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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 **March 27, 2025**. 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.**

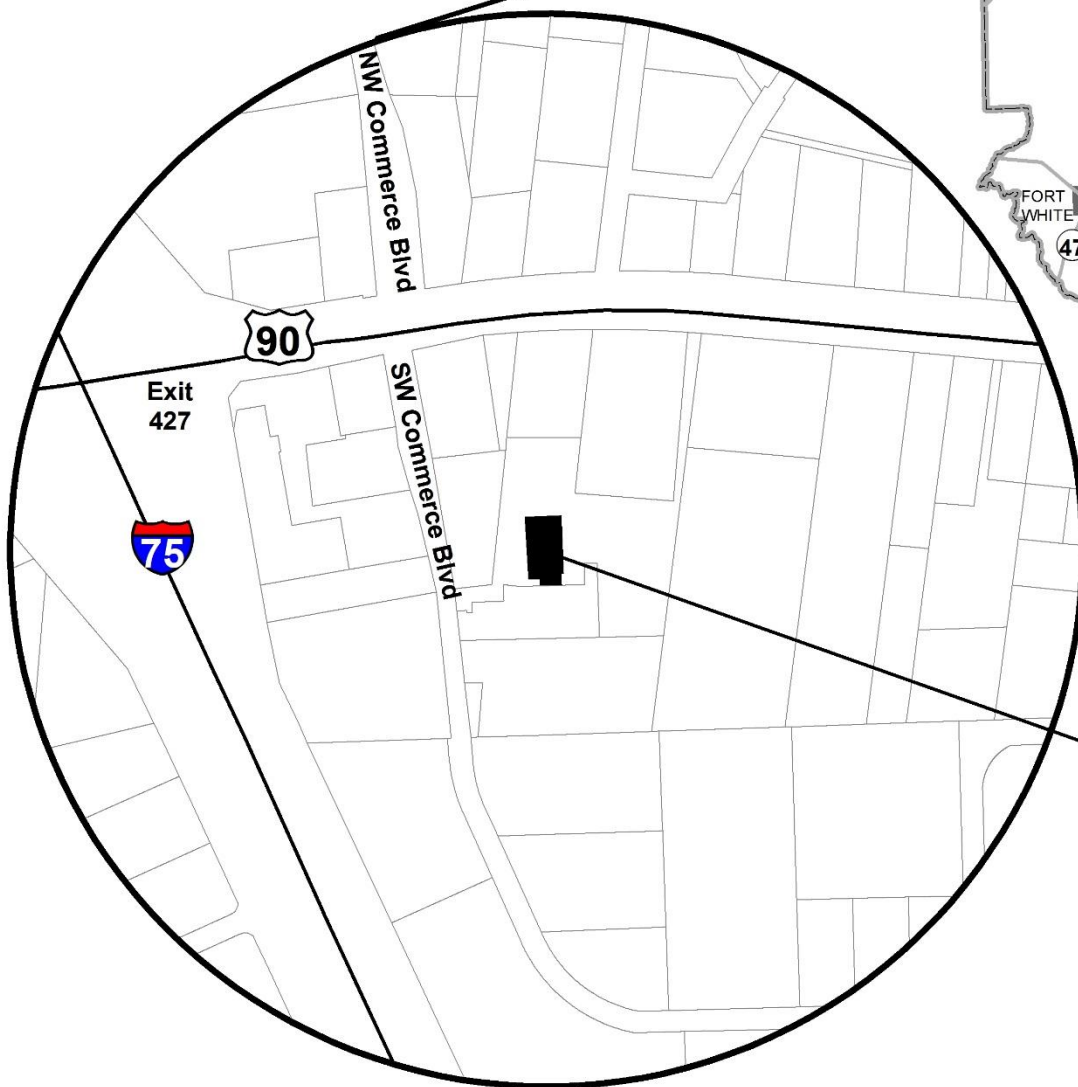
DIAL IN NUMBER: Toll Free 1.888.585.9008

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.



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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

March 27, 2025
6:00 p.m.

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

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

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

February 27, 2025
6:00 p.m.

