provide waterfront development guidelines.

Waterfront Development Guidelines

Policy 7.1 The County will regulate dredging, waterfront development, filling, construction of roads and similar activities with proximity to coastal estuaries, grass beds, hammocks or salt marsh by enforcing land development regulations.

Policy 7.2 The County will protect off-shore fishing beds from poor water quality and from the adverse impact of development using shoreline development standards set forth in the Coastal Management Element.

Policy 7.3 The County will continually review and improve the Zoning and Subdivision Regulations to protect and conserve the natural functions of existing soils, commercially important fish or shellfish locations, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands, estuarine marshes, freshwater beaches and shores and marine habitats. In addition, developers shall document measures taken to protect coastal resources and environmentally sensitive lands on site for proposed developments.

Policy 7.4 The County will continually review F.D.E.P. pollution studies and consider for adoption, recommended standards and guidelines to prevent or reduce water pollution.

Policy 7.5 The County will protect and preserve coastal resources through the implementation of standards and guidelines in the Coastal Management Element of this Plan.

Policy 7.6 The County encourages and supports the preservation of working waterfronts, as defined in s. 342.07, F.S.

Objective 8 Aesthetics

Protect and preserve the natural beauty and enhance the appearance of communities in the County through cooperative efforts of County, Municipal and private entities.

Policy 8.1 Maximize open space and improve aesthetics through the implementation of the Planned Unit Development (P.U.D.) Ordinance.

Policy 8.2 Funding sources will be investigated for joint County and municipal beautification projects. Public education programs to promote environmental awareness shall also be encouraged.

Policy 8.3 The County will consider for adoption, codes, ordinances and regulations addressing the issues of signs, noise, dust, smoke, odor, landscaping, tree preservation, and other methods to enhance compatibility between adjacent uses.

Policy 8.4 The County will prepare and adopt a Landscape Ordinances to promote compatibility between residential and non residential land uses. On-site preservation of valuable shade and ornamental trees shall be encouraged to improve the appearance of the development site.

Objective 9 Hazardous Waste

Protect natural resources through the development and adoption of ordinances to provide standards and guidelines for hazardous waste management.

Policy 9.1 The County will incorporate provisions contained in the Hazardous Waste Management Plan into local ordinances.

Policy 9.2 Natural resources shall be protected from hazardous wastes, through implementing the hazardous waste assessment recommendations and through policies contained in the Solid Waste Sub-Element of the Infrastructure Element.

Objective 10 Wildfire Mitigation

Protect life, property, and the economy by eliminating or minimizing the present and future vulnerability to wildfire hazards.

Policy 10.1 Areas of high fire potential and populations in Levy County shall be identified, as adopted and mapped in the Levy County Local Mitigation Strategy, based on plant community type and development stage, canopy cover, hydrology, soils, slope and elevation. Mapping shall be reviewed annually and updated as necessary in response to changing fuel conditions and fire occurrence.

Policy 10.2 The County shall work with the Division of Forestry to educate the public, especially those at high risk from wildfires, and make them aware of proactive steps they can take to mitigate wildfire damage.

Policy 10.3 The County shall advance the directives and policies of local emergency management operational plans and the Levy County Local Mitigation Strategy.

Policy 10.4 Residential subdivisions in areas identified as high fire potential shall comply with the following minimum standards:

a. Complete and implement a wildfire mitigation plan specific to that subdivision, subject to review and approval by the Florida Division of Forestry, which shall be incorporated as part of the development plan or subdivision plat. The mitigation plan shall address the following:

1. The characteristics of the site and wildfire hazard rating for the site.
2. Specific recommendations for reducing the wildfire risk before and after development.
3. Incorporation of wildfire mitigation features into the development design, as applicable or required by the land development code, such as: defensible project perimeters; interior project fuel breaks; individual site defensible space; landscaping guidelines and plant material suggestions; placement of structures.
4. Review of landscaping and building plans for wildfire mitigation features.
5. Review of factors related to emergency response, such as: water supply; proximity to fire protection services; emergency access and infrastructure; and fuel management zones (greenspace) and vegetation maintenance.

b. Provide at least two ingress-egress routes.

c. Structures shall be designed to minimize the potential for loss of life and property from wildfire, through requirements in the land development regulations for outdoor sprinkler systems; fire-resistant building materials or treatments, landscaping with appropriate vegetation species, and site design practices such as fuel breaks and defensible space.

d. Streets, roads, driveways, bridges, culverts, and cul-de-sacs shall be designed to assure access by firefighting equipment, providing for weight class, cornering, turnaround and overhead clearance.

Policy 10.5 The County shall consider wildfire hazard when reviewing land use amendments for increases in density.

Policy 10.6 Residential subdivisions for which adequate wildfire mitigation cannot be provided, or that would preclude or severely limit the use of wildfire mitigation or natural resource management options such as prescribed fire, shall not be authorized in areas of high wildfire potential.

Policy 10.7 The County will explore the adoption of firewise building code requirements in high risk fire areas to reduce wildfire risk.

Policy 10.8 Cluster development will be encouraged in areas identified as high fire potential.



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REGIONAL CLEARINGHOUSE
 INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/29/26

PROJECT DESCRIPTION

#35 - Duke Energy Florida-
 2026 Ten-Year Site Plan

TO: Greg Davis
 Engineering Specialist
 Florida Public Service Commission
 Capital Circle Office Center
 2540 Shumard Oak Boulevard
 Tallahassee, FL 32399-0850

 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.

v:\chouse\state\psc-10 year site plans\2026\ncfrpc comments duke energy florida ten-year site plan 2026.docx

CHAPTER 4
ENVIRONMENTAL AND LAND USE INFORMATION

PREFERRED SITES

DEF's 2026 TYSP Preferred Sites include nine solar generation sites and two energy storage sites:

1. the Jumper Creek Solar Site;
2. the Bailey Mill Solar Site;
3. the Turnpike Solar Site;
4. the Banner Solar Site;
5. the Lonesome Camp Solar Site;
6. the Higdon Solar Site;
7. the Nova Solar Site;
8. the Bulk Creek Solar Site;
9. the Wewahootee Solar Site;
10. the Powerline Energy Storage Site and
11. the Bartow Energy Storage Site.

These Preferred Sites are discussed below.

BANNER SOLAR SITE

Banner Solar Center is a 74.5 MWac solar single-axis tracking PV project located in Columbia County, Florida. The site is located on timber and agricultural lands. The point of interconnection will be a new terminal in the existing 230k Radiant switching station. All environmental surveys are complete. Solar is a permitted use on agriculturally zoned land in a local government comprehensive plan in the State of Florida. Special or Conditional use permits are not required. A Site Plan approval has been obtained from Columbia County in December 2025. An ERP modification from FDEP was approved in November 2025. The ERP may need to be modified if there are substantial changes to the currently approved plan. There are limited wetlands on site that will be avoided. State listed gopher tortoises were present onsite and have been removed utilizing a Relocation Permit from the FWC. No additional listed species of concern were present. The project is expected to start construction in June 2026, with an expected in-service date of April 2027.

FIGURE 4.4
Banner Solar Project



Banner
Latitude (DMS) 29° 52' 49.48"
Longitude (DMS) 82° 43' 36.26"
SW SR 47
Fort White, FL 32038
Columbia County

HIGDON SOLAR SITE

DEF has identified the Higdon Solar Center, a 74.9 MWac / single-axis tracking facility located in Madison County, FL on agricultural zoned land. The Project will be constructed on a portion of approximately 595-acres which consists of timber and agricultural lands. The point of interconnection is a new 230kV terminal in the existing 230kV Birch Switching Station. The Project will be required to receive final site plan approval by the County Board but will not need a Conditional Use Permit. This is due to Section 163.3205(3) F.S., which allows solar facilities to be permitted by right on land zoned for agricultural uses. The project will also require an ERP from FDEP. The initial environmental site assessments have been completed. The site does show acceptable habitat for gopher tortoises. DEF plans to survey the site for gopher tortoises and obtain a gopher tortoise relocation permit prior to construction. The project is expected to start construction 4Q 2026 and is expected to be placed in service December 2027.

