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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 **August 27, 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.**

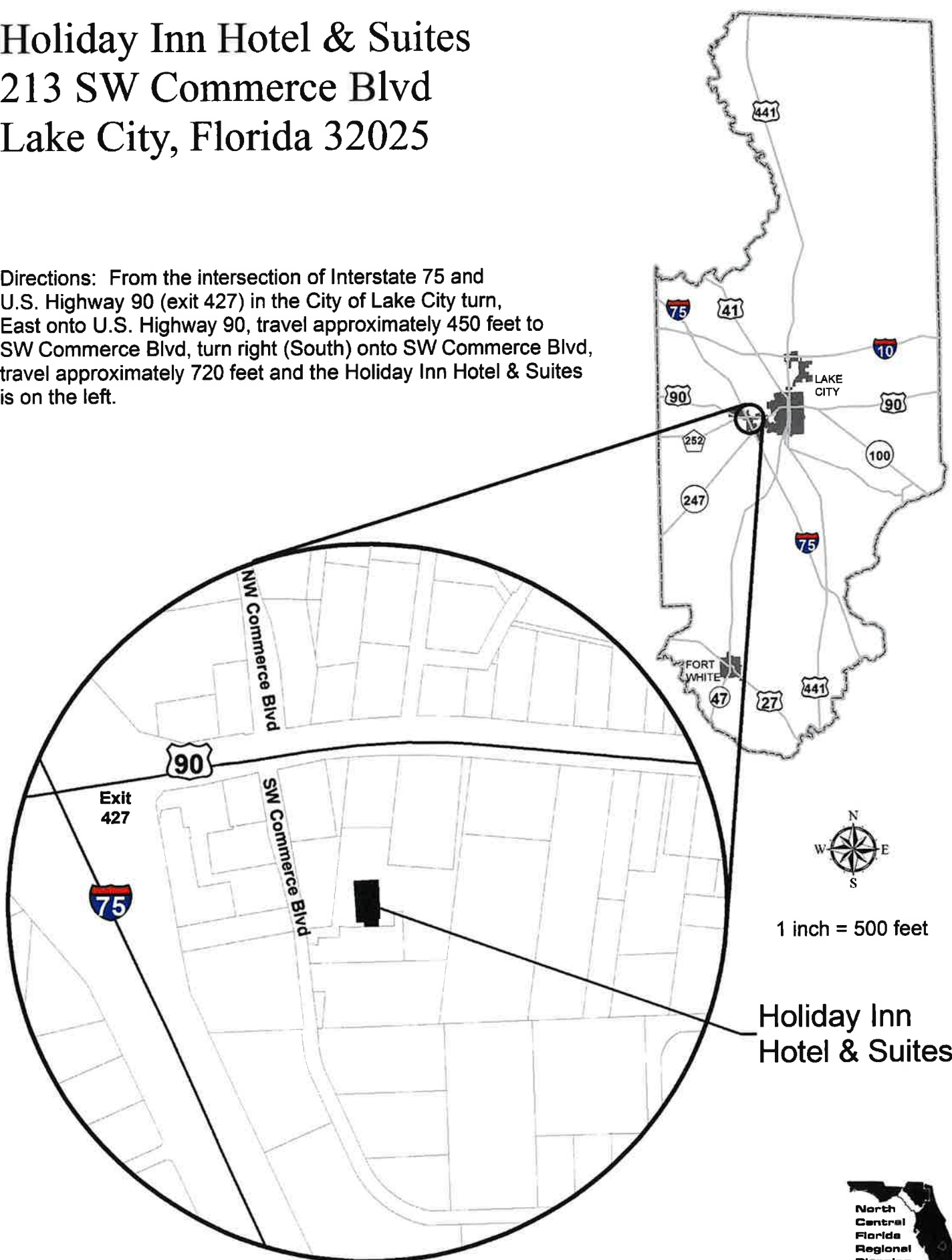
DIAL IN NUMBER: Toll Free 1.888.585.9008

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.





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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

August 27, 2026
6:15 p.m.

	<u>Page</u>
I. APPROVAL OF THE AGENDA	3
II. APPROVAL OF JUNE 29, 2026 MEETING MINUTES	5
III. CLEARINGHOUSE COMMITTEE ORIENTATION WORKSHOP	7
IV. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#49 - City of Waldo Comprehensive Plan Draft Amendment (FC No. 26-2ESR)	15
#51 - Town of White Springs Comprehensive Plan Draft Amendment (FC No. 26-1ESR)	31
#52 - City of Lake City Comprehensive Plan Adopted Amendment (FC No. 26-1ESR)	41
V. STAFF-LEVEL REVIEW ITEMS	
#50 - City of Live Oak - Community Development Block Grant 26DB-N06 Early Floodplain Notice	63
VI. PUBLIC COMMENTS	
The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.	

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

June 29, 2026
6:15 p.m.

MEMBERS PRESENT IN PERSON

Don Hale
James Howell
Diane Landry
Jody Stephenson
Marihelen Wheeler

MEMBERS ABSENT

Melissa Hendrix
Kirk Marhefka
Daniel Riddick, Vice-Chair

MEMBERS PRESENT VIA
MEDIA TECHNOLOGY
COMMUNICATIONS
FOR QUORUM

STAFF PRESENT

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

None

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

Chair James Howell noting a quorum being present called the meeting to order at 6:24 p.m.

I. APPROVAL OF THE AGENDA

Chair Howell requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Hale, to approve the June 29, 2026 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE APRIL 23, 2026 MEETING MINUTES

ACTION: It was moved by Commissioner Wheeler and seconded by Vice-Mayor Landry, to approve the April 23, 2026 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #40 - Town of Greenville Comprehensive Plan Draft Amendment (FC No. 26-1ER)
- #41 - City of Williston Comprehensive Plan Draft Amendment (FC No. 26-1ER)
- #42 - City of Newberry Comprehensive Plan Adopted Amendment (FC No. 26-1ESR)
- #43 - City of Newberry Comprehensive Plan Adopted Amendment (FC No. 26-2ESR)
- #44 - Town of Bronson Comprehensive Plan Adopted Amendment (FC No. 26-1ESR)
- #45 - Alachua County Comprehensive Plan Adopted Amendment (FC No. 26-1ESR)
- #46 - Levy County Comprehensive Plan Adopted Amendment (FC No. 25-2ESR)

ACTION: It was moved by Commissioner Wheeler and seconded by Commissioner Hale, to group Committee-Level Review Items #40, #41, #42, #43, #44, #45 and #46 for purpose of review. The motion carried unanimously.