MEMBERS PRESENT IN PERSON

Patricia Bouie Hutchinson, Chair
James Carter
James Howell
Edward Potts
Jody Stephenson

MEMBERS ABSENT

Ken Cornell
Daniel Riddick, Vice-Chair

MEMBERS PRESENT VIA
COMMUNICATIONS
MEDIA TECHNOLOGY
FOR QUORUM

Shirley Hampton

STAFF PRESENT

Lauren Yeatter - In-Person

COMMUNICATIONS
MEDIA TECHNOLOGY
(NOT FOR QUORUM)

Melissa McNeal

Noting the presence of a quorum, the meeting was called to order by Chair Bouie Hutchinson at 6:03 p.m.

I. APPROVAL OF THE AGENDA

Chair Bouie Hutchinson requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Potts and seconded by Councilman Carter to approve the February 27, 2025 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JANUARY 23, 2025 MEETING MINUTES

ACTION: It was moved by Councilman Carter and seconded by Commissioner Howell to approve the January 23, 2025 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #59—Alachua County Comprehensive Plan Adopted Amendment (FC No. 24-1ESR)
- #60—Alachua County Comprehensive Plan Draft Amendment (FC No. 25-1ESR)
- #61—Northeast Florida Strategic Regional Policy Plan Evaluation and Appraisal
- #62—Town of White Springs Comprehensive Plan Draft Amendment (FC No. 25-1ER)

ACTION: It was moved by Councilwoman Hampton and seconded by Councilman Carter to group Committee-Level Review Items #59, #60, #61 and #62 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports for Items #59, #60, #61 and #62 finds the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Councilman Carter and seconded by Commissioner Stephenson to recommend that the Council approve the staff reports for Items #59, #60, #61 and #62 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:34 p.m.

Patricia B. Hutchinson, Chair

3/27/25
Date

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

Regional Planning Council: North Central FL
Review Date: 3/27/25
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 63
Local Government: City of Gainesville
Local Government Item No.: Ord. No. 2024-318
State Land Planning Agency Item No.: 24-3ESR

Date Mailed to Local Government and State Land Planning Agency: 3/28/25 (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 2024-318 reclassifies approximately 715.54 acres of City and County-owned land in the Four Creeks Preserve Public Park area from Single Family to Conservation and Public and Institutional Facilities (See attached.)

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

The amendment is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the amendment does not result in any change in density or intensity of use. The City Transportation Element implements Transportation Planning Best Practices contained in the regional plan and the City Conservation Element objectives and policies protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan.

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

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

Request a copy of the adopted version of the amendment?

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

Yes _____ No _____
Not Applicable _____X_____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENTS**

ORDINANCE NO. 2024-318

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 715.54 acres of property generally located on four parcels in NW Gainesville, bordered by US 441, Turkey Creek Forest, NW 43rd Street, and NW 68th Place, as more specifically described in this ordinance, from Single-Family (SF) to Conservation (CON) and Public and Institutional Facilities (PF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, the City of Gainesville, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and the Municipal Home Rule Powers Act; and

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1), Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the city as reflected by the community's commitments to implement such plan; and

WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the

29 public and private uses of land, with the goals of protecting natural and historic resources,
30 providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban
31 sprawl; and

32 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use
33 Map of the Comprehensive Plan by changing the land use category of the property that is the
34 subject of this ordinance; and

35 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
36 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
37 to Section 163.3174, Florida Statutes, held a public hearing on May 23, 2024, and voted to
38 recommend that the City Commission approve this Future Land Use Map amendment; and

39 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
40 newspaper of general circulation and provided the public with at least seven days' advance notice
41 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City Commission
42 in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

43 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
44 proposed amendment to the reviewing agencies and any other local government unit or state
45 agency that requested same; and

46 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed
47 in the aforesaid newspaper and provided the public with at least five days' advance notice of this
48 ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission; and

49 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
50 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

51 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
52 comments received concerning this Future Land Use Map amendment.

53 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
54 **FLORIDA:**

55 **SECTION 1.** The Future Land Use Map of the City of Gainesville Comprehensive Plan is amended
56 by changing the land use category of the following property from Single-Family (SF) to
57 Conservation (CON) and Public and Institutional Facilities (PF):

58 See legal description attached as **Exhibit A** and made a part hereof as if set forth
59 in full. The location of the property is shown on **Exhibit B** for visual reference. In
60 the event of conflict or inconsistency, **Exhibit A** shall prevail over **Exhibit B**.