FIGURE 4.6
Higdon Project



Higdon
S.CR 53
Lee, Florida 32059
Madison County



#36

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 6/29/26

PROJECT DESCRIPTION

#36 - Florida Power and Light Company-
2026 Ten-Year Site Plan

TO: Greg Davis
Engineering Specialist
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

COMMENTS ATTACHED

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.

v:\chouse\state\psc-10 year site plans\2026\ncfrpc comments florida power and light company ten-year site plan 2026.docx

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.

Table IV.G.1: List of FPL Preferred Sites			
	Site Name	County	Technology
1	Big Brook Solar Energy Center	Calhoun County	Solar
2	Boardwalk Solar Energy Center	Collier County	Solar
3	Flatford Solar Energy Center	Manatee County	Solar
4	Goldenrod Solar Energy Center	Collier County	Solar
5	Mallard Solar Energy Center	Brevard County	Solar
6	Mare Branch Solar Energy Center	DeSoto County	Solar
7	Price Creek Solar Energy Center	Columbia County	Solar
8	Swamp Cabbage Solar Energy Center	Hendry County	Solar
9	Clover Solar Energy Center	St. Lucie County	Solar
10	North Orange Solar Energy Center	St. Lucie County	Solar
11	Sand Pine Solar Energy Center	Calhoun County	Solar
12	Sea Grape Solar Energy Center	St. Lucie County	Solar
13	Big Brook Battery Storage	Calhoun County	Battery Storage
14	Cedar Trail Battery Storage	Baker County	Battery Storage
15	Nature Trail Battery Storage	Baker County	Battery Storage
16	North Orange Battery Storage	St. Lucie County	Battery Storage
17	Norton Creek Battery Storage	Madison County	Battery Storage
18	Sand Pine Battery Storage	Calhoun County	Battery Storage
19	Thomas Creek Battery Storage	Nassau County	Battery Storage
20	Lansing Smith Battery Storage	Bay County	Battery Storage
21	Clover Battery Storage	St. Lucie County	Battery Storage
22	Fawn Battery Storage	Martin County	Battery Storage
23	Putnam Battery Storage	Putnam County	Battery Storage
24	Sea Grape Battery Storage	St. Lucie County	Battery Storage
25	White Tail Battery Storage	Martin County	Battery Storage
26	Spanish Moss Solar Energy Center	St. Lucie County	Solar
27	County Line Solar Energy Center	Charlotte, DeSoto County	Solar
28	Hendry Solar Energy Center	Hendry County	Solar
29	Indrio Solar Energy Center	St. Lucie County	Solar
30	Middle Lake Solar Energy Center	Madison County	Solar
31	Saddle Solar Energy Center	DeSoto County	Solar
32	Tangelo Solar Energy Center	Okeechobee County	Solar
33	Wood Stork Solar Energy Center	St. Lucie County	Solar
34	Catfish Solar Energy Center	Okeechobee County	Solar
35	Cocoplum Solar Energy Center	Hendry County	Solar
36	Hardwood Hammock Solar Energy Center	Walton County	Solar
37	Joshua Creek Solar Energy Center	DeSoto County	Solar
38	Maple Trail Solar Energy Center	Baker County	Solar
39	Myakka Solar Energy Center	St. Lucie County	Solar
40	Pinecone Solar Energy Center	Calhoun County	Solar
41	Vernia Solar Energy Center	Indian River County	Solar
42	Blue Heron Battery Storage	Hendry County	Battery Storage
43	Green Pasture Battery Storage	Charlotte County	Battery Storage
44	Orange Blossom Battery Storage	Indian River County	Battery Storage
45	Sawgrass Battery Storage	Hendry County	Battery Storage

Table IV.G.1: List of FPL Preferred Sites Continued			
	Site Name	County	Technology
46	Swamp Cabbage Battery Storage	Hendry County	Battery Storage
47	Terrill Creek Battery Storage	Clay County	Battery Storage
48	Indrio Battery Storage	St. Lucie County	Battery Storage
49	Maple Trail Battery Storage	Baker County	Battery Storage
50	Monarch ACES Pilot Battery Storage	Martin County	Battery Storage
51	Monarch Battery Storage	Martin County	Battery Storage
52	Swallowtail Battery Storage	Walton County	Battery Storage
53	Union Springs Battery Storage	Union County	Battery Storage
54	Beachland Solar Energy Center	Indian River County	Solar
55	Bromeliad Solar Energy Center	Collier County	Solar
56	Honeybee Solar Energy Center	Collier County	Solar
57	Inlet Solar Energy Center	Indian River County	Solar
58	Sand Gully Solar Energy Center	DeSoto County	Solar
59	Shores Solar Energy Center	Indian River County	Solar
60	Ambersweet Solar Energy Center	Indian River County	Solar
61	Treefrog Solar Energy Center	Collier County	Solar
62	Wabasso Solar Energy Center	Indian River County	Solar
63	Waveland Solar Energy Center	St. Lucie County	Solar
64	Cardinal Solar Energy Center	Brevard County	Solar
65	Grapefruit Solar Energy Center	Hendry County	Solar
66	LaBelle Solar Energy Center	Hendry County	Solar
67	Mango Solar Energy Center	Hendry County	Solar
68	Owen Branch Solar Energy Center	Manatee County	Solar
69	Pine Lily Solar Energy Center	St. Lucie County	Solar
70	Redroot Solar Energy Center	Hendry County	Solar
71	Shell Creek Solar Energy Center	Charlotte, DeSoto County	Solar
72	Waxweed Solar Energy Center	Hendry County	Solar
73	Wild Lime Solar Energy Center	St. Lucie County	Solar
74	Grapefruit Battery Storage	Hendry County	Battery Storage
75	Mango Battery Storage	Hendry County	Battery Storage
76	Owen Branch Battery Storage	Manatee County	Battery Storage
77	Pine Lily Battery Storage	St. Lucie County	Battery Storage
78	Redroot Battery Storage	Hendry County	Battery Storage
79	Shell Creek Battery Storage	DeSoto, Charlotte County	Battery Storage
80	Waxweed Battery Storage	Hendry County	Battery Storage
81	Wild Lime Battery Storage	St. Lucie County	Battery Storage
82	Blanketflower Solar Energy Center	DeSoto County	Solar
83	Dove Solar Energy Center	DeSoto County	Solar
84	Ladybug Solar Energy Center	DeSoto County	Solar
85	Leafcutter Solar Energy Center	DeSoto County	Solar
86	Limpkin Solar Energy Center	Collier County	Solar
87	Spoonbill Solar Energy Center	Collier County	Solar
88	Caladium Solar Energy Center	Highlands County	Solar
89	New River Solar Energy Center	Union County	Solar
90	Blanketflower Battery Storage	DeSoto County	Battery Storage

Table IV.G.1: List of FPL Preferred Sites Continued			
	Site Name	County	Technology
91	Ladybug Battery Storage	DeSoto County	Battery Storage
92	Leafcutter Battery Storage	DeSoto County	Battery Storage
93	Turkey Point 6 & 7	Miami Dade County	Nuclear
94	Martin Power Plant	Martin County	Combustion Turbine

