

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

December 18, 2015

The Honorable Gib Coerper
Mayor, City of Alachua
Post Office Box 9
Alachua, Florida 32616

Dear Mayor Coerper:

The Department has completed its review of the proposed comprehensive plan amendment for the City of Alachua (DEO Amendment Number 15-1ESR), which was received on November 20, 2015. This package includes amendments to the City's Future Land Use Map (FLUM). The amendments are to change approximately 64.44 acres from Rural Employment Center to the uses of Industrial and Commercial. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions relating to this review, please contact Nia Clark, at (850) 717-8492, or by email at nia.clark@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "J.A. Dennis", with a stylized flourish at the end.

Julie A. Dennis, Interim Director
Division of Community Development

JD/nc

Enclosure: Procedures for Adopted Amendments

cc: Scott Koons, AICP, North Central Regional Planning Council
Kathy Winburn, AICP, Director of Planning and Community Development, City of Alachua

**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 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. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ 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.



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 7, 2015

Ms. Traci Gresham
City Manager
City of Alachua
PO Box 9
Alachua, FL 32616

Subject: City of Alachua Proposed Comprehensive Plan Amendment # 15-1ESR

Dear Ms. Gresham:

The Suwannee River Water Management District (District) staff review of the above-referenced proposed comprehensive plan amendment was done in accordance with Florida Statutes. District staff review focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply that relate to important state resources and facilities that will be adversely impacted by the amendment. District staff does not have comments on the proposed amendment since there no adverse impacts to important state resources or facilities identified.

Should you have any questions or would like additional information, Please contact me at 386.362.8313 or sam@srwmd.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Minnis", is written over a light blue horizontal line.

Steve Minnis
Director of Governmental Affairs and Communications

SM/rl

cc: Ray Eubanks, FDEO
Anita Franklin, FDEO
Suzanne Ray, FDEP
Scott Koons, NCFRPC
Abby Johnson, SRWMD

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Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida


VACANT
At Large

NOAH VALENSTEIN
Executive Director

Zimbra

ad_hall@cityofalachua.org

FW: Alachua 15-1ESR Proposed

From : Kathy Winburn
<kwinburn@cityofalachua.org>  Sperring Properties LSCPA and Rezoning
Subject : FW: Alachua 15-1ESR
Proposed  2 attachments
To : ad hall
<ad_hall@cityofalachua.org>

From: Ray, Suzanne E. [mailto:Suzanne.E.Ray@dep.state.fl.us]

Sent: Thursday, December 10, 2015 4:09 PM

To: kwinburn@cityofalachua.com; DCPexternalagencycomments@DEO.myflorida.com

Subject: Alachua 15-1ESR Proposed

To: Kathy Winburn, Director

Re: Alachua 15-1ESR – Expedited 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.

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 245-2172 for assistance or additional information. Please send all amendments, both proposed and adopted, to plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000