61
62 **SECTION 2.** Within ten working days of the transmittal (first) hearing, the City Manager or designee
63 is authorized and directed to transmit this Future Land Use Map amendment and appropriate
64 supporting data and analyses to the reviewing agencies and to any other local government or
65 governmental agency that has filed a written request for same with the City. Within ten working
66 days of the adoption (second) hearing, the City Manager or designee is authorized and directed
67 to transmit this amendment to the state land planning agency and any other agency or local
68 government that provided comments to the City regarding the amendment.

69 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary
70 changes to maps and other data in the City of Gainesville Comprehensive Plan in order to comply
71 with this ordinance.

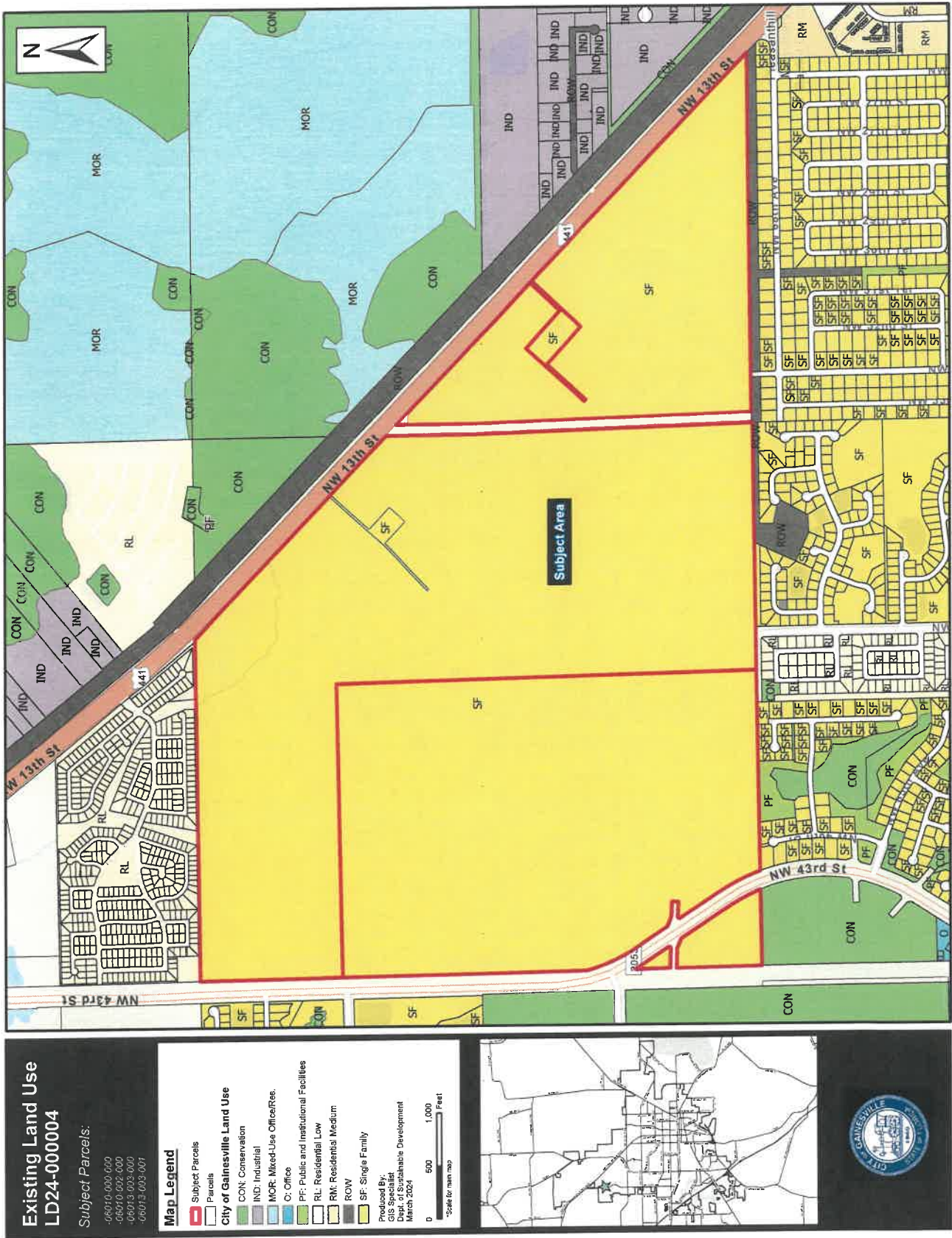
72 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
73 application hereof to any person or circumstance is held invalid or unconstitutional, such finding
74 will not affect the other provisions or applications of this ordinance that can be given effect