IV.G.2 Potential Sites

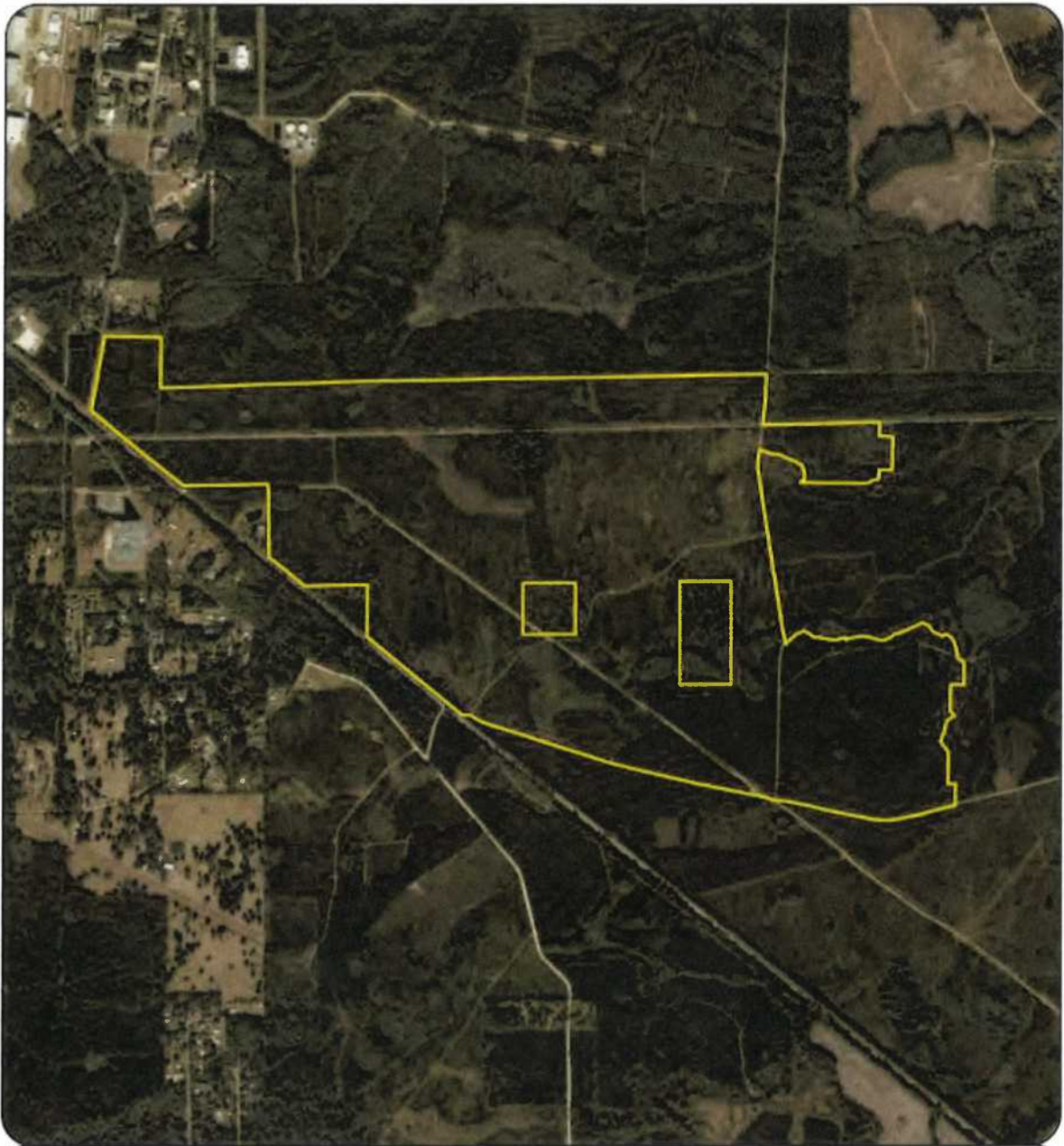
There are 38 Potential Sites currently identified for future generation and storage additions to meet projected capacity and energy needs. Each of these Potential Sites offers a range of considerations relative to engineering and/or costs associated with the construction and operation of feasible technologies. In addition, each Potential Site has distinctive characteristics that would require further definition and attention. Unless otherwise noted, the water quantities discussed below are in reference to universal solar generation rather than for gas-fueled generation.


Permits are considered obtainable for each site. No significant environmental constraints are currently known for any of these sites. FPL considers each site equally viable. These Potential Sites are listed in Table IV.G.2 below and are briefly discussed in the Appendix at the end of this document.

***Site Description, Environmental, and Land Use Information:
Supplemental Information***

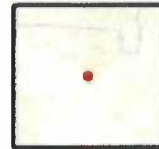
Preferred Site #7: Price Creek Solar Energy Center, Columbia County

Preferred Site		Price Creek Solar Energy Center
County	Columbia County	
Facility Acreage	792	
COD	1/31/2026	
For PV facilities: tracking or fixed	Tracking	
Reference Maps		
a. USGS Map	See Figures in the following pages	
b. Proposed Facilities Layout		
c. Map of Site and Adjacent Areas		
d. Land Use Map of site and Adjacent		
Existing Land Uses		
e. Site	Primarily conifer plantation and forest regeneration areas	
Adjacent Areas	Pine trees and wetlands	
General Environment Features On and In the Site Vicinity		
f. 1. Natural Environment	Site is primarily tree plantation and forest regeneration areas	
2. Listed Species	None observed	
3. Natural Resources of Regional Significance Status	No natural resources of regional significance status at or adjacent to the site.	
4. Other Significant Features	FPL Duval-Raven 230kV Transmission line along N boundary, Lake Butler-Price 115kV transmission line from NW to SE across property, Georgia Southern and Florida Railroad defines SW boundary. Community of Lulu 1.75 S of property.	
g. Design Features and Mitigation Options	The design includes an approximately 74.5 MW solar tracking panel PV facility, on-site transmission substation, and site stormwater system. Mitigation for unavoidable impacts, if required, may occur through off-site mitigation.	
h. Local Government Future Land Use Designations	Solar facilities are permitted in unincorporated agriculturally zoned areas at this time.	
i. Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.)	
j. Water Resources	Existing onsite water resources may be used to meet water requirements if permit is pulled. Otherwise, water will need to be trucked from off-site.	
k. Geological Features of Site and Adjacent Areas	See Figures in the following pages. Site is located in the Panhandle region.	
l. Project Water Quantities for Various Uses	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable: Minimal Panel Cleaning: Minimal and only needed in the absence of sufficient rainfall	
m. Water Supply Sources by Type	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable and Panel Cleaning: Onsite well or surface water or delivered to site	
n. Water Conservation Strategies Under Consideration	Solar (PV) does not require a permanent water source. Additional water conservation strategies include selection and planting of low-to-no irrigation grass or groundcover.	
o. Water Discharges and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
p. Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
q. Air Emissions and Control Systems	Fuel - PV Solar energy generation does not use any type of combustion fuel, therefore there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable	
r. Noise Emissions and Control Systems	PV Solar energy generation does not emit noise therefore there will be no need for noise control systems.	
s. Status of Applications	FDEP ERP Issued: 10/30/2023 FDEP 404 GP Issued: 10/30/2023	



