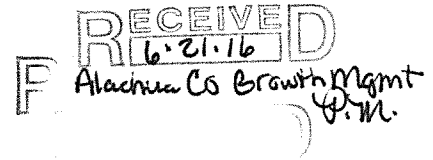


**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

June 16, 2016



The Honorable Robert "Hutch" Hutchinson  
Chairman, Alachua County Board of County  
Commissioners  
12 Southeast 1<sup>st</sup> Street  
Gainesville, Florida 32601

Dear Chairman Hutchinson:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Alachua County, Amendment No. 16-3ESR, which was received on May 17, 2016. 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 of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

Pursuant to section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to Alachua County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

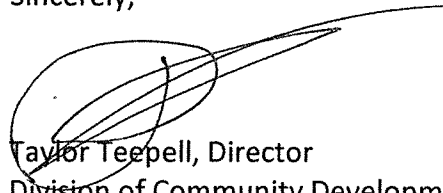
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comments on the amendment.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](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

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If you have any questions concerning this review, please contact Robin Branda at (850) 717-8524, or by email at [Robin.Branda@deo.myflorida.com](mailto:Robin.Branda@deo.myflorida.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Taylor Teepell", with a long horizontal flourish extending to the right.

Taylor Teepell, Director  
Division of Community Development

TT/rb

Enclosure: Procedures for adoption of comprehensive plan amendments

cc: Mr. Steven Lachnicht, AICP, Director of Growth Management  
Mr. Daniel Riddick, North Central Florida Regional Planning Council



*Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

JIM BOXOLD  
SECRETARY

June 3, 2016

Steven Lachnicht, Director  
Alachua County Growth Management  
10 S.W. 2<sup>nd</sup> Ave.k 3<sup>rd</sup> Floor  
Gainesville, FL 32601

**RE: Alachua County Comprehensive Plan Amendment 16-3ESR**

To Mr. Lachnicht,

**Amendment Summary**

Alachua County proposes a county-initiated amendment to its Comprehensive Plan, amending Policy 1.6.8 of its Transportation Mobility Element. The amendment modifies the requirements for the addition of bicycle lanes or paved shoulders for resurfacing or reconstructing projects, or if turn lanes are constructed on rural cross-section arterial and collector roadways.

FDOT has no comment.

Sincerely,

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

Cc Jim Knight, P.E. Urban and Modal Planning Administrator, FDOT D2  
DEO



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

June 2, 2016

RECEIVED  
06-06-16  
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 Amendment  
County Item CPA 01-16

Dear Steve:

At its regularly scheduled meeting held May 26, 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

v:\chouse\letters\alco.160531-2.ltr.docx

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

Regional Planning Council: North Central Fl  
Review Date: 5/26/16  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 97  
Local Government: Alachua County  
Local Government Item No: CPA 01-16  
State Land Planning Agency Item No: 16-4ESR

Date Mailed to Local Government and State Land Planning Agency: 5/27/16 (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 AMENDMENT**

The item amends County Transportation Mobility Element Policy 1.6.8 to alter the requirements for the resurfacing of open drainage arterial and collector roadways (see attached).

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

The amendment does not result in a change in maximum allowable density or intensity of use. 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**

Significant adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes  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 May 26, 2016 meeting, the Council voted to adopt this report.**

# Alachua County

## Office of Planning and Development Staff Report

### ANALYSIS OF REQUEST

#### Background

At its June 25, 2015 quarterly retreat, the Board of County Commissioners received a presentation on Citizen Standards for Paving. This proposed standard would provide for repaving of roadways without the addition of paved shoulders, turn lanes or other enhancements. At that meeting, the Board provided direction to Staff to continue to develop information supporting the application of the standard. This Policy change would be required in order to move ahead with the Citizen Standards for Paving.

