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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **June 27, 2024**. 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 **6:00 p.m.**

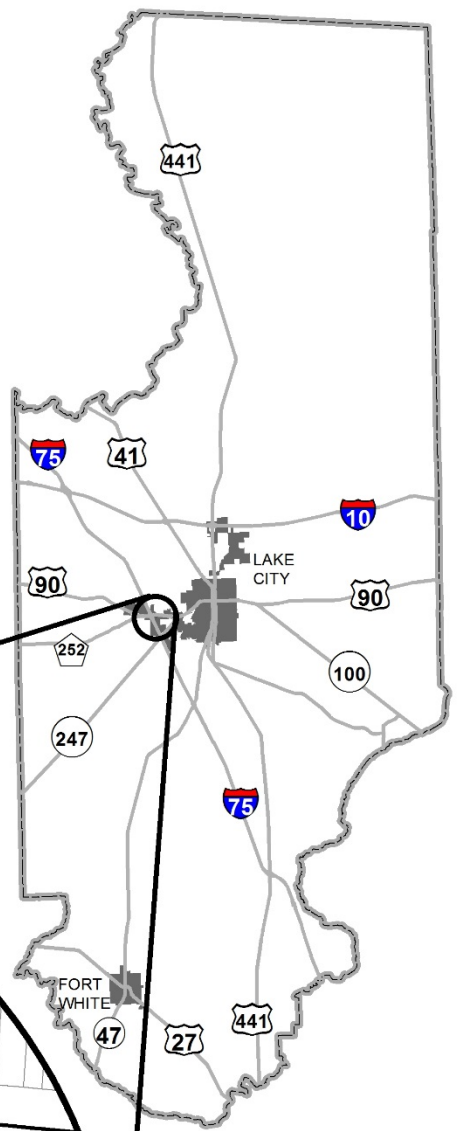
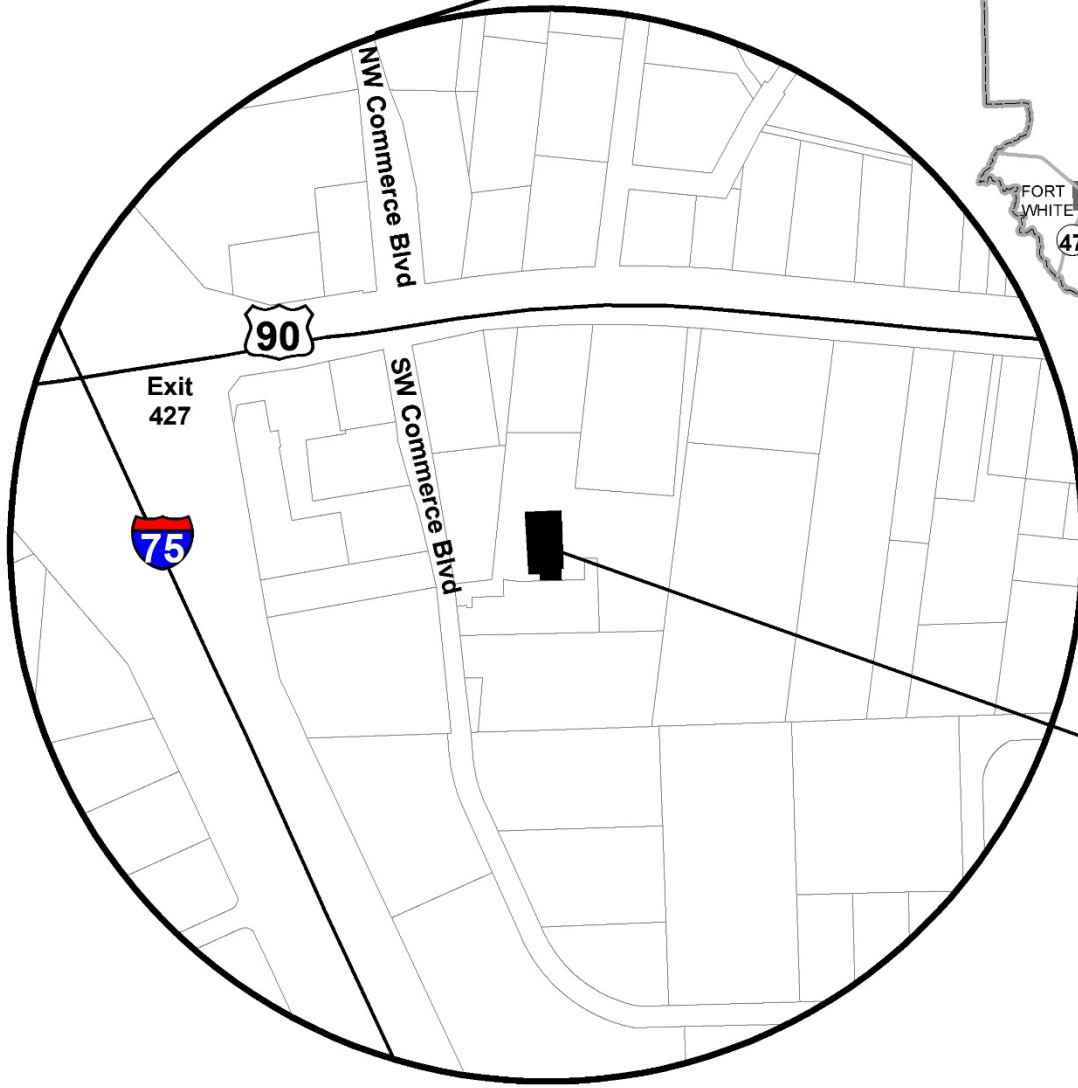
DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