 Price Creek Solar Energy Center

Price Creek Solar Energy Center
Facility Layout Map



***Site Description, Environmental, and Land Use Information:
Supplemental Information***

***Preferred Site #17: Norton Creek Battery Storage Center, Madison
County***

Preferred Site		Norton Creek Battery Storage
County	Madison County	
Facility Acreage	5 acres	
COO	7/31/2026	
For PV facilities: tracking or fixed	N/A	
Reference Maps		
a. USGS Map	See Figures in the following pages	
b. Proposed Facilities Layout		
c. Map of Site and Adjacent Areas		
d. Land Use Map of site and Adjacent Areas		
e.	Existing Land Uses	
Site	Solar facility, Norton Creek SEC, and Ag land for future Middle Lake SEC	
Adjacent Areas	Agricultural lands	
f.	General Environment Features On and In the Site Vicinity	
1 Natural Environment	Site was silviculture	
2 Listed Species	SE American Kestrels and Gopher Tortoise	
3 Natural Resources of Regional Significance Status	Norton Creek	
4 Other Significant Features	FPL is not aware of any other significant features of the site.	
g. Design Features and Mitigation Options	The design includes a battery energy storage system (BESS), stormwater system, and transmission substation and an on-site transmission interconnection line and ROW. Mitigation for unavoidable impacts, if required, may occur through off-site mitigation.	
h. Local Government Future Land Use Designations	Solar facilities including co-located battery storage are permitted in agriculturally zoned areas at this time.	
i. Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).	
j. Water Resources	Existing onsite water resources may be used to meet water requirements if permit is pulled or if the facility has an existing CUP/WUP or meets WMD permit-by-rule criteria. Otherwise, water will need to be trucked from off-site.	
k. Geological Features of Site and Adjacent Areas	See Figure in the following pages.	
l. Project Water Quantities for Various Uses	Cooling: Not Applicable for Battery Process: Not Applicable for Battery Potable: Minimal	
m. Water Supply Sources by Type	Cooling: Not Applicable for Battery Process: Not Applicable for Battery Potable: Onsite well or delivered to site	
n. Water Conservation Strategies Under Consideration	Batteries do not require a permanent water source.	
o. Water Discharges and Pollution Control	Best Management Practices (BMPs) will be employed to prevent and control inadvertent release of pollutants.	
p. Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Batteries do not require fuel and no waste products will be generated at the site.	
q. Air Emissions and Control Systems	Fuel - Battery projects do not use any type of combustion fuel; therefore, there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable	
r. Noise Emissions and Control Systems	If applicable, noise control system will be installed if results from any required sound noise studies show the need for one.	
s. Status of Applications	FDEP ERP: Issued on 2/11/2025	



Norton Creek Battery Energy Storage Site
Facility Layout Map

-  Norton Creek Battery Energy Storage Site
-  Solar Energy Center



***Site Description, Environmental, and Land Use Information:
Supplemental Information***

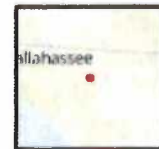
Preferred Site #30: Middle Lake Solar Energy Center, Madison County

Preferred Site		Middle Lake Solar Energy Center
County	Madison County	
Facility Acreage	524	
CDD	1/31/2027	
For PV facilities: tracking or fixed	Tracking	
Reference Maps		
a. USGS Map	See Figures in the following pages	
b. Proposed Facilities Layout		
c. Map of Site and Adjacent Areas		
d. Land Use Map of site and Adjacent		
e.	Existing Land Uses	
Site	Pasture and silviculture	
Adjacent Areas	Agricultural lands, I-10 and low density residential	
f.	General Environment Features On and In the Site Vicinity	
1. Natural Environment	Site is open pasture that is used for cattle and silviculture. Forested wetlands with other surface waters associated with Norton Creek.	
2. Listed Species	Bald eagle nest and gopher tortoises	
3. Natural Resources of Regional Significance Status	Norton Creek runs through this property which includes Booze Lake, Middle Lake and Peterson Sink.	
4. Other Significant Features	Karst features exist on this site.	
g. Design Features and Mitigation Options	The design includes an approximately 74.5 MW solar tracking panel PV facility, on-site transmission substation, and site stormwater system. Mitigation for unavoidable impacts, if required, may occur through off-site mitigation.	
h. Local Government Future Land Use Designations	Solar facilities are permitted in unincorporated agriculturally zoned areas at this time.	
i. Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).	
j. Water Resources	Existing onsite water resources may be used to meet water requirements if permit is pulled. Otherwise, water will need to be trucked from off-site.	
k. Geological Features of Site and Adjacent Areas	See Figures in the following pages. Site is located in the Panhandle region.	
l. Project Water Quantities for Various Uses	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable: Minimal Panel Cleaning: Minimal and only needed in the absence of sufficient rainfall	
m. Water Supply Sources by Type	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable and Panel Cleaning: Onsite well or surface water or delivered to site	
n. Water Conservation Strategies Under Consideration	Solar (PV) does not require a permanent water source. Additional water conservation strategies include selection and planting of low-to-no irrigation grass or groundcover.	
o. Water Discharges and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
p. Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
q. Air Emissions and Control Systems	Fuel - PV Solar energy generation does not use any type of combustion fuel, therefore there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable	
r. Noise Emissions and Control Systems	PV Solar energy generation does not emit noise therefore there will be no need for noise control systems.	
s. Status of Applications	FDEP ERP Issue: 4/15/2024	



 Middle Lake Solar Energy Center

Middle Lake Solar Energy Center Facility Layout Map



***Site Description, Environmental, and Land Use Information:
Supplemental Information***

***Preferred Site #53: Union Springs Battery Storage Center, Union
County***

Preferred Site		Union Springs Battery Storage
County	Union County	
Facility Acreage	7.74 acres	
COD	7/31/2027	
For PV facilities: tracking or fixed	N/A	
Reference Maps		
a. USGS Map	See Figures in the following pages	
b. Proposed Facilities Layout		
c. Map of Site and Adjacent Areas		
d. Land Use Map of site and Adjacent Areas		
e.	Existing Land Uses	
Site	Agriculture	
Adjacent Areas	Agriculture	
f. General Environment Features On and In the Site Vicinity		
1 Natural Environment	Agriculture	
2 Listed Species	None	
3 Natural Resources of Regional Significance Status	None	
4 Other Significant Features	FPL is not aware of any other significant features of the site.	
g. Design Features and Mitigation Options	The design includes a battery energy storage system (BESS), stormwater system, and transmission substation and an on-site transmission interconnection line.	
h. Local Government Future Land Use Designations	Solar facilities including co-located battery storage are permitted in agriculturally zoned areas at this time.	
i. Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).	
j. Water Resources	On-site well or water will need to be trucked from off-site.	
k. Geological Features of Site and Adjacent Areas	See Figure in the following pages.	
l. Project Water Quantities for Various Uses	Cooling: Not Applicable for Battery Process: Not Applicable for Battery Potable: Minimal	
m. Water Supply Sources by Type	Cooling: Not Applicable for Battery Process: Not Applicable for Battery Potable: Onsite well or delivered to site	
n. Water Conservation Strategies Under Consideration	Batteries do not require a permanent water source.	
o. Water Discharges and Pollution Control	Best Management Practices (BMPs) will be employed to prevent and control inadvertent release of pollutants.	
p. Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Batteries do not require fuel and no waste products will be generated at the site.	
q. Air Emissions and Control Systems	Fuel - Battery projects do not use any type of combustion fuel; therefore, there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable	
r. Noise Emissions and Control Systems	If applicable, noise control system will be installed if results from any required sound noise studies show the need for one.	
s. Status of Applications	FDEP ERP: 12/23/2025	