At its February 23, 2016 Public Hearing to consider the change, the Board expressed concern about the removal of the requirement to provide paved shoulders or bicycle lanes. The Board asked for additional information about how the policy might be applied. In response, Staff has had discussions with the Board about the implications of not changing the policy.

#### Summary of Change

CPA 01-16 is a County-initiated text amendment to the Alachua County Comprehensive Plan: 2011-2030 to amend Policy 1.6.8 of the Transportation Mobility Element. The policy amendment is intended to modify the requirement to provide bicycle lanes or paved shoulders for resurfacing projects. The Policy currently requires that any addition of turn lanes or any resurfacing or reconstruction projects on swale-section roadways include the addition of paved shoulders or bicycle lanes. Existing Policy 1.6.8 is as follows:

Bike lanes or paved shoulders shall be provided whenever turn lanes are constructed on a rural cross-section arterial or collector roadways. Bike lanes or paved shoulders shall be provided in conjunction with the resurfacing or reconstruction of all rural cross-section arterial and collector roadways unless prohibited due to stormwater, environmental or right-of-way constraints.

CPA-01-16 proposes to modify the Policy to address three separate capital project types: addition of turn lanes, reconstruction, and resurfacing. As provided for today, the proposed change would require that paved shoulders or bicycle lanes be added where turn lanes are added or a reconstruction project is proposed. However, for the third category, paved shoulder or bicycle lanes would become an encouraged element. The revised Policy 1.6.8 would read as follows:

The addition of bicycle lanes or paved shoulders in conjunction with roadway improvements on existing open drainage collector and arterial roadways shall be reviewed as detailed below:



# 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](http://www.sjrwmd.com).

June 3, 2016

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

RECEIVED  
06-13-16  
AC Growth mgmt.

Re: Alachua County Proposed Comprehensive Plan Amendment #16-3ESR

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](mailto:sfitzgib@sjrwmd.com).

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner  
Governmental Affairs Program

cc: Ray Eubanks, Florida Department of Economic Opportunity

**GOVERNING BOARD**

John A. Miklos, CHAIRMAN  
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN  
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Carla Yetter, TREASURER  
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EAST PALATKA

Douglas Burnett  
ST. AUGUSTINE

Maryam H. Ghyabi  
ORMOND BEACH

Ron Howse  
COCOA

## Chris Dawson

---

**From:** Holly Banner  
**Sent:** Wednesday, June 1, 2016 5:12 PM  
**To:** Chris Dawson  
**Subject:** FW: Alachua County 16-3ESR Proposed

FYI – I think this might be yours, right?

---

**From:** Steve Lachnicht  
**Sent:** Wednesday, June 01, 2016 3:15 PM  
**To:** Benjamin D. Chumley; Holly Banner; Gerald L. Brewington  
**Subject:** FW: Alachua County 16-3ESR Proposed

---

**From:** Ray, Suzanne E. [<mailto:Suzanne.E.Ray@dep.state.fl.us>]  
**Sent:** Wednesday, June 01, 2016 1:31 PM  
**To:** Steve Lachnicht; DCPexternalagencycomments  
**Subject:** Alachua County 16-3ESR Proposed

To: Steven Lachnicht, Director

Re: Alachua County 16-3ESR – Expedited Review of Proposed Comprehensive Plan Amendment

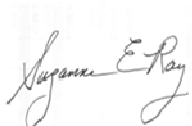
**\*Please note the new contact information below.**

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](mailto: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](mailto: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





## Chris Dawson

---

**From:** Steve Lachnicht  
**Sent:** Friday, May 20, 2016 4:34 PM  
**To:** Chris Dawson  
**Cc:** Jeffrey L. Hays; Benjamin D. Chumley  
**Subject:** Fwd: Alachua County 16-3ESR [CPA-01-16]