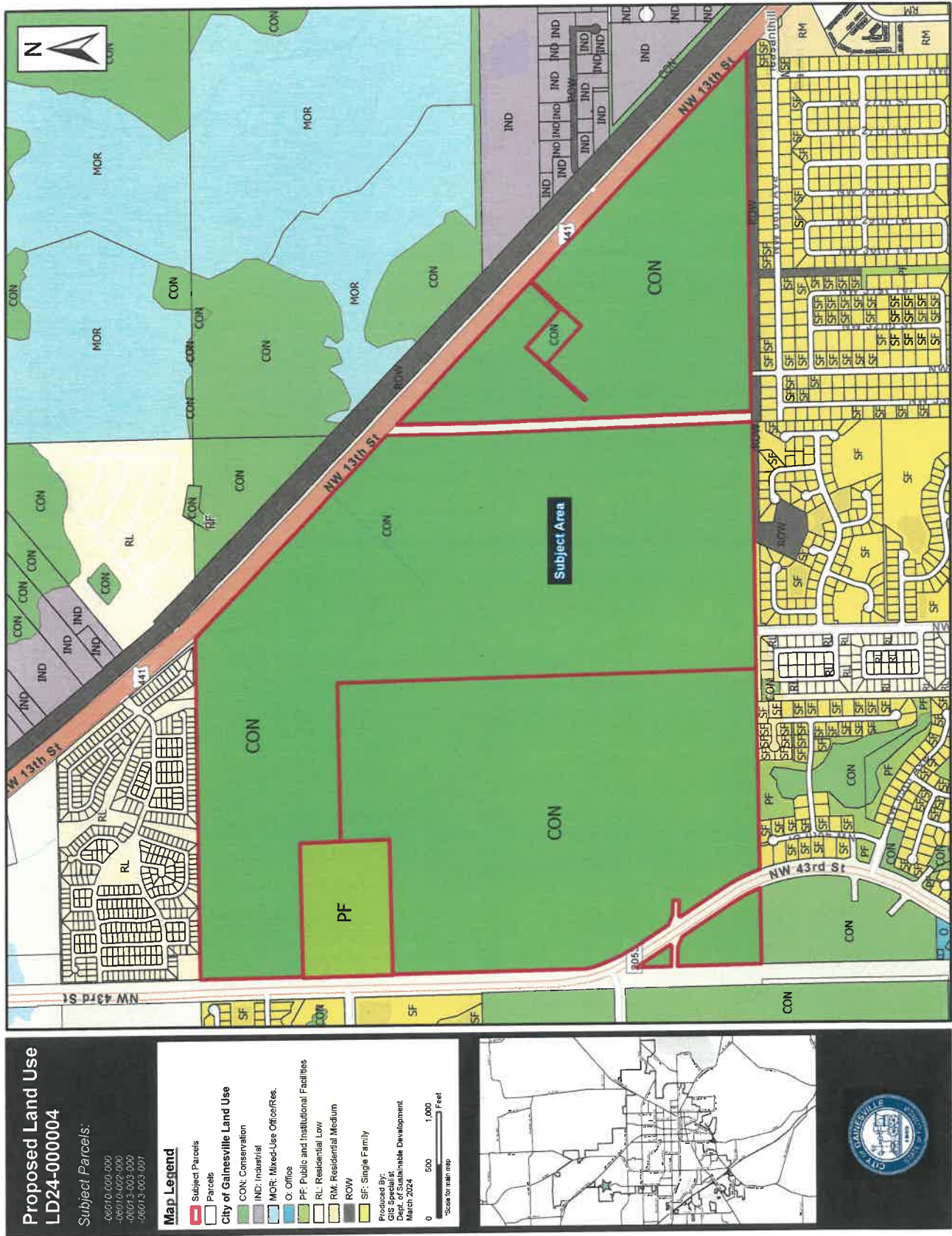
75 without the invalid or unconstitutional provision or application, and to this end the provisions
76 of this ordinance are declared severable.

77 **SECTION 5.** As of the effective date of this amendment to the Comprehensive Plan as described
78 in Section 6 of this ordinance, all ordinances or parts of ordinances in conflict herewith are to the
79 extent of such conflict hereby repealed.