Scott Koons, Executive Director, stated that the staff reports for Items #40, #41, #42, #43, #44, #45 and #46 find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Hale and seconded by Commissioner Wheeler, to recommend that the Council approve the staff reports for Items #40, #41, #42, #43, #44, #45 and #46 s circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:38 p.m.

James Howell, Chair

8/27/26
Date



North Central Florida
Regional Planning Council



1

Clearinghouse Committee Orientation Workshop



July 23, 2026

2

Overview

- Areas of Responsibility
- Types of Review Items



3

Areas of Responsibility

Provides Comment on Potential Adverse Impacts to

- **Regional** Facilities and Natural Resources of **Regional** Significance
- Adverse **Extrajurisdictional** Impacts



4

Staff and Committee Reviews

- Items Reviewed by Committee and Staff
Determined by Clearinghouse Committee Procedures
- Clearinghouse Committee Procedures
Adopted by Council



5

Committee Review Items

- Proposed Local Government Comprehensive Plans and Plan Amendments (163.3184, Florida Statutes)
- Adopted Local Government Comprehensive Plans and Plan Amendments (Clearinghouse Committee Procedures)



6

Staff Review Items

Intergovernmental Coordination and Review Items

- ❑ Federal Funds with Potential Impacts on Physical Environment

(Presidential Executive Order 12372 and
Gubernatorial Executive Order 95-359)



7

Review of Proposed Local Government Comprehensive Plans/Amendments

- ❑ Clearinghouse Committee is an Advisory Body to the Council
- ❑ Council is an Advisory Body to Local Governments
- ❑ Council Review Addresses Regional Concerns
- ❑ Review of Plans/Amendments Occurs at Clearinghouse Committee



8

Review of Proposed Local Government Comprehensive Plans/Amendments

- Coordinated State Review
- Expedited State Review



9

Review of Proposed Local Government Comprehensive Plans/Amendments

Coordinated State Review

- Rural Land Stewardship Areas
- Sector Plans
- Evaluation and Appraisal Report-based Amendments
- New Comprehensive Plans for New Municipalities



10

Review of Proposed Local Government Comprehensive Plans/Amendments

Expedited State Review

All Other Comprehensive Plan Amendments
Which are not Small-Scale Amendments or
Otherwise Exempt from Council Review



11

Review of Proposed Local Government Comprehensive Plans/Amendments

Subsection 163.3184(3), Florida Statutes

Regional planning council review and comments are
limited to effects on:

- ☐ **Regional** Resources
- ☐ **Regional** Facilities
- ☐ **Extrajurisdictional** Impacts



12

Review of Adopted Local Government Comprehensive Plans/Amendments

Clearinghouse Committee Procedures

- ❑ Reviews Both Draft and Adopted Plans/Amendments
- ❑ Prepares a Recommendation for the Council which Takes Final Action



13

Summary

Identify Potential Adverse Impacts

- ❑ Natural Resources of Regional Significance
- ❑ Regional Facilities
- ❑ Other Local Governments



14



North Central Florida Regional Planning Council

2009 NW 67th Place
Gainesville, FL 32653-1603
352.955.2200
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15

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

Regional Planning Council: North Central FL
Review Date: 8/27/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 49
Local Government: City of Waldo
Local Government Item No.: CPA 26-02
State Land Planning Agency Item No.: 26-2 ESR

Date Mailed to Local Government and State Land Planning Agency: 8/28/26 (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 26-02 amends the text of the Future Land Use Element; the Traffic Circulation Element; the Housing Element; the Infrastructure Element; the Conservation Element; the Recreation and Open Space Element; the Economic Element; and the Future Land Use Plan Map of the City Comprehensive Plan (see attached excerpts).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does 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 the Florida Department of Commerce.

Yes X No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

Traffic Circulation Element

Goal II:

Provide for a traffic circulation system which serves existing and future land uses.

Objective II.1:

~~The City shall establish a safe, convenient and efficient level of service standards which shall be maintained for all roadways.~~

Since all functionally classified roads within Waldo are operated either by Alachua County or the Florida Department of Transportation (FDOT) the adopted levels of service for such roads should be determined by the applicable authorities maintaining such roadways and not the City. The City shall work with Alachua County and Florida Department of Transportation to ensure that the established Alachua County and Florida Department of Transportation level of service standards are reviewed during the development review process.

Policy II.1.1:

The City will work with Alachua County and the Florida Department of Transportation to continue using funding available to the City to resurface local streets to pave roads, build sidewalks and crosswalks.

~~The City establishes level of service standards as noted below at peak hour for the following roadway segments within the City:~~

Roadway Segment Number	Roadway Segment	Number of Lanes	Functional Classification	Area Type	Level of Service
1	U.S. 301/S.R. 200 (from Waldo's north limits to Waldo's south limits)	4-D	Principal Arterial	Rural	B

2	S.R. 24 (from Waldo's south limits to U.S. 301/S.R. 200)	4-D	Principal Arterial	Rural	C
3	C.R. 1475— S.W. 2nd Place (from Waldo's north limits to U.S. 301/S.R. 200)	2-U	Minor Collector	Rural	D
U- Undivided roadway D- Divided roadway					

For planning purposes only, the City establishes level of service standards as noted below at peak hour for the following roadway segments within the City:

<u>Roadway Segment Number</u>	<u>Roadway Segment</u>	<u>Number of Lanes</u>	<u>Functional Classification</u>	<u>Area Type</u>	<u>Level of Service</u>
<u>1</u>	<u>U.S. 301/S.R. 200</u> <u>(from Waldo's north limits to Waldo's south limits)</u>	<u>4-D</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>C</u>
<u>2</u>	<u>S.R. 24</u> <u>(from Waldo's south limits to U.S. 301/S.R. 200)</u>	<u>4-D</u>	<u>Principal Arterial</u>	<u>Rural</u>	<u>C</u>

<u>3</u>	<u>C.R. 1475 –</u> <u>S.W. 2nd</u> <u>Place (from</u> <u>Waldo's north</u> <u>limits to U.S.</u> <u>301/S.R.200)</u>	<u>2-U</u>	<u>Minor Collector</u>	<u>Rural</u>	<u>D</u>
<u>U- Undivided roadway D- Divided roadway</u>					

Policy II.1.2:

The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Policy II.1.3:

~~The City shall require all structures along new or realigned collector or arterial roadways to provide an additional setback of 75 feet, as measured from the centerline of the right-of-way, for the future need of additional right-of-way. The~~
City shall encourage transit services to be provided by the Gainesville Regional Transit System to the citizens of Waldo in a manner to encourage convenient bus services to be provided to commuters.

