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

January 2, 2013

TO: Clearinghouse Committee

FROM: Marlie Sanderson, AICP, Assistant Executive Director 

SUBJECT: Meeting Scheduled for January 9, 2013, 3:30 p.m.

Committee-level review items were recently received by the Council which require action prior to the next regularly-scheduled Council meeting.

Council procedures allow the Clearinghouse Committee to act on behalf of the Council in the review of local government comprehensive plan amendments which must be acted on prior to the next regularly scheduled meeting of the Council.

Thus, there will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on January 9, 2013. The meeting will be held at the North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville, Florida, beginning at 3:30 p.m.

It is procedurally acceptable to conduct the meeting by telephone with those of you who have longer distances to drive to Gainesville. We would, however, request that those members located near Gainesville to attend in person to minimize the complexity and the sometimes confusion which can occur with too many members participating by telephone.

**For those attending by telephone conference call, please dial 888.670.3525 at 3:30 p.m. on the day of the meeting.**

**Enter conference code number 5386341358, then #.**





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## MEETING NOTICE

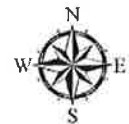
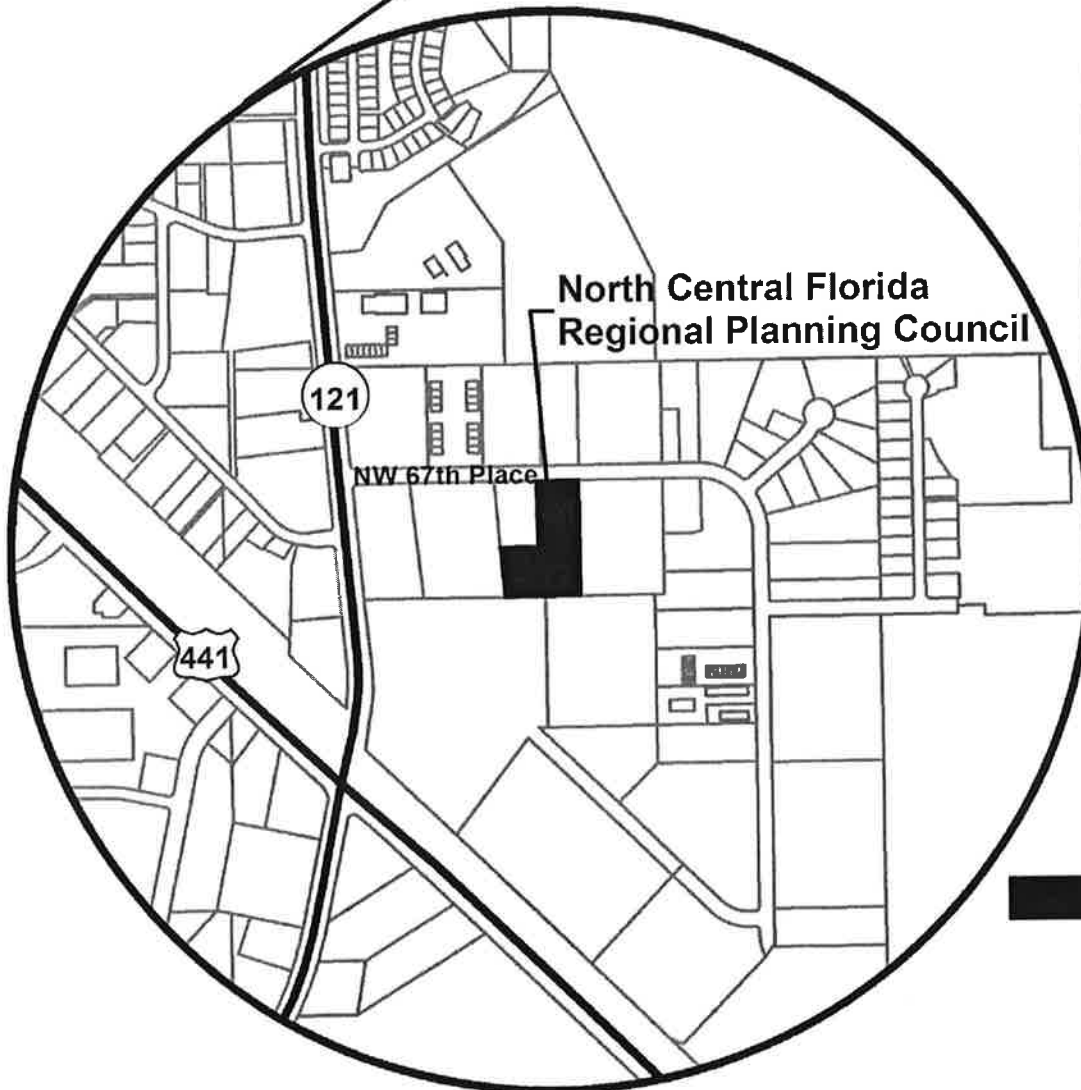
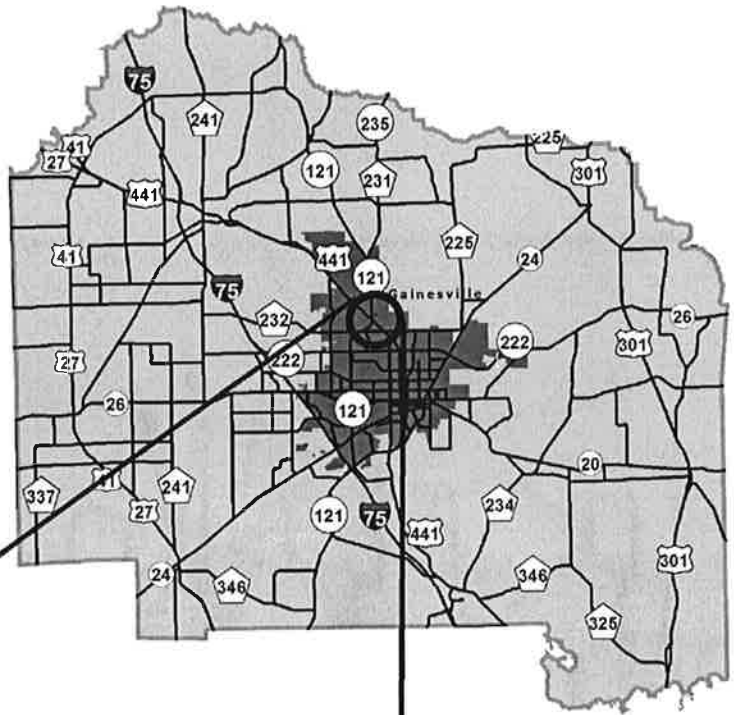
### CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **January 9, 2013**. The meeting will be held at the **North Central Florida Regional Planning Council, 2009 NW 67th Place, Gainesville**, beginning at **3:30 p.m.**

