

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

August 21, 2019

The Honorable Charles "Chuck" Chestnut, IV
Chairman, Alachua County Board
of County Commissioners
10 SW 2nd Avenue
Gainesville, Florida 32601-6294

Dear Chairman Chestnut:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for Alachua County (Amendment No. 19-01ER), which was received on July 5, 2019 and determined complete on July 8, 2019. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. The Department does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by the Department from the appropriate reviewing agencies, if any, are enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

If you have any questions related to this review, please contact Joseph Addae-Mensa, Planning Analyst, by telephone at (850) 717-8476 or by email at joseph.addae-mensa@deo.myflorida.com.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jam

Enclosure: Procedures for Adoption

cc: Mari K. Daniels, AICP, Director of Growth Management, Alachua County
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
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Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

July 31, 2019

Mr. D. Ray Eubanks, Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120

SUBJECT: *Alachua County Proposed Comprehensive Plan Amendment (19-1ER)*

Dear Mr. Eubanks,

Pursuant to Section 163.3184(4), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, Alachua County 19-1ER.

Alachua County proposes amendments to every Element and the Future Land Use Maps (FLUM) Series of the County's Comprehensive Plan based upon evaluation according to section 163.3191 of the Florida Statutes. Changes in the Comprehensive Plan were necessary due to changes in state statutory requirements.

Among the changes in the Comprehensive Plan include the repeal of transportation concurrency and clarification of existing policies relating to the County's alternative mobility funding system, deletion of concurrency exceptions in Policies 1.19 through 1.1.10.1 of the Transportation Mobility Element, removal of the Transportation Backlog Authority (TBA) as statutory revisions have changed TBA's to Transportation Development Authorities.

FDOT has determined the proposed amendment has no significant adverse impacts on important State transportation resources or facilities within its jurisdiction.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER NICOLE "NIKKI" FRIED

August 15, 2019

VIA EMAIL (ksz@alachuacounty.us)

Mr. Ken Zeichner, AICP, Principal Planner
10 SW 2nd Ave., 3rd Floor
Gainesville, FL 32601

Re: DACS Docket # -- 20190716-96
Alachua County CPA #03-19
Submission dated July 8, 2019

Dear

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on July 16, 2019, and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes, to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2282.

Sincerely,

Gail Lolley
Sr. Management Analyst II
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Alachua County 19-01ER)

From: [Steve Fitzgibbons](#)
To: [DCPexternalagencycomments](#)
Cc: [Ken Zeichner](#)
Subject: Alachua County proposed comprehensive plan amendment 19-1ER
Date: Thursday, July 25, 2019 8:31:52 AM

Dear Ms. Eubanks,

St. Johns River Water Management District (District) staff have reviewed Alachua County proposed comprehensive plan amendment 19-1ER in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,

Steven Fitzgibbons, AICP

Intergovernmental Planner

Governmental Affairs Program

St. Johns River Water Management District

7775 Baymeadows Way, Suite 102

Jacksonville, FL 32256

Office (386) 312-2369

E-mail: sfitzgibbons@sjrwmd.com

Website: www.sjrwmd.com

Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

From: Hight, Jason
To: ksz@alachuacounty.us; DCPexternalagencycomments
Cc: Penniman, Daniel; Wallace, Traci
Subject: Alachua County 19-1ER (CPA #03-19)
Date: Thursday, August 01, 2019 3:14:16 PM

Dear Mr. Zeichner,

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Daniel Penniman at (386) 754-6246 or by email at Daniel.Penniman@MyFWC.com.

Sincerely,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055

Alachua County 19-1ER_39821

Weaver, Lindsay

From: Plan_Review
Sent: Friday, August 2, 2019 4:20 PM
To: Ray.Eubanks@deo.myflorida.com; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Alachua County 19-1ER Proposed

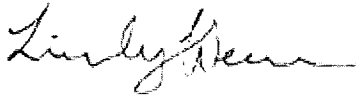
To: Ray Eubanks, DEO Plan Review Administrator

Re: Alachua County 19-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@floridadep.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



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

Regional Planning Council: North Central Fl
Review Date: 7/25/19
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 58
Local Government: Alachua County
Local Government Item No.: CPA 02-19
State Land Planning Agency Item No.: 19-1ER

Date Mailed to Local Government and State Land Planning Agency: 7/26/19 (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 is amending its comprehensive plan based on an evaluation completed by the County to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the item amends the Future Land Use Map as well as the text of the Future Land Use Element; the Transportation Mobility Element; the Conservation Element; the Conservation and Open Space Element; the Recreation Element; the Historic Element; the Capital Improvements Element; the Potable Water and Sanitary Sewer; the Stormwater Element; the Solid Waste Element; the Housing Element; the Economic Element; the Intergovernmental Coordination Element; the Public School Facilities Element; the Energy Element; and the Community Health Element (see attached excerpts).

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

The amendment does not result in a change in allowable uses or intensity of use. Therefore, no significant adverse impacts are anticipated to occur to regional facilities or Natural Resources of Regional Significance.

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

The amendment 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 County and the Florida Department of Economic Opportunity.