Policy II.1.4:

The City shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

Policy II.1.5:

The City shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all property collector and arterial roadways, as integrated or parallel transportation facilities.

Policy II.1.6:

The City shall consider implementing an incentives program for commercial projects that implement strategies to reduce pollution and land development impacts from single-occupancy vehicles use. Examples of strategies which would be eligible for incentives include, but are not limited to, providing car pools or van pools capable of serving 5% of the building occupants; providing telecommuting programs which reduce commuting frequency by 20% for 20% or more of the building occupants; or encouraging the purchase and use of advanced technology vehicles or alternative

fuel vehicles. Incentives offered by the City might include, but not be limited to, expedited permitting, fee reduction, and a reduction in required parking area.

Policy II.1.7:

The City shall allow alternative fuel refueling stations for non-residential developments which utilize alternative fuel vehicles for fleet transportation or provided financial incentives to employees to purchase alternative fuel vehicles. Alternative fuels may include, but are not limited to, liquefied petroleum gas, E85, compressed natural gas, and electricity.

~~Policy II.1.8:~~

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

Objective II.2:

The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use map.

Policy II.2.1:

The City shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the Future Land Use Element. Where the roadway is operated and maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plan is not consistent with the provisions of the Future Land Use Element.

Objective II.3:

The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-Year Transportation Improvement Plan.

Policy II.3.1:

The City shall, during the capital improvement planning process, review all proposed roadway improvements for consistency with the Florida Department of Transportation's 5-Year Transportation Improvement Plan and the Metropolitan Transportation Planning Organization Long Range Transportation Plan for the Gainesville and Alachua County Area.

Objective II.4:

The City shall require that new streets and street networks be interconnected to the City's existing street network, provide opportunities for connections to future streets, and provide traffic calming features in street and street network design.

Policy II.4.1:

Local streets shall be laid out to discourage high speeds through neighborhoods, to permit efficient drainage and utility systems, and to require the minimum amount of street network, including width of paved surfaces, necessary to provide convenient and safe access to property. Where existing roadway design does not sufficiently discourage speeding, the City Council may authorize the use of speed tables, speed bumps, narrowing, restriping, or other retrofits on local streets.

Policy II.4.2:

The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

Policy II.4.3:

Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the findings of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

Objective II.5:

As part of the development review, an operational traffic study shall be required to be conducted by the applicant for all medium and high density residential, Commercial and industrial Future Land Use Amendments over 50 acres in size.

Policy II.5.1:

The required traffic study shall provide an understanding of the number of potential trips generated by the development for concurrency purposes and provide an analysis of potential multi-modal trips to determine traffic types that may be generating trips by the development.

Policy II.5.2:

As part of the application for a Future Land Use Map amendment for residential, commercial and industrial of 50 acres or greater shall include within the traffic

~~study mentioned in Policy II.5.1, an additional analysis of the potential for transit service by the Gainesville Regional Transit System to the City of Waldo.~~

Conservation Element

Goal V:

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective V.1:

The City shall provide additional protection to particularly sensitive natural resources, habitats, and ecosystems by establishing a conservation land use category, with specific uses, buffers and management protocol.

Policy V.1.1:

The City shall create a conservation land use category for publicly-owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy V.1.2:

The City shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work in concert with protection and conservation strategies.

Policy V.1.3:

The City shall coordinate with federal, state, and local government agencies to appropriately incorporate conservation areas into the City's Recreation Program.

Objective V.2:

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy V.2.1:

The City shall ensure that land use designations, development practices, and regulations protect native communities and ecosystems, and environmentally sensitive lands

Policy V.2.2:

The City shall utilize resources Alachua County and/or other appropriate agencies for an inventory of native communities, ecosystems, and environmentally sensitive lands.

Policy V.2.3:

The City shall encourage the acquisition, protection, and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.

Policy V.2.4:

The City shall coordinate with Alachua County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.

Policy V.2.5:

The City shall require the removal of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The City shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.

Policy V.2.6:

The City shall promote the Florida Yards and Neighborhoods program and incorporate the program's best management practices (BMPs) into requirements for landscaping.

Policy V.2.7:

The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

Policy V.2.8:

The City shall protect regulated, heritage, and champion trees.

Objective V.3:

The City shall protect species listed by state and federal agencies as endangered, threatened, or of special concern, and their habitats.

Policy V.3.1:

The City shall ensure that its ordinances, regulations, and policies protect listed species and their habitats.

Policy V.3.2:

The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy V.3.3:

The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified.

Objective V.4:

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards (NAAQS).

Policy V.4.1:

The City shall support the Florida Department of Environmental Protection (FDEP) in their enforcement of air quality standards.

Policy V.4.2:

The City shall require an open burning permit from the State of Florida Division of Forestry for open burns within City limits. Educational materials should be available to residents and business regarding alternative disposal methods, such as mulching of yard waste and recycling of trash.

Policy V.4.3:

The City shall promote the creation of bicycle and pedestrian pathways to reduce automotive air quality impacts.

Policy V.4.4:

The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.

Objective V.5:

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy V.5.1:

The City shall ensure soil protection and intervention measures are included in the development review process.

Policy V.5.2:

The City shall require development to adhere to techniques which minimize soil erosion, minimize removal of native and noninvasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5, and 6.

Policy V.5.3:

The City shall protect the natural topography, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Objective V.6:

The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Policy V.6.1:

The City shall prohibit commercial mineral extraction in areas within the City limits.

Objective V.7:

The City shall protect and preserve wetland values and functions from adverse, human caused, physical, and hydrologic disturbances.

Policy V.7.1:

The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy V.7.2:

The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.

Policy V.7.3:

The City shall require all wetland mitigation and monitoring proposals to be reviewed by Suwannee River Water Management District and any other applicable agencies. In addition the City shall continue to implement its Water Supply Plan that was submitted to SRWMD and to update the plan to conform to updates within the Regional Water Supply Plan

Policy V.7.4

The City shall encourage the dedication of conservation easements for wetland preservation.

Policy V.7.5:

The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Wetlands	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre	50' average 35' minimum
Wetlands greater than 0.5 acre	75' average 50' minimum

Policy V.7.6:

As an alternative to Policy V.7.5, where scientific data is available, specific buffering requirements will vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Objective V.8:

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Waldo by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy V.8.1:

The City shall offer incentives to developers to include open green spaces beyond the required minimums in new developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the City, providing greenways for pedestrian and bicycle travel.