Union Springs Battery Energy Storage Site
Facility Layout Map

- Union Springs Battery Energy Storage Site
- Solar Energy Center



***Site Description, Environmental, and Land Use Information:
Supplemental Information***

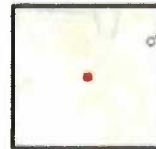
Preferred Site #89: New River Solar Energy Center, Union County

Preferred Site		New River Solar Energy Center
County	Union County	
Facility Acreage	1144	
COD	7/31/2023	
For PV facilities: tracking or fixed	Tracking	
Reference Maps		
a. USGS Map	See Figures in the following pages	
b. Proposed Facilities Layout		
c. Map of Site and Adjacent Areas		
d. Land Use Map of site and Adjacent		
e.	Existing Land Uses	
Site	Silviculture	
Adjacent Areas	Silviculture/Solar/Residential	
f.	General Environment Features On and In the Site Vicinity	
1. Natural Environment	Silviculture	
2. Listed Species	Gopher Tortoise	
3. Natural Resources of Regional Significance Status	Richard Creek traverses the western boundary.	
4. Other Significant Features	FPL is not aware of any significant features nearby.	
g. Design Features and Mitigation Options	The design includes a approximately 74.5 MW solar tracking panel PV facility, on-site transmission substation, and site stormwater system. Mitigation for unavoidable impacts, if required, may occur through on-site and off-site mitigation.	
h. Local Government Future Land Use Designations	Solar facilities are permitted in unincorporated agriculturally zoned areas at this time.	
i. Site Selection Criteria Factors	The site selection criteria included system load, transmission interconnection, economics, and environmental compatibility (e.g., wetlands, wildlife, threatened and endangered species, etc.).	
j. Water Resources	Existing on-site water resources may be used to meet water requirements if a permit is pulled or if the facility has an existing CUP/WUP or meets WMD permit-by-rule criteria. Otherwise, water will need to be trucked in from off-site.	
k. Geological Features of Site and Adjacent Areas	See Figure in the following pages. Site is located in the South region.	
l. Project Water Quantities for Various Uses	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable: Minimal Panel Cleaning: Minimal and only needed in the absence of sufficient rainfall	
m. Water Supply Sources by Type	Cooling: Not Applicable for Solar Process: Not Applicable for Solar Potable and Panel Cleaning: Onsite well or surface water or delivered to site	
n. Water Conservation Strategies Under Consideration	Solar (PV) does not require a permanent water source. Additional water conservation strategies include selection and planting of low-to-no irrigation grass or groundcover.	
o. Water Discharges and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
p. Fuel Delivery, Storage, Waste Disposal, and Pollution Control	Solar does not require fuel and no waste products will be generated at the site.	
q. Air Emissions and Control Systems	Fuel - PV Solar energy generation does not use any type of combustion fuel; therefore, there will be no air emissions or need for Control Systems. Combustion Control - Not Applicable Combustor Design - Not Applicable	
r. Noise Emissions and Control Systems	PV Solar energy generation does not emit noise therefore there will be no need for noise control systems.	
s. Status of Applications	FDEPERP: Pending	



 New River Solar Energy Center

New River Solar Energy Center
Facility Layout Map





#37

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

REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 6/29/26

PROJECT DESCRIPTION

#37 - Gainesville Regional Utilities-
2026 Ten-Year Site Plan

TO: Greg Davis
Engineering Specialist
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

COMMENTS ATTACHED

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.

4. ENVIRONMENTAL AND LAND USE INFORMATION

4.1 DESCRIPTION OF POTENTIAL SITES FOR NEW GENERATING FACILITIES

While GRU does not have firm plans to add new generating units, GRU has evaluated adding flexible natural gas-fueled generation at its Deerhaven site.

4.2 DESCRIPTION OF PREFERRED SITES FOR NEW GENERATING FACILITIES

Any additional system generation is expected to be sited at the existing Deerhaven site. Evaluation of the need for future generation is in progress.

4.2.1 Land Use and Environmental Features

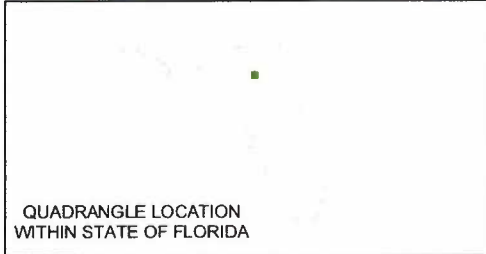
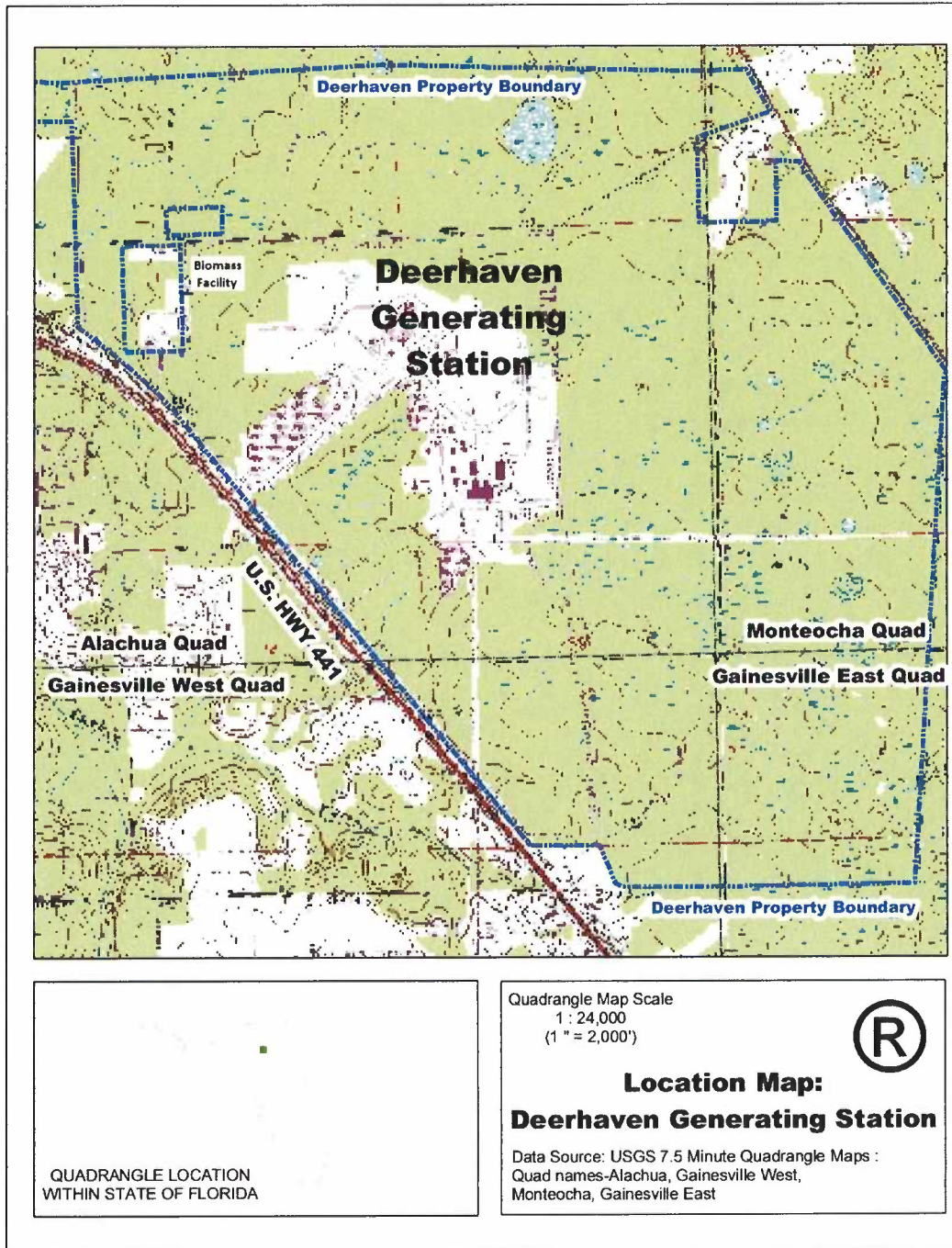
The location of Deerhaven Generating Station is indicated on Figures 1.1 (see Section 1) and 4.1. The existing land use of the certified portion of the Deerhaven site is industrial (i.e., electric power generation and transmission and ancillary uses such as fuel storage and conveyance, water withdrawal, combustion product handling and disposal, and forest management). The site is a PS, Public Services and Operations District, zoned property. Surrounding land uses are primarily rural or agricultural with some low-density residential development. The Deerhaven site, which includes the Deerhaven and Deerhaven Renewable plants, encompasses approximately 3,474 acres.

