

**Ron DeSantis**  
GOVERNOR



**Ken Lawson**  
EXECUTIVE DIRECTOR

March 27, 2019

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

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Alachua (Amendment No. 19-01ESR) received on February 25, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City 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 City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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 City 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](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://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.

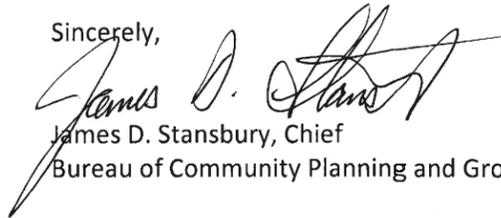
The Honorable Gib Coerper

March 27, 2019

Page 2 of 2

If you have any questions concerning this review, please contact Jennie Leigh Copps, Planning Analyst, by telephone at (850) 717-8534 or by email at [jennie.copps@deo.myflorida.com](mailto:jennie.copps@deo.myflorida.com).

Sincerely,



James D. Stansbury, Chief

Bureau of Community Planning and Growth

JDS/jlc

Enclosure(s): Procedures for Adoption

cc: Adam Boukari, City Manager, City of Alachua

Kathy Winburn, AICP, Director of Planning and Community Development, City of Alachua

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.

Zimbra

ad\_hall@cityofalachua.org

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**FW: Alachua 19-1ESR Proposed**

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**From :** Kathy Winburn <kwinburn@cityofalachua.org>

Mon, Apr 01, 2019 09:40 AM

**Subject :** FW: Alachua 19-1ESR Proposed 2 attachments**To :** Justin Tabor <jtabor@cityofalachua.org>, ad hall <ad\_hall@cityofalachua.org>

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**From:** Plan\_Review [mailto:Plan.Review@dep.state.fl.us]**Sent:** Wednesday, March 27, 2019 4:24 PM**To:** kwinburn@cityofalachua.com; DCPexternalagencycomments@deo.myflorida.com**Cc:** Plan\_Review**Subject:** Alachua 19-1ESR Proposed

To: Kathy Winburn, Director of Planning and Community Development

Re: Alachua 19-1ESR – 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](mailto: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.



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This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.

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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

February 21, 2019

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

**SUBJECT: *City of Alachua Proposed Comprehensive Plan Amendment (19-1ESR)***

Dear Ms. Winburn,

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 City of Alachua 19-1ESR. The proposed amendment package consists of four (4) ordinances: Ordinances 19-14, 19-16, 19-18, and 19-20.

Ordinance 19-14

Ordinance 19-14 is a proposed Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 191.68 acres from Rural/Agriculture (Alachua County) to Agriculture. The property is located south of NW 199th Ave, west of NW CR-239, and east of CR-241. The existing Alachua County Rural/Agriculture and proposed City of Alachua Agriculture land uses have a maximum density of 1 dwelling unit per 5 acres.

Ordinance 19-16

Ordinance 19-16 is a proposed Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 354.07 acres from Rural/Agriculture (Alachua County) to Agriculture. The property is located south of north of NW 94th Ave, east of NW 202nd Street, and west of NW CR-235. The existing Alachua County Rural/Agriculture and proposed City of Alachua Agriculture land uses have a maximum density of 1 dwelling unit per 5 acres.

Ordinance 19-18

Ordinance 19-18 is a proposed Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 11.20 acres from Rural/Agriculture (Alachua County) to Agriculture. The property is located south of CR-232 and east of CR-241. The existing Alachua County Rural/Agriculture and proposed City of Alachua Agriculture land uses have a maximum density of 1 dwelling unit per 5 acres.

Ordinance 19-20

Ordinance 19-20 is a proposed Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 34.99 acres from Rural Employment Center (Alachua County) to Industrial. The property is located on the north side of US-441, between NW 89<sup>th</sup> Street and NW 77<sup>th</sup> Terrace and is within the Hague Rural Employment Center, a designated Brownfield with industrial uses on site.

The existing Alachua County Rural Employment Center land use does not have a maximum development potential. Instead the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property. The proposed City of Alachua Industrial land use has a maximum Floor Area Ratio (FAR) of 0.5, which results in a total of 762,082 sq. ft. of Industrial uses.

FDOT has determined the proposed amendment package 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](mailto: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



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

March 15, 2019

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 Ordinances 19-14, 19-16, 19-18, and 19-20

Dear Kathy:

At its regularly scheduled meeting held February 28, 2019, 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 Lauren Yeatter, AICP, Senior Planner, at 352.955.2200, extension 113.

Sincerely,

A handwritten signature in black ink, appearing to read "S R Koons".

