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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 **March 25, 2021**. Due to the COVID-19 Public Health Emergency, the meeting will be held virtually via communications media technology at **6:00 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

CONFERENCE CODE: 381 777 570



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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
Via Communications Media Technology
Gainesville, Florida

March 25, 2021
6:00 p.m.

PAGE NO.

I.	APPROVAL OF THE AGENDA	3
II.	APPROVAL OF THE FEBRUARY 25, 2021 MEETING MINUTES	5
III.	COMMITTEE-LEVEL REVIEW ITEMS	

Comprehensive Plan Amendments

#28 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 20-2ESR)	7
#29 - Alachua County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)	17
#30 - Bradford County Comprehensive Plan Adopted Amendment (DEO No. 20-2ESR)	25
#31 - Bradford County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)	31
#32 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)	37
#33 - City of Alachua Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)	47
#34 - City of Lake City Comprehensive Plan Adopted Amendment (DEO No. 20-4ESR)	57

IV. STAFF-LEVEL REVIEW ITEMS - None

V. CITIZEN COMMENTS

This agenda item provides an opportunity for citizens to address the Committee on any matter not included on the agenda. The comment period is limited to three minutes for each individual.

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

February 25, 2021
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Vice-Chair
Robert Brown
Jim Catron
Fletcher Hope, Chair
James Tallman

MEMBERS ABSENT

LaBarfield Bryant
Tim Murphy
Daniel Riddick
Reina Saco

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Chair Fletcher Hope at 6:11 p.m.

I. APPROVAL OF THE AGENDA

Chair Hope requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Catron to approve the February 25, 2021 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE JANUARY 28, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Brown and seconded by Commissioner Catron to approve the January 28, 2021 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #25 - Levy County Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #26 - City of Alachua Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #27 - City of Alachua Comprehensive Plan Draft Amendment (DEO No. 21-2ESR)

ACTION: It was moved by Commissioner Tallman and seconded by Commissioner Bouie Hutchinson to group Committee-Level Review Items #25, #26 and #27 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports find the 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 Catron and seconded by Commissioner Bouie Hutchinson to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:22 p.m.

Fletcher Hope, Chair

3/25/21
Date

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

Regional Planning Council: North Central Fl
Review Date: 3/25/21
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 28
Local Government: Alachua County
Local Government Item No.: CPA 02-20
State Land Planning Agency Item No.: 20-2ESR

Date Mailed to Local Government and State Land Planning Agency: 3/26/21 (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

County item CPA-02-20 amends Future Land Use Element Policy 2.2.1(e) regarding the approximately 0.9 acre tract, that shall be developed in compliance with the applicable Activity Center standards found in Objective 2.1 and shall be exempt from additional design criteria found in Objectives 1.6 and 1.7; and Drive-through facilities shall be prohibited in the southeast quadrant, with the exception of the tract referenced in (a) above. (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 222 and within one-half mile Interstate 75, both of which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within urban service areas and urban development areas where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination of impacts to the Regional Road Network. The County Comprehensive Plan Transportation Element contains policies consistent with Best Transportation Planning Practices contained in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property is located within a Stream-to-Sink Watershed as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated as the County Comprehensive Plan contains goals and policies to mitigate impacts to the Natural Resource of Regional Significance.

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

The County 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 _____ No _____

Not Applicable _____ X _____

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 20-16

AN ORDINANCE (CPA-02-20) AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN (2019-2040), AS ADOPTED BY ORDINANCE 19-25, AS AMENDED, BY AMENDING FUTURE LAND USE ELEMENT POLICY 2.2.1 RELATING TO THE SPRINGHILLS ACTIVITY CENTER PROVIDING FOR THE ORDINANCE TO BE LIBERALLY CONSTRUED; PROVIDING FOR MODIFICATION; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY, PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Community Planning Act (Section 163.3161, et seq., Florida Statutes) requires that each local government prepare and adopt a Comprehensive Plan; and

WHEREAS, Section 163.3184(11)(a), Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and,

WHEREAS, the Board of County Commissioners of Alachua County, Florida, wishes to make a text amendment (Application CPA-02-20) to amend the Alachua County Comprehensive Plan 2019-2040 by amending Future Land Use Element Policy 2.2.1(e) in the Springhills Activity Center; and,

WHEREAS, a duly advertised public hearing was conducted on May 28, 2020 by the Alachua County Planning Commission (acting as the Local Planning Agency (LPA) and the LPA provided its recommendation to the Board of County Commissioners;

and,

WHEREAS, the Board of County Commissioners considered the recommendations of the LPA at a duly advertised public hearing held on June 23, 2020 and approved this plan amendment for transmittal, as provided in Section 163.3184(3)(b)1., Florida Statutes, to the State Land Planning Agency and other reviewing agencies as defined in Section 163.3184(1)(c), Florida Statutes, and other local governments for review and comment, and;

WHEREAS, pursuant to Section 163.3184(3)(b)2., Florida Statutes, the reviewing agencies and local governments must transmit their comments to the County such that they are received no later than 30 days from the date on which the reviewing agency or local government received the amendment; and,

WHEREAS, the reviewing agencies identified in Section 163.3184(1) (c), F.S. reviewed the proposed comprehensive plan amendment pursuant to Sections 163.3184(3) (b) 2, 3, and 4, F.S., and letters were received by the County from the Department of Economic Opportunity and the St. Johns River Water Management District by August 1, 2020, and the Board of County Commissioners has considered those letters; and,

WHEREAS, pursuant to Section 163.3184(3)(b)(c), the County is required to hold a public hearing on whether to adopt the comprehensive plan amendment within 180 days after receipt of agency comments; and,

WHEREAS, the Board of County Commissioners finds CPA-02-20 to be in compliance with Chapter 163, Part II of the Florida Statutes; and,

WHEREAS, at the August 25, 2020 public hearing the Board of County Commissioners provided for and received public participation and adopted the amendment, as embodied in Section 1 below;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF THE COUNTY OF ALACHUA, FLORIDA:

SECTION 1. That the Alachua County Comprehensive Plan 2019-2040, as adopted by Ordinance 19 -25, as amended, is hereby amended by amending Future Land Use Element Policy 2.2.1(e) related to the Springhills Activity Center as shown on Exhibit "A" and incorporated herein as apart thereof.

SECTION 2. Ordinance to be Liberally Construed. 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 Alachua County, Florida.

SECTION 3. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final

version of the ordinance adopted by the Board and filed by the Clerk to the Board.

SECTION 4. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

SECTION 5. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 6. Effective Date. The effective date of this comprehensive plan amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), Florida Statutes. If challenged, the effective date of this amendment shall be the date the final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes.

Duly adopted on this 25th day of August, A.D., 2020.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

ATTEST:



Jesse K. Irby, II, Clerk

By:



Robert Hutchinson, Chair

DEPARTMENT APPROVAL
AS TO CORRECTNESS:



Director of Growth Management
or designee

APPROVED AS TO FORM:



Alachua County Attorney

EXHIBIT A
AMENDED TEXT

Future Land Use Element Policy 2.2.1(e)

(4)

- (a) The approximately 0.9 acre tract lying to the south of NW 39th Avenue, lying in between highway commercial parcels 06233-001-002 (east) and 06233-001-004 (west) and north of parcel 06233-001-000 shall be developed in compliance with the applicable Activity Center standards found in Objective 2.1 and shall be exempt from additional design criteria found in Objectives 1.6 and 1.7
- (b) Drive-through facilities shall be prohibited in the southeast quadrant, with the exception of the tract referenced in (a) above

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

Regional Planning Council: North Central FL
Review Date: 3/25/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 29
Local Government: Alachua County
Local Government Item No.: CPA 01-21
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/26/21 (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

County item CPA-01-21 amends the Future Land Use Element Objective 1.9 regarding Celebration Pointe and the Future Land Use Map on four subject properties from the Recreation classification, the Tourist/Entertainment classification, and the Medium Density Residential classification to the Celebration Pointe Mixed Use classification (see attached).

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

The subject properties are located within one-half mile of Interstate 75 and State Road 24, both of which are identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within urban service areas and urban development areas where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination of impacts to the Regional Road Network. The County Comprehensive Plan Transportation Element contains policies consistent with Best Transportation Planning Practices contained in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject properties are located within a Stream-to-Sink Watershed as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated as the County Comprehensive Plan contains goals and policies to mitigate impacts to the Natural Resource of Regional Significance.

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

The County 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?

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

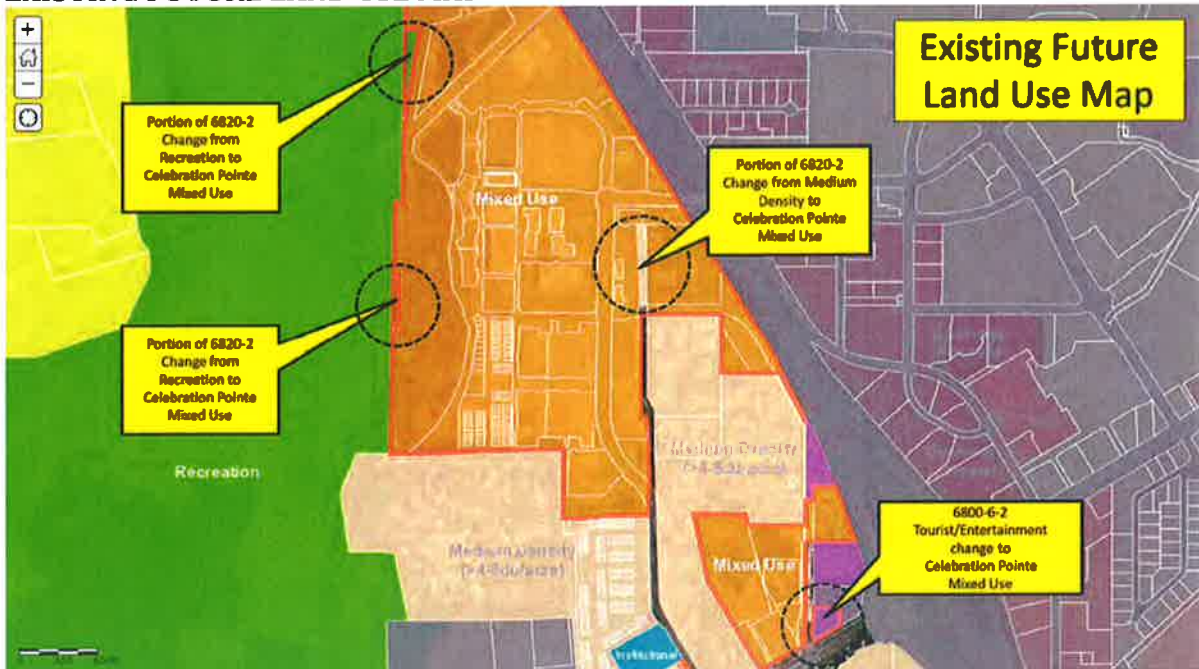
Yes <u> X </u>	No <u> </u>
Not Applicable	<u> </u>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