Objective V.9:

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Policy V.9.1:

The City shall require the following buffer for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Policy V.9.2:

Required Buffer (feet)
75' average
50' minimum

The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy V.9.3:

The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Policy V.9.4:

The City shall cooperate with the SRWMD, DEP, and the Alachua County Environmental Protection Department, to ensure that City water resource practices are in compliance with all federal, state and local laws and regulations.

Policy V.9.5:

The City shall coordinate with the SRWMD to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy V.9.6:

The City shall protect groundwater resources by minimizing impervious surface requirements for new development through the use of environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design.

Policy V.9.7:

The City shall designate and protect wellhead protection areas through land use regulations that restrict hazardous materials, septic systems, and incompatible development within defined radii of public supply wells.

Policy V.9.8:

The City shall coordinate with the Suwannee River Water Management District (SRWMD) to identify and preserve aquifer recharge areas, incorporating SRWMD mapping and technical data into local planning decisions.

Policy V.9.9:

The City shall require all new development and redevelopment to meet Suwannee River Water Management District standards for water quality and water quantity for stormwater treatment pursuant to Policy IV-3.1.1 of the Infrastructure Element. ~~to demonstrate compliance with best management practices (BMPs) for stormwater treatment and infiltration to prevent groundwater contamination.~~

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

Regional Planning Council: North Central FL
Review Date: 8/27/26
Amendment Type: Draft Amendment

Regional Planning Council Item No. 51
Local Government: Town of White Springs
Local Government Item No.: Ordinance No. 26-07
State Land Planning Agency Item No.: 26-1ESR

Date Mailed to Local Government and State Land Planning Agency: 8/28/26 (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 recommendations from the Florida Department of Commerce associated with 25-1ER evaluation-based amendments by amending Transportation Element Policy II.1.1, Capital Improvements Element Policy VIII.2.1 and adding a Future Transportation Map (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 41 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.

Regional Ecological Greenway, Natural Resources of Regional Significance, as identified and mapped in the Strategic Regional Policy Plan, is 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 X No
Not Applicable

**EXCERPTS FROM THE
TOWN COMPREHENSIVE PLAN AMENDMENT**

TRANSPORTATION ELEMENT

INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and analysis of this data, contained in the Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for this portion of the Comprehensive Plan.

The Traffic Circulation Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the Traffic Circulation Element is coordinated and consistent with the remaining plan elements. Further, the Town's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives, and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives, and policies of this plan element are intended to serve as the plan for traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the Town.

TRANSPORTATION GOAL, OBJECTIVES AND POLICIES

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

OBJECTIVE II.1

The Town shall ensure a safe, convenient, and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems.

Policy II.1.1 The Town officially rescinds transportation concurrency requirements, except as identified below for planning purposes only, as defined within the latest Florida Department of Transportation Multimodal Quality/Level of Service Handbook for the following roadway segments within the Town:

1. U.S. 41 (from White Springs east limits to White Springs north limits), Level of Service "C";
2. County Road 135 (from White Springs east limits to U.S. 41), Level of Service "C"; and
3. State Road 136 (from Suwannee River to U.S. 41), Level of Service "C".
4. All other roadway segments, Level of Service "D".

The Town will work with Hamilton County and the Florida Department of Transportation to continue using Small County Outreach Program (SCOP) funds to resurface and expand local streets, pave roads, build sidewalks and crosswalks near civic and recreational nodes.

Policy II.1.2.

The Town-shall implement provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads, consistent with FDOT access management requirements.

Policy II.1.3.

The Town-shall require the provision of safe and convenient off-street parking and loading standards, which includes the provision for non-motorized vehicle parking.

Policy II.1.4.

The Town-shall require, for any development which is required to provide a site plan or any development requiring platting, additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

OBJECTIVE II.2

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

Policy II.2.1

The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the Town shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.

Policy II.2.2

In accordance with Section 163.3180, F.S., proportionate Fair Share Cost for Proposed New Developments - An applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. When an applicant contributes or constructs its proportionate share pursuant to this policy, the Town may not require payment or construction of transportation facilities whose costs would be greater than a development's proportionate share of the improvements necessary to mitigate the development's impacts. The proportionate-share contribution shall be calculated based upon the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service, multiplied by the construction cost, at the time of development payment, of the improvement necessary to maintain or achieve the adopted level of service.

In using the proportionate-share formula provided in this policy, the applicant, in its traffic analysis, shall identify those roads or facilities that have a transportation deficiency in accordance with the transportation deficiency as defined in this policy. The proportionate-share formula provided in this policy shall be applied only to those facilities that are determined to be significantly impacted by the project traffic under review. If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation.

The improvement necessary to connect the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.

When the provisions of this policy have been satisfied for a particular stage or phase of development, all transportation impacts from that stage or phase for which mitigation was required and provided shall be deemed fully mitigated in any transportation analysis for a subsequent stage or phase of development.

The applicant shall receive credit on a dollar-for-dollar basis for impact fees, mobility fees, and other transportation concurrency mitigation requirements paid or payable in the future for the project. The credit shall be reduced up to 20 percent by the percentage share that the project's traffic represents of the added capacity of the selected improvement, or by the amount specified by local ordinance, whichever yields the greater credit.

This policy does not require the Town to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the comprehensive plan and land development regulations. As used in this policy, the term "transportation deficiency" means a facility or facilities on which the town engineer finds using FDOT required traffic safety standards requires the existing or new roadway to be improved as a result of the impacts created by the development.

OBJECTIVE II.3

The Town shall coordinate its transportation planning efforts with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.

Policy 11.3.1.

The Town shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements which will be completed as part of the implementation of the Florida Department of Transportation 5-Year Transportation Plan so that such capital project planning is

complementary and consistent with the state roadway improvement planning.