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.190228-2.ltr.docx

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

Regional Planning Council: North Central Fl  
Review Date: 2/28/19  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 34  
Local Government: City of Alachua  
Local Government Item No.  
City Ordinance Nos.: 19-14, 19-16, 19-18 and  
19-20  
State Land Planning Agency Item No: 19-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/1/19 (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 amendments reclassify approximately 592.18 acres from 191.68 acres of Agriculture (Alachua County), 354.07 acres of Agriculture (Alachua County), 11.20 acres of Agriculture (Alachua County) and 35.23 acres of Rural Employment Center (Alachua County) to 191.68 acres of Agriculture, 354.07 acres of Agriculture, 11.20 acres of Agriculture and 35.23 acres of Industrial (See attached).

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

The 354.07-acre and the 11.20-acre subject properties are located in an Area of High Aquifer 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 City comprehensive plan contains adequate policy direction to prevent significant adverse impacts to the natural resource.

The 191.68 acre subject property is located within one mile of State Road 235 and the 35.23 acre subject property is adjacent to U.S. Highway 441, both of which are identified and mapped in the regional plan as part of the Regional Road Network.

The City Transportation Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities 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 impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

**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.

**Request a copy of the adopted version of the amendment?**

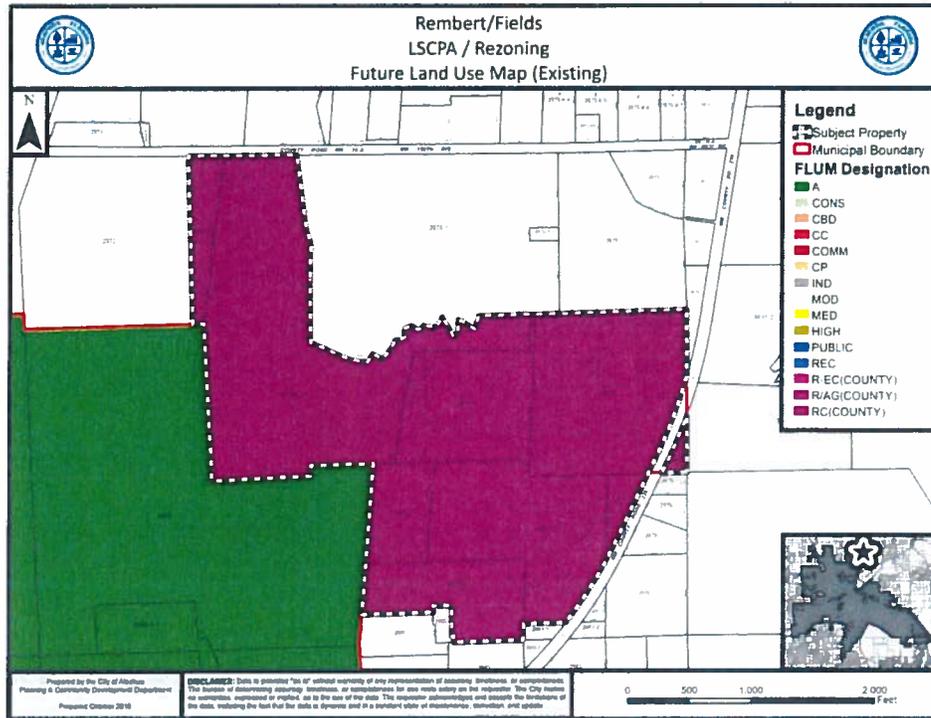
Yes   X                        No           

Not Applicable           

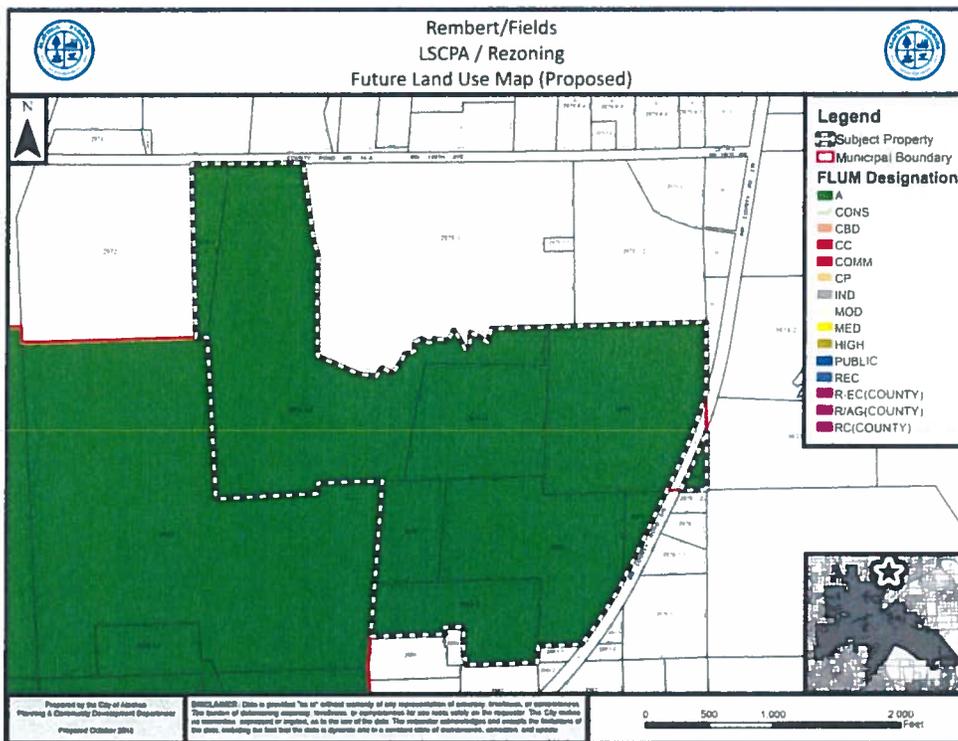
**Council Action:** At its February 28, 2019 meeting, the Council voted to adopt this report.

**EXCERPTS FROM CITY COMPREHENSIVE PLAN AMENDMENT**

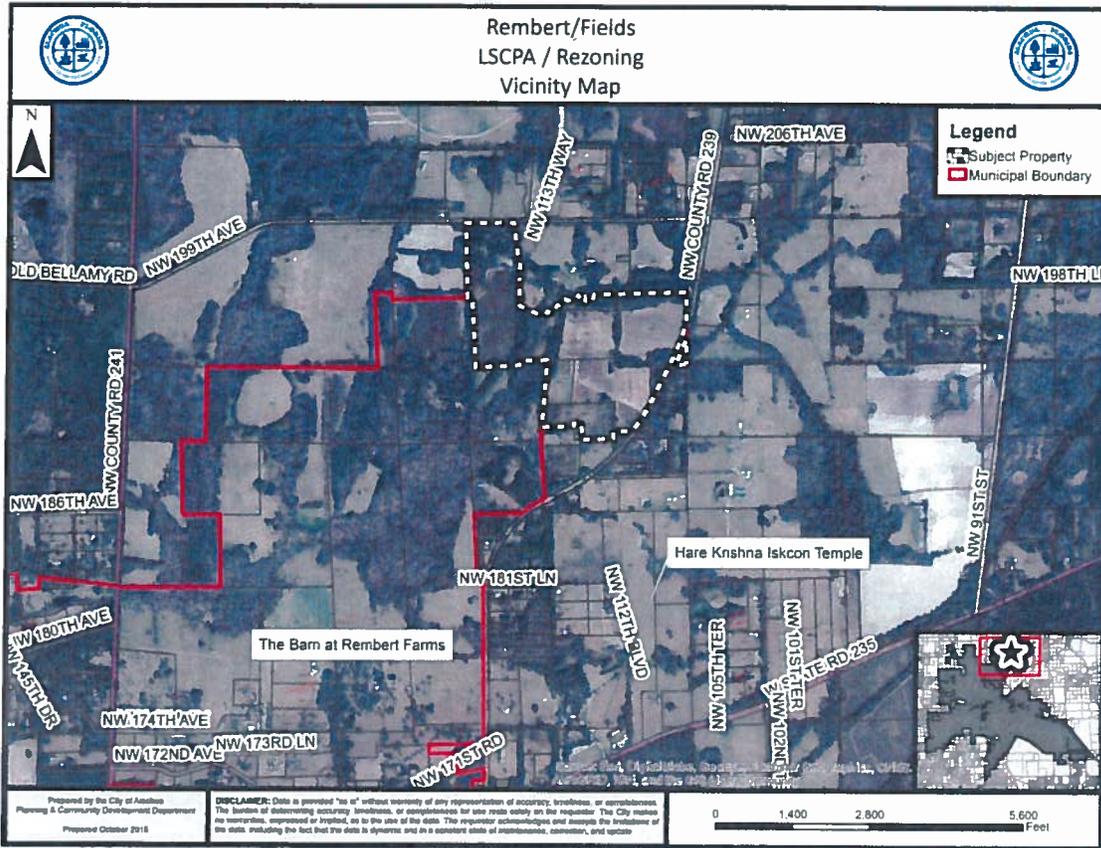
Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



