

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

May 17, 2017

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

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has completed its review of the proposed plan amendment for the City of Alachua (Amendment No. 17-1ESR), which was received on April 17, 2017. We have reviewed the proposed amendment pursuant to the expedited state 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'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.

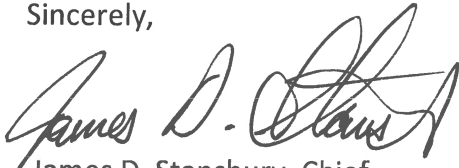
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.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](https://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 Robin Branda by telephone at (850) 717-8495 or by email at Robin.Branda@deo.myflorida.com

Sincerely,



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

JDS/rb

Enclosures: Procedures for Adoption

cc: Kathy Winburn, AICP, City of Alachua, Director of Planning and Community Development
Scott 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 Department of Economic Opportunity 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:

_____ Department of Economic Opportunity 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 Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity 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 Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity 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 Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.



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

April 28, 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 Amendment
City Ordinance 17-08

Dear Kathy:

At its regularly scheduled meeting held April 27, 2017, the Council reviewed the above-referenced item. Subsequent to their review, the Council 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.170427.ltr.docx

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

Regional Planning Council: North Central Fl
Review Date: 4/27/17
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 79
Local Government: City of Alachua
Local Government Item No.
City Ordinance No.: 17-08
State Land Planning Agency Item No: 17-2ESR

Date Mailed to Local Government and State Land Planning Agency: 4/28/17 (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 AMENDMENT

The amendment reclassifies 35.82 acres from Medium Density Residential (4 to 8 dwelling units per acre) to Moderate Density Residential (up to 4 dwelling units per acre) (see attached).

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

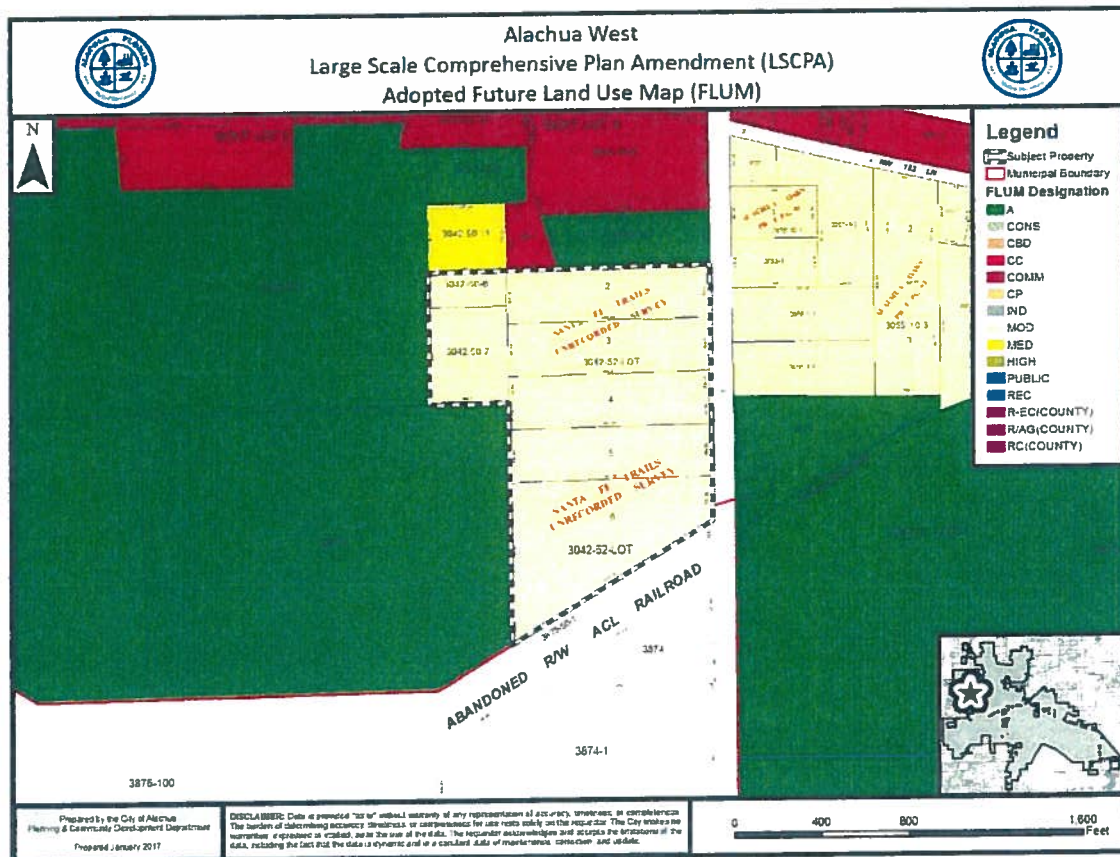
The subject property is located in an Area of High Recharge Potential to the Floridan Aquifer which is identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the amendment represents a decrease in density.

The subject property is located within one-half mile of Interstate Highway 75 which is identified and mapped in the regional plan as part of the Regional Road Network. However, no significant adverse impacts are anticipated to occur to the Regional Road Network as the amendment represents a decrease in density.

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

No significant adverse extrajurisdictional impacts to adjacent local governments are anticipated to occur as a result of the amendment.

EXHIBIT "B"



FW: Alachua 17-1ESR Proposed

From : Kathy Winburn <kwinburn@cityofalachua.org>
Subject : FW: Alachua 17-1ESR Proposed
To : Justin Tabor <jtabor@cityofalachua.org>

Tue, May 02, 2017 04:30 PM

 2 attachments

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]
Sent: Tuesday, May 02, 2017 3:34 PM
To: kwinburn@cityofalachua.com; DCPexternalagencycomments
Cc: Plan_Review
Subject: Alachua 17-1ESR Proposed

To: Kathy Winburn, Director

Re: Alachua 17-1ESR – 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

RACHEL D. CONE
INTERIM SECRETARY

April 25, 2017

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 17-IESR)*

Dear Ms. Reed,

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.

Amendment Summary

The proposed amendment is a Large Scale Comprehensive Plan Amendment to the City of Alachua's Future Land Use Map (FLUM). The map amendment proposes to change the future land use from Medium Residential Density (4-8 dwelling units/acre, maximum of 286 dwelling units) to Moderate Density Residential (0-4 dwelling units/acre, maximum of 143 dwelling units) on 35.82 acres. The property is located on the west side of NW 173rd Street, approximately 1,000 feet south of the NW 173rd St/US-441 intersection.

Comments

FDOT has no comments.

Technical Assistance

The proposed map amendment results in a 50% decrease in the maximum number of residential dwelling units on the property. Subsequently, there is a 50% reduction in the number of trips generated from the property. FDOT does not anticipate any adverse impacts to state facilities as a result of this amendment.

Thank you for coordinating the review of the proposed comprehensive plan amendment. FDOT requests 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:
Ameera.Sayeed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,

A handwritten signature in blue ink that reads "Ameera Sayeed". The signature is fluid and cursive, with the first name "Ameera" and last name "Sayeed" clearly distinguishable.

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

CC: Dennis Smith, FDOT Statewide GM
Ray Eubanks, DEO



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

April 27, 2017

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 #17-1ESR

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 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 that reads "Steve Minnis" followed by a stylized flourish.

Steve Minnis
Director of Governmental Affairs

cc: Kathy Winburn, City of Alachua
Justin Tabor, 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