80 **SECTION 6.** This ordinance will become effective immediately upon adoption; however, the
81 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the
82 amendment is not timely challenged, will be 31 days after the state land planning agency notifies
83 the City that the plan amendment package is complete in accordance with Section 163.3184,
84 Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective
85 on the date the state land planning agency or the Administration Commission enters a final order
86 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No
87 development orders, development permits, or land uses dependent on this Comprehensive Plan
88 amendment may be issued or commenced before this amendment has become effective.

89





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

Regional Planning Council: North Central FL Regional Planning Council Item No.: 64
Review Date: 3/27/25 Local Government: Taylor County
Amendment Type: Adopted Amendment Local Government Item No.: CPA 24-01
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/28/25 (estimated)

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

DESCRIPTION OF AMENDMENT

The County item CPA 25-01 reclassifies approximately 250.90 acres of land from Agricultural/ Rural Residential (up to 1 dwelling unit per 5 acres) to Industrial (see attached).

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

The subject property is located within the Regional Ecological Greenway and adjacent to freshwater wetlands, Natural Resources of Regional Significance identified and mapped in the North Central Florida Strategic Regional Policy Plan. The County Comprehensive Plan includes objectives and associated policies which protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

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

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

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

Request a copy of the adopted version of the amendment?

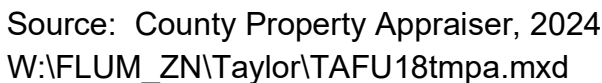
It is recommended that these findings be forwarded to the County and Florida Commerce.

Yes _____ No _____
Not Applicable _____X_____

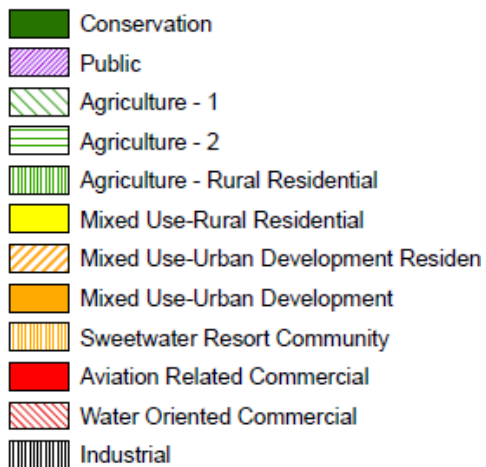
**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Future Land Use Plan Map 2035

