

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

January 17, 2020

The Honorable Robert "Hutch" Hutchinson
Chairman, Alachua County
Board of County Commissioners
10 SW 2nd Avenue
Gainesville, Florida 32601-6294

Dear Chairman Hutchinson:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Alachua County (Amendment No. 19-03ESR) received on December 18, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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 adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

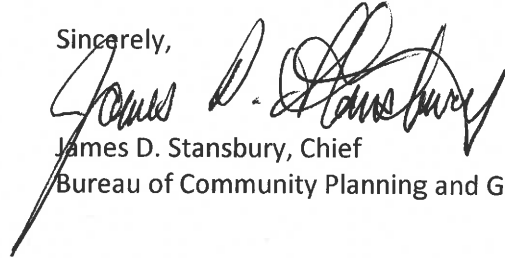
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Valerie James, Planning Analyst, by telephone at (850) 717-8493 or by email at valerie.james@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

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

JDS/vj

Enclosure(s): Procedures for Adoption

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

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER NICOLE "NIKKI" FRIED

January 6, 2020

VIA EMAIL (mdaniels@alachuacounty.us)

Ms. Mari K. Daniels, AICP
Director of Growth Management
10 S.W. 2nd Ave., 3rd Floor
Gainesville, Florida 32601

Re: DACS Docket # -- 20191220-187
Alachua County CPA-05-19
Submission dated December 12, 2019

Dear Ms. Daniels:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on December 20, 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,

Thomas Poucher
Budget Director
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Alachua County 19-03ESR)

From: [Missy Daniels](#)
To: [Patricia Mcallister](#); [Mehdi Benkhatar](#); [Jeffrey L. Hays](#)
Cc: [Benjamin D. Chumley](#); [Gerald L. Brewington](#)
Subject: FW: Alachua County 19-3ESR Proposed
Date: Wednesday, January 15, 2020 4:39:34 PM
Attachments: [image001.png](#)

I believe this is Fickling but I am copying Jerry and Ben too to note that the future Plan amendments for department of Environmental Protection review should be sent to Plan.Review@FloridaDEP.gov. Not sure if this is the email we use.

Missy

Missy Daniels, AICP
Director, Growth Management
352-374-5249
mdaniels@alachuacounty.us

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Wednesday, January 15, 2020 4:03 PM
To: Missy Daniels <MDaniels@AlachuaCounty.US>;
DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Alachua County 19-3ESR Proposed

To: Ms. Mari K. Daniels, AICP, Director of Growth Management

Re: Alachua County 19-3ESR – Expedited State 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.

Lirly Ann





Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

January 7, 2020

Mari K. Daniels, AICP, Director of Growth Management
Alachua County Growth Management
10 S.W. 2nd Ave, 3rd floor
Gainesville, FL 32601-6294

SUBJECT: *Alachua County Proposed Comprehensive Plan Amendment (19-3ESR)*

Dear Ms. Daniels,

Pursuant to Section 163.3184(3), 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 the proposed amendment, Alachua County 19-3ESR.

Alachua County has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 25.64 acres Institutional to Medium-High Density Residential. The site is located on the west side of Fort Clarke Boulevard, approximately 0.25 miles north of SR-26 (Newberry Road). The existing Institutional land use allows for a variety of uses and is subject to policies and standards in the Comprehensive Plan and Land Development Code. The proposed Medium-High Density Residential land use allows a maximum of 358 multi-family dwelling units (14 DU/Acre)

As proposed, the land use amendment will result in 151 PM Peak Hour Trips (ITE LUC 221). The segment of SR-26 from NW 143rd Street to NW 76th Boulevard will have sufficient capacity for the proposed trips in the near and future planning horizon (2020 and 2030). The proposed amendment has no significant impact 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.

Sincerely,



Scott A. Clem, AICP

FDOT D2 Growth Management Coordinator

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning
Ray Eubanks, DEO

From: [Missy Daniels](#)
To: [Mehdi Benkhatar](#); [Patricia Mcallister](#); [Jeffrey L. Hays](#)
Subject: Fw: FWC Comments on Alachua County 19-03ESR (CPA-05-19)
Date: Tuesday, January 14, 2020 2:52:19 PM

From: Hoehn, Ted <ted.hoehn@MyFWC.com>
Sent: Tuesday, January 14, 2020 2:48:49 PM
To: Missy Daniels; DCPexternalagencycomments@deo.myflorida.com; Ganey, Jessica; Cucinella, Josh
Subject: FWC Comments on Alachua County 19-03ESR (CPA-05-19)

Dear Ms. Daniels:

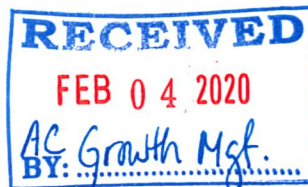
Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources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

If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Josh Cucinella at (352) 620-7330 or by email at Josh.Cucinella@MyFWC.com.

Sincerely,

Ted Hoehn
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) 488-8792

Alachua County 19-3ESR_40865_01142020



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January 28, 2020

Ms. Mari Daniels, AICP, Growth Management Director
Alachua County Department of Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, FL 32601-6294

RE: Regional Review of Alachua County Comprehensive Plan Adopted Amendment CPA 05-19

Dear Missy:

At its regularly scheduled meeting held January 23, 2020, the Council reviewed the above-referenced item. Subsequent to its review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Lauren Yeatter, AICP, Senior Planner at 352.955.2200, extension 113.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity
Sherry Spiers, Florida Department of Economic Opportunity

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

Regional Planning Council: North Central FL
Review Date: 1/23/20
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 15
Local Government: Alachua County
Local Government Item No.: CPA 05-19
State Land Planning Agency Item No.: 19-3ESR

Date Mailed to Local Government and State Land Planning Agency: 1/24/20 (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

County item CPA-05-19 reclassifies approximately 25.64 acres from Institutional to Medium-High Density Residential (greater than 8, up to 14 Dwelling Units per acre) (see attached).

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

The subject property is located adjacent to State Road 26 and within one-half mile Interstate 75, both of which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within urban service areas and urban development areas where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination of impacts to the Regional Road Network. The County Comprehensive Plan Transportation Element contains policies consistent with Best Transportation Planning Practices contained in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property is located within a Stream-to-Sink Watershed and an Area of High Recharge Potential to the Floridan Aquifer as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated as the County Comprehensive Plan contains goals and policies to mitigate impacts to the Natural Resource of Regional Significance.

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?

Yes X No

Not Applicable

Council Action: At its January 23, 2020 meeting, the Council voted to adopt this report.