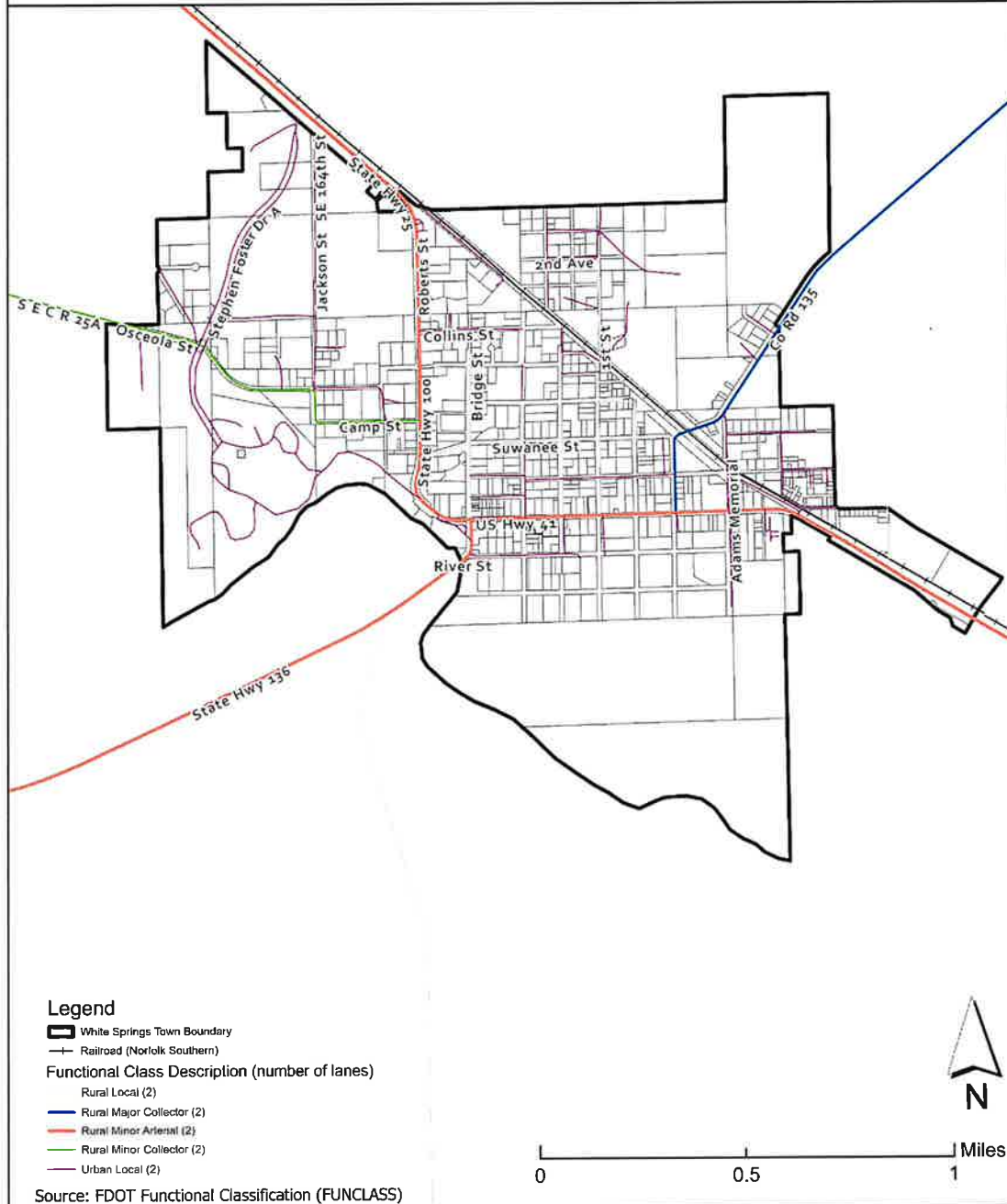
OBJECTIVE 11.4

The Town shall endeavor to work with the appropriate Federal, state and regional agencies to provide access to existing trails.

Policy 11.4.1

The Town shall work with appropriate federal agencies, Florida Department of Transportation, Florida Department of Environmental Protection, Florida Commerce, Florida Park Service and the Suwannee River Water Management District to connect the Suwannee River Greenway with the Florida Trail.

Town of White Springs Future Transportation Map



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

Regional Planning Council: North Central Fl	Regional Planning Council Item No.: 52
Review Date: 8/27/26	Local Government: City of Lake City
Amendment Type: Adopted Amendment	Local Government Item No.: CPA 26-2T & CPA 26-3T
	State Land Planning Agency Item No.: 26-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 8/28/26 (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 26-2T amends Objective VII.9 and associated policies of the Intergovernmental Coordination Element of the text of the City Comprehensive Plan to add the Joint Planning Area and Interlocal Service Boundary Agreement between the City and Columbia County. City item CPA 26-3T amends Mixed Use Policy I.1.2 of the Future Land Use Element of the text of the City Comprehensive plan to decrease the non-residential minimum percentage from 50 percent to 15 percent and increase the residential maximum percentage from 40 percent to 75 percent (see attached).

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

Significant adverse impacts are not anticipated to occur to the Regional Road Network or to Natural Resources of Regional Significance, as the amendment does not result in an increase in density or intensity of use of any specific property.

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 the Florida Department of Commerce.

Yes _____	No _____
Not Applicable _____	<u> X </u>

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

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VII INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies.

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the City and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they serve to provide a basis for the formulation of this portion of the Comprehensive Plan.

The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the City and adjacent local governments and other governmental and service agencies.

GOAL, OBJECTIVES AND POLICIES

GOAL VII - ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, ENSURE COMPATIBLE DEVELOPMENT, PROVIDE ADEQUATE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.

- OBJECTIVE VII.1** The City shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
- Policy VII.1.1** The City shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with other units of local government, the School Board, and other units of government providing services but not having regulatory authority over the use of land.
- Policy VII.1.2** The City shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government when it deems the problems, by resolution of the City Council, to be appropriate for such mediation.
- Policy VII.1.3** The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries.
- Policy VII.1.4** The City shall coordinate its comprehensive planning with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning by reviewing and commenting on the Five-Year Facilities Work Program of the School Board annually; reviewing and commenting on the Educational Plant Survey of the School Board; providing growth and development trend reports to the School Board annually; reviewing and commenting on future school sites for consistency with the Comprehensive Plan; providing notification of Comprehensive Plan amendments, rezonings, and development proposals to the School Board; considering co-location and shared use opportunities for community facilities with the School Board; providing applications for residential development to the School Board for a determination of whether there is adequate school capacity to accommodate the proposed residential development; and jointly evaluating with the School Board proportionate share mitigation options if school capacity is not available.