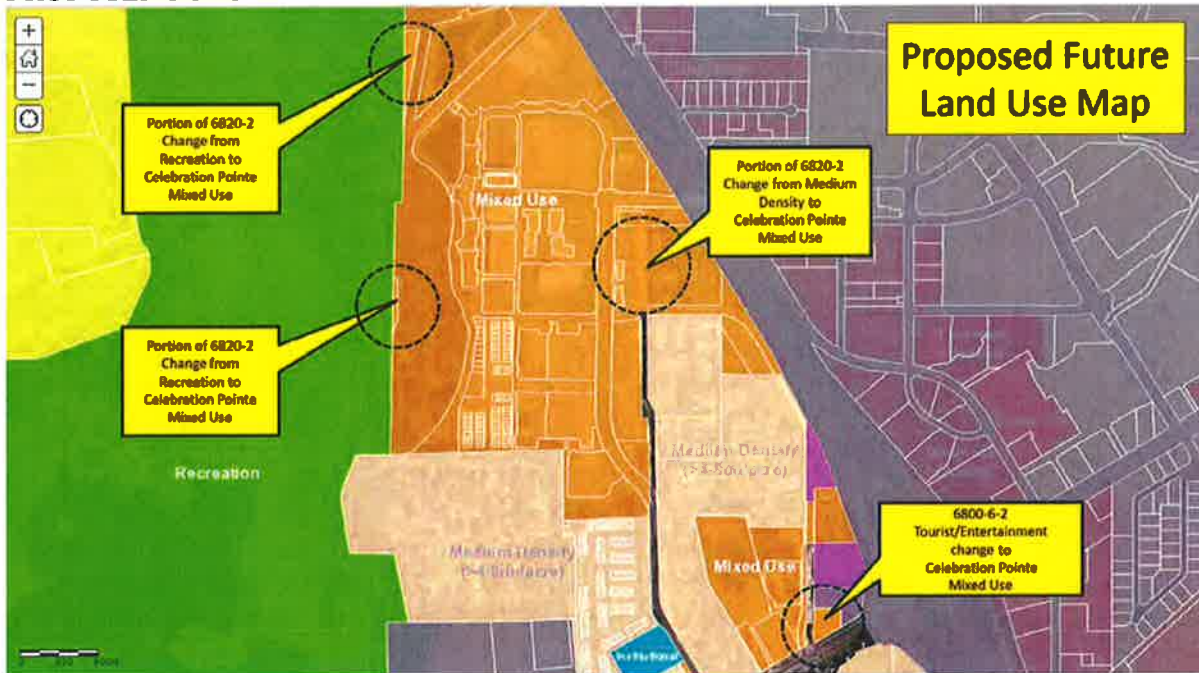
PROPOSED MAP AMENDMENTS, CPA-01-21

The Alachua County Board of County Commissioners voted on February 23, 2021 to transmit CPA-01-21, with the following changes to the Future Land Use Map:

EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP



PROPOSED TEXT AMENDMENTS, CPA-01-21

The Alachua County Board of County Commissioners voted on February 23, 2021 to transmit CPA-01-21, with the following changes to Objective 1.9, FLUE:

1. **Policy 1.9.1 (a)** ~~Allowed 750 square feet of non-residential land uses for every dwelling unit. Allowed 2,000 dwelling units and 1.5 million square feet of nonresidential uses. Upon entering into an agreement with the County that guarantees 10% of additional units over 2,000 are affordable to households earning up to 50% of the Area Median Income, an additional 500 units may be approved. Additional units over 2,000 will require a reduction of 750 sq. ft. of non-residential per dwelling unit. The maximum number of permitted units shall not exceed 2,500. Notwithstanding Policy 1.9.2(c), additional development beyond 2,000 units may be located anywhere within the development.~~
2. **Policy 1.9.1. (g)** Allowed a multisport and entertainment events center. The events center shall be considered a civic use and shall not have a maximum building footprint size. The multisport floor area and ancillary facilities such as locker rooms, offices and restrooms shall not be calculated toward the total non-residential square footage allowance for the development. The events center shall be located within the village center and the front of the center shall be screened along the pedestrian promenade by buildings with various permitted uses, except for the venue entrance. Public pedestrian entrances are not required along the sides and rear of the events center. Non-commercial wall murals may substitute for otherwise required glazing or architectural articulation and material change requirements. Off-street areas for service delivery and pick-up, drop-off and loading zones shall be exempted from shading requirements.
3. **Policy 1.9.2 (f)** Densities of residential uses and intensity of non-residential uses that encourages walking, bicycling, micromobility devices, low speed electric transport such as bikes, vehicles such as, golf-carts, Segways, trolleys, autonomous transit shuttles and short vehicular trips.
4. **Policy 1.9.2 (h)** A centrally located multimodal center that allows for bike, micromobility, and car share programs, a park and ride, drop-off and loading areas for ride share programs, transit and autonomous transit, charging stations for electric vehicles, bikes and personal e-transport, and structured parking to promote a park-once environment.
5. **Policy 1.9.3 (c)** Buffers within the development and along external boundaries are only required when adjacent to external single family detached dwellings on individual lots, or as required for outdoor storage. Arterial and collector road buffers for SW 45th St., SW 43rd St. and SW 32nd Rd. are not required.
6. **Policy 1.9.3 (p)** Mini-storage land uses are prohibited within the VC. Mini-storage

uses are permitted within the TSA and outside the TSA so long as they are located along the periphery. The square footage of mini-storage units shall be excluded from allowable non-residential development.

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

Regional Planning Council: North Central FL
Review Date: 3/25/2021
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 30
Local Government: Bradford County
Local Government Item No: R200918A
State Land Planning Agency Item No: 20-2ESR

Date Mailed to Local Government and State Land Planning Agency: 3/26/2021

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 reclassifies 70.1 acres from Industrial to Residential, Low Density (less than or equal to 2 dwelling unit per acre) on the Future Land Use Plan Map (see attached).

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

The subject property is located with one-half mile of U.S. Highway 301 and State Road 100, which are part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to the Regional Road Network are not anticipated. The local government data and analysis report indicates the adjoining segment of U.S. Highway 301 is anticipated to continue operating at the adopted minimum level of service standard of B.

The subject property is not located in an area of Natural Resource of Regional Significance identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

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

The County 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?