The Deerhaven Generating Station plant site is located in the Suwannee River Water Management District. Water for potable use is supplied via the City's potable water system. Groundwater is extracted from the Floridian aquifer. Process wastewater is currently collected, treated and reused on-site. The site has zero discharge of process wastewater to surface or ground waters. GRU uses a brine concentrator/spray dryer and off-site disposal of solid wastewater treatment by-products.


4.2.2 Air Emissions

Any generation technology installed at the Deerhaven site will meet all applicable standards for all pollutants regulated for the category of emissions unit.

Figure 4.1
Deerhaven Generating Site



Quadrangle Map Scale
1 : 24,000
(1 " = 2,000')

Location Map: 

Deerhaven Generating Station

Data Source: USGS 7.5 Minute Quadrangle Maps :
Quad names-Alachua, Gainesville West,
Monteocha, Gainesville East



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 6/29/26

PROJECT DESCRIPTION

#38 - Hamilton County - Fiscal Year 2025 Community Development Block Grant -
Economic Development - Application

TO: Gary Godwin, County Coordinator
Hamilton County
1153 U.S. Highway 41 Northwest, Suite 2
Jasper, FL 32052-5897

XC: W. Hunter Bailey, Economic Development and Grants Manager
North Florida Professional Services, Inc.
P.O. Box 3823
Lake City, FL 32056-3823

 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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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.

Hamilton County Board of County Commissioners is requesting Florida Small Cities Community Development Block Grant (CDBG) Economic Development funding for Project Front Porch, a public infrastructure improvement project designed to support the location of a new private manufacturing operation in Hamilton County. The project will support an industrial development site located at 4786 US Highway 41 South, Jasper, Florida, 32052, Parcel No. 2108-010.

The proposed CDBG-funded improvements include right-of-way and public infrastructure improvements necessary to make the site development-ready, including roadway and access improvements, stormwater drainage improvements, potable water extensions, sanitary sewer improvements, lift station installation, utility coordination, site electrical improvements, surveying, geotechnical investigation, permitting, engineering, construction inspection, and grant administration.

The public infrastructure improvements are necessary to support the development and operation of Stateline Pipe and Products, LLC, a new manufacturing company focused on reinforced concrete pipe and precast concrete products. The company has identified Hamilton County as a strategic location due to its proximity to Interstate 75 and Interstate 10 and its ability to serve underserved infrastructure markets across North Florida and South Georgia.

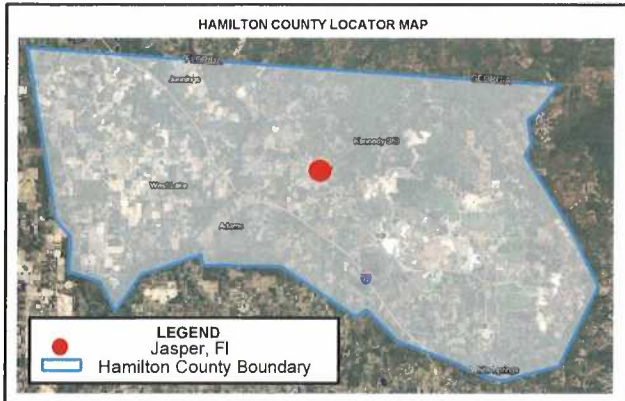
The participating private business has committed to creating no fewer than 80 permanent full-time jobs over time. The project will support private capital investment, expand the County's industrial base, increase local employment opportunities, and strengthen the long-term tax base of Hamilton County.

The project will meet the CDBG Economic Development national objective through job creation, with at least 51 percent of the jobs created made available to be held by low and moderate income individuals. The proposed activities are directly tied to the job creation location and are necessary to support the private manufacturing operation.

Application Profile – Table G-1 (Continued)

Citizen Participation – Public Hearings	
Documentation of the citizen participation activities must be included in Appendix D of Part 9.	
List the date that the public notice for the first public hearing was published: Friday, January 30, 2026	List the date when the first public hearing was held: Wednesday, February 4, 2026
List the date that the public notice for the second public hearing was published: Monday, May 4, 2026	List the date when the second public hearing was held: Tuesday, May 12, 2026
Subgrant Funding Request:	
At the bottom of the column, enter the actual subgrant amount being requested.	
Subgrant Funds Being Requested: \$ 2,770,555.00	

Appendix A – Jurisdiction Map Hamilton County, Florida





THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS				P.E. LICENSE NUMBER HFP5 P.O. BOX 3823 LAKE CITY, FLORIDA 32056	HAMILTON COUNTY BOCC			US 41 - RIGHT OF WAY IMPROVEMENTS	SHEET NO 1
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					US 41	HAMILTON			

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 6/29/26

PROJECT DESCRIPTION

#39 - City of Lake City - Fiscal Year 2025 Community Development Block Grant -
Neighborhood Revitalization - Application

TO: Dakota Braun, Grant Program Specialist
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

 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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Project Narrative — G-2

The City of Lake City is requesting **\$211,000 in CDBG–NR funds** to repave approximately **0.3 miles of NW Georgia Avenue**, from Early Street to Wilson Street in Lake City, Florida. This residential two-lane roadway is heavily used by the residents of the immediate neighborhood and by several surrounding streets, serving as a daily route for school transportation, emergency responders, and local service providers. The project addresses an **unaddressed need** in an area where the majority of households are low to moderate income and where road deterioration has progressively affected mobility, safety, and the overall quality of life.

NW Georgia Avenue has deteriorated due to age, weather conditions, and frequent traffic. Cracking, potholes, and uneven pavement have made travel increasingly difficult. These conditions slow emergency response times, cause wear on vehicles, and contribute to a general decline in the neighborhood's appearance and functionality. Resurfacing the roadway will restore safe travel conditions and help prevent more significant repair needs in the future.

Although the City has allocated **\$605,741** for road resurfacing, the number of streets requiring improvements exceeds current resources. As a result, streets such as NW Georgia Avenue could wait several years for attention without supplemental funding. CDBG–NR support is necessary to address this high-priority need in a timely manner.

The proposed project consists of two primary activities:

1. Professional Engineering Services

Engineering services will include roadway design, construction oversight, and inspection to ensure that the improvements meet safety standards, durability expectations, and CDBG requirements. This work is essential because the City does not maintain dedicated engineering staff and outside expertise helps ensure that resurfacing is completed correctly and cost-effectively. This activity meets an **unaddressed need**, as engineering oversight is necessary to support proper construction and avoid future maintenance problems. CDBG funding is needed because the City's limited resurfacing funds are already committed to multiple priority areas. Without this assistance, the engineering portion of the project would likely be postponed along with the construction itself. The purpose of the engineering work is straightforward: to guide and monitor construction to ensure a safe, durable, and compliant roadway. Engineering services will begin with the project and follow the same timeline, starting in **April 2027** and concluding by **September 2027**. The work covers the full **1,700 linear feet** of NW Georgia Avenue within the project limits. The engineering cost totals **\$28,000**.