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- OBJECTIVE VII.2 The City shall provide adjacent units of local government, the Regional Planning Council, the Water Management District, the School Board, Florida Department of Transportation, the Florida Department of Environmental Protection and the Florida Department of Economic Opportunity the opportunity to comment on Comprehensive Plan amendments.
- Policy VII.2.1 The City, as part of the development review process, shall review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.2 The City, as part of the monitoring and evaluation process of the Comprehensive Plan shall review the relationship of the Comprehensive Plan to the existing comprehensive plans of adjacent local governments.
- Policy VII.2.3 The City's administrative officer shall provide information, as necessary, to assist adjacent units of local government manage growth within their respective jurisdictions.
- OBJECTIVE VII.3 The City shall continue to coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards. In addition, the City shall request from the Florida Department of Transportation a copy of its Annual Level of Service Analysis Report for all state roadways within the City.
- Policy VII.3.1 The City, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
- OBJECTIVE VII.4 The City shall coordinate with the Water Management District regarding all development proposals with the potential for impacting the water resources of the City. Subdividers shall provide construction plans for review and comment by the Water Management District, prior to the construction plan approval of the City.
- Policy VII.4.1 The City shall designate the City Manager (or the City Manager's designee) as staff liaison for all stormwater management activities within the City related to the Suwannee River Water Management District, including Surface Water Improvement and Management Act programs and projects. Further, the City (without financial obligation) concurs with the designation of Alligator Lake as a Surface Water Improvement and Management priority water body and with the need to protect Falling Creek as part of the Surface Water Improvement and Management Suwannee River systems priority water body.
- OBJECTIVE VII.5 The City shall coordinate the Comprehensive Plan with the School Board Educational Facilities Plan.
- Policy VII.5.1 The City shall coordinate land use and school facility capacity planning in accordance with a land use and school facility planning interlocal agreement entered into by the City, the County and School Board.

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- OBJECTIVE VII.6 The City shall provide all other units of local government located within the County, the opportunity to comment on the siting of facilities with countywide significance, including locally unwanted land uses.
- Policy VII.6.1 The City, as part of the development review process, shall review the relationship of any facilities with countywide significance, including locally unwanted land uses, to the existing comprehensive plans of all other units of local governments located within the County.
- OBJECTIVE VII.7 All development shall be located in a manner, which does not diminish the level of service of City public facilities less than the level of service standard established within the Comprehensive Plan.
- Policy VII.7.1 In order to coordinate the effective and efficient provision and siting of high density and high intensity developments within the City, the City shall endeavor to coordinate facilities planning with the County and the School Board.
- OBJECTIVE VII.8 The City shall establish a technical advisory committee to identify and implement joint planning areas, especially for the purpose of annexation, municipal incorporation and joint infrastructure service areas.
- Policy VII.8.1 The technical advisory committee shall be comprised of appropriate City staff representatives. In addition, the City shall also invite staff representatives from the County to participate as members of the technical advisory committee. The technical advisory committee shall be responsible for making recommendation to the appropriate local governing bodies concerning annexation, municipal incorporation, joint infrastructure service areas and other related joint planning issues.
- Policy VII.8.2 The City shall use the informal mediation process of the Regional Planning Council to resolve annexation issues with the County.
- Policy VII.8.3 The City shall work with the County to encourage annexation to meet the criteria for “urban in character” as specified within Chapter 171, Florida Statutes, as amended.
- Policy VII.8.4 The City shall work with the County where an urban services report is required by Chapter 171, Florida Statutes, as amended, for annexation. Such report shall address the fiscal issues related to urban services for residents within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan that are not yet annexed by the municipalities to minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.
- Policy VII.8.5 The City shall coordinate level of service standards with the County for those services provided by the County within the City.
- Policy VII.8.6 The City shall continue to coordinate with the County as well as the Florida Department of Transportation to maintain level of service standards for shared roadways.
- Policy VII.8.7 The City shall coordinate with the County as well as the Florida Department of Environmental Protection to maintain level of service standards for County recreational facilities and state recreational facilities within the City.

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Policy VII.8.8 The City shall coordinate with the County to resolve planning issues within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan.

Policy VII.8.9 The City shall coordinate planning efforts with the County for the provision of centralized potable water, sanitary sewer, drainage improvements and recreation facilities within the Designated Urban Development Area as designated on the Future Land Use Plan Map of the Comprehensive Plan.

Policy VII.8.10 Following the annexation of any land into the City, the City shall begin the process of amending the Comprehensive Plan Future Land Use Map to designate a City future land use category and amending the Official Zoning Atlas to designate a City zoning district for the annexed land.

Policy VII.8.11 In the interim period between annexation and amendment of the Comprehensive Plan Future Land Use Map and Official Zoning Atlas, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations for the annexed land.

OBJECTIVE VII.9 JOINT PLANNING AREA AND INTERLOCAL SERVICE BOUNDARY AGREEMENT

The City of Lake City shall coordinate with Columbia County, Columbia County Board of County Commissioners as appropriate to establish a more comprehensive and integrated annexation process and create and adopt a Joint Planning Agreement establishing a Joint Planning Area.

Policy VII.9.1 A Municipal Service Area shall conform to the definition provided for "municipal service area" in Section 171.202(f), Florida Statutes (2025)s.

Policy VII.9.2 A Joint Planning Agreement establishing a Joint Planning Area shall conform with Section 171.204, Florida Statutes and Section 163.3171, Florida Statutes.

Policy VII.9.3 A development to be provided utility services by the City of Lake City shall annex into the City of Lake City as a condition of connecting to utility services provided by the City of Lake City:

- a. **Prior to the time utilities services are provided if the development is contiguous to the present boundary of the City of Lake City or otherwise is in a Municipal Service Area subject to a Joint Planning Agreement as part of an Interlocal Boundary Service Agreement; or**
- b. **After utilities services are provided if the development is not contiguous to the present boundary of the City of Lake City or is not otherwise in a Municipal Service Area subject to a Joint Planning Agreement as part of an Interlocal Boundary Service Agreement, provided the owner of the real property on which the development is situated executes an agreement with the City of Lake City that binds the present owner and such owners heirs, successors, and assigns committing to voluntarily annex such lands into the City of Lake City at the first such circumstance where such real property is eligible for annexation.**

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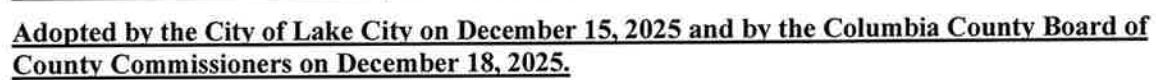
Policy VII.9.4 **Annexations under a Joint Planning Agreement and Interlocal Service Boundary Agreement require the following:**

- a. **An accurate legal description of the land to be annexed.**
- b. **Shall be able to be provided public services as set forth in the Interlocal Boundary Service Agreement.**
- c. **Shall be consistent with the City's Comprehensive Plan.**
- d. **Shall be completely within the Joint Planning Area.**

Policy VII.9.5 **Joint Planning Areas or Municipal Service Areas**

Pursuant to Chapter 171, Part II, Florida Statutes, Columbia County and the City of Lake City have established an Interlocal Service Boundary Agreement (ISBA), Cornerstone Joint Planning Area, effective on December 18, 2025. The agreement allows the City to annex properties within the Joint Planning Area that would not otherwise be eligible for annexation subject to provisions established in the ISBA. This ISBA serves as the Joint Planning Agreement required by Section 171.204, Florida Statutes.

