

February 20, 2025

The Honorable Charles Chestnut  
Chair, Alachua County  
Board of County Commissioners  
12 Southeast 1<sup>st</sup> Street, 2<sup>nd</sup> Floor  
Gainesville, Florida 32601

Dear Chair Chestnut,

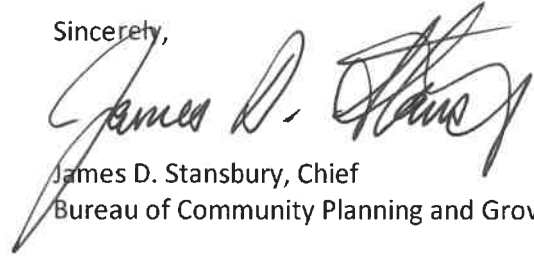
FloridaCommerce has reviewed the proposed comprehensive plan amendment for Alachua County (Amendment No. 25-01ESR) received on January 23, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Scott Rogers, Regional Planning Administrator, by telephone at (850)-717-8510 or by email via [Scott.Rogers@Commerce.fl.gov](mailto:Scott.Rogers@Commerce.fl.gov).

Sincerely,



James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS /sr

Enclosure(s): Procedures for Adoption

cc: Ben Chumley, Principal Planner, Alachua County Department of Growth Management  
Scott Koons, Executive Director, North Central Florida Regional Planning Council

## SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

### FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package.

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted.

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date.

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact.

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"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 local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



## *Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.  
SECRETARY

February 13, 2025

Ben Chumley  
Principal Planner  
Alachua County Department of Growth Management  
10 SW 2<sup>nd</sup> Ave., 3<sup>rd</sup> Floor  
Gainesville, FL 32601-6294

### **SUBJECT: Alachua County Proposed Comprehensive Plan Amendment (25-01ESR)**

Dear Mr. Chumley,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, Alachua County 25-01ESR.

#### **Amendment Summary**

The proposal includes two large-scale text amendments to Alachua County's Comprehensive plan, which includes amendment Z24-0000010 and amendment Z24-0000011:

Z240000010: A text amendment to the Capital Improvements Element which is intended to update the capital improvements project schedules for Multimodal Transportation, Recreation, and Public School Facilities.

Z24-0000011: A text amendment to the Future Land Use and Housing Elements created to establish affordable housing requirements for certain land use actions and affordable housing incentives for Transit Oriented Developments and Traditional Neighborhood Developments. This amendment will also revise policies regarding incentives for affordable housing.

These amendments are intended to satisfy statutory obligations consistent with Alachua County's Comprehensive Plan, including goals, objectives, and policies as outlined in the report.

#### **Comments**

FDOT has no comments.

**Technical Recommendations**

FDOT acknowledges that density bonuses mentioned in Amendment Z24-0000011 may impact segments of the state highway system as developers take advantage of the opportunity and recommends the County continue to coordinate with FDOT at each phase of these potential project(s) to mitigate any adverse impacts.

We appreciate the opportunity to review the proposed comprehensive plan amendments and request that a copy of the adopted amendments, along with the supporting data and analysis, be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email: [achaia.brown@dot.state.fl.us](mailto:achaia.brown@dot.state.fl.us) or call: (904) 360-5414.

Sincerely,

A handwritten signature in black ink, appearing to read 'Achaia Brown', with a stylized flourish at the end.

Achaia Brown  
Transportation Planning Manager  
FDOT District Two

**From:** [Plan\\_Review](#)  
**To:** [Ben Chumley](#); [DCPexter@commerce.fl.gov](mailto:DCPexter@commerce.fl.gov)  
**Cc:** [Plan\\_Review](#)  
**Subject:** Alachua County 25-01ESR Proposed  
**Date:** Friday, February 21, 2025 5:45:33 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Ben Chumley, AICP, Principal Planner

Re: Alachua County 25-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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.

Please submit all future amendments by email to [Plan.Review@FloridaDEP.gov](mailto:Plan.Review@FloridaDEP.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



**From:** [DiGruttolo, Laura](#)  
**To:** [Ben Chumley](#)  
**Cc:** [Conservation Planning Services](#); [Burgess, Austin](#); [Gruver, Pamela](#); [DCPexter@Commerce.fl.gov](mailto:DCPexter@Commerce.fl.gov)  
**Subject:** FWC's Comments on Alachua County 25-01 ESR (Z24-0000010 & Z24-0000011)  
**Date:** Monday, February 17, 2025 4:04:14 PM

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Dear Mr. Chumley:

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

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to [ConservationPlanningServices@MyFWC.com](mailto:ConservationPlanningServices@MyFWC.com).

Sincerely,

Laura DiGruttolo  
Land Use Planning Program Supervisor  
Office of Conservation Planning Services  
Florida Fish and Wildlife Conservation Commission  
1875 Orange Avenue East  
Tallahassee, FL 32311  
(850) 728-5147

**From:** [Steve Fitzgibbons](#)  
**To:** [Ben Chumley](#)  
**Cc:** [DCPexter@commerce.fl.gov](mailto:DCPexter@commerce.fl.gov)  
**Subject:** Alachua County proposed comprehensive plan amendments 25-01ESR  
**Date:** Thursday, February 6, 2025 9:32:24 AM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Chumley,

St. Johns River Water Management District (District) staff have reviewed Alachua County proposed comprehensive plan amendment 25-01ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment.

As a reminder, the District approved the 2023 North Florida Regional Water Supply Plan (NFRWSP) on December 12, 2023. Subsequently, in accordance with Section 163.3177(6)(c)4, *Florida Statutes*, the County is required to adopt an updated Water Supply Facilities Work Plan (WSFWP) and related comprehensive plan amendment by June 12, 2025 (within 18 months of approval of the NFRWSP). The District is providing this email as a reminder about the requirement to adopt an updated WSFWP and related comprehensive plan amendment. District staff are available to answer any questions regarding updating the county's WSFWP.

If you have any questions or need additional information, please contact me.

Sincerely,  
Steve Fitzgibbons

Steven Fitzgibbons, AICP  
Intergovernmental Planner  
St. Johns River Water Management District  
7775 Baymeadows Way, Suite 102  
Jacksonville, FL 32256  
Office (386) 312-2369  
Email: [sfitzgib@sjrwmd.com](mailto:sfitzgib@sjrwmd.com)  
Website: [www.sjrwmd.com](http://www.sjrwmd.com)  
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



[www.sjrwmd.com/ePermit](http://www.sjrwmd.com/ePermit)

We value your opinion. Please take a few minutes to share your comments on the service you

received from the District by clicking this [link](#)

#### Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>