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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

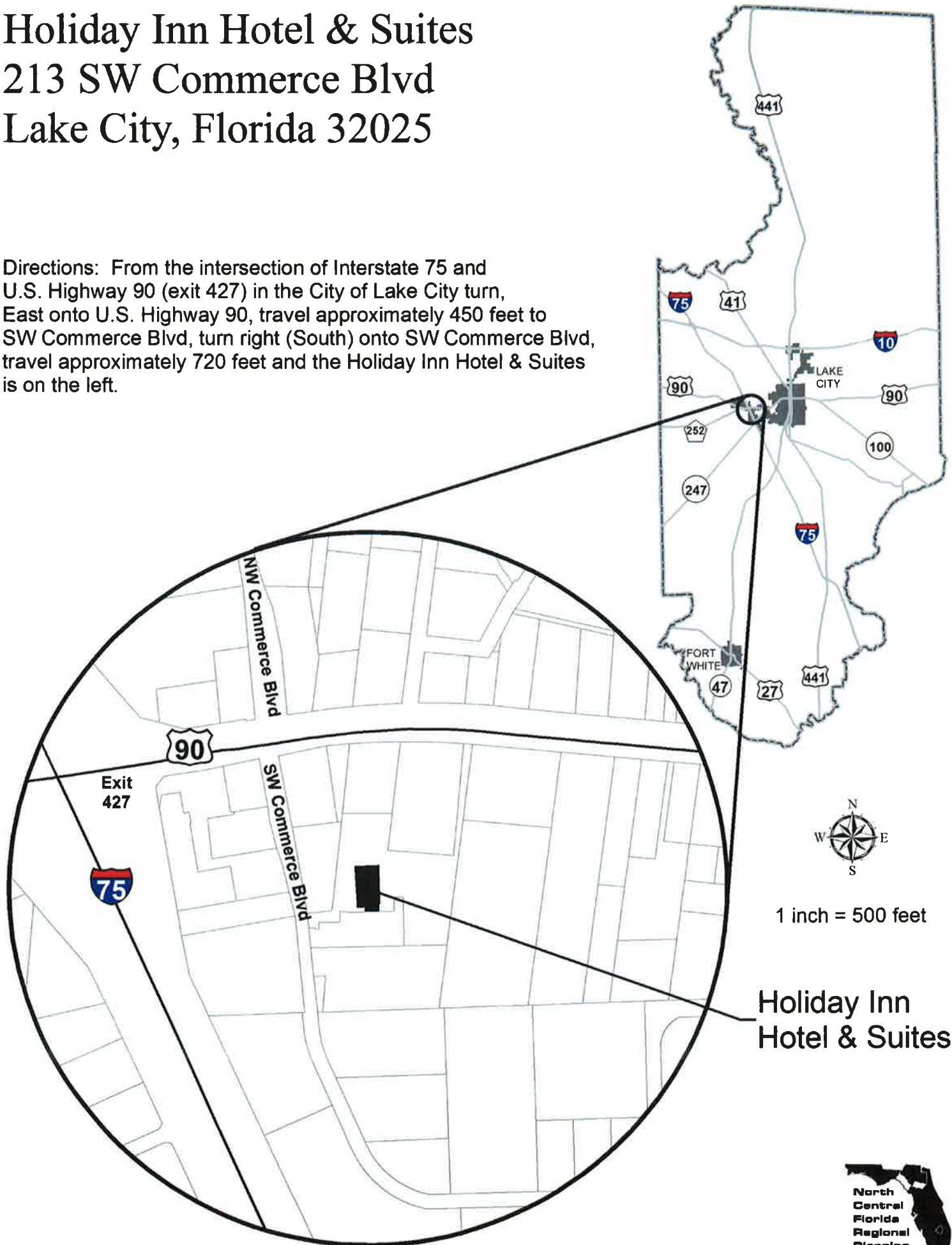
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **February 20, 2014**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.





