

Alachua County
Office of Planning and Development Staff Report

Application Number: CPA 06-12 Staff Contact: Ben Chumley, Sr. Planner
352-374-5249

Local Planning Agency
Board of County Commissioners
Board of County Commissioners

Hearing Date: May 16, 2012
Transmittal Hearing Date: July 10, 2012
Transmittal Hearing Date: TBD

SUBJECT: Amendment to the Alachua County Comprehensive Plan Intergovernmental Coordination Element Map 1, "Reserve and Extra-Territorial Areas", to incorporate the change to the City of Gainesville Reserve Area boundary which was adopted by the County Commission in August 2011 in accordance with the 5-year review and update process for Reserve Areas provided under the Alachua County Boundary Adjustment Act.

APPLICANT/AGENT: Alachua County

STAFF RECOMMENDATION: Approve CPA-06-12, revising "Map 1" of the Intergovernmental Coordination Element as shown in Exhibit 1, for transmittal to the Florida Department of Economic Opportunity and other agencies for review in accordance with Florida Statutes, with the bases for approval in the staff report.

LPA RECOMMENDATION: Approve for transmittal per staff recommendation (4-0).

BoCC ACTION:

AGENCY COMMENTS: Per Florida Statutes, any comments from state and regional review agencies on proposed amendments are submitted directly to the County by each agency, upon transmittal by the County Commission. Any comments received will be addressed prior to the final adoption public hearing for the amendment.

STAFF REPORT EXHIBITS:

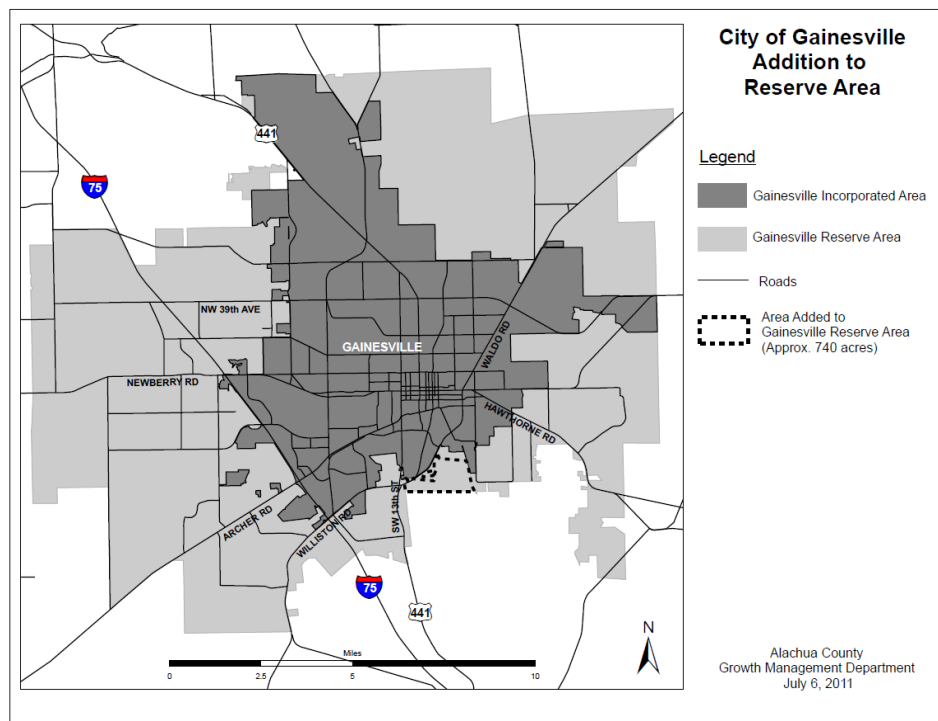
1. Revised Map 1 of Intergovernmental Coordination Element, Reserve and Extra-Territorial Areas, showing updated Gainesville Reserve Area (proposed)
2. County Commission Resolution 11-80, adopted on August 9, 2011, including Exhibit A showing the revised boundary of the City of Gainesville Reserve Area adopted in accordance with the Alachua County Boundary Adjustment Act.

