

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

January 6, 2017

RECEIVED
Bureau of Community Planning

JAN 17 2017

Div. of Community Development
Dept. of Economic Opportunity

The Honorable Gib Coerper, Mayor
City of Alachua
15100 Northwest 142nd Terrace
Alachua, Florida 32615

Dear Mayor Coerper:

The Department has completed its review of the proposed plan amendment for the City of Alachua (Amendment No. 16-1ESR), which was received on December 9, 2016. We have reviewed the proposed amendment pursuant to the expedited review process in Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department of Economic Opportunity'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.

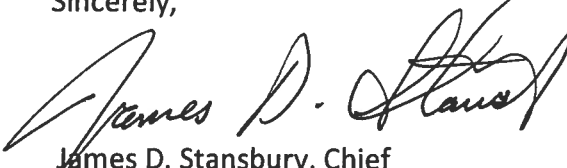
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment.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.

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.

The Department thanks the City for coordinating with us regarding the amendment. If you have any questions concerning this review, please contact Robin Branda, at (850) 717-8495, or by email at Robin.Branda@deo.myflorida.com

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning

JDS/rb

Enclosures: Procedures for Adoption

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

Zimbra

ad_hall@cityofalachua.org

FW: Alachua 16-1ESR Proposed

From : Kathy Winburn
<kwinburn@cityofalachua.org>

Mon, Jan 02, 2017 10:27 AM

 1 attachment

Subject : FW: Alachua 16-1ESR
Proposed

To : ad hall
<ad_hall@cityofalachua.org>

From: Plan_Review (Shared Mailbox) [mailto:Plan.Review@dep.state.fl.us]

Sent: Wednesday, December 21, 2016 1:22 PM

To: kwinburn@cityofalachua.com; DCPexternalagencycomments

Subject: Alachua 16-1ESR Proposed

To: Kathy Winburn, Director

Re: Alachua 16-1ESR – Expedited Review of Proposed Comprehensive Plan Amendment

***Please note the new contact information below.**

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) 717-9037 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
2600 Blair Stone Rd. MS 47
Tallahassee, Florida 32399-2400



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JIM BOXOLD
SECRETARY

December 27, 2016

Kathy Winburn, AICP
Director of Planning and Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616
kwinburn@cityofalachua.com

SUBJECT: *City of Alachua Proposed Large Scale Comprehensive Plan Amendment (DEO 16-1ESR)*

Dear Ms. Winburn,

The Florida Department of Transportation (FDOT) has reviewed the proposed Comprehensive Plan Amendment submitted by the City of Alachua according to Chapter 163 of the Florida Statutes. The package includes two ordinances for transmittal: Ordinance 17-01 and Ordinance 17-02.

Amendment Summaries

Ordinance 2017-01 is a proposed Large Scale Comprehensive Plan Amendment to the City of Alachua's Future Land Use Map (FLUM). The map amendment proposes to change the land use from Agriculture to Moderate Density Residential on 21.64 acres (Alachua County Tax Parcels 03974-004-000 and 03974-005-000). Moderate Density Residential would allow up to 4 dwelling units per acre.

Ordinance 2017-02 is a proposed Large Scale Comprehensive Plan Amendment to the City of Alachua's Future Land Use Element (FLUE). The text amendment proposes to add Policy 1.2.a.1 to the FLUE to limit the density on Alachua County Tax Parcels 03974-004-000 and 03974-005-000 to a maximum density of 0.93 dwelling units per acre for a total of twenty (20) dwelling units.

Comments

FDOT has no comments.

Technical Assistance Recommendations

No recommendations

Thank you for coordinating the review of the proposed comprehensive plan amendment with FDOT. If you have any questions, please do not hesitate to contact me by email: Ameera.Sayeed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,

Ameera Sayeed, AICP, GISP
FDOT D2 Growth and Development/Modeling Supervisor



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 22, 2016

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

Subject: City of Alachua Proposed Comprehensive Plan Amendment # 16-1ESR

Dear Mr. Eubanks:

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 386.362.0434 or sam@srwmd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Minnis", followed by a vertical line.

Steve Minnis
Director of Governmental Affairs

cc: Kathy Winburn, City of Alachua
Suzanne Ray, FDEP
Scott Koons, NCFRPC

DON QUINCEY
Chair
Chiefland, Florida

ALPHONAS ALEXANDER
Vice Chair
Madison, Florida

VIRGINIA H. JOHNS
Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

NOAH VALENSTEIN
Executive Director



Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Levy • Madison
Marion • Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

January 9, 2017

Ms. Kathy Winburn, AICP
Director of Planning and Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616

RE: Regional Review of City of Alachua Comprehensive Plan Draft Amendments
City Ordinances 17-01 and 17-02

Dear Kathy:

Pursuant to Council Procedures, at a special meeting of the Clearinghouse Committee held January 5, 2017, the Clearinghouse Committee reviewed the above-referenced items on behalf of the Council. Subsequent to their review, the Committee voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Steven Dopp, Senior Planner of the Planning Council's Regional and Local Government Programs staff, at 352.955.2200, extension 109.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

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

v:\chouse\letters\calachua.170105.ltr.docx

Dedicated to improving the quality of life of the Region's citizens,
by coordinating growth management, protecting regional resources,
promoting economic development and providing technical services to local governments.