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



1 inch = 500 feet

Holiday Inn
Hotel & Suites





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AGENDA CLEARINGHOUSE COMMITTEE

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

June 27, 2024
6:00 p.m.

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<u>Comprehensive Plan Amendments</u>	
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V. PUBLIC COMMENTS	
<p>The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee on any matter not included on the agenda. This is not a question or answer time, it is not a political forum, nor is it a time for personal accusations or derogatory remarks to or about Council personnel. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name and address for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.</p>	

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Hybrid Meeting
Drury Inn & Suites
4000 Southwest 40th Boulevard
Gainesville, Florida and
Via Communications Media Technology

May 23, 2024
6:00 p.m.

MEMBERS PRESENT IN PERSON

Mary Alford
Patricia Bouie Hutchinson, Chair
Maurice Perkins
Daniel Riddick
Jody Stephenson
Casey Willits

MEMBERS ABSENT

David Stegall
Donnie Waldrep, Vice-Chair
Stephen Witt

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

None

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:09 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Willits and seconded by Commissioner Alford to approve the May 23, 2024 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE APRIL 25, 2024 MEETING MINUTES

ACTION: It was moved by Commissioner Alford and seconded by Commissioner Willits to approve the April 25, 2024 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS - None

IV. STAFF LEVEL REVIEW ITEMS

#33 - Duke Energy Florida 2024 Ten-Year Site Plan

#34 - Florida Power and Light Company 2024 Ten-Year Site Plan

#35 - Gainesville Regional Utilities 2024 Ten-Year Site Plan

Lauren Yeatter, Senior Planner, presented the staff level review items. The Committee reviewed and discussed Item # 33, Item #34 and Item #35.

V. PUBLIC COMMENTS - None

The meeting adjourned at 6:34 p.m.

Patricia B. Hutchinson, Chair

6/27/24
Date

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

Regional Planning Council: North Central Fl
Review Date: 6/27/24
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 36
Local Government: Hamilton County
Local Government Item No.: CPA 23-01
State Land Planning Agency Item No.: 23-1ER

Date Mailed to Local Government and State Land Planning Agency: 6/28/24

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

DESCRIPTION OF AMENDMENT

County item CPA 23-01 amends the County Comprehensive Plan by adding a Property Rights Element pursuant to the requirements of Florida Statutes 163.3161 and 163.3215 (see attached).

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

The County item is not anticipated to result in significant adverse impacts to regional facilities or Natural Resources of Regional Significance as the amendment 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

Adverse extrajurisdictional impacts are not anticipated as a result of the amendment.

Request a copy of the adopted version of the amendment?

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

Yes _____ No _____
Not Applicable _____ X _____

EXCERPTS FROM COUNTY COMPREHENSIVE PLAN AMENDMENT

RESOLUTION

Resolution No. 2024 - 08

Board of County Commissioners,
Hamilton County, Florida.

