North Central Florida Regional Planning Council

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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

MEETING TIME 6:15 P.M.

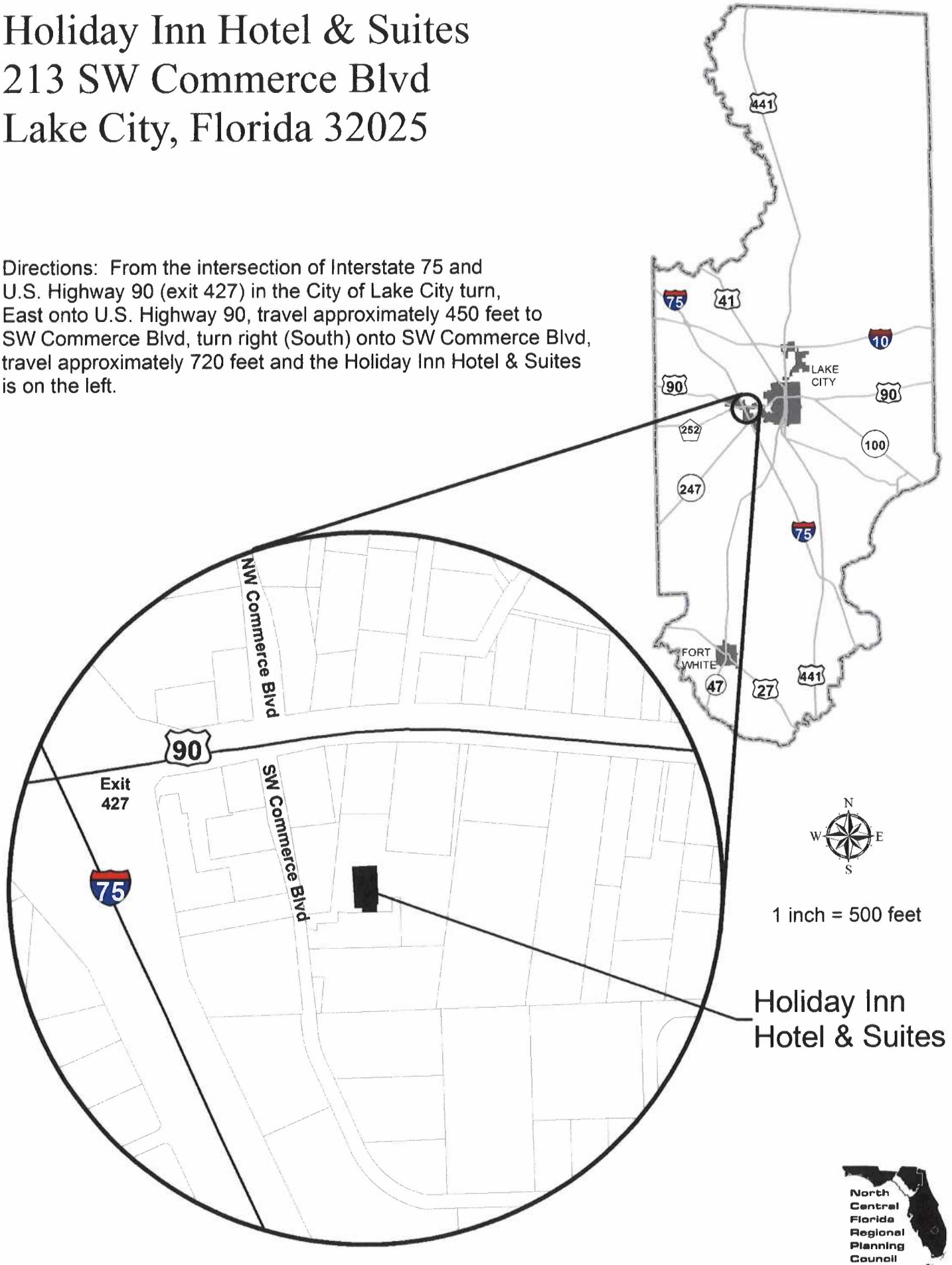
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 23, 2026**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida,** and via Communications 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

July 23, 2026
6:15 p.m.