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

Regional Planning Council: North Central Fl
Review Date: 1/5/17
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 13
Local Government: City of Alachua
Local Government Item No.
City Ordinance Nos.: 17-01 and 17-02
State Land Planning Agency Item No: 17-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/6/17 (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 AMENDMENTS

City item 17-01 reclassifies 21.64 acres from Agriculture (up to 1 dwelling unit per 5 acres) to Moderate Density Residential (up to 4 dwelling units per acre. City item 17-02 limits the maximum density of the subject property of City item 17-01 to 0.93 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 in an Area of High Recharge Potential to the Floridan Aquifer which is identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to Natural Resources of Regional Significance are not anticipated as a result of the amendments as the City Comprehensive Plan contains policy direction to prevent significant adverse impacts to the natural resource (see attached).

The subject property is located adjacent to Interstate Highway 75 which is identified and mapped in the regional plan as part of the Regional Road Network. However, the nearest Interstate Highway 75 interchange is located further than one-half mile from the subject property. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the City comprehensive plan amendments (see attached).

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

Significant adverse extrajurisdictional impacts to adjacent local governments are not anticipated to occur as a result of the amendments.

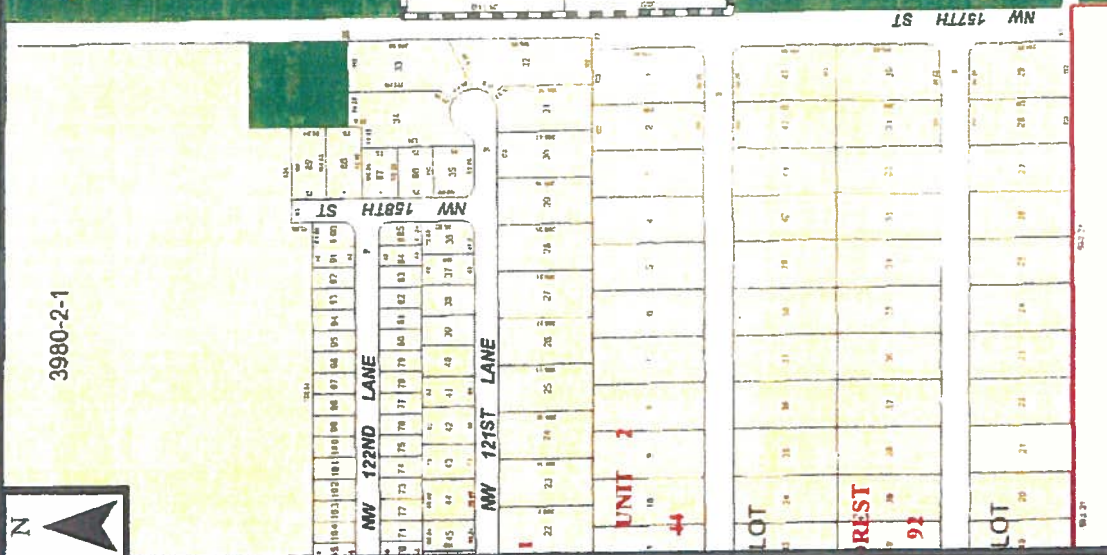
Google Maps



SUBJECT PROPERTY



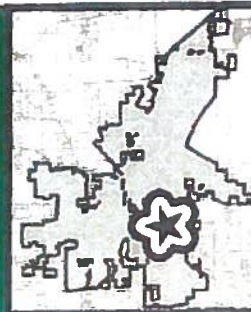
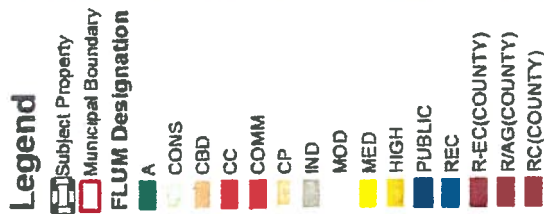
**Tara Village
Large Scale Comprehensive Plan Amendment (LSCPA)
Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
Proposed Future Land Use Map (FLUM)**



INTERSTATE 75

3974-4

09745



DISCLAIMER: Data is provided "as is" without warranty of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties expressed or implied as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and/or update.

