

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

July 17, 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. 19-03ESR) received on June 17, 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plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section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
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.

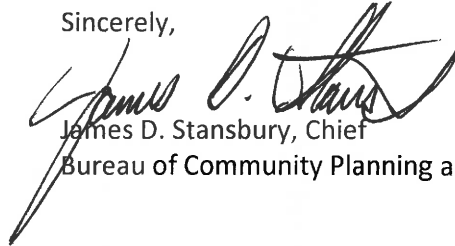
The Honorable Gib Coerper, Mayor

July 17, 2019

Page 2 of 2

If you have any questions concerning this review, please contact Joseph Addae-Mensa, Planning Analyst, by telephone at (850) 717-8476 or by email at joseph.addae-mensa@deo.myflorida.com.

Sincerely,



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

JDS/jam

Enclosure(s): Procedures for Adoption

cc: 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.

City of Alachua Comprehensive Plan Text Amendment - Ordinance 19-26

From : Glass, Ben <Ben.Glass@srwmd.org>

Fri, Jun 21, 2019 05:26 PM

Subject : City of Alachua Comprehensive Plan Text Amendment - Ordinance 19-26

 1 attachment

To : jtabor@cityofalachua.org

Cc : kwinburn@cityofalachua.org, Minnis, Steve <Steve.Minnis@srwmd.org>, Kelly, Katie <Katie.Kelly@srwmd.org>

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 of the proposed amendment determined that no comments are necessary.

Thanks,

Ben Glass
Community Affairs Manager
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001
800.226.1066 (FL Toll Free)

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All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.

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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

July 1, 2019

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

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

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 the proposed amendment City of Alachua 19-3ESR.

The City of Alachua has transmitted a text amendment to the Future Land Use Element (FLUE) to revise Objective 1.4, Policies 1.4.a, 1.4.d, and 1.4.f, relating to the Corporate Park Future Land Use Map Designation. The amendment changes the minimum acreage required to develop residential uses (from 100 acres to 50 acres), increases the residential density from 0.5 dwelling units to 4.0 dwelling units per acre, removes references to “clustering”, and adds that residential units should be “complimentary” and not “limited”. The amendment allows greater flexibility for residential types and density within the land use designation.

FDOT has determined that the proposed amendment 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 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

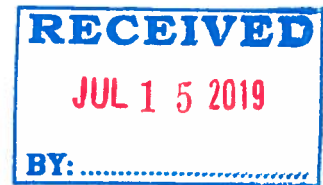


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July 8, 2019

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
DEO No. 19-3ESR

Dear Kathy:

At its regularly scheduled meeting held June 27, 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,

Scott R. Koons, AICP
Executive Director

Enclosure

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

v:\alachua, city of\ca 19-3esr.txt\ca 19-3esr.txt.ltr.docx

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

Regional Planning Council: North Central FL
Review Date: 6/27/19
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 56
Local Government: City of Alachua
Local Government Item No.: Ord. No. 19-26
State Land Planning Agency Item No.: 19-3 ESR

Date Mailed to Local Government and State Land Planning Agency: 6/28/19 (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

City item CPA 19-01 amends the text of the Comprehensive Plan by amending Objective 1.4, and Policies 1.4.a, 1.4.d, and 1.4.f relating to the Corporate Park Future Land Use Map (FLUM) Designation (see attached).

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

The City item is not anticipated to result in significant adverse impacts to the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the amendments do not result in any change in intensity of use. The City Transportation Element implements Transportation Planning Best Practices contained in the regional plan.

The City item is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance as identified and mapped in the regional plan, as the amendments do not result in any change in intensity of use. The City's Comprehensive Plan contains objectives and policies to protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan.

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

The City 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 June 27, 2019 meeting, the Council voted to adopt this report.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE 19-26

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO AMEND OBJECTIVE 1.4, AND POLICIES 1.4.a, 1.4.d, and 1.4.f RELATED TO THE CORORATE PARK FUTURE LAND USE MAP DESIGNATION; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Community Planning Act (Section 163.3161 et seq.), Florida Statutes, requires each local government to maintain a comprehensive plan; and

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. O-91-23 and updated its Comprehensive Plan on September 13, 2004; and

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on May 14, 2019, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA), and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on June 10, 2019, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comments letter on _____, 2019; and

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on July 22, 2019 with no changes since the transmittal hearing; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated herein as findings of fact, that the City Commission finds and declares that the enactment of this amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Incorporation of Recitals

The above recitals are true and correct and hereby incorporated in this ordinance.

Section 2. Comprehensive Plan Amendment to the Future Land Use Element

The Future Land Use Element of the Comprehensive Plan is hereby amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited complementary residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses ~~at a low to medium density~~; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than ~~100~~ 50 acres of contiguous land may provide ~~clustered~~ residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of ~~0-5~~ 4 dwelling units per gross acre. ~~Clustered residential~~ Residential development

must be developed consistent with the specific criteria identified within the Land Development Regulations for ~~clustered~~ residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Manufacturing Area/Storage	Size of Building	Building Area Coverage
Regional Warehouse	None Permitted	100,000 sq.ft	50%
Manufacturing/Assembly	75% of total area	100,000 sq.ft	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Building Size	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq.ft	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq.ft	None permitted	60% retail / 40% warehousing	50%

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. ~~Clustering of~~ Complementary residential uses.

Section 3. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, may authorize the correction of typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of the City of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 6. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 7. Effective Date

The effective date of this plan amendment, unless timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Chapter 163.3184, Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final

order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 10th day of June, 2019.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 22nd day of July, 2019.

**CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA**

Gib Coerper, Mayor
SEAL

APPROVED AS TO FORM

ATTEST:

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

FW: Alachua 19-3ESR Proposed

From : Kathy Winburn <kwinburn@cityofalachua.org>

Tue, Jul 16, 2019 09:08 AM

Subject : FW: Alachua 19-3ESR Proposed 1 attachment**To :** Justin Tabor <jtabor@cityofalachua.org>, ad hall <ad_hall@cityofalachua.org>

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]**Sent:** Monday, July 15, 2019 3:58 PM**To:** kwinburn@cityofalachua.com; DCPexternalagencycomments@deo.myflorida.com**Cc:** Plan_Review**Subject:** Alachua 19-3ESR Proposed

To: Ms. Kathy Winburn, Director of Planning and Community Development

Re: Alachua 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.

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