

**Regular Meeting Agenda  
Yankeetown Town Council  
April 1, 2024 At 6:00 P.M.  
Yankeetown Town Hall  
6241 Harmony Ln. Yankeetown,  
Fl**

Meeting Called to Order

Pledge of Allegiance

Area Resident Comments or Announcements

Approval of Agenda: (Modifications)

Agenda:

1. Approve Minutes
2. Appointments
  - a. Kat Atherley to Council
3. Memorandum of Agreement for the State of Florida Department of Commerce.
4. Review of Arborist recommendation of heritage trees outside Town Hall.
5. Budget line items appropriations.
  - a. Exhibit Attached
6. P&Z Recommendation Letter to SAFEbuilt approval by Council
7. Setting Hearings for Comp Plan Amendments and one LDC.

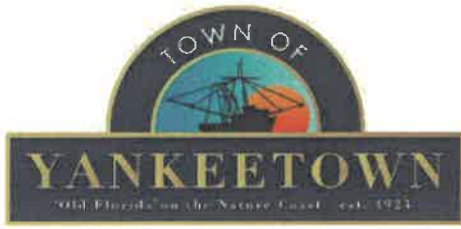
Council Reports or Announcements:

Mayor Report or Announcements:

Town Administrator Report or Announcements

Area Resident Comments or Announcements

**Adjournment**



**Regular Meeting Minutes  
Yankeetown Town Council  
March 4, 2024 At 6:00 P.M.  
Yankeetown Town Hall  
6241 Harmony Ln. Yankeetown,  
Fl**

**Meeting Called to Order by Mayor Erkel at 6:00 PM**

**Pledge of Allegiance**

**Area Resident Comments or Announcements**

**County Commissioner**

**Approval of Agenda: (Modifications)**

**Councilman Terrian**

**Councilman Vorisek**

**Vice Mayor Fuller**

**Mayor Erkel**

**Agenda:**

- 1. Approve Minutes**
  - a. Motion by VM Fuller**
  - b. Second by Councilman Vorisek**
    - i. Councilman Terrian-yay**
    - ii. Councilman Vorisek-yay**
    - iii. Vice Mayor Fuller-yay**
    - iv. Mayor Erkel-yay**
- 2. Water Forgiveness**
  - a. 4631 Hwy 40 W.**
    - i. Forgiveness amount \$569.25**
  - b. 6204 Riverside**
    - i. Forgiveness amount \$466.98**
  - c. 14 56 St.**
    - i. Forgiveness amount 294.96**
      - 1. Motion by Councilman Vorisek**
      - 2. Second by Vice Mayor Fuller**
        - a. Councilman Terrian-yay**

- b. Councilman Vorisek-yay
  - c. Vice Mayor Fuller-yay
  - d. Mayor Erkel-yay
- 3. Discussion of combining bank accounts for the reimbursements of 50<sup>th</sup> street and of ARPA funds.
  - a. 50<sup>th</sup> Street reimbursement account: \$65,023.00
  - b. ARPA Account: \$72,476
    - 1. Motion by Vice Mayor Fuller to move funds in CD or MM with signatures as William, Kerry, and Eric
    - 2. Second by Councilman Vorisek
      - a. Councilman Terrian-yay
      - b. Councilman Vorisek-yay
      - c. Vice Mayor Fuller-yay
      - d. Mayor Erkel-yay
- 4. Councilman Terrians Liaison Responsibility
  - a. Liaison of P&Z.
- 5. E&E proposal
  - a. Vice Mayor Fuller brings this item up as repair to the 2-bay garage area due to the storm.
    - i. Motion by Councilman Terrian
    - ii. Second by Councilman Vorisek
      - 1. Councilman Terrian-yay
      - 2. Councilman Vorisek-yay
      - 3. Vice Mayor Fuller-yay
      - 4. Mayor Erkel-yay

Council Reports or Announcements:

Terrian- no report

Vorisek-

Water- membranes are coming this week.

One leak fixed this last month.

Anchorage lines were found.

Vice Mayor- Request for Inglis to pay the water funds owed.

Mayor Report or Announcements:

Sheriff Report

Yankeetown Woman's Club Letter.

Town Administrator Report or Announcements

Area Resident Comments or Announcements

Helen Ciella asks for council to address with the County the Finance Director.

Helen Ciella states the bonus that was given to the Yankeetown School donated the funds to build the kids a new park.