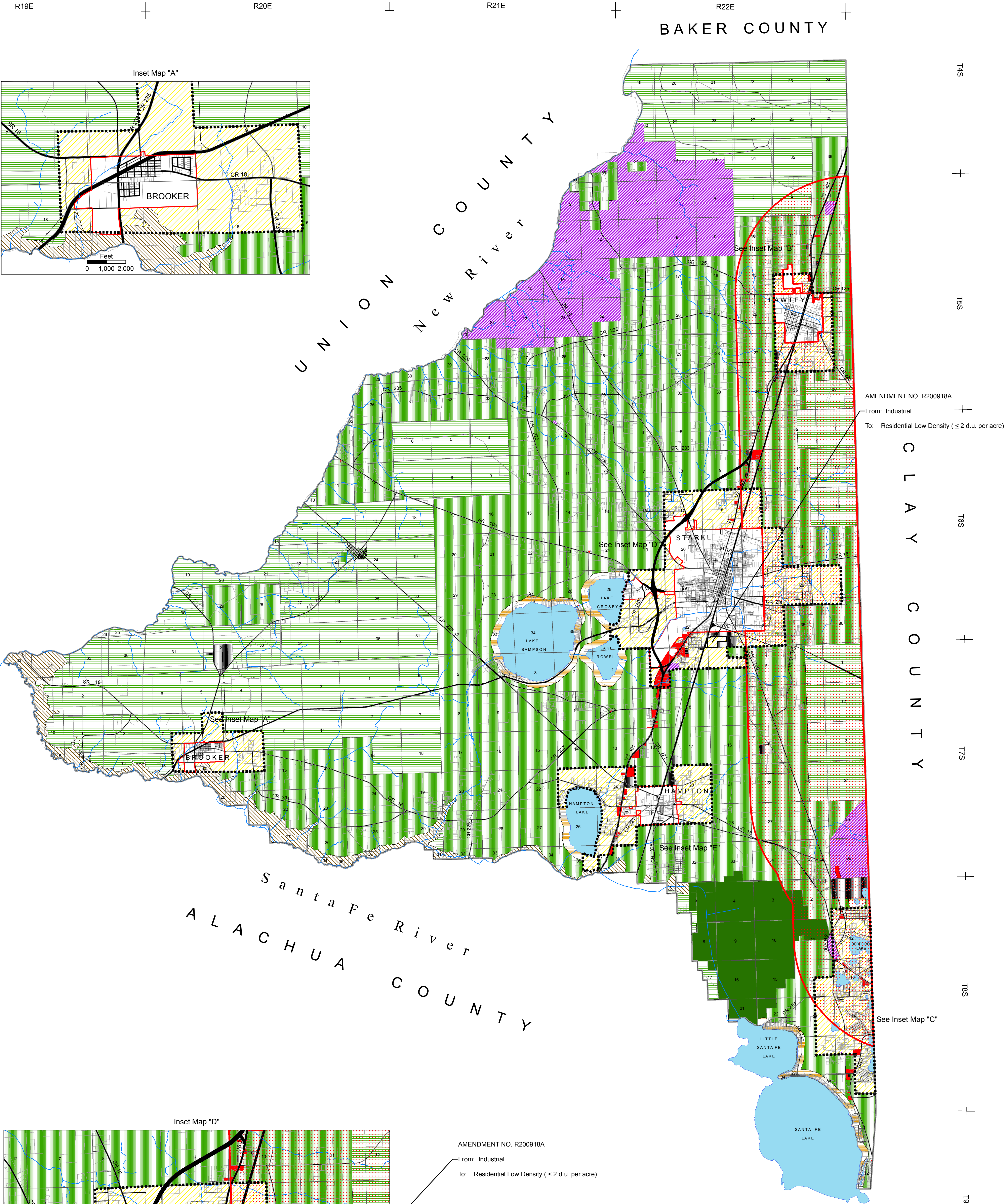
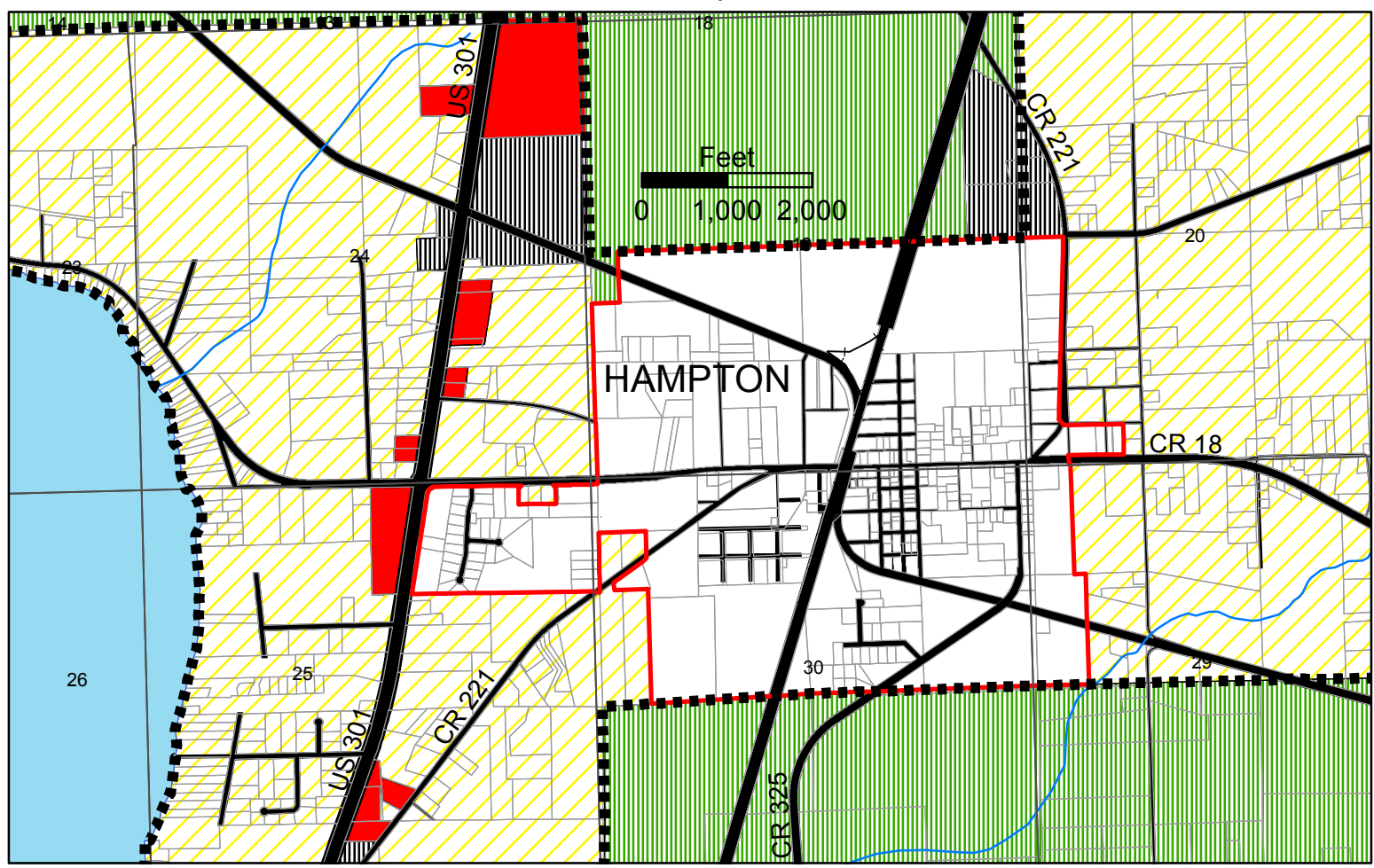
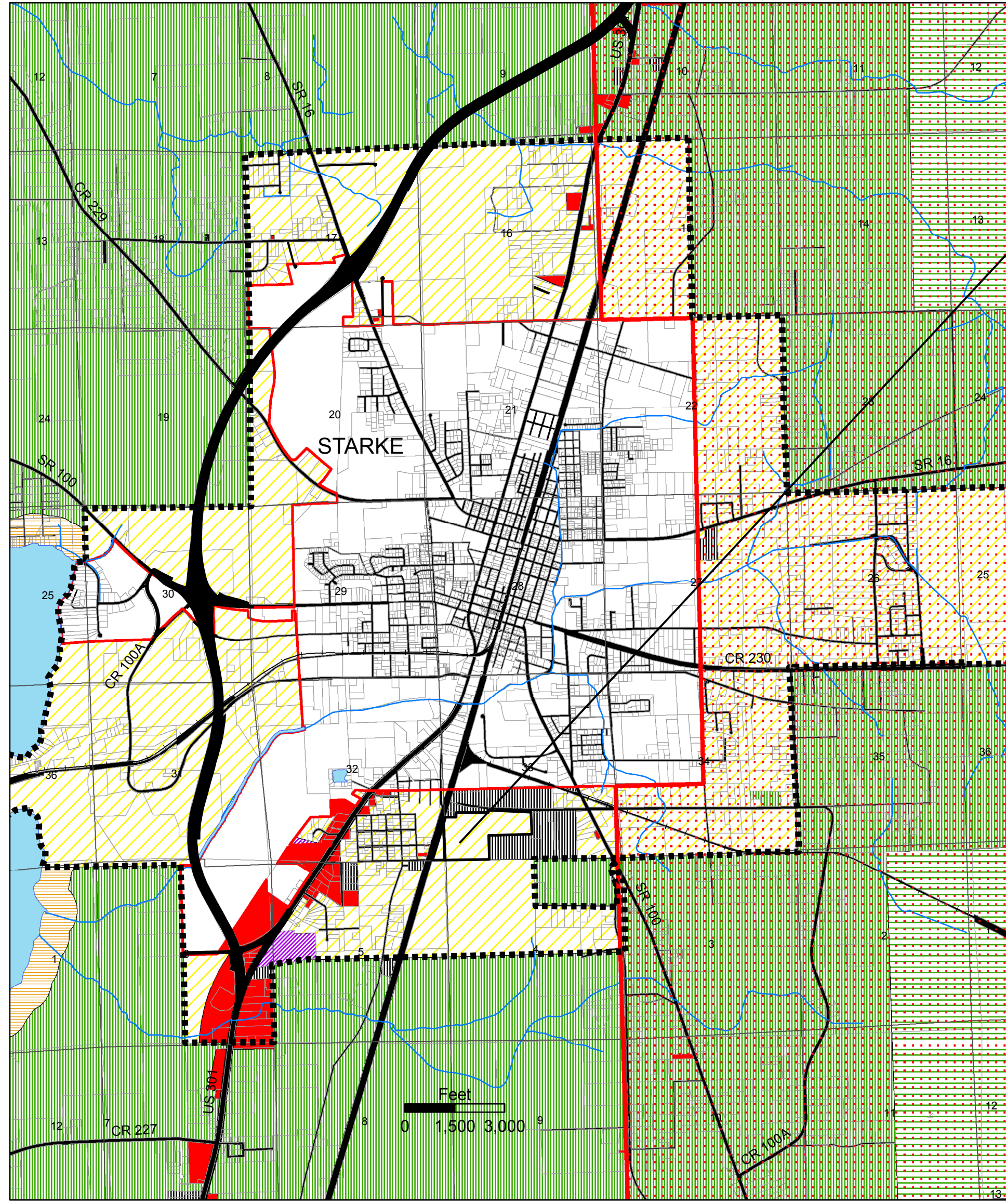
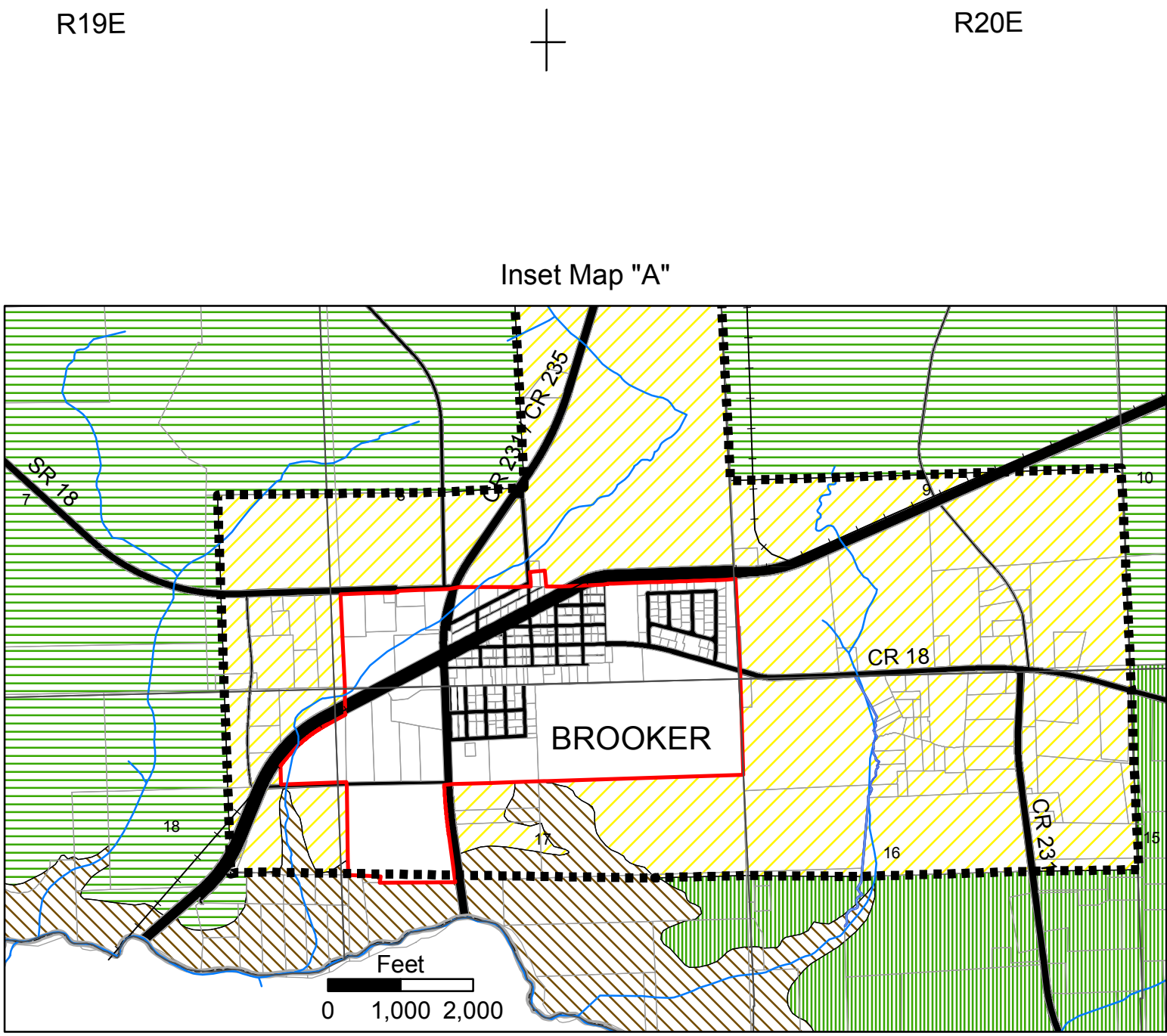
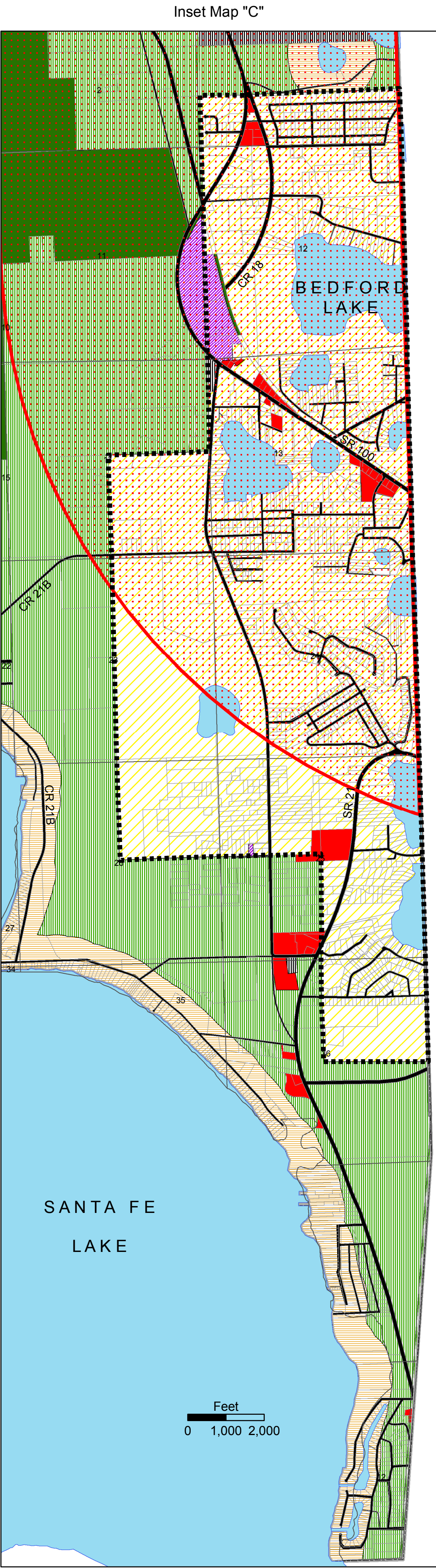
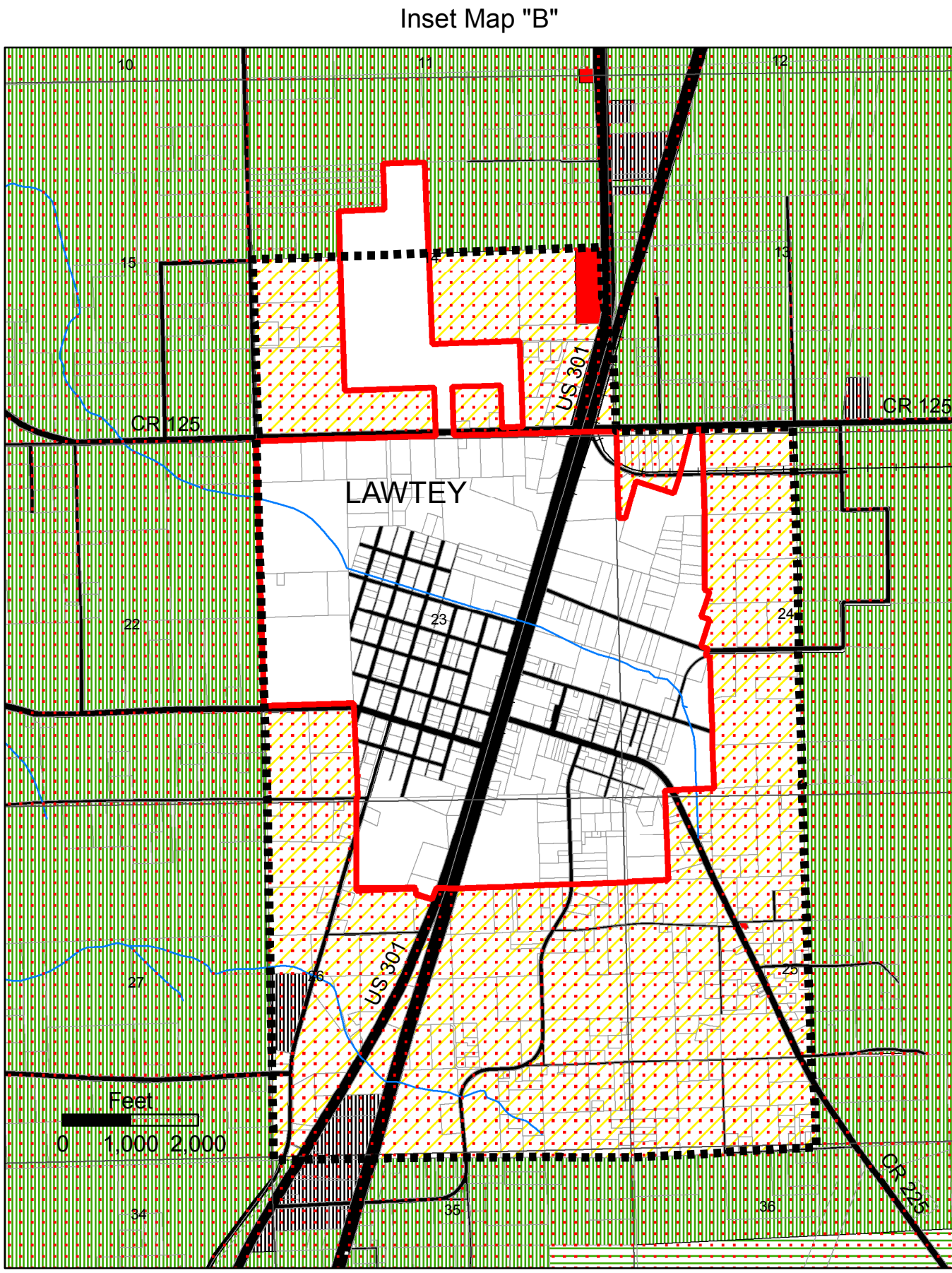
Yes _____ No _____
Not Applicable _____ X _____