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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	
Comprehensive Plan Amendments		
	#47 – City of Newberry Comprehensive Plan Draft Amendment (FC No. 26-5ESR)	15
V.	STAFF-LEVEL REVIEW ITEMS	
	#48 - City of Lake Butler - Community Development Block Grant 26DB-N10 Early Floodplain Notice	21
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.

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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

None

STAFF PRESENT

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

COMMUNICATIONS MEDIA TECHNOLOGY (NOT FOR QUORUM)

None

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

_____ 7/23/26
James Howell, Chair Date

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North Central Florida
Regional Planning Council

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Clearinghouse Committee Orientation Workshop

North Central Florida Regional Planning Council

July 23, 2026

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Overview

- Areas of Responsibility
- Types of Review Items

North Central Florida Regional Planning Council

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Areas of Responsibility

Provides Comment on Potential Adverse Impacts to

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

North Central Florida Regional Planning Council

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Staff and Committee Reviews

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

North Central Florida Regional Planning Council

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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)

North Central Florida Regional Planning Council

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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)

North Central Florida Regional Planning Council

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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

North Central Florida Regional Planning Council

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Review of Proposed Local Government Comprehensive Plans/Amendments

- Coordinated State Review
- Expedited State Review

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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

North Central Florida Regional Planning Council

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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

North Central Florida Regional Planning Council

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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

North Central Florida Regional Planning Council

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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

North Central Florida Regional Planning Council

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Summary

Identify Potential Adverse Impacts

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

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

Regional Planning Council: North Central Fl
Review Date: 7/23/26
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 47
Local Government: City of Newberry
Local Government Item No.: CPA 26-11
State Land Planning Agency Item No.: 26-5ESR

Date Mailed to Local Government and State Land Planning Agency: 7/24/26 (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 26-11 reclassifies 50.16 acres of land from Agriculture (less than or equal to one dwelling unit per five acres) and Mixed Use to Public Facilities and Land (see attached).

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

The subject property is located within one-half mile of the U.S. Highway 27/41 (State Road 45) part of the Regional Road Network, identified and mapped in the North Central Florida Strategic Regional Policy Plan.

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

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

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

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

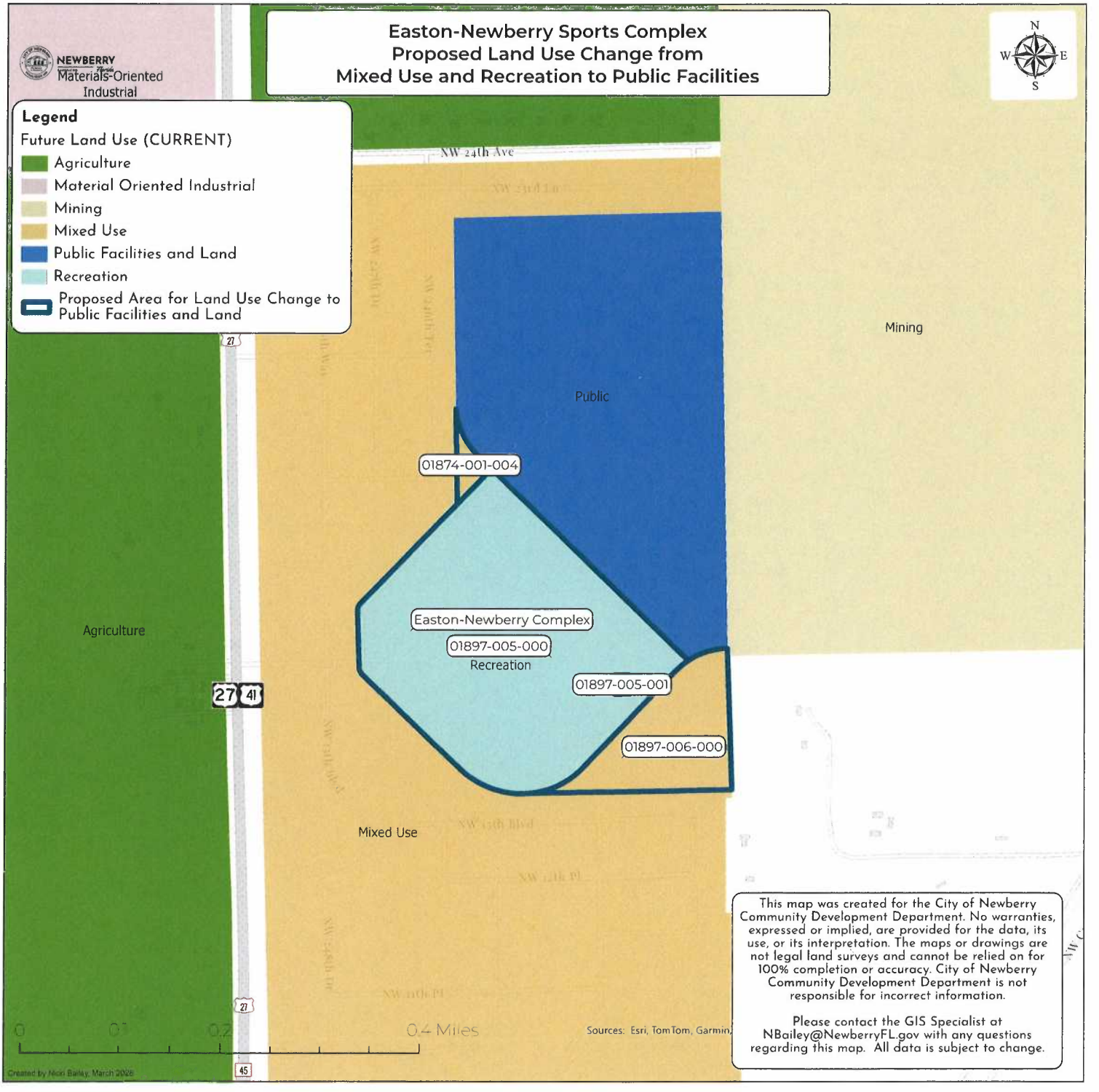
Request a copy of the adopted version of the amendment?