**Adjournment**

**Mayor Erkel adjourns the meeting at 6:48 PM**

**MEMORANDUM OF AGREEMENT  
STATE OF FLORIDA  
DEPARTMENT OF COMMERCE**

**THIS MEMORANDUM OF AGREEMENT (“MOA”)** is made and entered into by and between the State of Florida, Department of Commerce (“Commerce”), and the Town of Yankeetown, Florida (“Town”). Commerce and the Town are sometimes referred to herein individually as a “Party” and collectively as “the Parties.”

**I. Background and Purpose of MOA**

- A. The purpose of this MOA is to document the terms and conditions of the implementation of the Rural Area of Opportunity (RAO).
- B. The Governor of Florida recognizes that successful rural communities are essential to the overall success of the State of Florida’s economy and quality of life, yet many rural communities struggle to maintain, support or enhance job creation activities and to generate revenues for critical government services.
- C. Florida’s Legislature also recognizes that rural communities continue to face extraordinary challenges in their efforts to significantly improve their economies, and as such, section 288.0656, Florida Statutes (F.S.), establishes the Rural Economic Development Initiative (REDI) within Commerce and authorizes the participation of State and regional organizations in this initiative. Section 288.0656 (7)(a), F.S., provides for the designation of up to three RAOs (formerly Rural Areas of Critical Economic Concern (RACECs) under F.S., 1999-2013). RAOs include rural communities or a region composed of rural communities, including rural counties as identified in section 288.0656(2)(d)(e), F.S., that have been adversely affected by extraordinary economic events, severe or chronic distress, a natural disaster or an event that presents a unique economic development opportunity of regional impact.
- D. Pursuant to subsection 288.0656 (7), F.S., representatives of the State and regional agencies and organizations comprising the REDI met on **April 21, 2023**, and recommended the re-designation of the North Central region composed of the counties of Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union as a RAO. On **June 16, 2023**, Governor Ron DeSantis issued Executive Order Number **23-132**, which re-designated the North-Central RAO for another five-year term with an expiration date of **June 11, 2028**.

## **II. The Participating Community**

- A. Pursuant to section 288.0656(7)(b), F.S., and Executive Order Number **23-132**, RAO designation shall be contingent upon the execution of a MOA between the Parties. Section 288.0656(7)(b), F.S., requires this MOA to specify the terms and conditions of the designation, including, but not limited to, the duties and responsibilities of the Town to take actions designed to facilitate the retention and expansion of existing businesses in the area, as well as the recruitment of new businesses to the area.
- B. The Town agrees that fulfillment of the following duties and responsibilities, as reasonably determined by REDI, are required for recommendation by REDI for continued designation as a RAO.
- C. The Town shall:
  - 1. Designate a specific contact person from among Town elected or appointed officials to serve as a point of contact in all matters and activities relating to the North Central RAO;
  - 2. Designate a specific person from a non-profit organization actively engaged in economic development within the Town, to serve as the single point of contact to represent and provide input on all economic development matters and activities relating to the North Central RAO; and
  - 3. Include contact information for designees on Exhibit A, attached hereto, (these designees may be the same designee to serve as the representative to other similar organizations); the Town shall inform Commerce in writing by either mail or email of any changes to the specified persons within ten (10) business days of the change.

## **III. Implementation and Duration**

- A. Pursuant to Executive Order **23-132**, the designation of the North Central RAO affecting the counties of Baker, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor and Union, shall be in effect for five years and will expire on **June 11, 2028**
- B. REDI may recommend the RAO designation and this MOA be terminated or continued based on performance under this MOA.
- C. This MOA shall take effect immediately upon full and proper execution by all Parties and supersedes and replaces any and all previous such RACEC and RAO agreement(s) between the Parties.

- D. This MOA shall expire on **June 11, 2028**, unless terminated earlier.
- E. Both Parties shall review this MOA annually. If revisions are needed, notification shall be given to both Parties in writing of the specific changes desired with the proposed amendment language and the reasons for the revisions. With the mutual consent of both Parties, the proposed changes shall become effective when both Parties have duly executed an amendment to this MOA.
- F. The Town may terminate this MOA at any time upon written notice to Commerce.
- G. Designation as a RAO is, by statute and Executive Order, contingent upon execution of a MOA between the Parties. REDI shall recommend the RAO designation be terminated if this MOA is not duly executed or if this MOA is terminated and another MOA is not timely and duly executed in its place.