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

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Bradford County

Future Land Use Plan Map 2029



FUTURE LAND USE PLAN MAP CLASSIFICATIONS

- Conservation
- Public
- Environmentally Sensitive Areas - 1 (≤ 1 d.u. per 40 acres) none
- Environmentally Sensitive Areas - 2 (≤ 1 d.u. per 10 acres)
- Agriculture - 1 (≤ 1 d.u. per 15 acres)
- Agriculture - 2 (≤ 1 d.u. per 5 acres) *
- Residential Estate (≤ 1 d.u. per acre)
- Residential Low Density - (≤ 2 d.u. per acre) **
- Residential Moderate Density - (≤ 4 d.u. per acre) none
- Residential Medium Density - (≤ 8 d.u. per acre) none
- Residential High Density - (≤ 20 d.u. per acre) none
- Commercial
- Industrial

OTHER MAP FEATURES

- County Boundary
- Incorporated Area
- Designated Urban Development Area
- Camp Blanding Military Zone
- Lake
- River or Stream
- Railroad

* Except as provided in Policy 1.2.2 of the County's Comprehensive Plan.
** 2 Units/acre unless served by central water and sewer which will permit up to 20 units per acre.

W:\FLUM_ZN\Bradford\BRFL48mpa.mxd

AMENDMENT NO. R200918A
From: Industrial
To: Residential Low Density (≤ 2 d.u. per acre)

ADOPTED ON DECEMBER 10, 1991 BY ORDINANCE NO. 91-01
AMENDED ON JANUARY 11, 1994 BY ORDINANCE NO. 94-01
AMENDED ON MAY 19, 1994 BY ORDINANCE NO. 94-05
AMENDED ON JUNE 23, 1994 BY ORDINANCE NO. 94-06
AMENDED ON JULY 16, 1995 BY ORDINANCE NO. 95-07
AMENDED ON MARCH 21, 1996 BY ORDINANCE NOS. 96-03, 96-04 AND 96-05
AMENDED ON MARCH 19, 1997 BY ORDINANCE NO. 97-05
AMENDED ON OCTOBER 19, 1998 BY ORDINANCE NO. 98-11
AMENDED ON JUNE 18, 1998 BY ORDINANCE NO. 98-05
AMENDED ON JANUARY 21, 1999 BY ORDINANCE NOS. 99-01 AND 99-02
AMENDED ON FEBRUARY 18, 1999 BY ORDINANCE NOS. 99-05, 99-12, 99-13 AND 99-14
AMENDED ON MAY 18, 2000 BY ORDINANCE NO. 00-04
AMENDED ON OCTOBER 19, 2000 BY ORDINANCE NO. 00-11
AMENDED ON NOVEMBER 19, 2000 BY ORDINANCE NOS. 01-07 AND 01-08
AMENDED ON JUNE 21, 2001 BY ORDINANCE NO. 01-12
AMENDED ON APRIL 19, 2001 BY ORDINANCE NO. 01-14
AMENDED ON AUGUST 16, 2001 BY ORDINANCE NO. 01-15
AMENDED ON DECEMBER 20, 2001 BY ORDINANCE NO. 01-21
AMENDED ON MARCH 15, 2002 BY ORDINANCE NOS. 02-01 THROUGH 02-05
AMENDED ON JUNE 20, 2002 BY ORDINANCE NO. 02-41
AMENDED ON AUGUST 15, 2002 BY ORDINANCE NOS. 02-41, 02-42 AND 02-43
AMENDED ON SEPTEMBER 19, 2002 BY ORDINANCE NO. 02-44
AMENDED ON APRIL 17, 2003 BY ORDINANCE NO. 03-04
AMENDED ON JUNE 23, 2003 BY ORDINANCE NO. 03-05
AMENDED ON JULY 17, 2003 BY ORDINANCE NOS. 03-13 AND 03-14
AMENDED ON NOVEMBER 20, 2003 BY ORDINANCE NOS. 03-15 THROUGH 03-23
AMENDED ON MARCH 18, 2004 BY ORDINANCE NOS. 04-01, 04-03, 04-05, 04-07, 04-09 AND 04-11
AMENDED ON MAY 20, 2004 BY ORDINANCE NOS. 04-13, 04-15, 04-17, 04-19 AND 04-21
AMENDED ON JUNE 17, 2004 BY ORDINANCE NO. 04-23
AMENDED ON SEPTEMBER 23, 2004 BY ORDINANCE NOS. 04-26, 04-28, 04-30 AND 04-32
AMENDED ON OCTOBER 21, 2004 BY ORDINANCE NO. 04-36
AMENDED ON NOVEMBER 19, 2004 BY ORDINANCE NO. 04-37
AMENDED ON DECEMBER 10, 2004 BY ORDINANCE NO. 04-40
AMENDED ON JANUARY 30, 2005 BY ORDINANCE NO. 05-02
AMENDED ON JULY 21, 2005 BY ORDINANCE NOS. 05-08, 05-10, 05-12, 05-14, 05-16 AND 05-18
AMENDED ON DECEMBER 19, 2005 BY ORDINANCE NO. 05-27
AMENDED ON FEBRUARY 16, 2006 BY ORDINANCE NOS. 06-04 THROUGH 06-07
AMENDED ON JUNE 15, 2006 BY ORDINANCE NOS. 06-09 THROUGH 06-12
AMENDED ON OCTOBER 19, 2006 BY ORDINANCE NOS. 06-34 THROUGH 06-36
AMENDED ON FEBRUARY 15, 2007 BY ORDINANCE NO. 07-03
AMENDED ON FEBRUARY 15, 2007 BY ORDINANCE NO. 07-04
AMENDED ON APRIL 19, 2007 BY ORDINANCE NOS. 07-10 AND 07-11
AMENDED ON MAY 17, 2007 BY ORDINANCE NO. 07-13
AMENDED ON SEPTEMBER 20, 2007 BY ORDINANCE NOS. 07-24 THROUGH 07-28
AMENDED ON DECEMBER 20, 2007 BY ORDINANCE NOS. 07-41 AND 07-42
AMENDED ON MARCH 11, 2008 BY ORDINANCE NOS. 08-12 THROUGH 08-15
AMENDED ON APRIL 17, 2008 BY ORDINANCE NOS. 08-17 AND 08-18
AMENDED ON NOVEMBER 20, 2008 BY ORDINANCE NO. 08-37
AMENDED ON APRIL 18, 2009 BY ORDINANCE NO. 09-06
AMENDED ON MAY 21, 2009 BY ORDINANCE NO. 09-08
AMENDED ON JUNE 18, 2009 BY ORDINANCE NO. 09-12
AMENDED ON NOVEMBER 19, 2009 BY ORDINANCE NO. 09-16
AMENDED ON JUNE 17, 2010 BY ORDINANCE NO. 10-06
AMENDED ON APRIL 4, 2011 BY ORDINANCE NOS. 11-05, 11-07, 11-09 AND 11-15
AMENDED ON JUNE 16, 2011 BY ORDINANCE NO. 11-17
AMENDED ON AUGUST 16, 2011 BY ORDINANCE NO. 11-20
AMENDED ON SEPTEMBER 19, 2011 BY ORDINANCE NO. 11-19 THROUGH 11-21
AMENDED ON APRIL 19, 2012 BY ORDINANCE NO. 12-01
AMENDED ON FEBRUARY 6, 2012 BY ORDINANCE NO. 12-02
AMENDED ON APRIL 19, 2013 BY ORDINANCE NO. 13-03
AMENDED ON OCTOBER 17, 2013 BY ORDINANCE NOS. 13-08 AND 13-08
AMENDED ON FEBRUARY 16, 2014 BY ORDINANCE NO. 2014-01
AMENDED ON NOVEMBER 19, 2014 BY ORDINANCE NOS. 2014-04 AND 2014-06
AMENDED ON AUGUST 19, 2014 BY ORDINANCE NO. 2014-05
AMENDED ON NOVEMBER 19, 2014 BY ORDINANCE NO. 2014-12
AMENDED ON DECEMBER 20, 2014 BY ORDINANCE NOS. 2014-06 AND 2014-09
AMENDED ON JUNE 20, 2015 BY ORDINANCE NOS. 2015-02 AND 2015-03
AMENDED ON AUGUST 19, 2015 BY ORDINANCE NOS. 2015-06 AND 2015-08
AMENDED ON NOVEMBER 21, 2015 BY ORDINANCE NOS. 2015-10 AND 2015-11
AMENDED ON DECEMBER 19, 2015 BY ORDINANCE NOS. 2015-13, 2015-15, 2015-17, 2015-19 AND 2015-21
AMENDED ON APRIL 16, 2020 BY ORDINANCE NO. 2020-03
AMENDED ON FEBRUARY 16, 2021 BY ORDINANCE NO. 2021-01

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

Regional Planning Council: North Central Fl

Review Date: 3/25/2021

Amendment Type: Draft Amendment

Regional Planning Council Item No.: 31

Local Government: Bradford County

Local Government Item No: R210113A

State Land Planning Agency Item No: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/26/2021

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 reclassifies 12.68 acres from Residential, Low Density (less than or equal to 2 dwelling unit per acre) to Commercial on the Future Land Use Plan Map (see attached).

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

The subject property is located with one-half mile of State Road 100, which is part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to the Regional Road Network are not anticipated. The local government data and analysis report indicates the adjoining segment of State Road 100 is anticipated to continue operating at the adopted minimum level of service standard of C.