WHEREAS, The Planning and Zoning Board of Hamilton County held a public hearing on September 12, 2023 after public notice, as required. At this hearing the Planning and Zoning Board approved the text of the proposed Property Rights Element and approved its submission to the Board of County Commissioners for final approval; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the amendment on October 3, 2023, after public notice as required, to receive public comments, consider and the proposed Property Rights Element, and authorize the submission of any approved and adopted Property Rights Element to the Florida Department of Commerce, formerly known as the Florida Department of Economic Opportunity; and

WHEREAS, pursuant to Application CPA-23-01, the Board of County Commissioners in and for Hamilton County, Florida, approved the proposed amendment to the Comprehensive Plan by adding, to-wit: a Property Rights Element, and this proposed Amendment being an Agenda item at 9:30 a.m., for the Board of County Commissioners meeting on October 3, 2023, said Notice of a Public Hearing on said Application 23-01 having been duly published in accordance with Florida Law in The River Bend News; and

WHEREAS, pursuant to the aforesaid Notice of Public Hearing, the subject of adopting the Plan Amendment to add a Property Rights Element came before the Board of County Commissioners for a public hearing, consideration, and action during a regular meeting of the Board on October 3, 2023, and was approved; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the amendment on April 16, 2024, after public notice as required, to receive public comments, consider and the proposed Property Rights Element, and

authorize the submission of any approved and adopted Property Rights Element to the Florida Department of Commerce, formerly known as the Florida Department of Economic Opportunity; and

WHEREAS, pursuant to Application CPA-24-01, the Board of County Commissioners in and for Hamilton County, Florida, approved the proposed amendment to the Comprehensive Plan by adding, to-wit: a Property Rights Element, and this proposed Amendment being an Agenda item at 6:20 p.m., for the Board of County Commissioners meeting on April 16, 2024, said Notice of a Public Hearing on said Application 24-01 having been duly published in accordance with Florida Law in The River Bend News; and

WHEREAS, pursuant to the aforesaid Notice of Public Hearing, the subject of adopting the Plan Amendment to add a Property Rights Element came before the Board of County Commissioners for a public hearing, consideration, and action during a regular meeting of the Board on April 16, 2024; and

WHEREAS, the Board of County Commissioners in and for Hamilton County, Florida, received comments from the Florida Department of Commerce, formerly known as the Florida Department of Economic Opportunity, regarding the Resolution approving and adopting the Property Rights Element which it submitted on November 6, 2023; and

WHEREAS, the Board of County Commissioners in and for Hamilton County, Florida, reviewed the comments it received from the Florida Department of Commerce, formerly known as the Florida Department of Economic Opportunity, at its public meeting conducted on April 16, 2024, and expressed its profound appreciation for the comments and voted to approve, adopt and/or implement said comments as provided herein; it is therefore:

RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, FLORIDA:

1. The aforesaid recitals (“whereas” paragraphs) are declared to be legislative findings of fact.

2. In accordance with the provisions of Sections 163.3161 and 163.3215, Florida Statutes, the Board of County Commissioners of Hamilton County, Florida, hereby adopts and declares this Plan Amendment to the Hamilton County Comprehensive Plan to add a tenth plan element as follows:

PROPERTY RIGHTS ELEMENT

PURPOSE: *This element is intended to ensure that the County considers the rights of private property owners when making decisions.*

GOAL: *Consider the property rights of private property owners when making decisions.*

OBJECTIVE: *The following rights shall be considered in the decision-making process including:*

1. *The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.*
2. *The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.*
3. *The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.*
4. *The right of a property owner to dispose of his or her property through sale or gift.*

These policies preserve and respect judicially acknowledged and constitutionally protected private property rights. No additional policies shall be adopted in the accompanying elements of this Comprehensive Plan which conflict with or negate these property rights.

-
3. Any resolutions or parts of resolutions in conflict with any of the provisions contained herein are hereby repealed.

4. If any section, subsection, sentence, clause, or phase of this resolution is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the resolution as a whole, or any part thereof, other than the part so declared.


5. This ordinance shall be deemed to be filed and shall take effect immediately upon adoption and electronic submittal to the Florida Department of State as provided in Section 125.66(2)(b), Florida Statutes.

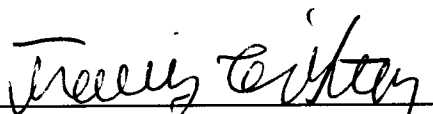
DULY ADOPTED, during a regular meeting at Jasper, in Hamilton County Florida, this 16th day of April, 2024.