Prepared by the City of Alaska
Planning & Community Development Department
Prepared June 20, 2016

EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT

**COMMUNITY FACILITIES AND
NATURAL GROUNDWATER AQUIFER RECHARGE
ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.1:

The City of Alachua shall examine capital improvements priorities as funded in the Five-Year Capital Improvements Program in order to prevent, or correct, deficiencies in the Community Sanitary Sewer System to meet projected demands within established service areas at adopted levels of service.

- Policy 1.1.a:** Capital improvement projects needed for replacement or correction of existing deficiencies shall be given priority over providing for future facilities needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.
- Policy 1.1.b:** The City shall continue to implement a long-range wastewater plan, which shall include, at a minimum, an updated database of all wastewater facility locations, line sizes, lift station locations, reuse lines, future facilities locations, and rate analysis.
- Policy 1.1.c:** Capital facilities fees shall be dedicated to the rehabilitation, replacement, maintenance, and expansion needs of the wastewater system, consistent with the City's long-range wastewater plan. The City may also use impact fees, if such fees are adopted by the City Commission.
- Policy 1.1.d:** The City hereby establishes the following level of service standards for sanitary sewer facilities

2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.b:

Isolated vacant lots in residential areas may be developed for single family residential under a de minimis exception if wastewater service is not available along the frontage of the lot. Where no wastewater infrastructure exists along the frontage of a single existing residential lot zoned for single family use, and the owner of the single lot requests service, sufficient wastewater infrastructure shall be constructed by the owner to extend service from an existing point to the point of the requested service connection, plus an additional 10 feet. If the City determines that a repayment agreement is practical and the applicant desires to enter into an agreement, the new infrastructure shall be constructed to and across the entire lot frontage.

Policy 1.2.c:

The City prohibit the installation of in-ground septic tanks in locations with unsuitable soils within wetland areas, or where wastewater service is available.

Policy 1.2.d:

The City shall permit septic tanks outside the Community Wastewater Service Area, provided that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter 10D-6, FAC.

Policy 1.2.e:

Existing septic tanks shall be allowed to remain in service until such time as wastewater service is available, in accordance with State regulations.

Objective 1.5:

The City shall minimize the impact of septic systems within the high aquifer recharge areas.

Policy 1.5.a: The City shall establish a septic system management program to ensure that these systems are inspected at least once every five years and maintained as needed to assure proper treatment. The City shall require existing systems to be inspected and upgraded to meet current standards whenever a property is sold, modified or expanded to accommodate additional residents, or at least every 10 years.

Policy 1.5.b: Septic tanks in high aquifer recharge areas shall be either multi-compartment, multi-tank or aerobic design.

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Policy 2.1.b: Intergovernmental coordination efforts with Alachua County shall include an annual report to Alachua County delineating the City's service area population and the anticipated annual tonnage of solid waste to be disposed of at the New River Solid Waste Landfill.

Objective 2.2:

Reduce amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy 3.1.c: The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Policy 3.1.d: Priorities for upgrading existing stormwater management facilities shall continue to be scheduled in the Capital Improvements Element of this plan and updated annually.

4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.
5. Where retention and detention basins are located along County roads or State roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's drainage retention basin landscaping standards.

Objective 3.4:

The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.

Objective 3.5:

The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

Policy 3.5.a: The following general requirements apply to stormwater management systems throughout the City's high aquifer recharge areas:

1. No direct discharge of stormwater to active sinkholes;
2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;
3. Swale conveyances shall be used to the greatest extent possible;
4. Projects in areas zoned for industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with groundwater.
5. Natural depressions shall be used for stormwater management only when hydrogeologic evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, an applicant shall provide soil boring information and/or supplemental data such as ground penetrating radar;

- Policy 4.1.a:** Capital improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facilities needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.
- Policy 4.1.b:** The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:
1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
 2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
 3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
- Policy 4.1.c:** The City establishes the following level of service standards for potable water:
1. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
 2. **Quantity:** System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.

Goal 5: Natural Groundwater Aquifer Recharge

Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Policy 5.1.a: Until such time as the areas of high aquifer recharge potential are more precisely mapped, the City shall consider the best available hydrogeological information (e.g, SRWMD high aquifer recharge potential maps or site specific data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Policy 5.1.b: The City shall prioritize the acquisition of high aquifer recharge areas for protection as conservation or open space areas and investigate the future use of bonds, lease agreements, property donations, private or public trusts and partnerships, and grants to achieve these purchases.

Policy 5.1.c: The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the City, be reviewed by the SRWMD, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.

Objective 5.2:

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Objective 5.3:

The City, upon adoption of this Comprehensive Plan, shall assist the Water Management District, with the implementation of its water conservation rule, when water shortages are declared by the District. Whereby, during such shortages, water conservation measures shall be implemented for the use and reuse of water of the lowest acceptable quality for the purposes intended. In addition, the City shall assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy 5.3.a: The City shall assist in the enforcement of water use restrictions during a Water Management District declared water shortage and in addition, assist the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.