The subject property is not located in an area of Natural Resource of Regional Significance identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

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

The County 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

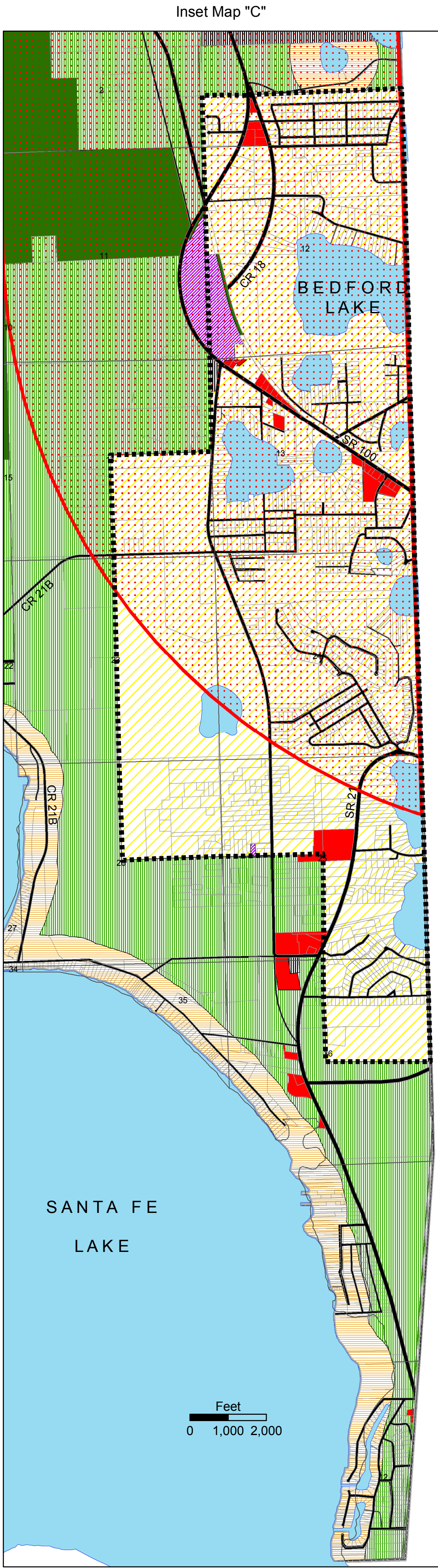
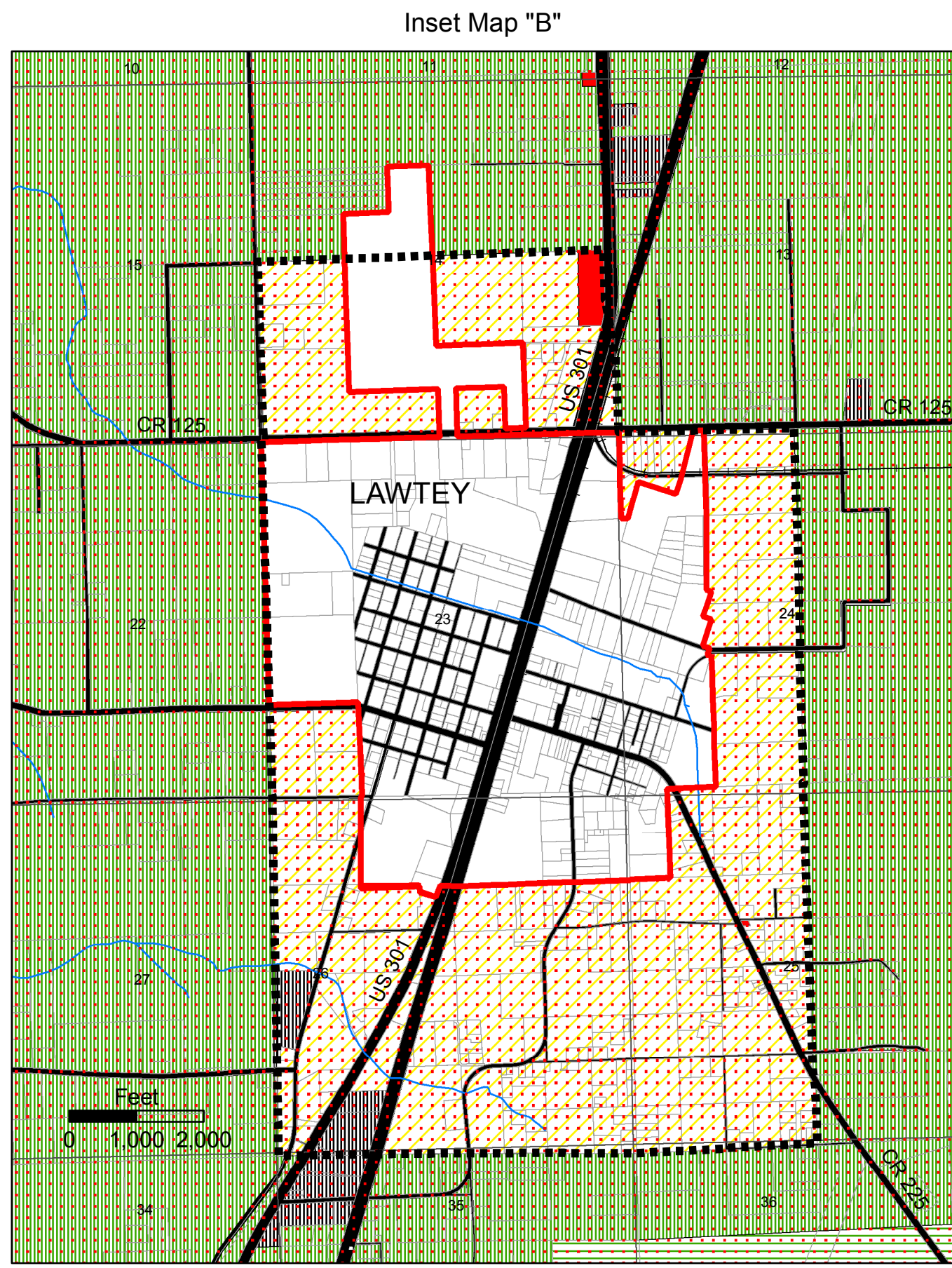
It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

PROPOSED

Bradford County

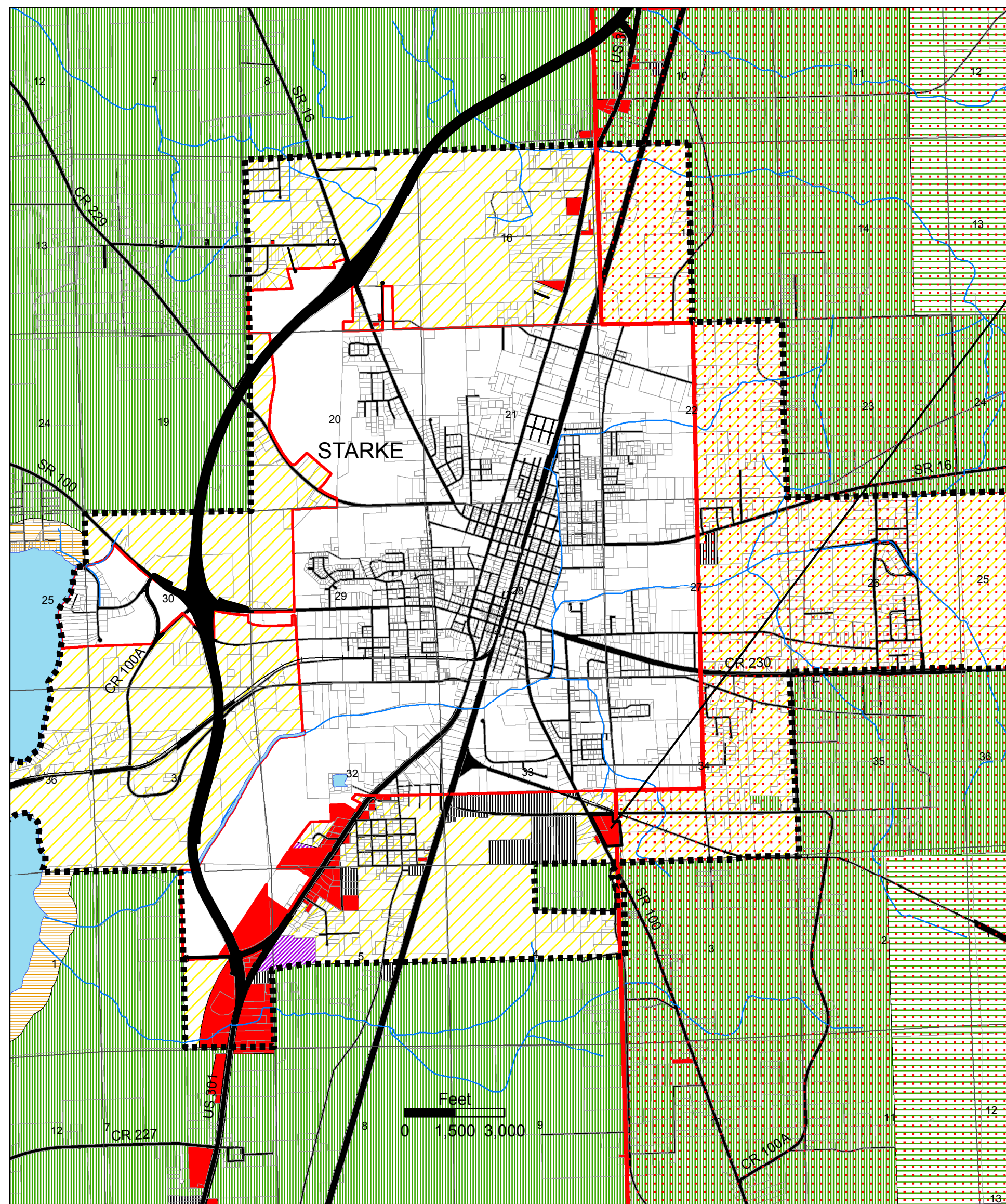
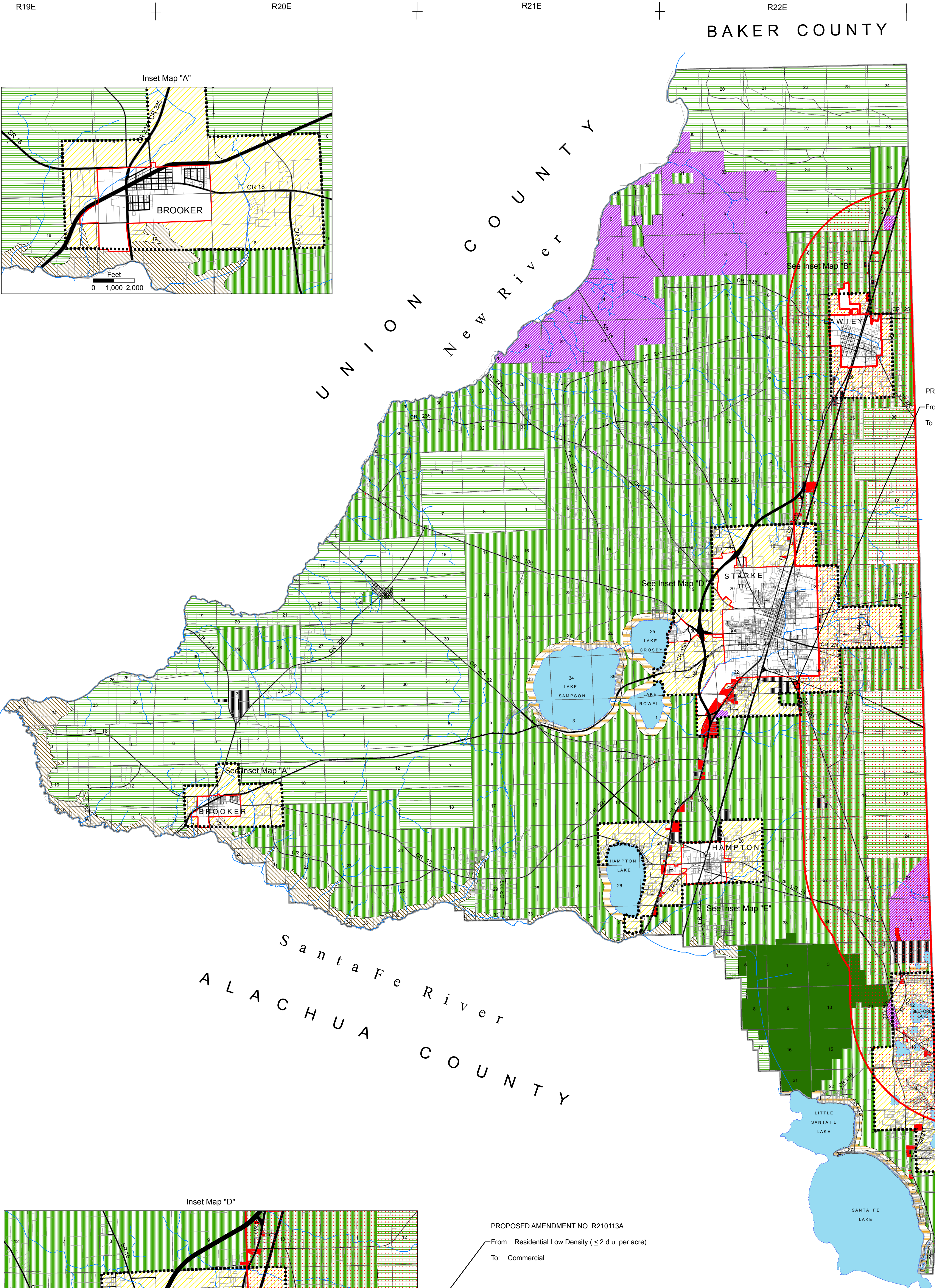
Future Land Use Plan Map 2029