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AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

February 20, 2014
6:00 p.m.

PAGE NO.

- | | | |
|-----|--|---|
| I. | APPROVAL OF THE JANUARY 23, 2014 MEETING MINUTES | 5 |
| II. | COMMITTEE-LEVEL REVIEW ITEMS | |
| | <u>Comprehensive Plan Amendments</u> | |
| | #33 - City of Alachua Comprehensive Plan Draft Amendment (DEO No. 14-1ESR) | 9 |

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

January 23, 2014
6:00 p.m.

MEMBERS PRESENT

Donnie Hamlin
Thomas Hawkins, Vice-Chair
James Montgomery
Wesley Wainwright
Mike Williams
Stephen Witt

MEMBERS ABSENT

Beth Burnam
Jim Catron
Sandra Haas, Chair

STAFF PRESENT

Steven Dopp

Vice-Chair Hawkins called the meeting to order at 6:05 p.m.

I. APPROVAL OF THE JANUARY 23, 2014 AGENDA

ACTION: It was moved by Commissioner Wainwright and seconded by Mayor Witt to approve the agenda as circulated. The motion carried unanimously.

II. APPROVAL OF THE DECEMBER 12, 2013 MEETING MINUTES

ACTION: It was moved by Mr. Montgomery and seconded by Commissioner Hamlin to approve the December 12, 2013 minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#11 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 13-2ESR)

Mr. Dopp stated the staff report for the item finds that the local government comprehensive plan, as amended, may result in significant adverse impacts to a portion of State Road 26. He noted that the staff report recommends the City add Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan as goals and policies to the City Comprehensive Plan. Mr. Dopp further noted that the staff report recommends that the City replace its aquifer recharge map with the Alachua County Aquifer Vulnerability Area map and also replace references in various City Comprehensive Plan policies to the Suwannee River Water Management District map with references to the Alachua County map.

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

The meeting adjourned at 6:20 p.m.

Sandra Haas, Chair

2/20/14

COMMITTEE-LEVEL ITEMS

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

Regional Planning Council: North Central FL
Review Date: 2/20/14
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 33
Local Government: City of Alachua
Local Government Item No.
City Ordinance No.: 14-02
State Land Planning Agency Item No: 14-1ESR

Date Mailed to Local Government and State Land Planning Agency: 2/21/14 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENTS

The amendment reclassifies 376.58 acres on the Future Land Use Map from Moderate Density Residential to Conservation (see attached). The local government staff report notes that the subject property was acquired by Alachua County in December 2009, and is owned and managed by the Alachua County Forever Land Conservation Program. The subject property was acquired using funds from the Alachua County Wild Spaces Public Places sales tax initiative and a reimbursement grant from the Florida Communities Trust. The grant requires the property to be designated for conservation uses.

The subject property is part of the Turkey Creek Development of Regional Impact. The local government staff report further notes that in October 2013, the City Commission approved a request from Alachua County to amend the Master Development Plan of the Development of Regional Impact to remove the permitted residential land use classification and to place a conservation land use classification on the property. Prior to the amendment of the Turkey Creek Development of Regional Impact, the City requested a letter of determination from the Florida Department of Economic Opportunity to confirm that the amendment would not require a notice of proposed change. The Department issued a letter of determination stating that no notice of proposed change would be required pursuant to Section 380.06(19)(e)2.k, Florida Statutes.

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

The subject property is located adjacent to San Felasco Hammock State Park, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as a Natural Resource of Regional Significance. Additionally, the subject property is located within one-half mile of U.S. Highway 441, which is identified in the regional plan as part of the Regional Road Network.

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance or the Regional Road Network since the amendment does not result in an increase in intensity 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.