M A D I S O N C O U N T Y



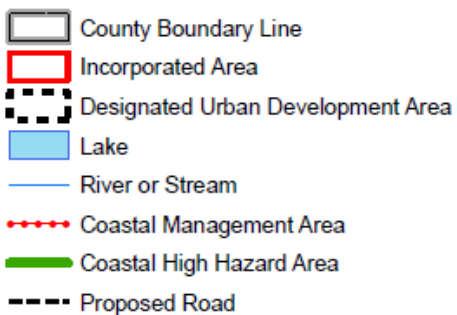
FUTURE LAND USE MAP CLASSIFI



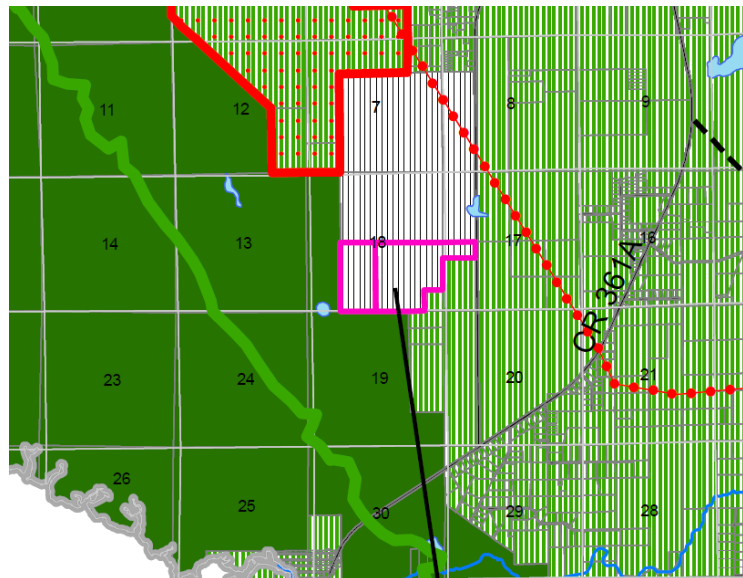
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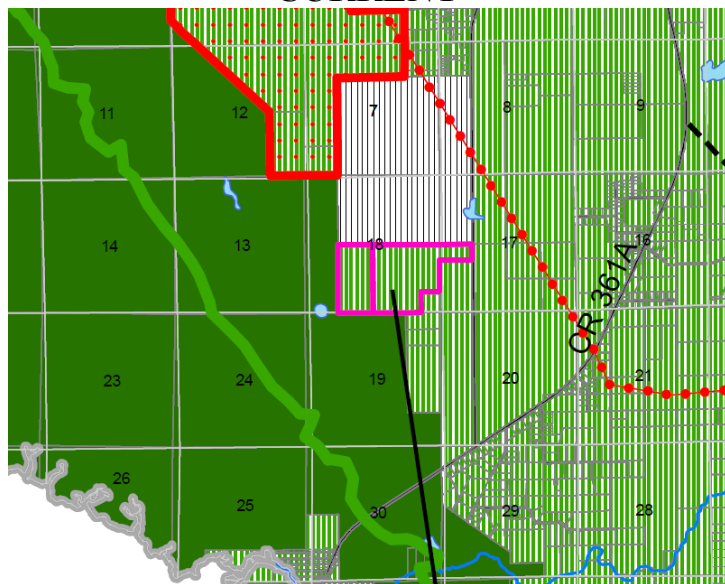
OTHER MAP FEATURES



PROPOSED



CURRENT





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REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 3/27/25

PROJECT DESCRIPTION

#65 - Town of Branford - Community Development Block Grant- #23DB-N29
Neighborhood Revitalization- Final Floodplain Notice

TO: Aleshia Terry, Town Clerk
Town of Branford
P.O. Box 577
Branford, FL 32008-0577

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

v:\chouse\staff\cdbg\memos\fy 21-22\memo_branford_nr_flood3.docx

**Final Notice and Public Explanation of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland**

Date of Notice: March 12, 2025
Name of Responsible Entity: Town of Branford
Address: 502 SW Suwannee Avenue
Branford, FL 32008
Contact: Aleshia Terry, Town Clerk
Telephone Number: (386) 935-1146

To: All interested Agencies, Groups and Individuals

This is to give notice that the Town of Branford has conducted an evaluation as required by Executive Orders 11988, as amended by Executive Order 13690, and 11990 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection to determine the potential effect that the activity in the floodplain and/or wetland will have on the environment. The activity is funded by the Florida Department of Commerce (FloridaCommerce) Small Cities Community Development Block Grant program under subgrant agreement number #23DB-N29.

Service Area #1 Potable Water Distribution System – Water Meter and Valve Replacements

Service Area #1 includes all occupied residential properties served by the Town of Branford's potable water system.

03J – Water Line Replacements: The Town of Branford Potable Water Valve and Water Meter (23DB-N29) project proposes the replacement of 336 potable water meters with automatic read meters at the homes of the Town's water customers which is a Town-wide activity. Additionally, the project will install 27 Insertion Valves to allow for specific areas of maintenance and repairs of the system without shutting off the entire system and mitigate full system outages during water line breaks. The Town-wide service area was evaluated utilizing the 0.2% Annual Chance Flood Hazard to determine if and to what extent the project area is located within the FFRMS

The Town of Branford is comprised of 531 acres, of which 64.2 acres are located within the 1.0% FFRMS and 181.2 acres are located within the 0.2% FFRMS. The assessment noted that portions of the proposed water improvement activities will be carried out within the FFRMS.

The water meter replacement will take place Town-Wide in the public right-of-way adjacent to all the Town's residential water customers' housing units. The insertion valves will be installed at the following locations:

- Intersection of No Name Rd and Feed Mill Avenue
- Intersection of Feed Mill Avenue and Suwannee Avenue
- Intersection of Senter Avenue and Railroad Tracks
- Intersection of Carter Avenue and Braughton Street
- Intersection of Governor Avenue and Braughton Street
- Intersection of Feed Mill Road and Wideman Street (X2)
- Intersection of Carter Avenue and Wideman Street
- Intersection of Wideman Street and Governor Avenue
- Intersection of Reynolds Street and White Avenue (X2)
- Intersection of Wideman Street and White Avenue (X2)
- Intersection of Wideman Street and Henry Avenue
- Intersection of Wideman Street and Haines Avenue
- Intersection of Express Street and White Avenue
- Intersection of Suwannee Avenue and White Avenue
- Intersection of Craven Street and Plant Avenue
- Intersection of Craven Street and Houston Avenue
- Intersection of Braughton Street and Houston Avenue
- Intersection of Plant Avenue and Wideman Street (X2)
- Intersection of Bluff Avenue and Wideman Street
- Intersection of Owens Avenue and Wideman Street
- Intersection of Lafayette Avenue and Wideman Street
- Intersection of US 27 and Wideman Street
- Intersection of US 27 and Express Street