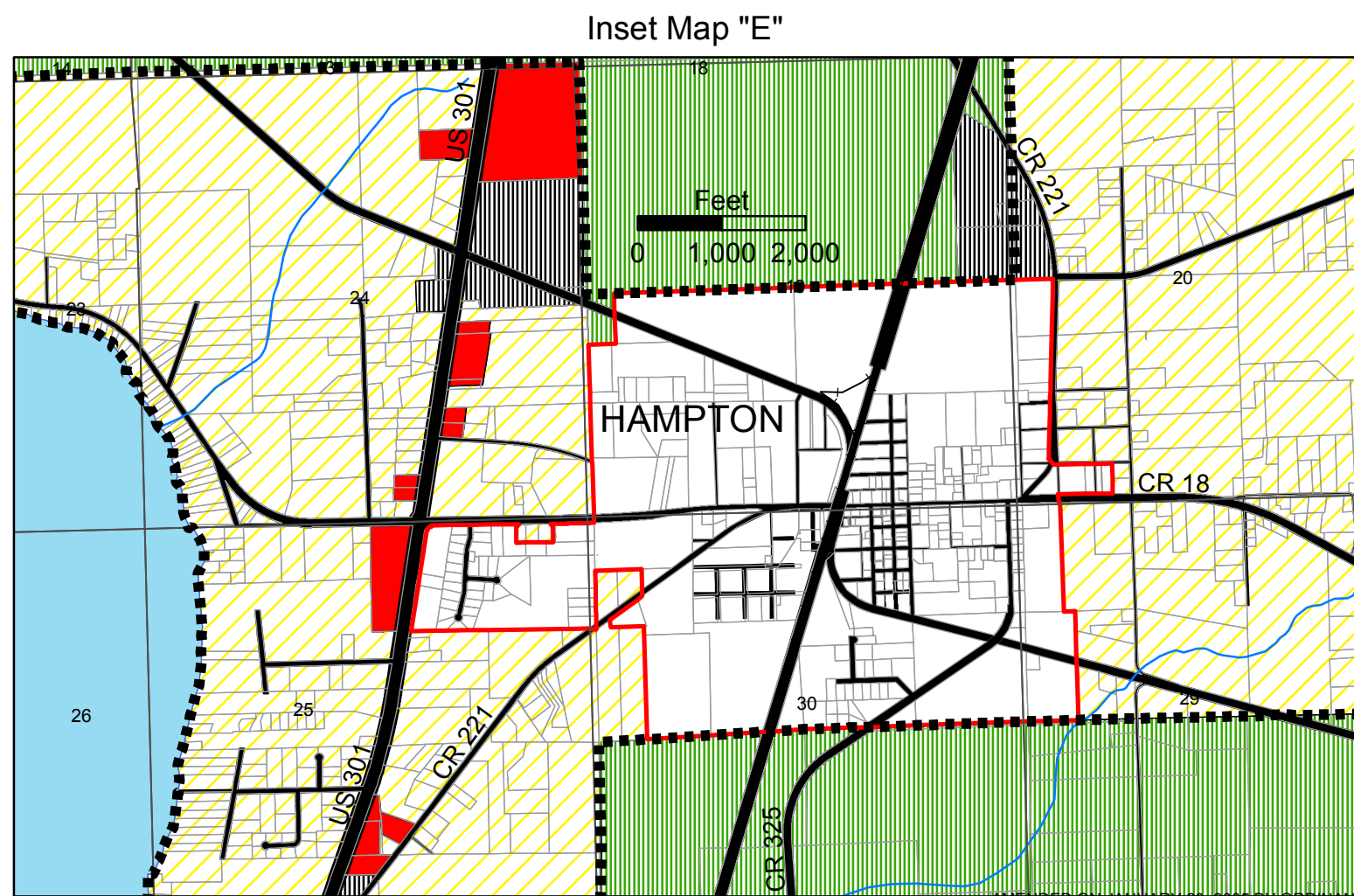
- FUTURE LAND USE PLAN MAP CLASSIFICATIONS**
- Conservation
 - Public
 - Environmentally Sensitive Areas - 1 (≤ 1 d.u. per 40 acres) none
 - Environmentally Sensitive Areas - 2 (≤ 1 d.u. per 10 acres)
 - Agriculture - 1 (≤ 1 d.u. per 15 acres)
 - Agriculture - 2 (≤ 1 d.u. per 5 acres) *
 - Residential Estate (≤ 1 d.u. per acre)
 - Residential Low Density - (≤ 2 d.u. per acre) **
 - Residential Moderate Density - (≤ 4 d.u. per acre) none
 - Residential Medium Density - (≤ 8 d.u. per acre) none
 - Residential High Density - (≤ 20 d.u. per acre) none
 - Commercial
 - Industrial

- OTHER MAP FEATURES**
- County Boundary
 - Incorporated Area
 - Designated Urban Development Area
 - Camp Blanding Military Zone
 - Lake
 - River or Stream
 - Railroad

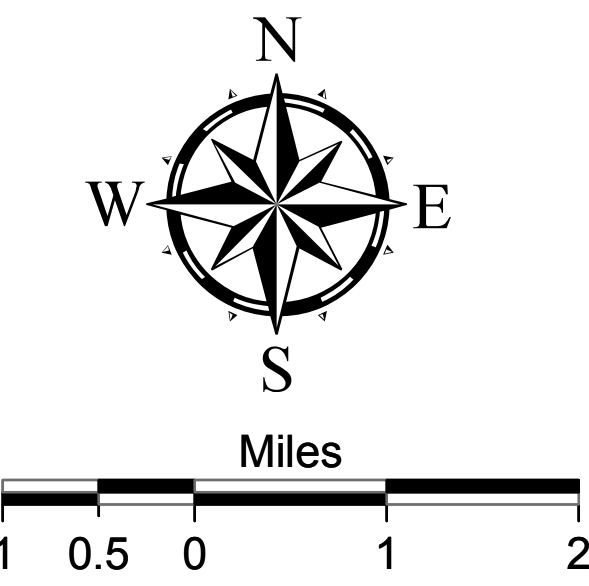
* Except as provided in Policy 1.2.2 of the County's Comprehensive Plan.
** 2 Units/acre unless served by central water and sewer which will permit up to 20 units per acre.
W:\FLUM_ZN\Bradford\BRFLU47mpp.mxd



PROPOSED AMENDMENT NO. R210113A
From: Residential Low Density (≤ 2 d.u. per acre)
To: Commercial



ADOPTED ON DECEMBER 13, 1991 BY ORDINANCE NO. 91-08
AMENDED ON JANUARY 11, 1994 BY ORDINANCE NOS. 94-01
AMENDED ON MAY 19, 1994 BY ORDINANCE NO. 94-05
AMENDED ON JUNE 23, 1994 BY ORDINANCE NO. 94-06
AMENDED ON JULY 16, 1995 BY ORDINANCE NO. 95-07
AMENDED ON MARCH 21, 1996 BY ORDINANCE NOS. 96-03, 96-04 AND 96-05
AMENDED ON OCTOBER 18, 1996 BY ORDINANCE NO. 96-11
AMENDED ON NOVEMBER 26, 1997 BY ORDINANCE NO. 97-13
AMENDED ON JANUARY 18, 1998 BY ORDINANCE NO. 98-05
AMENDED ON APRIL 18, 1998 BY ORDINANCE NO. 98-06
AMENDED ON FEBRUARY 18, 1999 BY ORDINANCE NOS. 99-01 AND 99-02
AMENDED ON JUNE 17, 1999 BY ORDINANCE NOS. 99-01 AND 99-02
AMENDED ON JANUARY 20, 2000 BY ORDINANCE NOS. 99-05, 99-12, 99-13 AND 99-14
AMENDED ON MAY 18, 2000 BY ORDINANCE NO. 00-04
AMENDED ON OCTOBER 19, 2000 BY ORDINANCE NOS. 00-11
AMENDED ON NOVEMBER 16, 2000 BY ORDINANCE NOS. 01-07 AND 01-08
AMENDED ON DECEMBER 21, 2000 BY ORDINANCE NO. 01-12
AMENDED ON JUNE 21, 2001 BY ORDINANCE NOS. 01-14
AMENDED ON AUGUST 16, 2001 BY ORDINANCE NO. 01-15
AMENDED ON DECEMBER 20, 2001 BY ORDINANCE NOS. 01-21
AMENDED ON MARCH 11, 2002 BY ORDINANCE NOS. 02-06 THROUGH 02-15
AMENDED ON MAY 18, 2002 BY ORDINANCE NOS. 04-01, 04-03, 04-05, 04-07, 04-09 AND 04-11
AMENDED ON JUNE 20, 2002 BY ORDINANCE NOS. 02-41
AMENDED ON AUGUST 15, 2002 BY ORDINANCE NO. 02-44
AMENDED ON SEPTEMBER 19, 2002 BY ORDINANCE NO. 02-46
AMENDED ON OCTOBER 15, 2002 BY ORDINANCE NOS. 02-51, 02-52 AND 02-53
AMENDED ON APRIL 17, 2003 BY ORDINANCE NO. 03-04
AMENDED ON JUNE 23, 2003 BY ORDINANCE NO. 03-05
AMENDED ON JULY 17, 2003 BY ORDINANCE NOS. 03-13 AND 03-14
AMENDED ON DECEMBER 16, 2003 BY ORDINANCE NOS. 03-15 THROUGH 03-23
AMENDED ON MARCH 18, 2004 BY ORDINANCE NOS. 04-01, 04-03, 04-05, 04-07, 04-09 AND 04-11
AMENDED ON JUNE 17, 2004 BY ORDINANCE NOS. 04-13, 04-15, 04-17, 04-19 AND 04-21
AMENDED ON SEPTEMBER 23, 2004 BY ORDINANCE NOS. 04-26, 04-28, 04-30 AND 04-32
AMENDED ON OCTOBER 21, 2004 BY ORDINANCE NO. 04-36
AMENDED ON NOVEMBER 16, 2004 BY ORDINANCE NO. 04-37
AMENDED ON DECEMBER 16, 2004 BY ORDINANCE NO. 04-40
AMENDED ON JANUARY 19, 2005 BY ORDINANCE NO. 05-02
AMENDED ON DECEMBER 15, 2005 BY ORDINANCE NO. 05-27
AMENDED ON FEBRUARY 16, 2006 BY ORDINANCE NOS. 06-04 THROUGH 06-07
AMENDED ON JUNE 15, 2006 BY ORDINANCE NOS. 06-20 THROUGH 06-22
AMENDED ON OCTOBER 19, 2006 BY ORDINANCE NOS. 06-24 THROUGH 06-26
AMENDED ON NOVEMBER 16, 2006 BY ORDINANCE NO. 06-27
AMENDED ON JANUARY 18, 2007 BY ORDINANCE NO. 07-09
AMENDED ON FEBRUARY 15, 2007 BY ORDINANCE NO. 07-04
AMENDED ON JUNE 21, 2007 BY ORDINANCE NOS. 07-10 AND 07-11
AMENDED ON MAY 17, 2007 BY ORDINANCE NO. 07-13
AMENDED ON APRIL 23, 2007 BY ORDINANCE NOS. 07-24 THROUGH 07-28
AMENDED ON DECEMBER 20, 2007 BY ORDINANCE NO. 07-49
AMENDED ON MARCH 11, 2008 BY ORDINANCE NOS. 07-56
AMENDED ON APRIL 17, 2008 BY ORDINANCE NOS. 08-17 AND 08-18
AMENDED ON NOVEMBER 20, 2008 BY ORDINANCE NO. 08-26
AMENDED ON APRIL 16, 2009 BY ORDINANCE NO. 09-06
AMENDED ON MAY 21, 2009 BY ORDINANCE NO. 09-07
AMENDED ON JUNE 16, 2009 BY ORDINANCE NOS. 09-12
AMENDED ON NOVEMBER 19, 2009 BY ORDINANCE NO. 09-16
AMENDED ON JUNE 17, 2010 BY ORDINANCE NOS. 10-05
AMENDED ON AUGUST 16, 2010 BY ORDINANCE NO. 10-07
AMENDED ON APRIL 14, 2011 BY ORDINANCE NOS. 11-05, 11-07, 11-09 AND 11-15
AMENDED ON SEPTEMBER 15, 2011 BY ORDINANCE NO. 11-17
AMENDED ON APRIL 18, 2012 BY ORDINANCE NO. 12-01
AMENDED ON SEPTEMBER 13, 2012 BY ORDINANCE NO. 12-02
AMENDED ON JANUARY 19, 2013 BY ORDINANCE NOS. 13-04 AND 13-05
AMENDED ON FEBRUARY 6, 2013 BY ORDINANCE NOS. 13-06 AND 13-08
AMENDED ON APRIL 16, 2013 BY ORDINANCE NO. 13-04
AMENDED ON OCTOBER 17, 2013 BY ORDINANCE NO. 13-04
AMENDED ON DECEMBER 16, 2013 BY ORDINANCE NOS. 13-04 AND 13-05
AMENDED ON APRIL 16, 2014 BY ORDINANCE NO. 14-01
AMENDED ON NOVEMBER 19, 2014 BY ORDINANCE NOS. 14-01 AND 14-02
AMENDED ON JUNE 16, 2015 BY ORDINANCE NOS. 15-01 AND 15-02
AMENDED ON DECEMBER 20, 2015 BY ORDINANCE NO. 15-04
AMENDED ON JUNE 20, 2016 BY ORDINANCE NOS. 16-01 AND 16-02
AMENDED ON AUGUST 16, 2016 BY ORDINANCE NOS. 16-01 AND 16-02
AMENDED ON OCTOBER 16, 2016 BY ORDINANCE NOS. 16-01 AND 16-02
AMENDED ON DECEMBER 16, 2016 BY ORDINANCE NOS. 16-01 AND 16-02
AMENDED ON APRIL 16, 2017 BY ORDINANCE NOS. 17-01 AND 17-02
AMENDED ON NOVEMBER 16, 2017 BY ORDINANCE NOS. 17-01 AND 17-02
AMENDED ON JUNE 16, 2018 BY ORDINANCE NOS. 18-01 AND 18-02
AMENDED ON DECEMBER 16, 2018 BY ORDINANCE NOS. 18-01 AND 18-02
AMENDED ON JUNE 20, 2019 BY ORDINANCE NOS. 19-01 AND 19-02
AMENDED ON NOVEMBER 21, 2019 BY ORDINANCE NOS. 19-01 AND 19-02
AMENDED ON DECEMBER 16, 2019 BY ORDINANCE NOS. 19-01 AND 19-02
AMENDED ON APRIL 16, 2020 BY ORDINANCE NO. 20-01
TRANSMITTED TO THE FLORIDA DEPARTMENT OF ECONOMIC DEVELOPMENT ON FEBRUARY 18, 2021