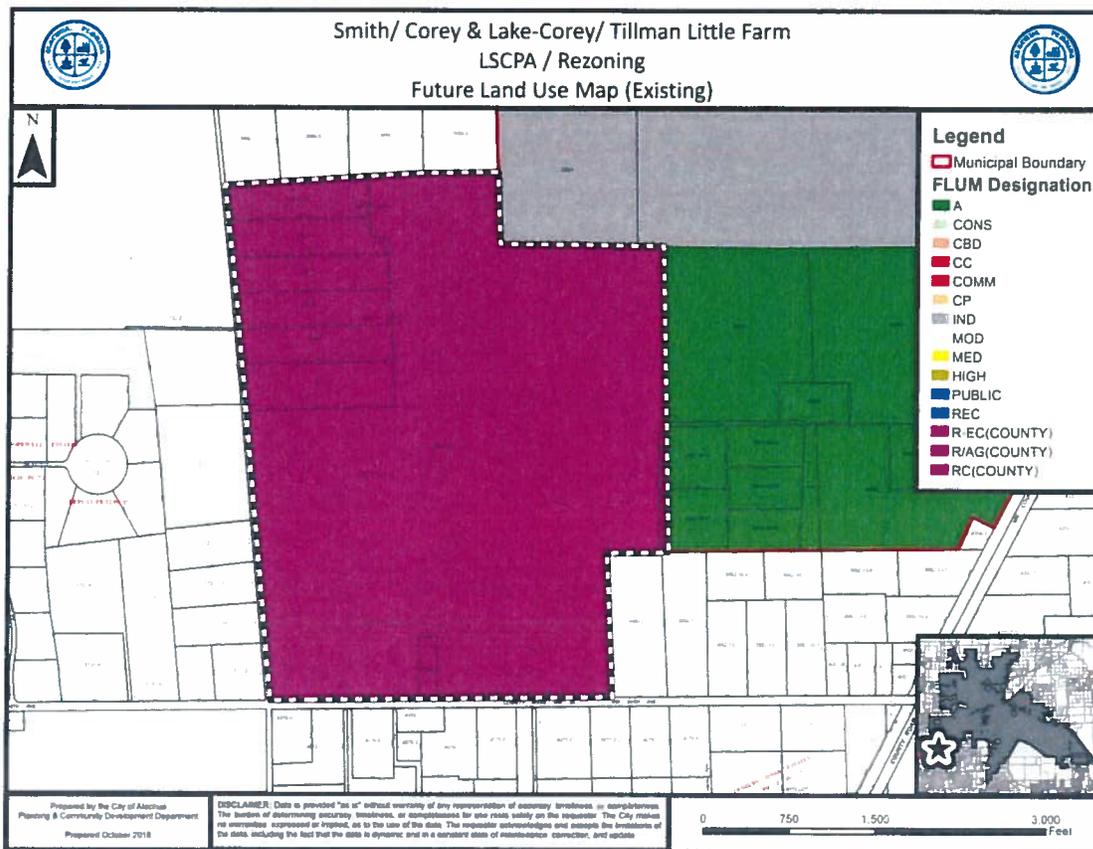
### Map 3. Vicinity Map



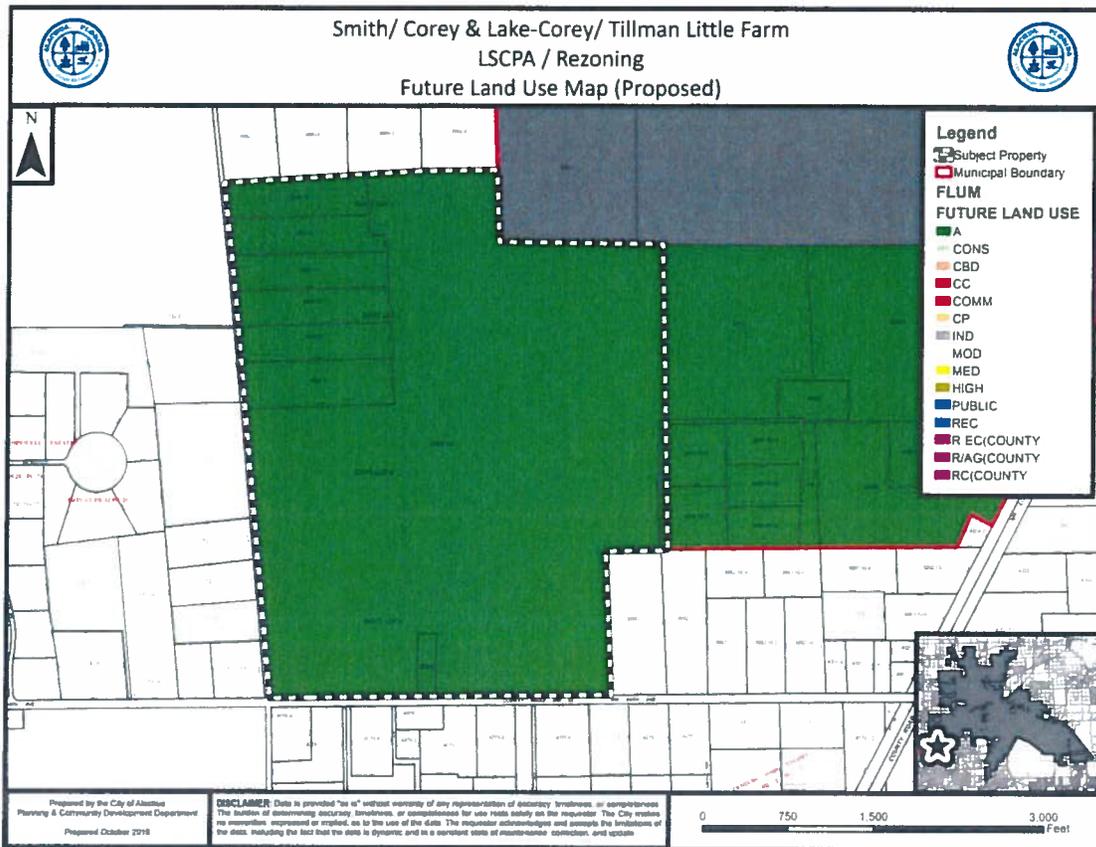
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Rural/Agricultural (County)	A (County)
East	Agriculture	Rural/Agricultural (County)	A (County)
West	Agriculture	Agriculture	A