The proposed Project will benefit 336 occupied households, containing 875 people, of which 646 (or 73.83%) are Low to Moderate-Income.

Activity	CDBG Cost	Local Match	Total
03J Water Line Replacement:	\$ 462,800.00	\$0.00	\$462,800.00
21A Administration	\$ 48,000.00	\$ 0.00	\$ 48,000.00
03J Engineering	\$ 89,200.00	\$ 0.00	\$ 89,200.00
Totals:	\$ 600,000.00	\$0.00	\$600,000.00

Of the 27 Insertion Valves, none are located within the 1.0% FFRMS, 11 are located within the 0.2% FFRMS, and the remaining 16 are located outside either floodplain designation. With a few exceptions, the majority of the water meters are not located within the 1.0% FFRMS. Approximately one third of the water meters are located within the 0.2% FFRMS, due to the fact that a large portion of the 0.2% FFRMS, located on the north side of the Town, is minimally developed.

The Town has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland:

Potable Water Insertion Valves and Water Meter Replacement Alternatives

The Town considered only completing the 16 Insertion Valves (of the 27 total) located outside the FFRMS. This approach, however, was deemed inadequate as the remaining 11 Insertion Valves are necessary to adequately manage the potable water distribution system during maintenance and repair events. Likewise, if not all inclusive, the proposed replacement of all 336 water meters with automatic read meters would not accomplish the desired goal of discontinuing manual reading of the Town's water meters and maintaining continuity of equipment if the meters located within a floodplain were to be excluded.

Secondly, the Town considered making a request to Obtain a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR). The project areas located within the FFRMS likely would not qualify for a LOMA and there is insufficient time to apply for a LOMA, and therefore this approach was determined to not be viable.

The Town also considered utilizing the CDBG funding for other public infrastructure in the Town that needs to be addressed. The Town, however, concluded that the chosen infrastructure in this project was the highest priority and therefore other infrastructure considered deemed to not be a viable approach.

Finally, the Town considered not completing the project at all. However, the need for the replacement of the water meters with automatic read meters and installation of the 27 insertion valves to ensure the majority of the water system remains operational during maintenance and repairs, made this option unfeasible.

The assessment concluded that the installation of the components of the proposed project within the FFRMS would impose minimum to no impact on the floodplains. Additionally, it was determined that the potential impact or loss by flooding to the new infrastructure improvements residing in a flood prone, would pose minimal to no future chance of losses to the improvements, as they are underground and not susceptible to submergence under the water table. Also, taking no action and not completing the project would leave the City's residents at continued risk and or inconvenience as they would be left susceptible to not having full potable water service during maintenance and repair events.

There is, therefore, no practicable alternative than to continue with the project as proposed.

The Town of Branford has reevaluated alternatives to building in the floodplain/wetland and has determined that it has no practicable alternative to floodplain/wetland development. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, as amended by Executive Order 13690, and or 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

The proposed improvements conform to applicable floodplain and wetlands protection standards. The proposed action will not affect natural or beneficial floodplain and/or wetland values, and residents of the community will benefit from the project.

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

Written comments must be received by Aleshia Terry, Town Clerk, Town of Branford, 502 SW Suwannee Avenue, Branford, FL 32008 or by phone at (386) 935-1146 on or before March 21, 2025. A full description of the project may also be reviewed from 7:00 a.m. – 3:30 p.m. Monday through Friday at 502 SW Suwannee Avenue Branford, FL 32008. Additional information may be obtained by contacting: Aleshia Terry, Town of Branford, telephone number (386) 935-1146. Comments may also be submitted by email to townofbranford@windstream.net.

Ken Saunders, Mayor
Environmental Certifying Official
Town of Branford
502 SW Suwannee Avenue
Branford, FL 32008