(Location Map on Back)

# North Central Florida Regional Planning Council 2009 NW 67th Place Gainesville, FL 32653-1603

Directions: From the intersection of State Road 121 (also known as Northwest 34th Street) and U.S. Highway 441 (also known as Northwest 13th Street) in the City of Gainesville head North onto State Road 121 (also known as Northwest 22nd Street), travel approximately 1,000 feet to NW 67th Place, turn right (East) onto NW 67th Place, travel approximately 1,000 feet and the North Central Florida Regional Planning Council is on the right.



1 inch = 1,000 feet

 North Central Florida  
Regional Planning Council





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

## AGENDA

### CLEARINGHOUSE COMMITTEE

North Central Florida Regional Planning Council  
Gainesville, Florida

January 9, 2013  
3:30 p.m.

#### **PAGE NO.**

- |       |   |           |
|-------|---|-----------|
| I.    | APPROVAL OF THE DECEMBER 13, 2012 MEETING MINUTES                     | <b>7</b>  |
| II.   | COMMITTEE-LEVEL REVIEW ITEMS  |           |
|       | <u>Local Government Comprehensive Plan Amendments</u>                 |           |
| #20 - | Hamilton County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)* | <b>9</b>  |
| #21 - | Alachua County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)*  | <b>11</b> |

\*The Florida Department of Economic Opportunity response deadline for the local government comprehensive plan amendment occurs prior to the next regularly-scheduled Council meeting. Therefore, the Committee is to act on behalf of the Council as per Council Procedures.