South	Agriculture	Rural/Agricultural (County); Agriculture	A (County); A

# Map 1a. Future Land Use Map with Subject Property



## Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

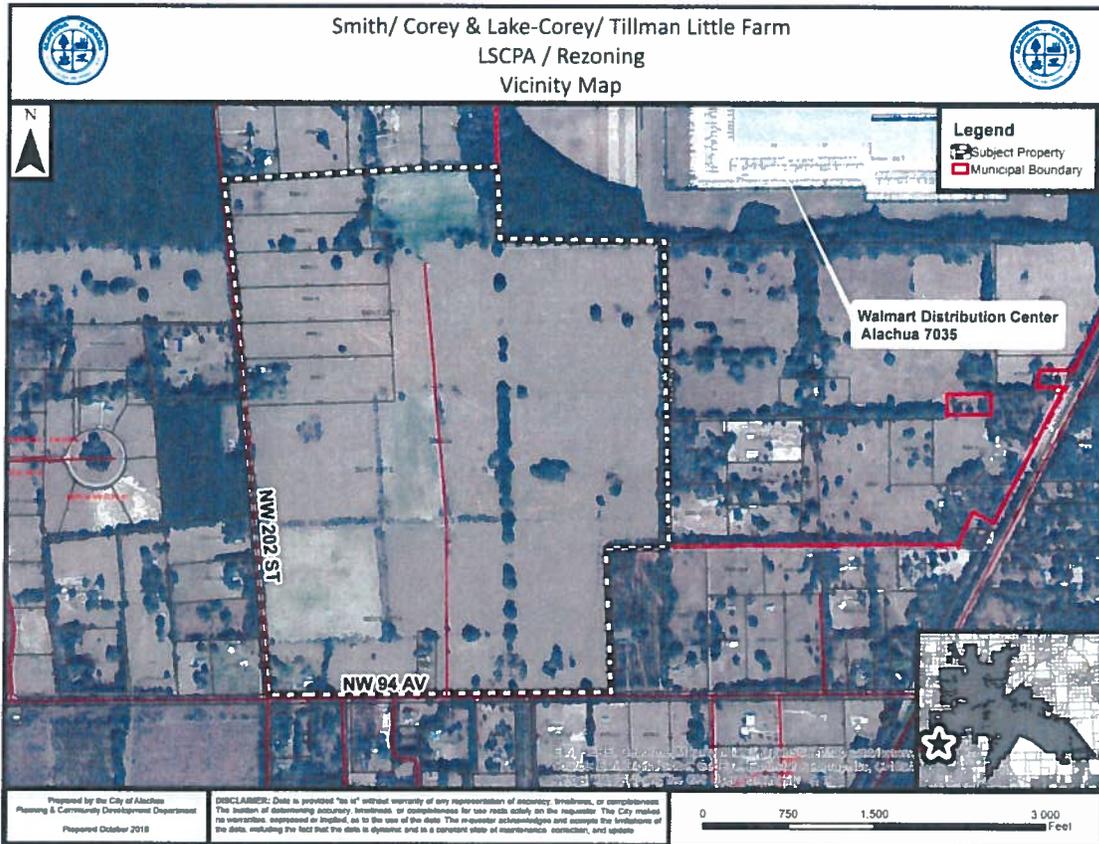
The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small- town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