***- The remainder of this page has been intentionally left blank. -***

**IV. EXECUTION**

By affixing her or his signature herein below, each undersigned official represents and warrants that she or he has read the above MOA and the Exhibit A attached hereto and understands each section and paragraph.

**IN WITNESS THEREOF**, and in consideration of the mutual covenants set forth above and, in the Attachments and Exhibits hereto, the Parties have caused to be executed this MOA by their undersigned officials duly authorized.

**TOWN OF YANKEETOWN, FLORIDA****FLORIDA DEPARTMENT OF COMMERCE**

By \_\_\_\_\_  
Signature

By \_\_\_\_\_  
Signature

Title                      **Eric Erkel**  
                                 **Mayor**

Title                      **J. Alex Kelly**  
                                 **Secretary**

Date \_\_\_\_\_

Date \_\_\_\_\_

**Approved as to form and legal sufficiency,  
subject only to full and proper execution by  
the Parties.**

**OFFICE OF GENERAL COUNSEL  
FLORIDA DEPARTMENT OF COMMERCE**

By: \_\_\_\_\_

Approved Date: \_\_\_\_\_



**EXHIBIT A – DESIGNATED CONTACTS**  
**Town of Yankeetown, Florida**

**Contact Information for an Elected or Appointed Official**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Contact Information for One Person from**  
**a Non-Profit Organization Engaged in Economic Development**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Please complete this page and return with the signed MOA. The Town is required to inform Commerce of any changes to this information within ten business days of a change.

# Exhibit A

Code	Description	Current Budget	Adjustment	total
519.240	Insurance Workmans Comp.	\$ 600.00	\$ 200.00	\$ 800.00
519.462	Repair Building	\$ 15,000.00	\$ 27,300.00	\$ 42,300.00
541.460	Repair and Manitenance Equipment	\$ 1,000.00	\$ 1,500.00	\$ 2,500.00
515.124	ZO CRS Coordinator	\$ 5,000.00	\$ 7,000.00	\$ 12,000.00
519.320	Accounting and Auditing	\$ 16,000.00	\$ 4,000.00	\$ 20,000.00

The above Adjustments will be supplemented by the Contingency fund below:

519.990	Contingency Fund	\$ 100,000.00	\$ 40,000.00	\$ 60,000.00
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TOWN OF YANKEETOWN  
6241 Harmony Lane  
Yankeetown, Florida 34498

**VIA EMAIL: Dallas@SAFEbuilt.com**

SAFEbuilt

Attn.: Dallas Riker, building Services Coordinator

**VIA EMAIL: Jimmy@mtcinspectors.com**

Jimmy Strickland

**RE: PERMITTING REQUIREMENTS – TOWN OF YANKEETOWN**

Gentlemen:

I am writing this letter with regard to SAFEbuilt's provision of services to the Town of Yankeetown – in particular its service as the Building Department for Yankeetown, providing building and site plan review and building inspections. We have been approached by a number of residents who are uncertain what repair, renovation, construction or similar activities ("**Work**") requires a permit from the Town. The Town Council would like the permitting process – including the initial determination of whether or not a permit is required for specific work – to be as transparent as possible and create as little of a burden on our residents as consistent with Florida law and legitimate safety concerns.

We have surveyed a variety of communities in Florida and determined that some provide fairly specific direction to their residents as to what does, or does not, require a permit. Some counties and municipalities provide for no review of some types of Work, minimal review of other types of Work, and a requirement of engaging in the full permitting process for still other types of Work.

We would like SAFEbuilt to consider promulgating guidelines to the residents of Yankeetown. The below has been assembled by various residents of the Town from online resources. We would appreciate SAFEbuilt considering the same and, to the extent consistent with the requirements of the law, promulgating something similar:

**TOWN OF YANKEETOWN RESIDENTIAL PERMITTING GUIDELINES**

The Town of Yankeetown recognizes three (3) levels or categories of permitting appropriate to residential construction, repair, replacement, or maintenance ("**Work**") which our residents may engage in. These three (3) levels/categories are generally described as:

1. No Permitting.
2. Limited Permitting.
3. Full Permitting.

Regardless of which category of permitting applies to any specific Work, all Work is required to be performed in accordance with existing Building Codes. In determining what category of permitting the Work you are seeking to perform falls, you should check with the Town's building department's staff.