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel & Suites  
Lake City, Florida

December 13, 2012  
6:00 p.m.

MEMBERS PRESENT

Sandra Haas, Chair  
Donnie Hamlin  
Daniel Riddick  
Wesley Wainwright  
Steven Witt (via telephone)

MEMBERS ABSENT

Tomas Hawkins, Vice-Chair  
James Montgomery

STAFF PRESENT

Steven Dopp

The meeting was called to order at 6:01 p.m. by Chair Haas.

I. APPROVAL OF THE DECEMBER 5, 2012 MEETING MINUTES

**ACTION:** It was moved by Commissioner Hamlin and seconded by Commissioner Riddick to approve the December 5, 2012 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

- #12 - Madison County Comprehensive Plan Adopted Amendment (DEO No. 12-1ESR)
- #13 - Alachua County Comprehensive Plan Adopted Amendments (DCA No. 12-1ESR)
- #17 - City of Gainesville Comprehensive Plan Draft Amendment (DEO No. 12-5ESR)
- #18 - Suwannee County Comprehensive Plan Adopted Amendment (DEO No. 12-1ESR)
- #19 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 13-1ESR)

The Committee agreed by consensus to group these items for purposes of Clearinghouse Committee review. Mr. Dopp stated that the staff reports find the local government comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

**ACTION:** It was moved by Commissioner Hamlin and seconded by Commissioner Riddick to approve the staff report as circulated. The motion carried unanimously.

The meeting adjourned at 6:15 p.m.

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Sandra Haas, Chair

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Date





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

Regional Planning Council: North Central FI  
Review Date: 1/9/13  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 20  
Local Government: Hamilton County  
Local Government Item No. County  
Ordinance No. 2012-06

Date Mailed to Local Government and State Land Planning Agency: 1/10/13 (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 amendment removes 2,124 acres from the Map A-X (mining areas) and adds 1,155 acres to Map A-X contained in the County Comprehensive Plan (see attached).

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

Significant adverse impacts to regional resources and facilities are not anticipated as the added mining lands are not located within a Natural Resource or Regional Significance. The subject property is located adjacent to a segment of U.S. Highway 129 (State Road 51) which is identified in the Strategic Regional Policy Plan as part of the Regional Road Network. The local government staff report which accompanies the amendment anticipates minimal traffic increases on this segment of the Regional Road Network as a result of the amendment. Therefore, significant adverse impacts are not anticipated to the Regional Road Network as the amendment does not result in a change to maximum allowable intensities and/or densities of use.