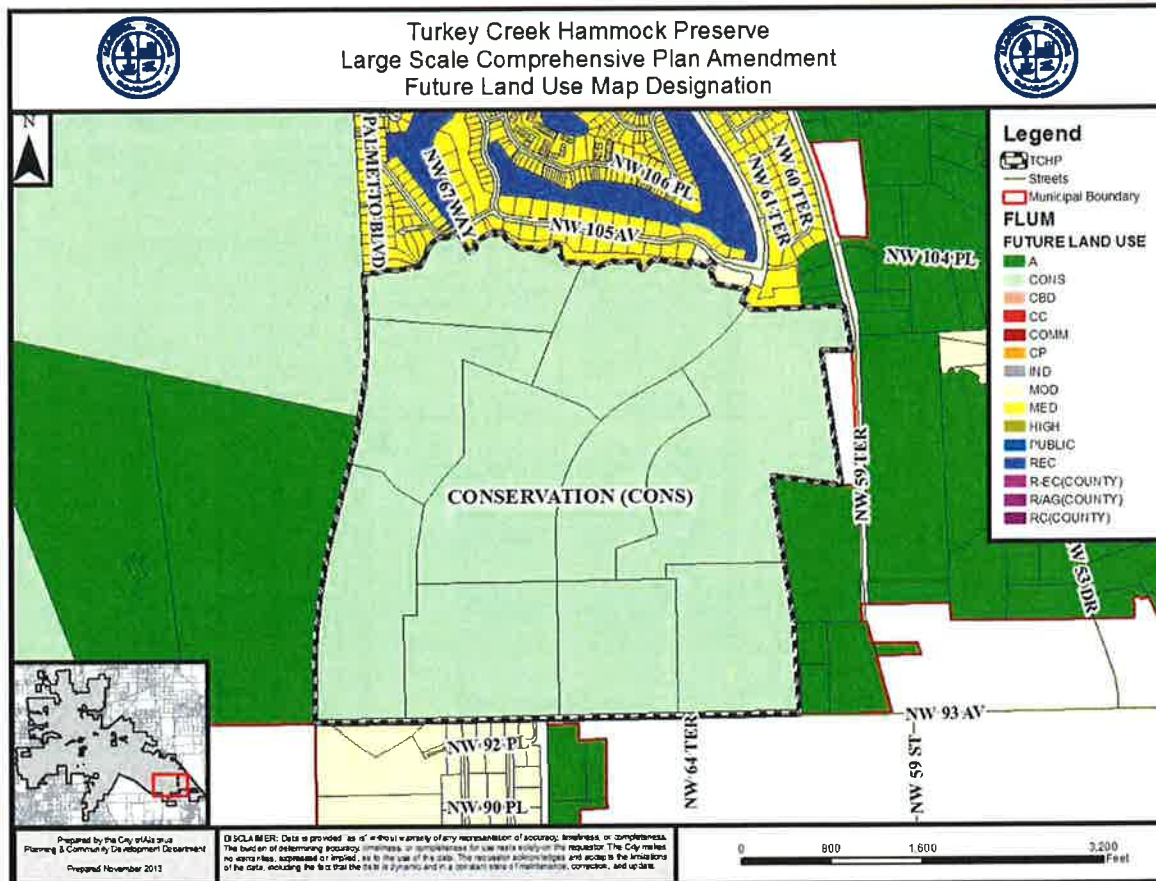
Request a copy of the adopted version of the amendment?