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Analysis of Request

Background

The Alachua County Boundary Adjustment Act (BAA), a special act of the Florida Legislature governing annexation in Alachua County (Laws of Florida Ch. 90-496 and Ch. 91-382), provides for designation of "Reserve Areas", which set the boundaries within which each municipality may annex land into its corporate limits. The BAA provides for review and update of these Reserve Areas every five years. The most recent review of reserve areas was completed in 2011, and at that time, the County Commission adopted a change to the reserve area boundary for the City of Gainesville (see Resolution 11-80, Exhibit 2 of this staff report). This change added approximately 740 acres of the northern portion of Paynes Prairie to the Gainesville Reserve area (see map below). The reserve areas of the other municipalities in Alachua County remained unchanged through the 2011 review process.



The Boundary Adjustment Act as codified in Section 225.05(12) of the Alachua County Code of Ordinances provides that “the County and municipalities shall amend the intergovernmental coordination elements of the local government comprehensive plans....reflecting such [reserve area] designation.”

A countywide map of Reserve and Extraterritorial Areas for municipalities is adopted as part of the Alachua County Comprehensive Plan Intergovernmental Coordination Element as “Map 1”. The currently adopted map was last updated in 2006, following the previous 5-year review of Reserve Areas under the Boundary Adjustment Act, which resulted in several changes to municipal reserve area boundaries. The proposed amendment would update the countywide map of Reserve and Extraterritorial Areas to incorporate the revised City of Gainesville Reserve Area boundary that was adopted by the Board of County Commissioners on August 9, 2011 and became effective on October 9, 2011, in accordance with the 5-year review and update process for reserve areas provided under the Alachua County Boundary Adjustment Act.

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Comprehensive Plan Consistency

The proposed Comprehensive Plan amendment has been analyzed for consistency with the adopted Alachua County Comprehensive Plan 2011-2030. The proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, including the following:

Intergovernmental Coordination Element

OBJECTIVE 4.1 Coordinate with all municipalities in the implementation of the Boundary Adjustment Act to set forth reserve areas and resolve annexation issues.

Policy 4.1.1 The updated reserve areas and extra-territorial areas established with each of the municipalities under the Boundary Adjustment Act are hereby adopted and incorporated into this element as Map 1. The reserve area designations are accompanied by statements reflecting agreement between the County and each municipality addressing:

- (d) (.....) The designations and documentation shall be adopted as comprehensive plan amendments to this Element and other portions of the Comprehensive Plan to be consistent with the reserve area descriptions.*

Policy 4.1.2 Every five (5) years from adoption of a reserve area, Alachua County shall review each reserve area map and statements and participate in an amendment process, should either party desire adjustment of the reserve area boundaries.

Consistency: The County coordinated with each of the municipalities in the 5-Year review and update of the reserve areas and related statements of services in 2011, which resulted in a change to the City of Gainesville’s reserve area boundary. This change was adopted by the County Commission in August 2011 (see attached Resolution 11-80, Exhibit 2). As provided in Policy 4.1.1 of the Intergovernmental Coordination Element, Map 1 is proposed to be updated to show the revised Gainesville reserve area boundary.

Staff Recommendation

Staff recommends that CPA-06-12, revising “Map 1” of the Intergovernmental Coordination Element as shown in Exhibit 1, be approved for transmittal to the Florida Department of Economic Opportunity and other review agencies, with the following bases:

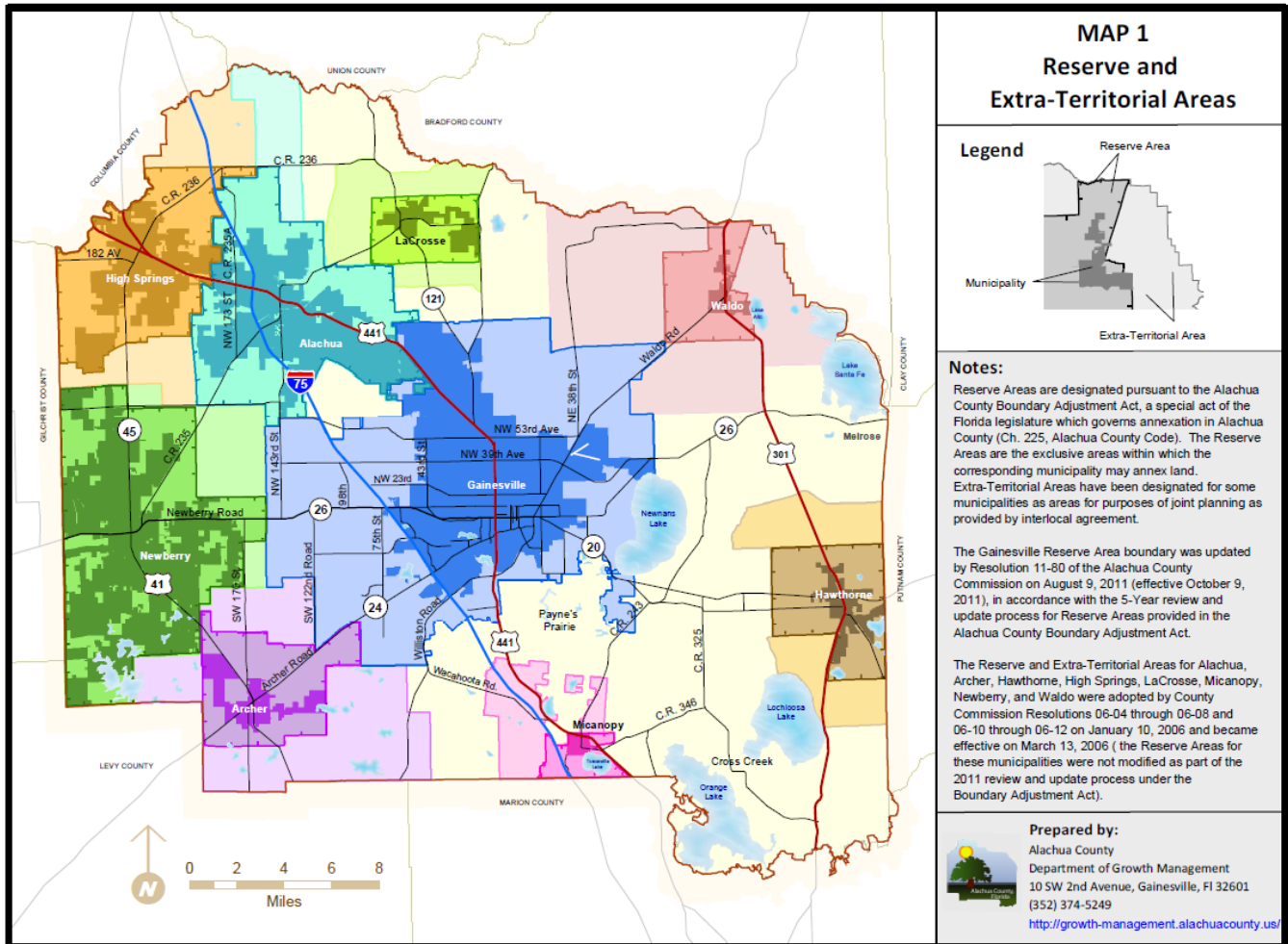
Bases

1. The proposed amendment is consistent with the updated City of Gainesville Reserve Area boundary, which was adopted by the County Commission on August 9, 2011 in accordance with the 5-Year review and update of reserve areas provided under the Alachua County Boundary Adjustment Act.
2. The proposed amendment is consistent with the goals, objectives, and policies of the Alachua County Comprehensive Plan 2011-2030.

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Exhibit 1

Revised Map 1 of Intergovernmental Coordination Element: Reserve and Extra-Territorial Areas (proposed)



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Exhibit 2

County Commission Resolution 11-80, adopted on August 9, 2011, including Exhibit A showing the revised boundary of the City of Gainesville Reserve Area adopted in accordance with the Alachua County Boundary Adjustment Act.