2. Road Construction (Milling, Resurfacing, and Striping)

The core construction activity involves milling the existing pavement, resurfacing the roadway, and installing appropriate striping along the **1,700-foot** stretch of NW Georgia Avenue. This segment shows extensive pavement wear caused by age and heavy daily use. These conditions present safety issues for drivers and pedestrians and reduce the effectiveness of emergency response. Resurfacing this corridor addresses an **unaddressed need** by restoring dependable access for residents and improving neighborhood conditions.

Because both activities directly support infrastructure improvements in a predominantly LMI neighborhood, it meets the national objective of benefiting low and moderate income persons. **450 LMI residents** out of a total of 475 individuals in **Block Group 2, Census Tract 1102.02**, will benefit from the resulting improvements.

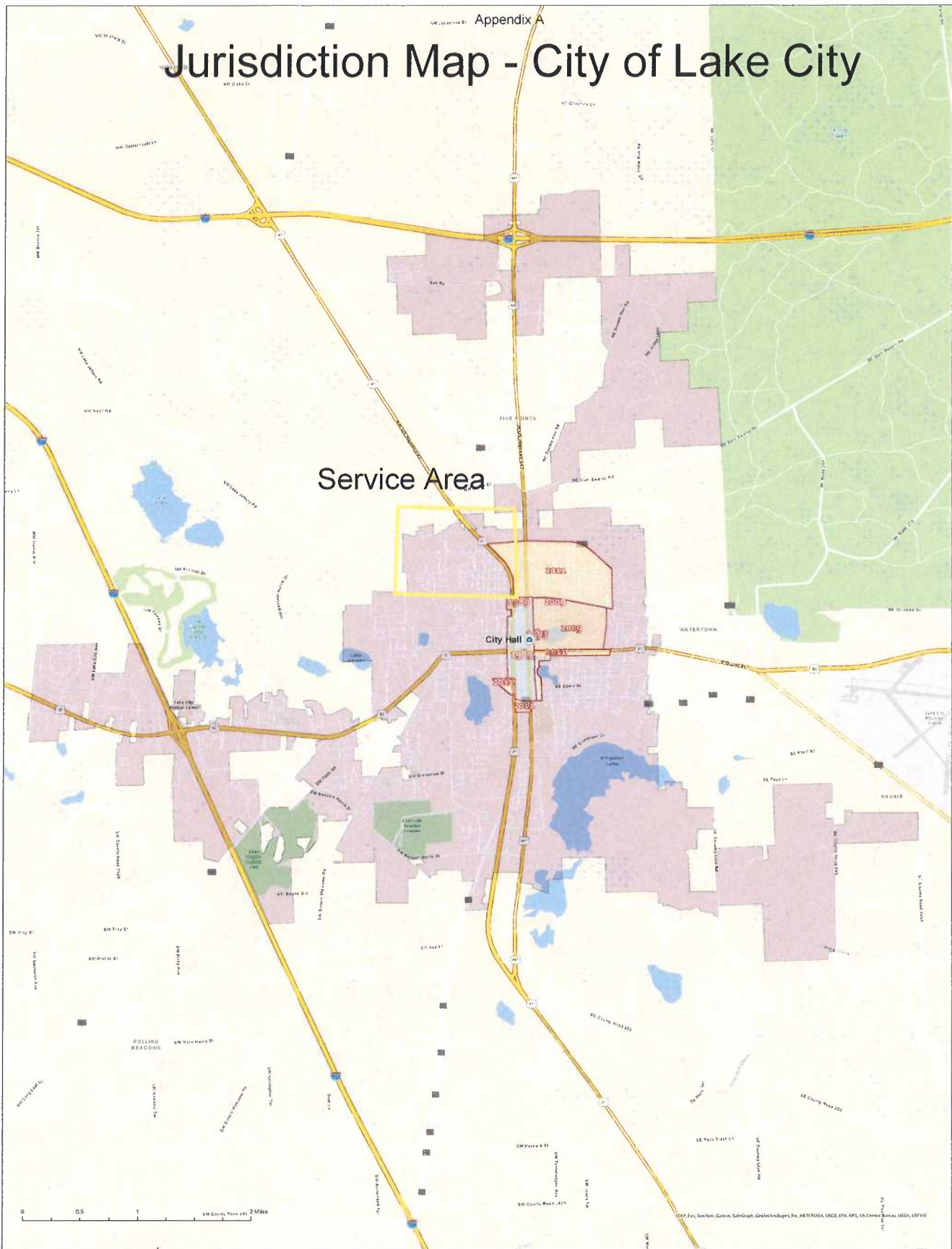
CDBG support is critical because the cost of resurfacing needs across the city far exceeds available local funding. With many streets in similar condition, this project would not be scheduled for improvement for several years without the requested CDBG-NR assistance.

Construction is planned to begin in **April 2027** and be completed by **September 2027**. All work will occur within the City's jurisdiction. No portions of the resurfacing extend outside the project area, and no conflicts are anticipated with state or county roadway projects. If any part of the project falls within a flood-prone area, Lake City participates in the National Flood Insurance Program and complies with all related requirements. The total construction cost is **\$183,000**.

This activity meets the national objective of benefiting LMI residents, as **94.7%** of the area's population is low or moderate income. All **475 residents** will benefit from the improved roadway conditions, 450 of which are LMI. The purpose of the construction work is to restore safe, reliable travel along a key neighborhood corridor that residents depend on daily.

Together, these activities will address critical infrastructure needs within an underserved neighborhood, enhance safety and mobility, and improve overall community stability and livability. The project aligns with local priorities and ensures that limited resources are used efficiently to benefit a predominantly LMI service area.