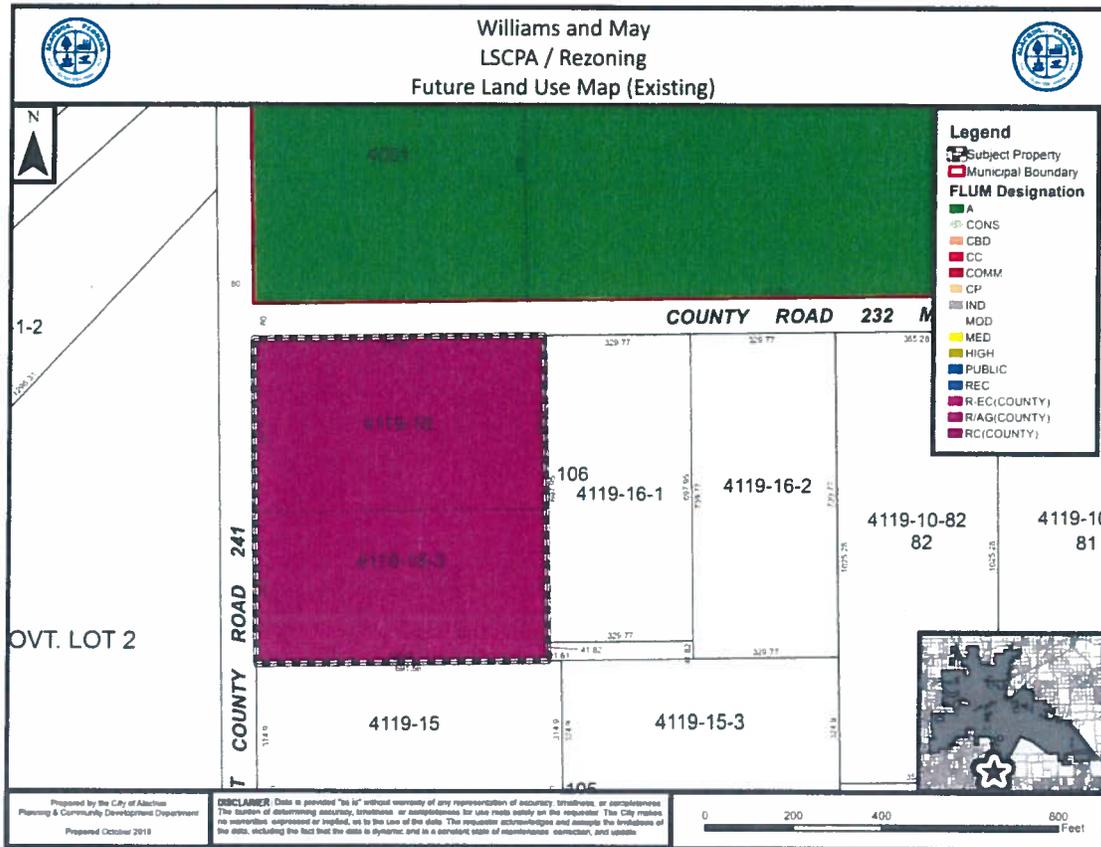
**Map 3. Vicinity Map**



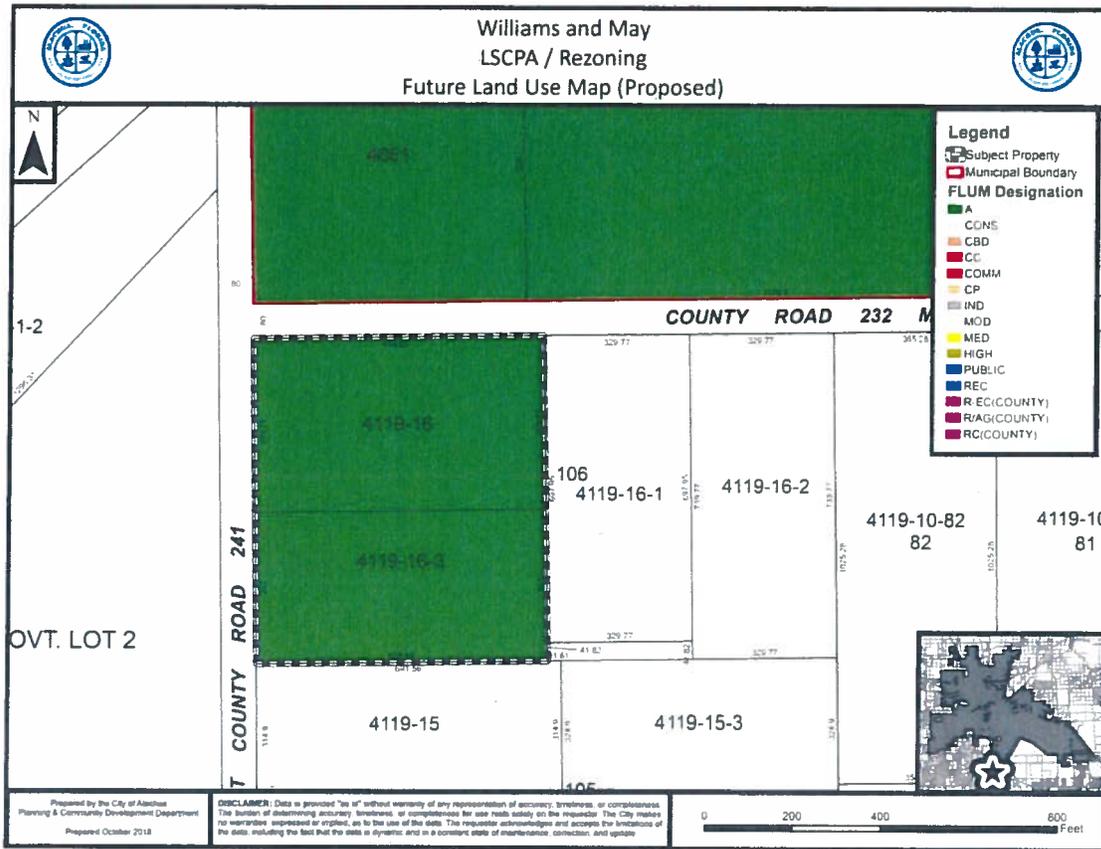
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture Vacant Industrial	Rural/Agriculture(County) Industrial	A (County) IG
East	Agriculture	Agriculture	A