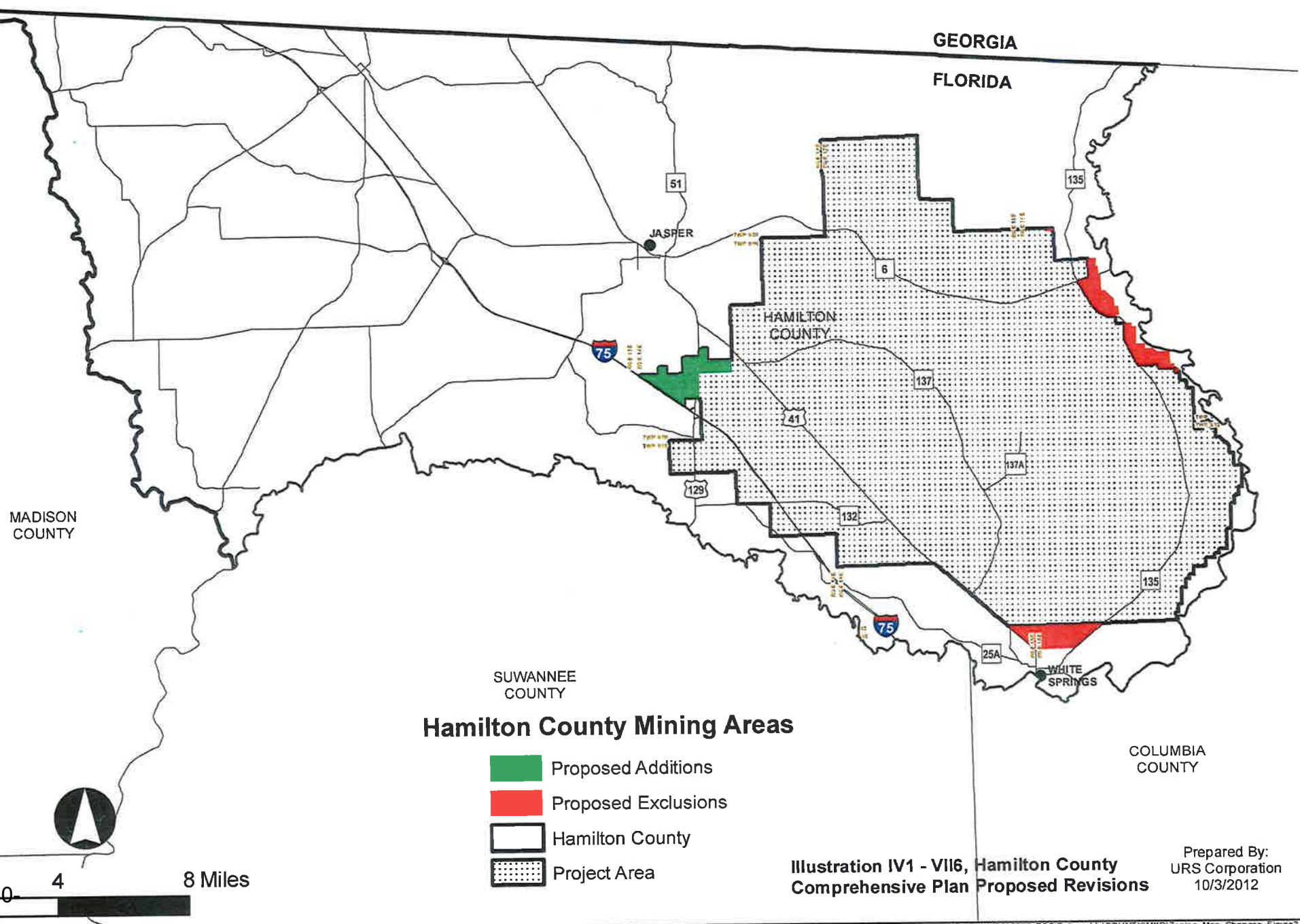
**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

Adverse extrajurisdictional impacts are not anticipated to occur as a result of the amendment.

**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.



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

Regional Planning Council: North Central FL  
Review Date: 1/9/13  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 21  
Local Government: Alachua County  
Local Government Item No. CPA 09-12  
State Land Planning Agency Item No.: 13-2ESR

Date Mailed to Local Government and State Land Planning Agency: 1/10/13

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 09-12 reclassifies approximately 82 acres from "Heavy Industrial" to a combination of "Low Density Residential" and "Estate Residential" (see attached).

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

The subject property is located adjacent to State Road 26, which is identified in the regional plan as part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. The local government staff report indicates that traffic generated on the subject property at its maximum allowable intensity and density of use will decrease as a result of the proposed amendment. Furthermore, the subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan. Therefore, significant adverse impacts to regional resources and facilities are not anticipated as a result of the amendment.

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

Adverse extrajurisdictional impacts are not anticipated to occur as a result of the amendment.