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** "Hight, Jason" <[Jason.Hight@MyFWC.com](mailto:Jason.Hight@MyFWC.com)>  
**Date:** 5/20/16 16:13 (GMT-05:00)  
**To:** [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com), Steve Lachnicht <[slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us)>  
**Cc:** "Wallace, Traci" <[traci.wallace@MyFWC.com](mailto:traci.wallace@MyFWC.com)>, "Chabre, Jane" <[jane.chabre@MyFWC.com](mailto:jane.chabre@MyFWC.com)>, "Gramovot, Alex" <[Alex.Gramovot@MyFWC.com](mailto:Alex.Gramovot@MyFWC.com)>  
**Subject:** Alachua County 16-3ESR [CPA-01-16]

Dear Mr. Lachnicht:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to fish and wildlife or listed species and their habitat to offer on this amendment.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com). If you have specific technical questions, please contact Alex Gramovot at (850) 617-9408 or by email at [Alex.Gramovot@myfwc.com](mailto:Alex.Gramovot@myfwc.com).

Sincerely,

Jason Hight  
Biological Administrator II  
Office of Conservation Planning Services  
Division of Habitat and Species Conservation  
620 S. Meridian Street, MS 5B5  
Tallahassee, FL 32399-1600  
(850) 228-2055

Alachua County 16-3ESR\_31006

Rick Scott  
GOVERNOR



Cissy Proctor  
EXECUTIVE DIRECTOR

May 18, 2016

RECEIVED  
05-23-16  
AC Growth Mgt.

Mr. Steven Lachnicht, Director  
Alachua County Dept. of Growth Management  
10 SW 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor  
Gainesville, Florida 32602

Dear Mr. Lachnicht:

Thank you for submitting Alachua County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Alachua County 16-3ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **June 16, 2016**.

If you have any questions please contact Anita Franklin, Senior Plan Processor at (850) 717-8486 or Sherry Spiers, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8499.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/af

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
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**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

**MEMORANDUM**

TO: Suzanne Ray, DEP  
Deena Woodward, DOS  
Tracy Suber, DOE  
Scott Koons, North Central Florida RPC  
Steven Minnis, Suwannee River WMD  
Steve Fitzgibbon, St. Johns River WMD  
Ms. Ameerah Sayeed, FDOT2  
Wendy Evans, AG  
Scott Sanders, FWC

**DATE:** May 18, 2016

**SUBJECT:** EXPEDITED STATE REVIEW PROCESS

**COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT**

**LOCAL GOVERNMENT / STATE LAND PLANNING AGENCY AMENDMENT #:**

**Alachua County 16-3ESR**

**STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:**

**Sherry Spiers/850-717-8499**

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

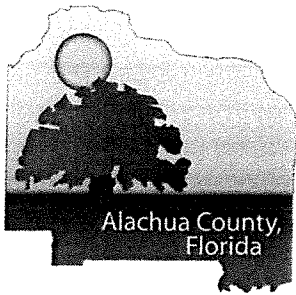
Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and ALSO to the Department of Economic Opportunity to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

**Note: Review Agencies -** The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
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# Alachua County Department of Growth Management

## Office of Planning and Development Services

Steve Lachnicht, Director

May 12, 2016

Mr. Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
State Land Planning Agency  
107 East Madison – MSC 160  
Tallahassee, FL, 32399

RECEIVED  
Bureau of Community Planning

MAY 17 2016

Div. of Community Development  
Dept. of Economic Opportunity

RE: Alachua County Proposed Comprehensive Plan Amendment CPA-01-16

Dear Mr. Eubanks:

Please find, enclosed, one proposed large-scale amendment to the Alachua County Comprehensive Plan for Expedited State Review. A summary of the proposed amendment is enclosed, along with the information required in accordance with Section 163.3184, Florida Statutes.

The Alachua County Local Planning Agency (LPA) held a public hearing on the proposed amendment on February 17, 2016, and recommended to the County Commission that the amendment be transmitted to the State Land Planning Agency for review. The Board of County Commissioners then held public hearings on February 23, 2016, and May 10, 2016 and voted to transmit the proposed amendment to the State Land Planning Agency and other agencies for review. It is anticipated that the amendments will be adopted in July 2016.