West	Agriculture	Rural/Agriculture(County)	A (County)
South	Agriculture	Rural/Agriculture(County)	A (County)

# Map 1a. Future Land Use Map with Subject Property



## Map 2. Proposed Amendment to the Future Land Use Map



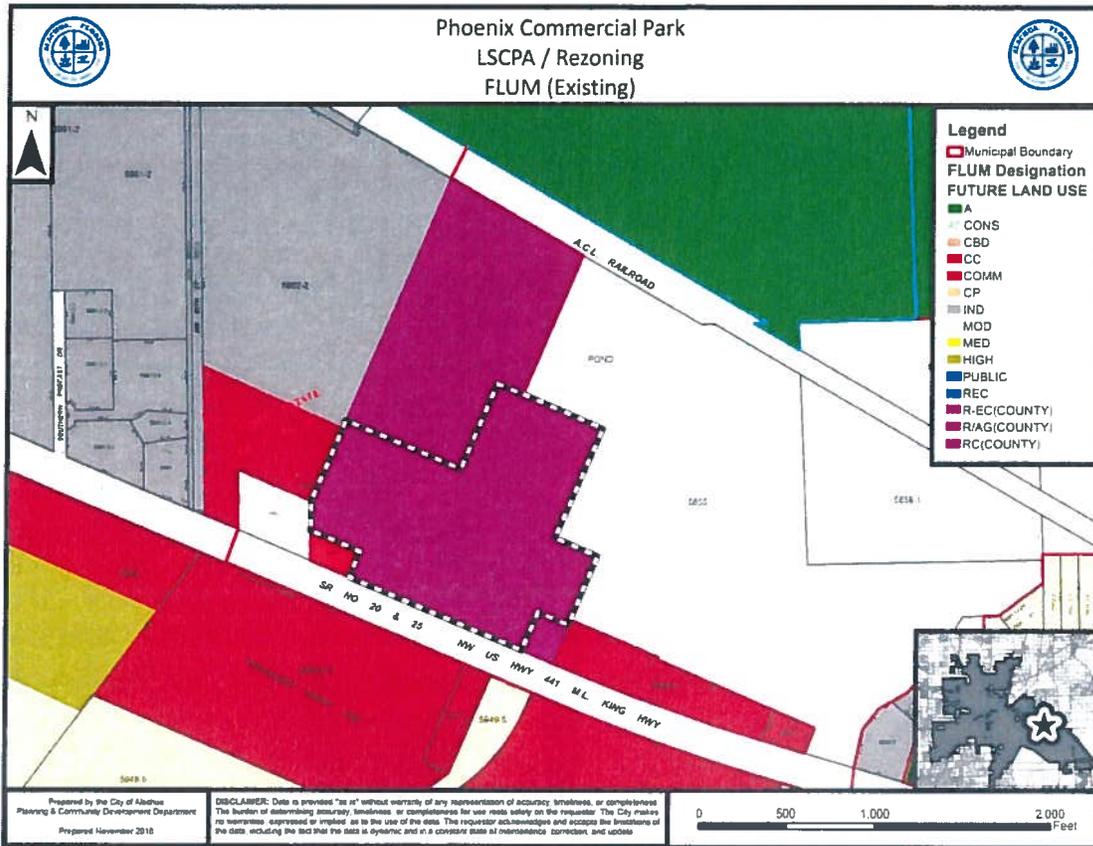
Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