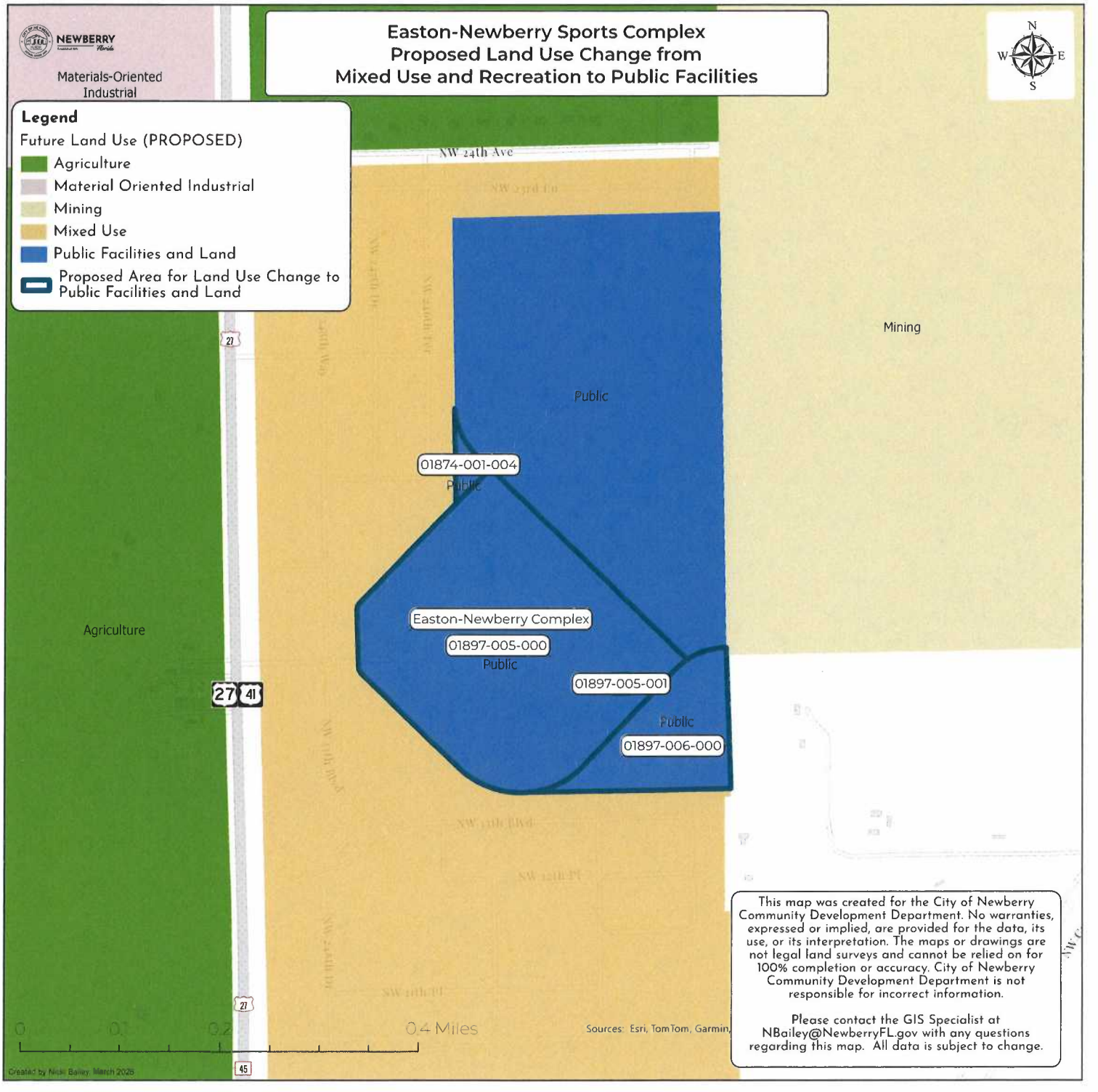
Yes ___X___ No _____

Not Applicable _____

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

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT


Easton-Newberry Sports Complex
Proposed Land Use Change from
Mixed Use and Recreation to Public Facilities
NEWBERRY
Materials-Oriented
Industrial
Legend
Future Land Use (CURRENT)
Agriculture
Material Oriented Industrial
Mining
Mixed Use
Public Facilities and Land
Recreation
Proposed Area for Land Use Change to Public Facilities and Land
N
W
E
S
NW 24th Ave
Mining
Public
01874-001-004
Easton-Newberry Complex
01897-005-000
Recreation
01897-005-001
01897-006-000
Agriculture
27
41
Mixed Use
0
0.2
0.4 Miles
Sources: Esri, TomTom, Garmin,
This map was created for the City of Newberry Community Development Department. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. The maps or drawings are not legal land surveys and cannot be relied on for 100% completion or accuracy. City of Newberry Community Development Department is not responsible for incorrect information.
Please contact the GIS Specialist at NBailey@NewberryFL.gov with any questions regarding this map. All data is subject to change.


NEWBERRY
Materials-Oriented Industrial
Easton-Newberry Sports Complex
Proposed Land Use Change from
Mixed Use and Recreation to Public Facilities
N
W
E
S
Legend
Future Land Use (PROPOSED)
Agriculture
Material Oriented Industrial
Mining
Mixed Use
Public Facilities and Land
Proposed Area for Land Use Change to Public Facilities and Land
NW 24th Ave
Mining
Public
01874-001-004
Public
Easton-Newberry Complex
01897-005-000
Public
01897-005-001
Public
01897-006-000
Agriculture
27
41
45
0
0.1
0.2
0.4 Miles
Sources: Esri, TomTom, Garmin,
Created by Nicki Bailey, March 2026
This map was created for the City of Newberry Community Development Department. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. The maps or drawings are not legal land surveys and cannot be relied on for 100% completion or accuracy. City of Newberry Community Development Department is not responsible for incorrect information.
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REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 7/23/26

PROJECT DESCRIPTION

#48 - City of Lake Butler - Community Development Block Grant - #26DB-N10
Neighborhood Revitalization – Early Floodplain Notice

TO: Kimberly Hayes, City Manager
City of Lake Butler
200 Southwest 1st Street
Lake Butler, FL 32054-2016

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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Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the City of Lake Butler, Florida, as the Responsible Entity under 24 CFR Part 58, has determined that the following proposed action under the Florida Small Cities Community Development Block Grant Neighborhood Revitalization Program (CDBG-NR), Agreement Number 26DB-N10, is located within the Federal Flood Risk Management Standard (FFRMS) floodplain and a wetland. The City of Lake Butler will be identifying and evaluating practicable alternatives to locating the action within the floodplain and wetland and the potential impacts on the floodplain and wetland from the proposed action, as required by Executive Order 11988 and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is in the City of Lake Butler, Union County, Florida.

