

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

July 1, 2016

RECEIVED
07-08-16
AC Growth

The Honorable Robert Hutchinson
Chairman, Alachua County Board of
County Commissioners
10 S.W. 2nd Avenue
Gainesville, FL 32601-6294

Dear Chairman Hutchinson:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Alachua County (Amendment No. 16-4ESR), which was received on June 1, 2016. We have reviewed the proposed amendment pursuant to the expedited state review process in section 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 County is reminded that pursuant to section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend that the County 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.

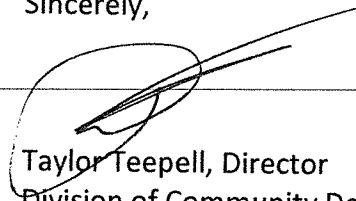
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that section 163.3184(3)(c)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment.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

If you have any questions concerning this review, please contact Robin Branda, Planning Analyst, by telephone at (850) 717-8495 or by email at Robin.Branda@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Taylor Teepell", is written over a horizontal line. The signature is stylized and somewhat cursive.

Taylor Teepell, Director
Division of Community Development

TT/ss

Enclosure: Procedures for Adoption

cc: Steven Lachnicht, AICP, Director, Growth Management, Alachua County
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

June 23, 2016

Mr. Steven Lachnicht
Director of Growth Management
Alachua County
10 S.W. 2nd Ave, 3rd floor
Gainesville, FL 32601-6294

RE: *Alachua County Proposed Comprehensive Plan Amendment DEO 16-4ESR*

Dear Mr. Lachnicht,

FDOT has reviewed the comprehensive plan amendment 16-4ESR transmitted by Alachua County according to Chapter 163, Florida Statutes.

CPA-04-16

Summary

The proposed amendment seeks to modify Future Land Use Policy 6.4.2. This policy currently states that, “Residential development within Rural Clusters may be permitted with lot sizes of one acre or greater for development on private wells and septic tanks, or on lots as small as one-half acre for development on a central water system.” This amendment will eliminate the general allowance for lots within new residential development to be as small as one-half acre if connected to central water. This would change the minimum lot size requirement for new residential development in Rural Clusters to one (1) acre. This amendment will only affect the Melrose and Hague Rural Clusters as these are the only clusters that are proximate to centralized potable water systems. Increasing the minimum lot size results in a decrease in density and subsequently a decrease in trips generated within the clusters.

Comment

FDOT does not have any comments.

CPA-05-16

Summary

The proposed amendment implements the previously adopted Policy 6.4.1 by delineating a precise parcel-based boundary for the Melrose Rural Cluster on the Future Land Use Map. Rural Clusters are a Future Land Use designation which serves as a focus for existing rural communities. SR 26 is located within the proposed Rural Cluster boundary. The boundary was decided upon based on the criteria provided in Policy 6.4.1 (a) through (e) and supporting data

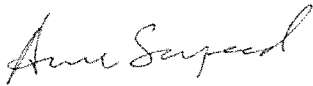
and analysis for these criteria was submitted. This amendment defines a detailed boundary for the area currently designated as the Melrose Rural Cluster

Comments

FDOT has no comments.

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 cursive script that reads "Ameera Sayeed".

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

OFFICE OF THE COMMISSIONER
(850) 617-7700



THE CAPITOL
400 SOUTH MONROE STREET
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

June 28, 2016

VIA US EMAIL (slachnicht@alachuacounty.us)

Alachua County Growth Management
Mr. Steven Lachnicht
10 S.W. 2nd Avenue, 3rd Floor
Gainesville, Florida 32601-6294

Re: DACS Docket # -- 20160601-761
Alachua County CPA-04-16; CPA-05-16
Submission dated May 26, 2016

Dear Mr. Lachnicht:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 1, 2016 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

A handwritten signature in black ink that reads "Stormie Knight".

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Alachua County 16-4 ESR)



St. Johns River Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

June 21, 2016

Mr. Steven Lachnicht, Director
Alachua County Department of Growth Management
10 S.W. 2nd Avenue,
Gainesville, FL 32601-6294

RECEIVED
06-24-16
AC Growth Mgmt.

Re: Alachua County Proposed Comprehensive Plan Amendment #16-4ESR

Dear Mr. Lachnicht:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. District staff review, as outlined in *Florida Statutes*, focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted. District staff have no comments on the proposed amendment because no adverse impacts to important state resources and facilities were identified.

If you have any questions or need additional information, please contact me at (386) 312-2369 or sfitzgib@sjrwmd.com.

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner
Governmental Affairs Program

cc: Ray Eubanks, Florida Department of Economic Opportunity

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June 24, 2016

RECEIVED
JUN 29 16
AC Growth Mgmt.

Mr. Steven Lachnicht, AICP, Director of Growth Management
Alachua County Department of Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, FL 32601-6294

RE: Regional Review of Alachua County Comprehensive Plan Draft Amendments
County Item CPA 04-16

Dear Steve:

At its regularly scheduled meeting held June 23, 2016, 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

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June 24, 2016

Mr. Steven Lachnicht, AICP, Director of Growth Management
Alachua County Department of Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, FL 32601-6294

RE: Regional Review of Alachua County Comprehensive Plan Draft Amendments
County Item CPA 04-16

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Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

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

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

Regional Planning Council: North Central FL
Review Date: 6/23/16
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 101
Local Government: Alachua County
Local Government Item Nos: CPA-04-16
& CPA-05-16
State Land Planning Agency Item No: 16-5ESR

Date Mailed to Local Government and State Land Planning Agency: 6/24/16 (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

County item CPA-04-16 amends Policy 6.4.2 of the Future Land Use Element to change the minimum lot size requirements for new residential development in Rural Clusters from one-half acre to one acre when connected to central water. County item CPA-05-16 amends the boundary of the Melrose Rural Cluster on the Future Land Use Map based on the criteria adopted in Future Land Use Element Policy 6.4.1. (see attached).

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

The amendments do not result in an increase in intensity or density of uses. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

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

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

Request a copy of the adopted version of the amendment?

Yes X No
Not Applicable

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Council Action: At its June 23, 2016 meeting, the Council voted to adopt this report.