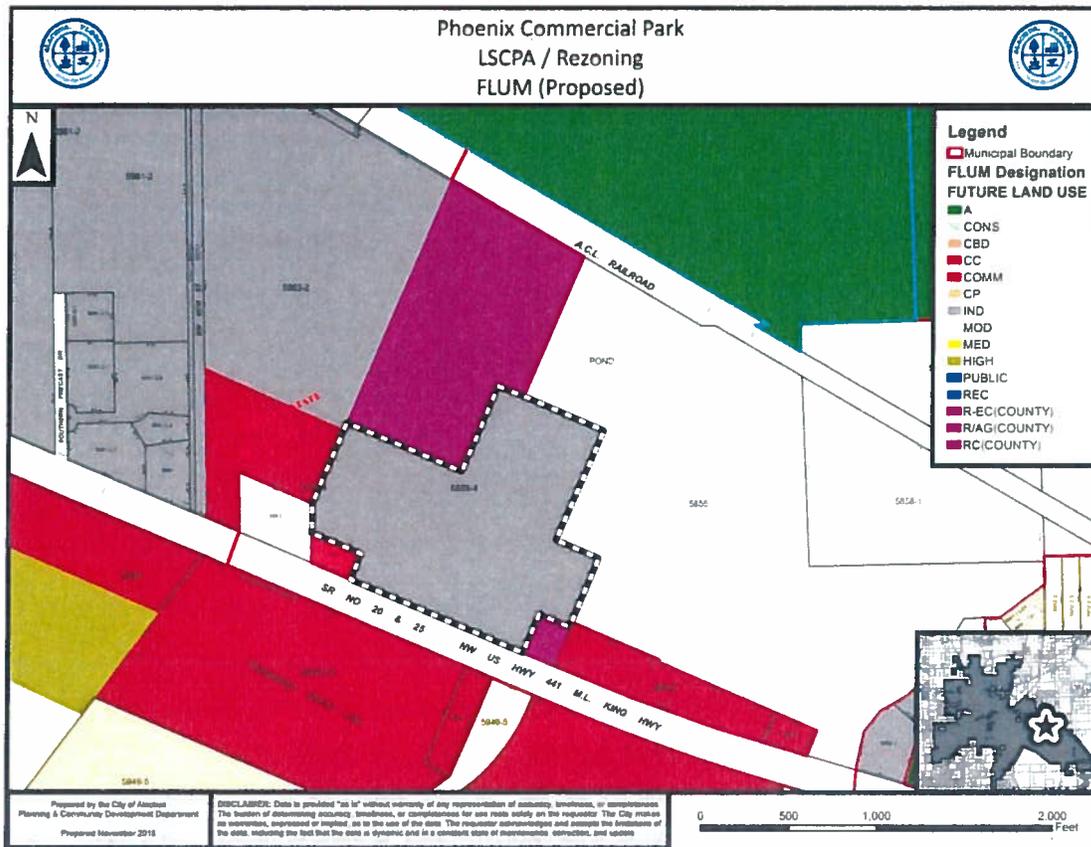
**Policy 1.1.a:** Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

# Map 1a. Future Land Use Map with Subject Property



## Map 2. Proposed Amendment to the Future Land Use Map



### Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.