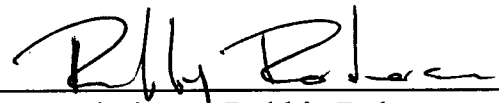
Attest:

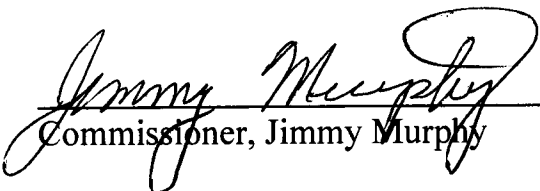
**BOARD OF COUNTY COMMISSIONERS
HAMILTON COUNTY, FLORIDA**

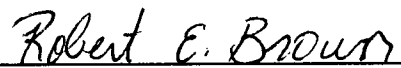
By: 
Clerk, Greg Godwin

By: 
Chairman, Richie McCoy

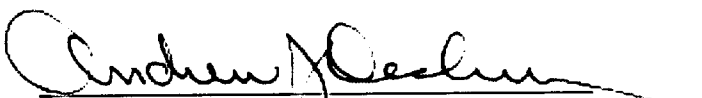

Commissioner, Travis Erixton


Commissioner, Robbie Roberson


Commissioner, Jimmy Murphy


Commissioner, Robert E. Brown

Approved as to Form:


Andrew J. Decker, III
Hamilton County Attorney



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 6/27/24

PROJECT DESCRIPTION

#37 - Town of Bronson - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization 23DB-N22- Early Floodplain Notice

TO: Susan Beudet, Town Clerk
Town of Bronson
P.O. Box 266
Bronson, FL 32621-0266

XC: Fred D. Fox, President
Fred Fox Enterprises, Inc.
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
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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Project Narrative — G-2

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

Service Area #1 Potable Water Meters Upgrade Service Area:

This service area includes all of the residential housing units whose residents are served by the Town of Bronson's Potable Water System:

03J – Water Line Replacement – The Town of Bronson's Potable Water Meters are aging and in need of replacement as well as needing to be upgraded to be automatically read. The project proposed in this application is the replacement of all of the Town's residential potable water meters. The improvements will include replacement of the existing water meters with Automatic Read Meters to improve water service and reduce the Town's labor costs associated with repairing old meters and with manual monthly meter reading. The residential water meters are located in the public right of way town-wide at all the Town of Bronson's water customer's residences.

The beneficiaries of the water meter activity proposed in this service area are all of the people living in the residential housing units whose occupants are the primary users of the Town's potable water system. Currently 460 occupied households are located in the Primary Service Area for water meter replacements. These 460 households contain 1,209 people. 389 of the people living in the households in the service area, or 32.18% are VLI, 886 of the people living in the households in the service area, or 73.28% are LMI and 323 of the people living in the households in the service area or 26.72% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 are as follows:

Activity	Description	CDBG Cost	Local Match Funds
03J Water Line Replacement	Replace 460 (+10 Extra) Potable Water Meters with Automatic Meter Read Meters	\$539,300.00	\$ 0.00



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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 6/27/24

PROJECT DESCRIPTION

#38 - Suwannee County - Community Development Block Grant- #23DB-H12
Housing Rehabilitation - Notice of Intent

TO: Greg Scott, County Administrator
Suwannee County
13150 80th Terrace
Live Oak, FL 32060-8822

XC: Fred D. Fox, President
Fred Fox Enterprises, Inc.
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
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

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Project Narrative — G-2

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

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

This project consists of repairing or replacing a minimum of eleven (11) low to moderate-income, owner-occupied housing units; all of which will be located within the unincorporated area of Suwannee County, Florida.

The total household income of the occupants of two (2) of the eleven (11) housing units addressed will be between 0%-30% of Area Median Income. The total household income of the occupants of three (3) of the eleven (11) housing units addressed will be between 30.01%-50% of Area Median Income. Thus, five (5) of the housing units addressed will have incomes between 0%-50% of Area Median income. The household income of the occupants of the six (6) remaining housing units will be less than 80% of Area Median Income.

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

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

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

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

The activities and budget amounts for the total Project Costs are as follows:

Activity #	Activity/Description	CDBG Amount	Local Match	LMI Benefit
14A	Housing Rehab/Demolition/Replacement	\$ 615,500.00	\$ 50,000.00	100%
08	Temporary Relocation	\$ 22,000.00	\$ 0.00	100%