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I

FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the City. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and analysis of this data, contained in the City's Data and Analysis document, are not part of this plan element, but serve to provide a foundation and basis for the formulation of this portion of the Comprehensive Plan.

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

GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DISCOURAGING URBAN SPRAWL, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City and discourage the proliferation of urban sprawl.

Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

AGRICULTURAL

Agriculturally classified lands are lands which are predominately used for 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, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

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Agricultural density shall be limited to less than or equal to 1 dwelling unit per 10 acres.

CONSERVATION

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands.

Conservation uses shall be limited to public access, native vegetative community restoration, and residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations and park amenities).

PUBLIC

Lands classified as public consist of 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.

Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

RECREATION

Lands classified as recreation use consist of areas used for user based and resource based recreation uses.

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

RESIDENTIAL

Residential use classifications provide locations for dwelling units at low, moderate medium, and high density within the City as defined within this Comprehensive Plan. Public, charter, and private elementary and middle schools are permitted within low and moderate density residential land use classifications. Public, charter, and private elementary, middle schools and high schools are permitted in medium and high density residential land use classifications. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.50 floor area ratio.

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

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre.

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

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

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The medium density residential use classification can also provide location for professional and business activities along arterial and collector streets in transitional areas buffering residential neighborhoods from intensive non-residential areas and such activities shall be limited to an intensity of 1.0 floor area ratio.

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

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.

(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

INDUSTRIAL

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions.

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

MIXED USE

The mixed use land use classification is appropriate in locations where central water and wastewater facilities are available or planned to be available and shall be along arterial or collector roads where adequate capacity is available to meet the impacts of the proposed development as defined in the Concurrency Management System.

The purpose of the mixed use land use classification is to allow for development of an integrated mix of uses and to provide for the expansion of the City's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

A mixed use land use classification shall be comprised of non-residential, residential and open space/conservation uses as follows:

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USES	MINIMUM %	MAXIMUM %
Non-Residential	50-15	85
Residential	5	40-75
Open Space	10	<u>If development is under two (2) acres, then no open space is required. The space required for open space can be used for residential or non-residential if development is under two (2) acres.</u>

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed use land use classification.

Non-Residential

Non-residential uses within the mixed use land use classifications may include the following; Light or Heavy Industrial, General Commercial, Office, Public Facilities or Infrastructure. Within the non-residential component of the Mixed Use land use classification, a minimum of fifty percent shall be industrial. Non-residential uses shall be limited to an intensity of no more than 1.0 floor area ratio.

Residential

Housing options may include single family detached and attached units to multi-family units. Residential density shall not exceed ~~tenforty~~ **(40)** dwelling units per acre based on gross acreage of the overall residential portion of the proposed mixed use land use classification. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ~~tenforty~~ **(40)** dwelling units per acre is not exceeded. Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least ten percent of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

Development Standards

Central potable water and wastewater utilities can be provided by a public or private entity. Should central potable water and wastewater utilities not be available to the site at the time of a development permit being issued, then the development shall be limited to densities that prevent degradation of groundwater quality, as follows;

1. Non-residential uses are limited to those as specifically listed as principal uses and structures within the Commercial General and Industrial, Light and Warehousing zoning districts as defined within the Land Development Regulations;
2. Residential density does not exceed an overall gross density of two dwelling units per acre; and
3. The disposal of industrial, hazardous or toxic waste into septic tanks is prohibited in accordance with Chapter 381, Florida Statutes, as amended.

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Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher intensities and densities may be permitted.

The mixed use land use classification shall not be allowed in areas identified as environmentally sensitive area.

All development shall have access to paved roads. All internal roads shall be paved to City standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to City standards, and centralized in order to minimize the number of access points to external roadways.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

All development shall comply with all other applicable requirements of this Comprehensive Plan and the Land Development Regulations.

Policy I.1.3

The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy I.1.4

The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop.

Policy I.1.5

The City shall continue to provide for a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood commercial activities are not shown on the Future Land Use Plan Map; rather, these commercial activities should be accommodated throughout the City as market forces determine the need according to the following criteria:

1. Neighborhood commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio;
2. Neighborhood commercial activities shall be located on an arterial or collector road;
3. Floor area for each individual outlet or establishment shall not exceed 5,000 square feet; and
4. Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall be devoted to storage.

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5. Neighborhood commercial uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

Policy I.1.6

The City shall require the location of public, private and charter school sites to be consistent with the following criteria:

1. The proposed school location shall be compatible with present and projected use of adjacent property;
2. Adequate public facilities and services are, or will be available concurrent with the development of the school;
3. There are no significant environmental constraints that would preclude development of an educational facility on the site;
4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
6. The proposed site can accommodate the required parking and circulation of vehicles on the site; and
7. Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.

Policy I.1.7

The City shall require the development of public, private and charter school sites to be consistent with the following standards:

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
3. All structural setbacks, building heights, and access requirements shall be governed by the City's land development regulations.

OBJECTIVE I.2

The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1

The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

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2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
 3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
 4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.
- OBJECTIVE I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.
- OBJECTIVE I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:
1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;
 2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;
 3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
 4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other.
- It also includes detailed plans for other uses and the improvements on the land as related to the buildings.
- Policy I.4.1 The City's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:
1. Regulate the subdivision of land;
 2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
 3. Protect environmentally sensitive lands identified within the Conservation Element;

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4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Policy I.5.1 The City shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas shall be limited to the adjacent designated urban development areas as identified within the Future Land Use Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban development area on first providing these facilities and services for the majority of the residents within the City which are not currently being served.