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

Yes ☒ X \_\_\_\_\_ No \_\_\_\_\_  
Not Applicable \_\_\_\_\_

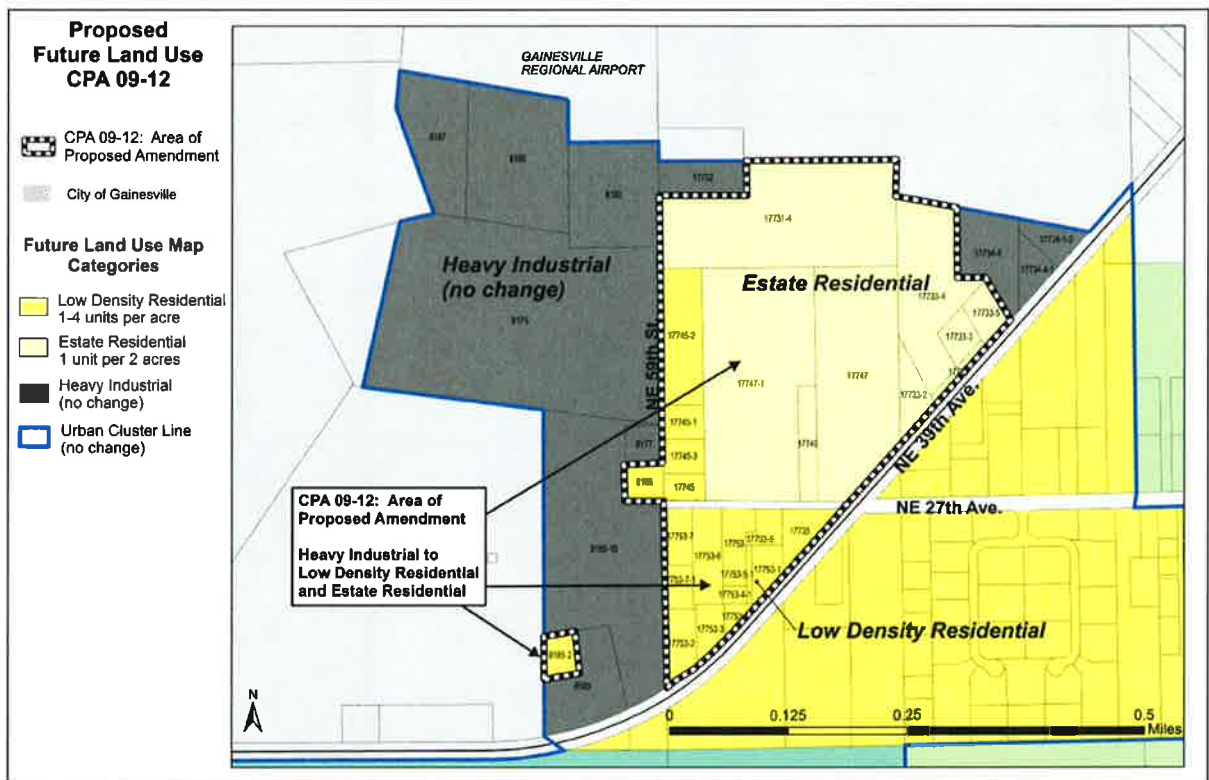
It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

## **EXCERPTS FROM COUNTY COMPREHENSIVE PLAN AMENDMENT**

# Alachua County Growth Management Department Staff Report

The proposed amendment would apply the Estate Residential Future Land Use Map designation to those properties generally located north of NE 27<sup>th</sup> Avenue and east of NE 59<sup>th</sup> Street, but not including the five residential lots abutting NE 59<sup>th</sup> Street. The Estate Residential is the lowest density residential designation available within the Urban Cluster, with a maximum density of one dwelling unit per 2 acres. It is appropriate for this portion of the area because of the presence of larger parcels, several of which contain existing residential land uses. The lower density Estate Residential designation also responds to the Airport's concerns about limiting residential density in areas adjacent to the Airport.

## Exhibit 7. Proposed Future Land Use Map



Some of the parcels in this area are proposed to retain the currently adopted Heavy Industrial designation, including the following:

There are four properties owned by Fisher which comprise about 70 acres along the western edge of this area. These properties are currently undeveloped and have at least some possibility for industrial development because of the property size, frontage on NE 39<sup>th</sup> Avenue, and relative proximity to existing central water and sewer infrastructure within the City limits. The owner has not participated in the process or indicated any interest in being included in the amendment. In 1989, the current owner (Fisher) applied to the County for a rezoning to Industrial Manufacturing and Processing (MP), and it was approved by the County Commission. Given these factors, the Fisher property is proposed to retain the Heavy Industrial Future Land Use designation. There are also two other parcels adjacent to the Fisher property, which are owned by McKnight and Griffin, and are proposed to retain the Heavy Industrial designation. These parcels are along the north edge of the