I certify that a copy of this letter and the proposed Comprehensive Plan amendments have been transmitted simultaneously to the North Central Florida Regional Planning Council, the St. Johns River Water Management District, the Suwannee River Water Management District, the Florida Department of Transportation District Two, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Education and the Florida Department of Agriculture and Consumer Services as required by Florida Statutes. The proposed amendments have also been sent to each of the nine municipalities in Alachua County and to adjacent counties.

The local contact person for the amendments is:

Mr. Steven Lachnicht, AICP, Director, Growth Management  
10 S.W. 2nd Ave., 3rd Floor  
Gainesville, FL 32601-6294  
Phone (352) 374-5249 Fax: (352) 338-3224  
Email: [slachnicht@alachuacounty.us](mailto:slachnicht@alachuacounty.us)

None of the amendments are applicable to an area of critical state concern.

If you have any questions on the enclosed materials, please call me or Holly Banner, Planner for Comprehensive Planning at (352) 374-5249.

Sincerely,



Steven Lachnicht, AICP  
Director, Growth Management

Enclosures:

Proposed Comprehensive Plan Amendments with Supporting Documentation

- xc: Alachua County Board of County Commissioners (letter only)  
Dr. Lee A. Niblock, CM, County Manager (letter only)  
Michelle Lieberman, County Attorney (letter only)  
Florida Department of Environmental Protection – Attn: Plan Review  
Ameera Sayeed, GM Administrator, Florida Department of Transportation District 2  
Deena Woodward, Historic Preservation Planner, Dept. of State, Bureau of Historic Preservation  
Mr. Scott Sanders, Florida Fish and Wildlife Conservation Commission  
Comprehensive Plan Review, Dept. of Agriculture and Consumer Services  
Ms. Tracy Suber, Florida Department of Education, Office of Educational Facilities  
Mr. Scott Koons, AICP, Executive Director, North Central FL Regional Planning Council  
Mr. Steve Dopp, Senior Planner North Central Florida Regional Planning Council  
Mr. Steven Fitzgibbons, AICP, St. Johns River Water Management District  
Mr. Steven Minnis, Director of Governmental Affairs, Suwannee River Water Management District  
Ms. Vicki McGrath, Facilities Planning Manager, School Board of Alachua County  
Ms. Traci Cain, City Manager, City of Alachua (letter only)  
Ms. Kathy Winburn, Director, City of Alachua Planning and Community Development  
Mr. Zeria K. Folston, City Manager, City of Archer  
Mr. Anthony Lyons, City Manager, City of Gainesville (letter only)  
Mr. Ralph Hilliard, Planning Manager, City of Gainesville  
Mr. Allan Penksa, Gainesville Regional Airport  
Ms. Ellen Vause, City Manager, City of Hawthorne  
Mr. Edwin Booth, City Manager, City of High Springs  
Ms. Dianne Dubberly, Mayor, Town of LaCrosse  
Ms. Debbie Gonano, Town/Administrator Clerk, Town of Micanopy  
Mr. Mike New, City Manager, City of Newberry (letter only)  
Mr. Bryan Thomas, Director of Planning & Economic Development, City of Newberry  
Ms. Kim Worley, City Manager, City of Waldo  
Mr. Brad Carter, County Manager, Bradford County  
Mr. Mike Kloehn, Planning and Zoning Director, Clay County  
Mr. Dale Williams, County Manager, Columbia County  
Mr. Bobby Crosby, County Administrator, Gilchrist County  
Ms. Shenley Neely, County Planner, Levy County  
Mr. Jim Couillard, Growth Services Director, Marion County  
Mr. Brian Hammons, Planning and Development Services Director, Putnam County  
Ms. Karen Cossey, Chair, Union County Commission