Policy I.5.2 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

1. In nonresidential areas 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.

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- OBJECTIVE I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.
- Policy I.6.1 The City shall continue to permit mining activity as a special exception within areas designated on the Future Land Use Plan map as industrial.
- Policy I.6.2 The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow including the provisions of needed vehicle parking for all development.
- Policy I.6.3 The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.
- Policy I.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.
- Policy I.6.5 The City shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.
- OBJECTIVE I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.
- Policy I.7.1 The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.
- OBJECTIVE I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.
- Policy I.8.1 The land development regulations of the City shall include the following provisions for nonconforming lots, structures and uses of land or structures:
1. Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single family dwelling may be erected, expanded, or altered on any single lot of record. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership.
 2. Nonconforming uses of land shall be recognized where the lawful use of land exists which is not permitted by the land development regulations, such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.

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3. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

OBJECTIVE I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Policy I.9.1 The City shall continue to establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Policy I.9.2 The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be provided within the Land Development Regulations and shall be updated by the Planning and Zoning Board, as provided within said regulations.

OBJECTIVE I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Policy I.10.1 The City shall protect public potable water supply wells by prohibiting:

1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Objective; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan;

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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 through traffic.

- Policy I.10.2 The City shall prohibit the location of any structure within a wetland, other than permitted docks, piers, or walkways, except as permitted within the wetland policy contained within the Conservation Element of this Comprehensive Plan.
- OBJECTIVE I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.
- Policy I.11.1 The City shall continue to require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.
- OBJECTIVE I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.
- Policy I.12.1 The City shall continue to require the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.



#50

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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 8/27/26

PROJECT DESCRIPTION

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

TO: Larry Sessions, City Manager
City of Live Oak
101 Southeast White Avenue
Live Oak, FL 32064-3340

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

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

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

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

Early Notice and Public Review of a Proposed Activity in a
Federal Flood Risk Management Standard (FFRMS) Designated Floodplain

Date of Notice: July 17, 2026

Name of Responsible Entity:
City of Live Oak, Florida

Address:
101 White Avenue S.E.
Live Oak, FL 32064

Contact:
John W. Gill, CMC, City Clerk
Telephone Number: (386) 362-2276
Email: ClerkOffice@CityofLiveOak.org

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the City of Live Oak, Florida, as the Responsible Entity (RE) under 24 CFR Part 58, has determined that the following proposed action under the Florida Small Cities Community Development Block Grant Neighborhood Revitalization (CDBG-NR) Program, Agreement Number 26DB-N06, is located within a Federal Flood Risk Management Standard (FFRMS) floodplain. The City of Live Oak will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, and in accordance with HUD regulations at 24 CFR Part 55.

Project Description

The City of Live Oak, located in Suwannee County, Florida, has been awarded CDBG-NR funding to improve the Town's potable water system.

Service Area #1 – Water/Tank/Well/Plant Improvements

The City of Live Oak's potable water is in need of upgrades to provide quality drinking water as well as adequate capacity and pressure to meet the city's fire protection needs.

The proposed project consists of the installation of a new well and well pump to replace the city's existing well #11 which was taken out of service in 2012 due to sand intrusion.

The proposed new well and potable water system improvements will be located on city owned property behind Heritage Park adjacent to Lee Avenue SE and will serve the entire city.

The scope of work includes:

- A New Raw Water Production Well and Well Pump;
 - A 10,000 Gallon Hydropneumatic Tank;
 - Chlorination I Disinfection Facilities;
 - An Emergency Generator and Automatic Transfer Switch;
 - Electrical / Instrumentation;
 - Yard Piping and Site Work;
 - 1,100 LF of 12" PVC Water Main from Well Site to existing 12" Main on Helvenston;
 - All required Valves, Fire Hydrants, Wet Tap.
-

Floodplain Determination

The extent of the FFRMS floodplain was evaluated using the FEMA National Flood Hazard Layer (NFHL). FEMA mapping indicates the project area is located within Flood Zone X (Area of Minimal Flood Hazard) and outside the mapped 100-year floodplain. The project area is located within FEMA Flood Insurance Rate Map (FIRM) Panel No. 12121C0161C, effective April 16, 2013.

Because FEMA mapping does not delineate the 0.2-percent annual chance (500-year) floodplain for this panel, the FFRMS Freeboard Value Approach (FVA) was applied using U.S. Geological Survey (USGS) National Map elevation data. Elevation comparisons between the project area and the Base Flood Elevation (BFE) of the nearest mapped 100-year floodplain determined that the project area does not meet the required two-foot elevation separation and therefore, the project is within the FFRMS floodplain.

The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) was used to determine the extent of wetlands within and adjacent to the proposed project location. No mapped wetlands were found within or near the project area.

Based on this analysis, the assessment concluded that:

- The project **is not located within the 100-year floodplain.**

- The project is located within the FFRMS floodplain; and
- The project is not located within a wetland.

Floodplain Determination and Natural & Beneficial Values

Although the project area is located within the FFRMS floodplain as determined through application of the Freeboard Value Approach, the project will occur entirely within previously developed areas. The surrounding area is partially developed, with residential infrastructure consisting of paved roadways, utility corridors, and improved properties.

The natural and beneficial functions and values typically associated with floodplains include temporary water storage, groundwater recharge, water quality maintenance, erosion control, and wildlife habitat support. Because the project area is already developed and does not contain wetlands, open water features, or undisturbed natural floodplain systems, these functions are minimal within the project limits.

The proposed activity will not alter topography, increase impervious surface, redirect drainage patterns, or introduce fill material that would adversely affect floodplain storage capacity or hydraulic function. Therefore, the project is not anticipated to adversely impact the natural and beneficial floodplain functions or values.

Activity and Budget Information

Activity Number & Name	Description	CDBG Budget	Local Match
03J – Water Tank/Well/Treatment Plant Improvements	Installation of New Well Pipes and Electrical	\$2,455,00.00	\$0.00
03J – Engineering	Engineering and design services	\$360,900.00	\$50,000.00
21A – Administration	Program administration, including salaries, consulting fees, and publication costs	\$245,000.00	\$0.00

Total CDBG Funds: \$3,060,900.00

Total Local Match: \$50,000.00

Total Project Cost: \$3,110,900.00

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Live Oak at the following address on or before August 3, 2026: City of Live Oak, 101 White Avenue S.E. Live Oak, FL 32064, (386) 362-2276, Attention: John W. Gill, City Clerk, City of Live Oak. A full description of the project may also be reviewed from 9:00 a.m. to 5:00 p.m. Monday through Friday at 101 White Avenue S.E. Live Oak, FL 32064. Additional information may be obtained by contacting John W. Gill, City Clerk at (386) 362-2276. Comments may also be submitted by email to ClerkOffice@CityofLiveOak.org.

Frank C. Davis, Mayor

101 White Avenue S.E.

Live Oak, FL 32064

Telephone Number: (386) 326-2276