Jurisdiction Map - City of Lake City



2025

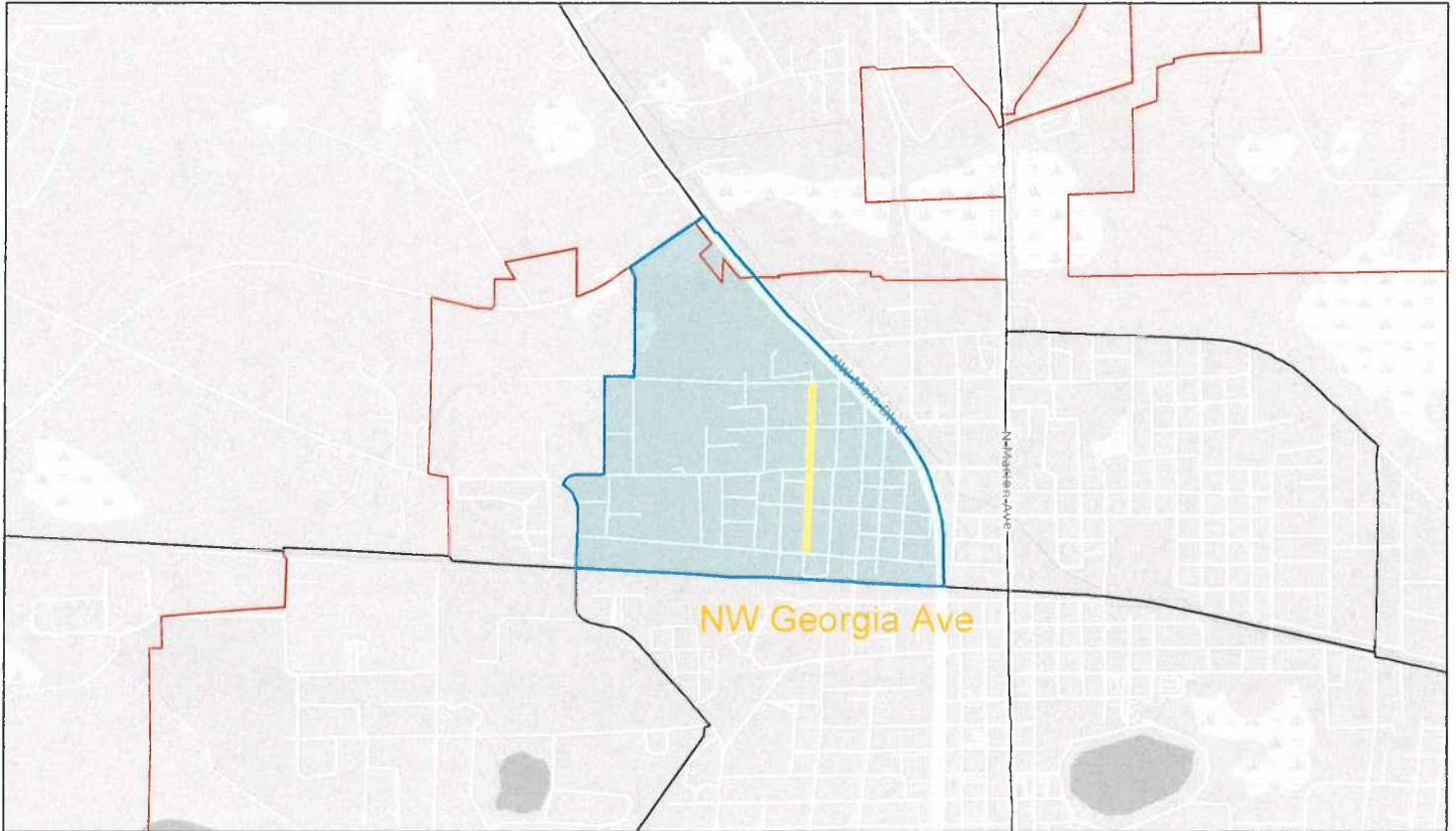
City Limits - CRA



This product is for informational purposes only and may not have been prepared for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of displayed information. This is the most current information available.

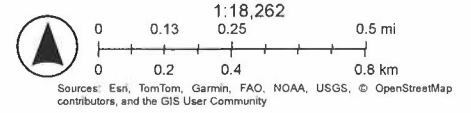
Service Area Map

Block Group 2, Census Tract 1102.02



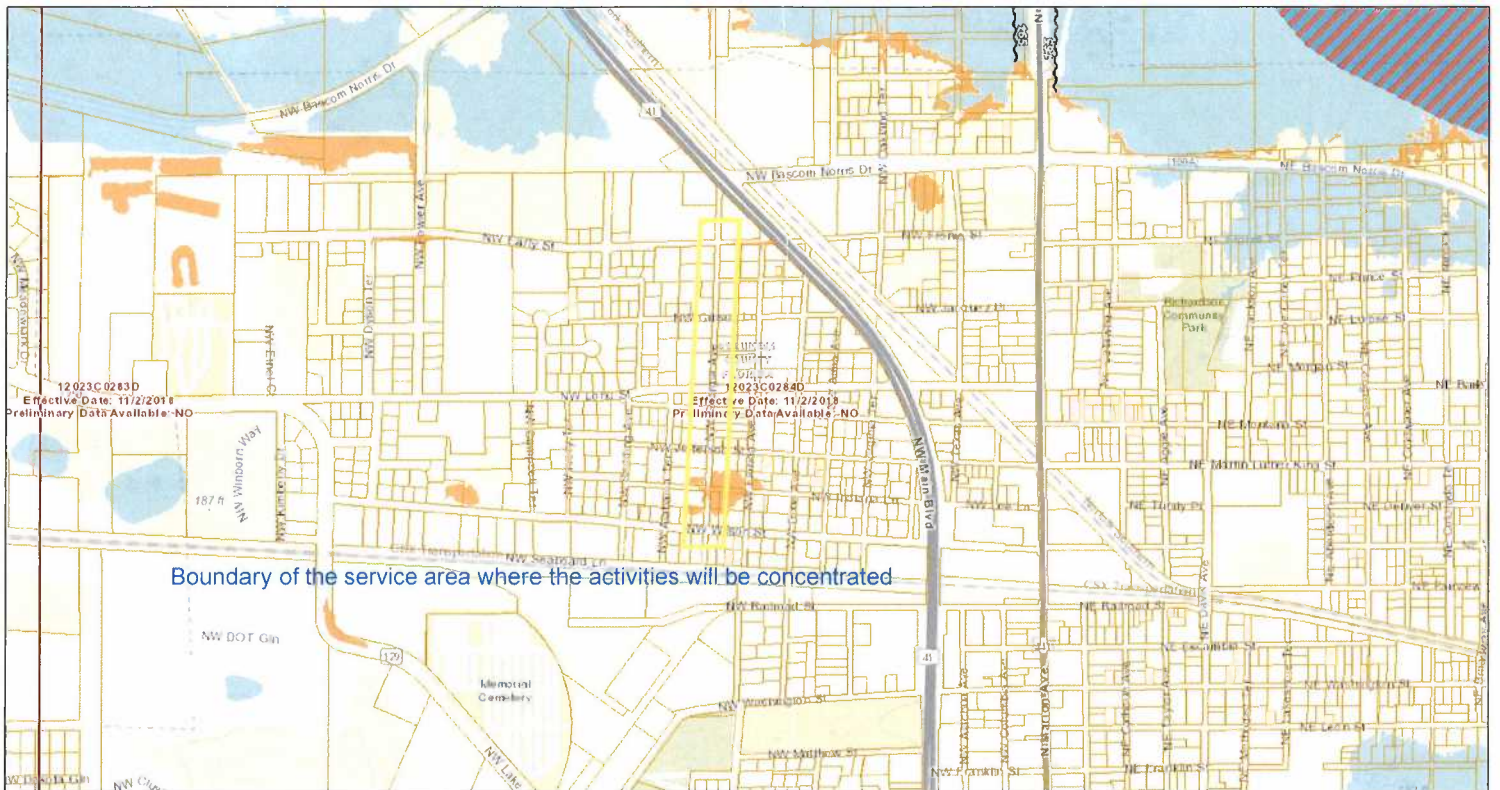
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- LMISD by Block Groups
- LMISD by Insular Area Block Groups
- LMISD by Place
- LMISD by County Subdivision
- LMISD by County



100-Year Flood Prone Area Map

SRWMD Flood Report



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- | | | | |
|-----------------------------|-------------------|---------------------------------|--|
| Base Flood Elevations (BFE) | FIRM Panel Index | SFHA Increase | 1% Flood - Zone AO (HighRisk) |
| Cross Sections Depths | Parcels | 1% Flood - Floodway (High Risk) | Area of Undetermined Flood Hazard |
| Cross Sections | River Marks | 1% Flood - Zone AE (High Risk) | 0.2% Flood - Shaded Zone X (Moderate Risk) |
| PLSS | Floodway Increase | 1% Flood - Zone A (HighRisk) | Area Not Included |
| Streams | SFHA Decrease | 1% Flood - Zone VE (HighRisk) | |
| County Boundaries | | 1% Flood - Zone AH (HighRisk) | |