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

Regional Planning Council: North Central FL
Review Date: 3/25/21
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 32
Local Government: City of Alachua
Local Government Item No.: Ord. No. 21-01
State Land Planning Agency Item No.: 21-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 3/26/21 (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 Ord. No. 21-01 amends the text of the Comprehensive Plan by adding Policy 1.3.h relating to enhancing stormwater treatment conditions and to provide stormwater water quality improvements for Parcel 03020-000-000 (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 amendment does 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 amendment does 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?

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

Yes _____	No _____
Not Applicable _____	<u> X </u>

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE 21-01

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 BY CREATING A NEW POLICY 1.3.h; 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 last updated its Comprehensive Plan on July 31, 2020; and

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 8, 2020, 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 January 11, 2021, 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 February 8, 2021; 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 March 8, 2021 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):

Policy 1.3.h The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater water quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:
 - a. Concurrent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled “FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427.” The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.
 - b. The owner/developer shall coordinate the stormwater water quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.
 - c. Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.
 - d. Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the form of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.
2. The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-02 shall be zoned Community Commercial (CC) or a less intensive zoning district.

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 11th day of January, 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 8th day of March, 2021.



CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:


Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM


Marian B. Rush, City Attorney

SUMMARY

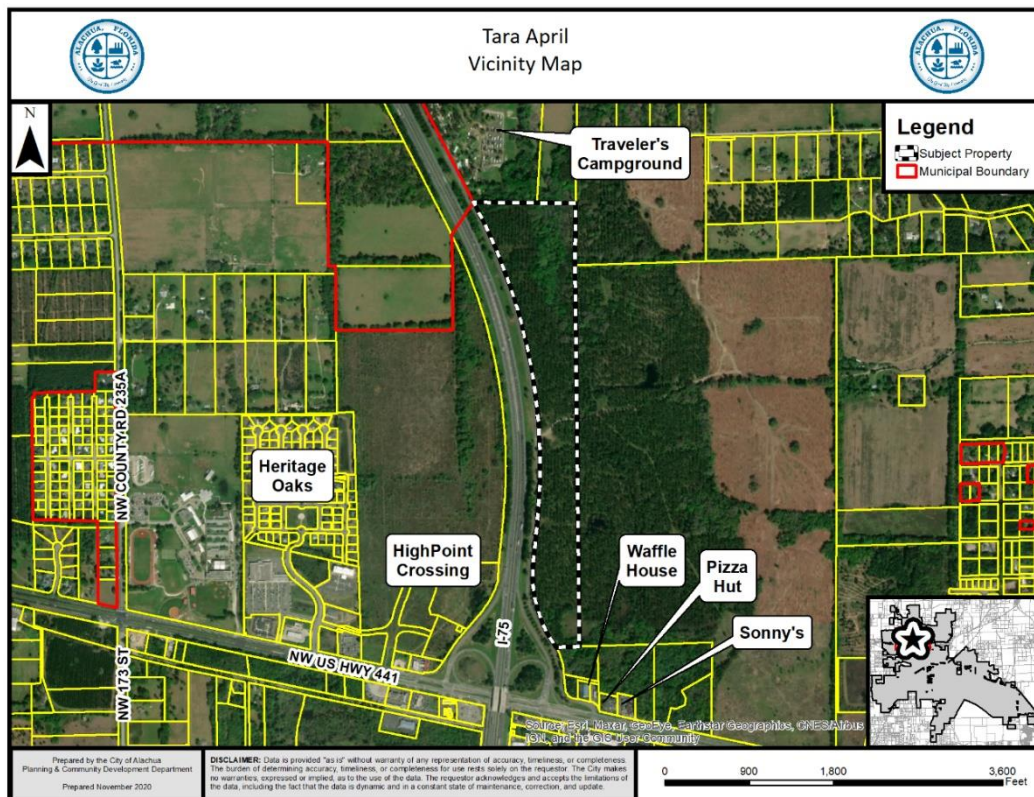
This proposed Comprehensive Plan Text Amendment is a request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, to amend the City of Alachua Comprehensive Plan by creating a new policy – Policy 1.3.h of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE).

The applicant has also submitted two related petitions. These petitions include:

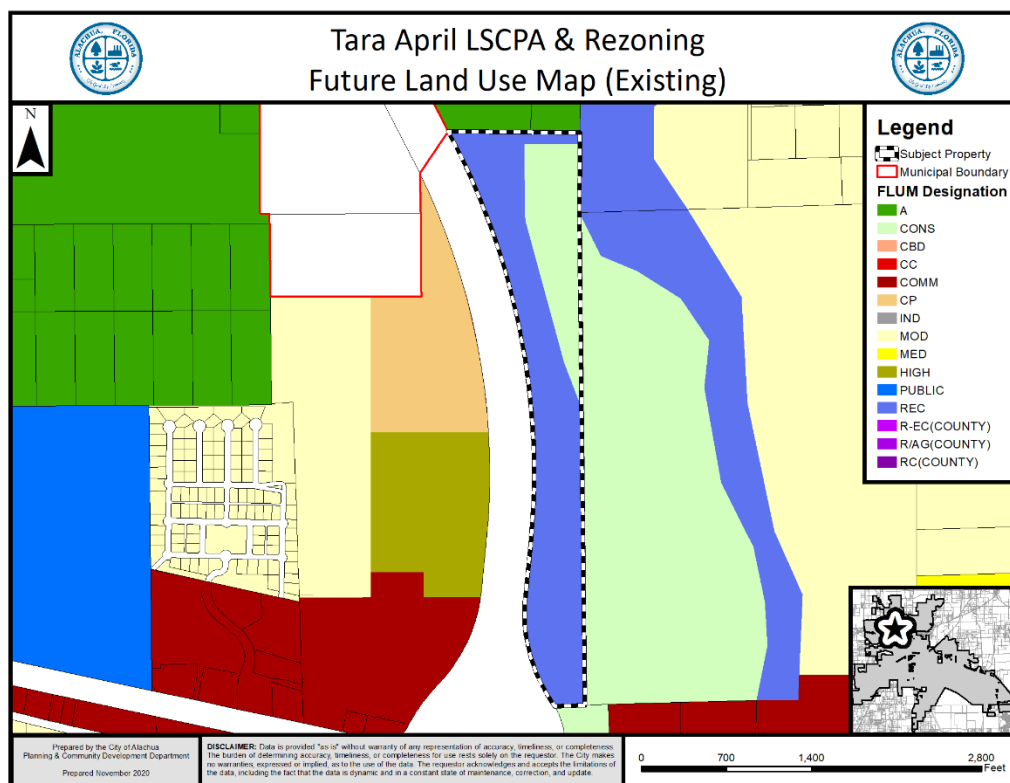
1. ***A proposed Large Scale Comprehensive Plan Amendment (LSCPA)*** to amend the Future Land Use Map (FLUM) Designation on a ± 17.29 acre portion of a ± 58.32 acre parcel from Recreation to Conservation on ± 6.79 acres and from Recreation to Commercial on ± 10.50 acres; and,
2. ***A proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*** to amend the Official Zoning Atlas on a ± 17.29 acre portion of a ± 58.32 acre parcel from Agricultural (A) to Conservation on ± 6.79 acres and from Agricultural (A) to Community Commercial (CC) on ± 10.50 acres.

The current owner of the subject property has proposed this amendment in order to address pre-existing conditions on-site and to provide for an enhancement of the existing stormwater treatment conditions. The proposed Comprehensive Plan Text Amendment would provide additional regulations for Tax Parcel 03020-000-000 which is located northwest of the US-441/I-75 interchange. See Map 1 below for the location of the subject property. Maps 2 – 5 depict the existing and proposed FLUM Designations and the existing and proposed zoning designations of the subject property.

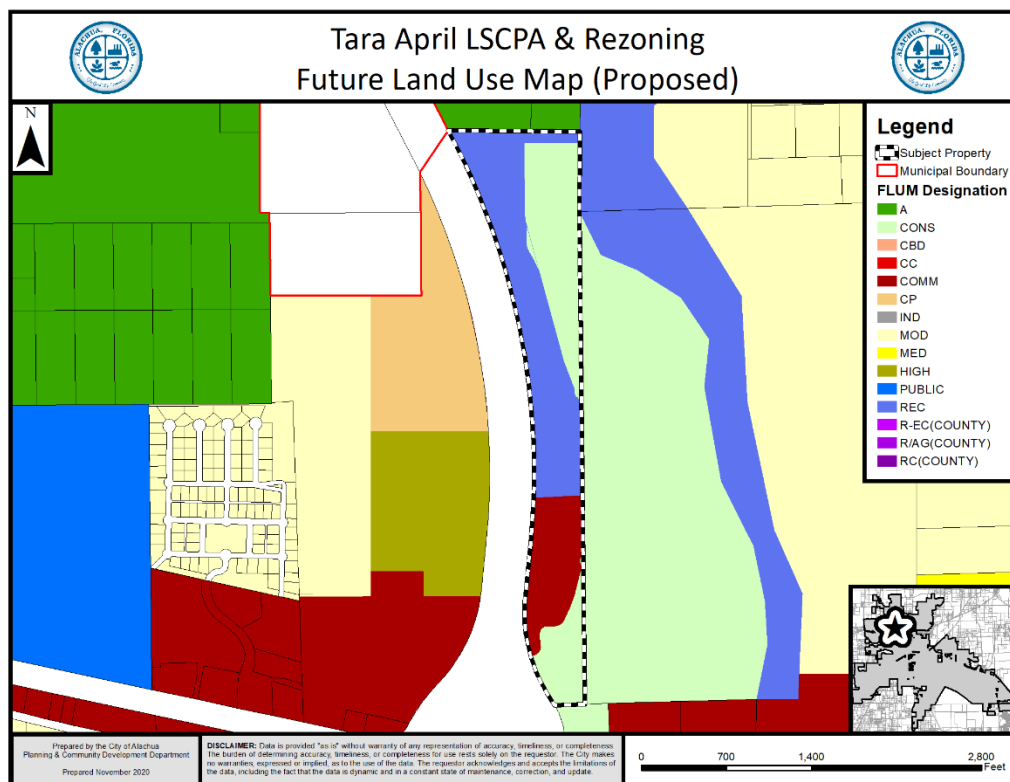
Map 1. Vicinity Map



Map 2. Existing Future Land Use Map (FLUM) Designations



Map 3. Proposed Future Land Use Map (FLUM) Designations



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

Regional Planning Council: North Central FL
Review Date: 3/25/21
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 33
Local Government: City of Alachua
Local Government Item No.: Ord. No. 21-02
State Land Planning Agency Item No.: 21-2 ESR

Date Mailed to Local Government and State Land Planning Agency: 3/26/21 (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 reclassifies approximately 17.29 acres from Recreation to Conservation on 6.79 acres and from Recreation to Commercial on 10.50 acres. (See attached).