1. **No Permitting.** The following categories of Work on single family residences require no permits:

**Building Interior:**

- Removal, repair, or replacement of non-structural interior doors.
- Painting, wallpapering, or refinishing interior walls, ceilings, or floors, including installation of wood or laminate flooring or carpets.
- Installation of cabinets and vanities unless electrical or plumbing will be altered (i.e. additional wiring, plumbing lines, outlets or plumbing fixtures are added). The replacement of plumbing fixtures or outlets with new fixtures or outlets of the same type and grade (for example GFI outlets must be replaced with GFI outlets) does not require a permit.
- Replacement of paneling, drywall, or wood wall or ceiling surfaces.
- The addition of attic insulation.
- The replacement of light, electrical, or plumbing fixtures, including hot water heaters, so long as no additional electrical circuits, increased sized electrical outlets, or new or additional copper or otherwise welded or soldered plumbing lines are added unless such work is performed by a licensed electrician or plumber.
- Installation or replacement of window air conditioning units.
- Repair and replacement of appliances so long as there is no change to any electrical circuit including no installation of a new receptacle or increase in capacity of an existing receptacle. (Appliances include refrigerators, washer/dryers, ranges, cooktops, range hoods, dishwashers, garbage disposals, etc.)
- Replacement of circuit breakers in existing electrical panels.

**Building Exterior:**

- Repair or replacement of limited areas of trim and siding.
- Repair and replacement of limited areas of fascia and/or soffit.
- Repair or replacement of broken panels of glass.
- Repair or replacement of window and pool enclosure screening.
- Patching and painting of exterior surfaces.
- Repair of existing fencing, or replacement of the same with fencing of the same or substantially the same type and construction as the previously existing fencing.
- Roof repairs of less than 100 square feet total area.
- Repair, replacement or addition of gutters and downspouts.
- Replacement of rotted or damaged wood or composite decking.
- Resurfacing or repaving of existing sidewalks, patios, or driveways so long as there is no increase in impervious surface

**Mechanical:**

- Repair or replacement of existing HVAC Systems so long as the same requires no upgrade or alteration of existing electrical or plumbing systems, installation of a ducting system, or replacement of substantially all of an existing ducting system.

- Repair or replacement of swimming pool pumps, filters, and heaters.

2. **Limited Permitting.** This category of permitting is intended to identify Work on single-family residences which, subject to minor confirmation of compliance with Building Code or other requirements, can safely be completed without the full permitting process. The requirements for each type of such Work may vary and the Building Department may determine that other not identified types of Work should be subject to less than the full permitting process in accordance with the criteria established by the Building Department:

- Repair and replacement of windows and exterior doors (requires proof that such window or door is approved for its intended use by the State of Florida and, for doors and windows replaced in velocity or impact zone, proof of the appropriate product approval code and an inspection confirming that installation is in accordance with manufacturer's specifications.)
- Repair, replacement, or construction of non-structural interior walls (requires a letter to the Town from a licensed engineer, or independent confirmation by the Building Department, that the wall is in fact non-structural and a framing inspection prior to covering the wall with drywall or other surface. No new electrical circuits or plumbing may be incorporated into the wall).
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3. **Full Permitting.**

- Unless confirmed by the Building Inspector any Work not identified above must proceed through the full permitting process including submission of an application, review and approval, issuance of a permit, and project inspections and final approval. The following Work requires full permitting:
  - All new construction.
  - Installation of inground and aboveground pools, spas, and hot tubs.
  - Installation of accessory buildings such as sheds, carports, detached garages, etc.
  - Additions and alterations.
  - Exterior door or window replacement if the existing framing is replaced or modified.
  - Reroofing.
  - New construction of docks, seawalls, or decks.
  - Replacement of substantial portions of exterior siding.
  - Installation of storm shutters.
  - Construction of screen enclosures.
  - Installation of fireplaces.
  - Installation of whole house generators.
  - Installation of propane, natural gas, or other fuel tanks whether above ground or buried.
  - Construction of new fences and walls.
  - Construction of new driveways, sidewalks, or patios.

- Installation of new solar panels and systems.
- Electrical work (to the extent not identified in 1 or 2 above).
- Plumbing work (to the extent not identified in 1 or 2 above).
- Demolition Work