The City of Lake Butler has been awarded $2,827,800 in CDBG-NR grant funding to carry out infrastructure improvements associated with its wastewater collection and treatment system. The proposed project consists of the installation of approximately 15,000 linear feet of new 10-inch and 12-inch wastewater force main to replace the existing system. The improvements will extend from the City's master pump station to the new advanced wastewater treatment facility. The alignment will generally follow utility easements along SW 158th Road, across the wastewater treatment plant sprayfield property, and along additional easements near 6th Avenue.

The extent of the FFRMS floodplain was determined using the FEMA Map service (FEMA panels; 12125C0138E eff. 11/2/2018, 12125C0139E eff. 11/2/2018, and 12125C0230E eff. 11/2/2018) under the 0.2 Percent-Annual-Chance (500-year) Flood Approach. The assessment determined that approximately 2,700 linear feet of the project are within the 100-year floodplain, and multiple FEMA Flood Zones A are mapped within and adjacent to the project area. A number of Freshwater Emergent Wetlands, Freshwater Forested/Shrub Wetlands, and Freshwater Ponds are within and adjacent to the project site.

These floodplain and wetland areas provide important natural functions, including floodwater storage and conveyance, groundwater recharge, erosion control, and water quality improvement through filtration of sediments and pollutants. These areas also provide habitat for aquatic and terrestrial species typical of riverine environments. In addition, the floodplain and wetlands offer intrinsic values, including aesthetic, recreational, and educational benefits, and contribute to the natural character of the City of Lake Butler.

The project has been designed to avoid and minimize impacts of wetlands to the maximum extent practicable and no permanent conversion of wetlands is anticipated. No activities are proposed that would substantially alter hydrology, introduce fill into wetland systems, or result in long term degradation of wetland function. However, small portions of floodplain and wetland areas may be temporarily affected during construction due to minor ground disturbance associated with wastewater force main installation. These effects would be limited in extent and duration. No permanent conversion of wetlands is anticipated, and no activities are proposed that would substantially alter hydrology, introduce fill into wetland systems, or result in long term degradation of wetland function

Although natural beneficial floodplain functions such as floodwater storage and conveyance, groundwater recharge, erosion control, water-quality maintenance, and habitat for flora and fauna may still be present, these functions are diminished in this area due to the extent of existing utility easements and sewer treatment plant. Proposed activities at the project site include installation of approximately 15,000 LF of new 10" and 12" wastewater force main between the City's new master pump station to the new advanced wastewater treatment facility. The proposed new sanitary sewer force main will run through a utility easement extending along SW 158th Road, along the City's sewer treatment plant spray field property, and through another utility easement along 6th Avenue. While wastewater force main installation may result in limited ground disturbance, this project will not add fill or create any new impervious surfaces within the FFRMS floodplain. As a result, any impacts to floodplain values are expected to be minor and temporary.

The intrinsic values of this area are primarily community-serving, given its current use as a utility easement and sewer treatment plant spray field. At the completion of the project, the use of the right-of-way would be maintained by the proposed facility improvements. However, since the existing soil in the right-of-way within the FFRMS floodplain would only be minimally disturbed for required sewer line installation, the completed project is not expected to result in measurable impacts on the floodplain. Therefore, the natural and beneficial values of the floodplain such as groundwater recharge and floodwater storage should be maintained.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain or wetland 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 or wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain or wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplains and wetlands 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 or wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Lake Butler on or before July 27, 2026. City of Lake Butler, 200 SW 1st Street, Lake Butler, FL 32054, (386) 496-3401, Attention: Kimberly Hayes, City Manager. A full description of the project may also be reviewed from 8:00 a.m. to 5:00 p.m. ET Monday through Friday at 200 SW 1st Street, Lake Butler, FL 32054. Additional information may be obtained by contacting Kimberly Hayes, City Manager, at (386) 496-3401. Comments may also be submitted by email to khayes@cityoflakebutler.com.

Date: July 10, 2026