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

The subject property is located in an Area of High Aquifer Recharge Potential to the Floridan Aquifer and in a Stream to Sink area which are identified and mapped as Natural Resources of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City's Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

The subject property is located within one-half mile of U.S. Highway 441 and Interstate 75 which are identified and mapped in the regional plan as part of the Regional Road Network. The City Transportation Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

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?

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

Yes _____	No _____
Not Applicable	_____ <u>X</u> _____

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE 21-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±17.29 ACRES FROM RECREATION TO CONSERVATION ON ±6.79 ACRES AND FROM RECREATION TO COMMERCIAL ON ±10.50 ACRES; LOCATED EAST OF APRIL BOULEVARD, APPROXIMATELY 1,800 FEET NORTH OF THE INTERSECTION OF APRIL BOULEVARD AND NW US HIGHWAY 441; CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03020-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a large scale comprehensive plan amendment, as described below, to the Comprehensive Plan Future Land Use Map has been filed with the City; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 8, 2020 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 for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on January 11, 2021 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on March 8, 2021 and provided for and received public participation; and,

WHEREAS, the City Commission has determined and found said application for the amendment, to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations; and,

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

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

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and incorporated herein by reference.
2. The proposed Future Land Use Map amendment is consistent with the Comprehensive Plan.
3. The amendment will not cause a reduction in the adopted level of service standards for transportation, potable water, sanitary sewer, solid waste, stormwater, recreation, or public schools.

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on ± 17.29 acre portion of Tax Parcel Number 03020-000-000 from Recreation to Conservation on ± 6.79 acres and from Recreation to Commercial on ± 10.50 acres, in accordance with the legal descriptions found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. 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 Alachua, Florida.

Section 4. Repealing Clause

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

Section 5. 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 6. Effective Date

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 City that the plan amendment package is complete in accordance with Chapter 163.3184 F.S. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184 F.S. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

PASSED on first reading the 11th day of January, 2021.

PASSED and **ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 8th day of March, 2021.

ATTEST:


Adam Boukari, City Manager/Clerk



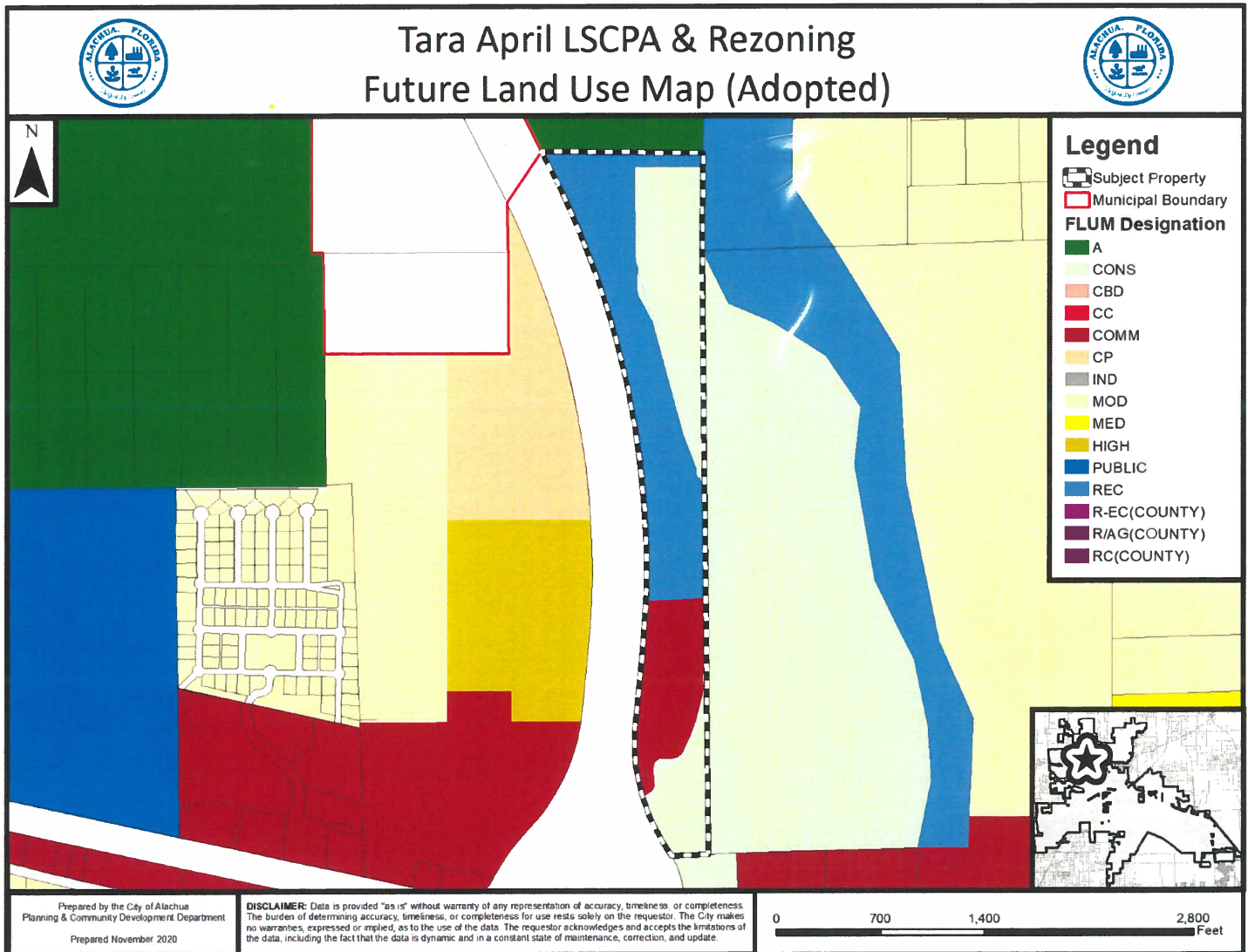
CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Gabe Coerper, Mayor
SEAL

APPROVED AS TO FORM


Marian B. Rush, City Attorney

EXHIBIT "B"



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

Regional Planning Council: North Central Fl
Review Date: 3/25/21
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 34
Local Government: City of Lake City
Local Government Item No.: CPA 20-10
State Land Planning Agency Item No.: 20-4 ESR

Date Mailed to Local Government and State Land Planning Agency: 3/26/21 (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 20-10 amends Policy I.1.2 of the future land use element by adding a new Mixed Use land use classification (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 or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the amendment does not result in any change in intensity of use. The City comprehensive plan includes an objective and associated policies to protect Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan. It is recommended that the City amend its Comprehensive Plan to update the maps of Natural Resources of Natural Significance to include maps in the 2018 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?

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

Yes _____	No _____
Not Applicable	<u> X </u>

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

ORDINANCE NO. 2020-2173

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING ORDINANCE NO. 91-688, AS AMENDED, RELATING TO AN AMENDMENT TO THE TEXT OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO APPLICATION, CPA 20-10, BY THE CITY COUNCIL, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY I.1.2 OF THE FUTURE LAND USE ELEMENT BY ADDING A MIXED USE LAND USE CLASSIFICATION; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, the Community Planning Act, empowers and requires the City Council to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Lake City Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for amendment, as described below;

WHEREAS, the City Council held the required public hearings, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearings, the City Council reviewed and considered all comments received during said public hearings, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the City Council, found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the City Council, has determined and found that approval of an application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 20-10, by the City Council, to amend the text of the Comprehensive Plan, a portion of Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan, is hereby amended to add a new Mixed Use land use classification to read, as follows:

MIXED USE

The mixed use land use classification is appropriate in locations where central water and wastewater facilities are available or planned to be available and shall be along arterial or collector roads where adequate capacity is available to meet the impacts of the proposed development as defined in the Concurrency Management System.

The purpose of the mixed use land use classification is to allow for development of an integrated mix of uses and to provide for the expansion of the City's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

A mixed use land use classification shall be comprised of non-residential, residential and open space/conservation uses as follows:

USES	MINIMUM %	MAXIMUM %
Non-Residential	50	85
Residential	5	40
Open Space	10	

The minimum and maximum percentages identified above shall be based on gross acreage of any proposed mixed use land use classification.

Non-Residential

Non-residential uses within the mixed use land use classifications may include the following; Light or Heavy Industrial, General Commercial, Office, Public Facilities or Infrastructure. Within the non-residential component of the Mixed Use land use classification, a minimum of fifty percent shall be industrial. Non-residential uses shall be limited to an intensity of no more than 1.0 floor area ratio.

Residential

Housing options may include single family detached and attached units to multi-family units. Residential density shall not exceed ten dwelling units per acre based on gross acreage of the overall residential portion of the proposed mixed use land use classification. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ten dwelling units per acre is not exceeded.

Open Space

Open space may include wetlands, upland buffers, passive recreational or landscape areas or linear open space, which may include such features as walkways, bike paths, plazas or other similar amenities. At least ten percent of the required open space shall be uplands. One-half of the required upland open space shall be useable for residents and employees of said development.

Development Standards

Central potable water and wastewater utilities can be provided by a public or private entity. Should central potable water and wastewater utilities not be available to the site at the time of a development permit being issued, then the development shall be limited to densities that prevent degradation of groundwater quality, as follows;

1. Non-residential uses are limited to those as specifically listed as principal uses and structures within the Commercial General and Industrial, Light and Warehousing zoning districts as defined within the Land Development Regulations;
2. Residential density does not exceed an overall gross density of two dwelling units per acre; and
3. The disposal of industrial, hazardous or toxic waste into septic tanks is prohibited in accordance with Chapter 381, Florida Statutes, as amended.

Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher intensities and densities may be permitted.

The mixed use land use classification shall not be allowed in areas identified as environmentally sensitive area.

All development shall have access to paved roads. All internal roads shall be paved to City standards. Primary ingress/egress from the development area to external roadways shall be required to be improved in accordance to City standards, and centralized in order to minimize the number of access points to external roadways.

Residential and non-residential portions of the development shall be linked internal to the development by streets, sidewalks, and in some cases by separate systems of pedestrian, bike and/or golf cart paths.

All development shall comply with all other applicable requirements of this Comprehensive Plan and the Land Development Regulations.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

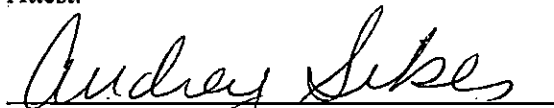
The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the Florida Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Florida Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

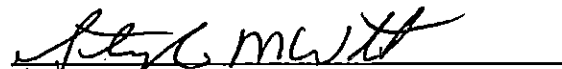
PASSED upon first reading this 21st day of December 2020.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 1st day of March 2021.

Attest:


Audrey Sikes, City Clerk

CITY COUNCIL
CITY OF LAKE CITY, FLORIDA


Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:


Frederick L. Koberlein Jr., City Attorney