Yes X No

Not Applicable

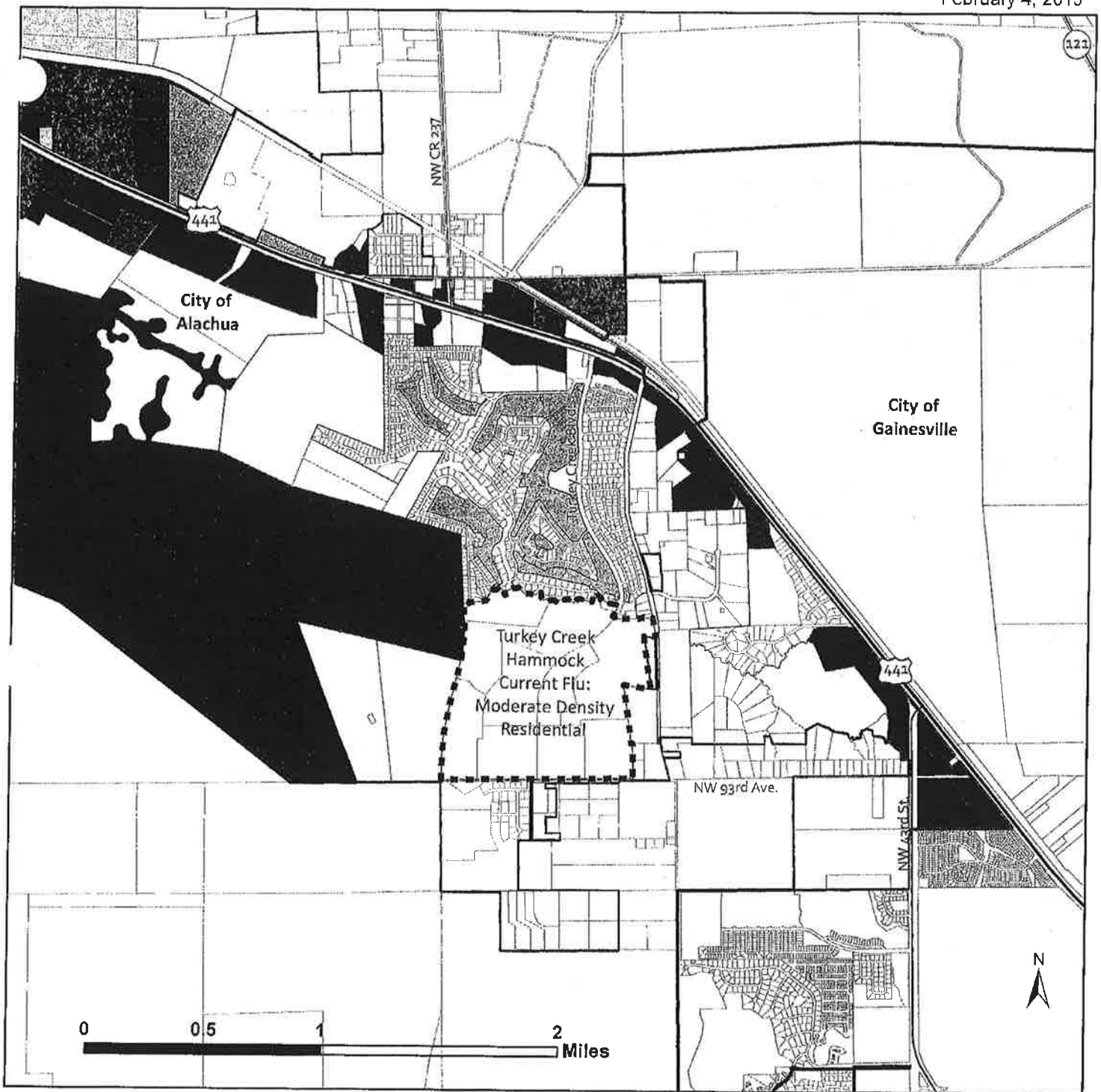
It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

EXHIBIT "B"



Turkey Creek Hammock Preserve ACF Property with City of Alachua Future Land Use

February 4, 2013



Future Land Use

- | | |
|----------------------------|----------------------------------|
| Agriculture (City) | Moderate Density Residential |
| Commercial | Public |
| Community Commercial | Recreation |
| Conservation | Rural Cluster (county) |
| High Density Residential | Rural Employment Center (county) |
| Industrial | Rural/Agriculture (county) |
| Medium Density Residential | |

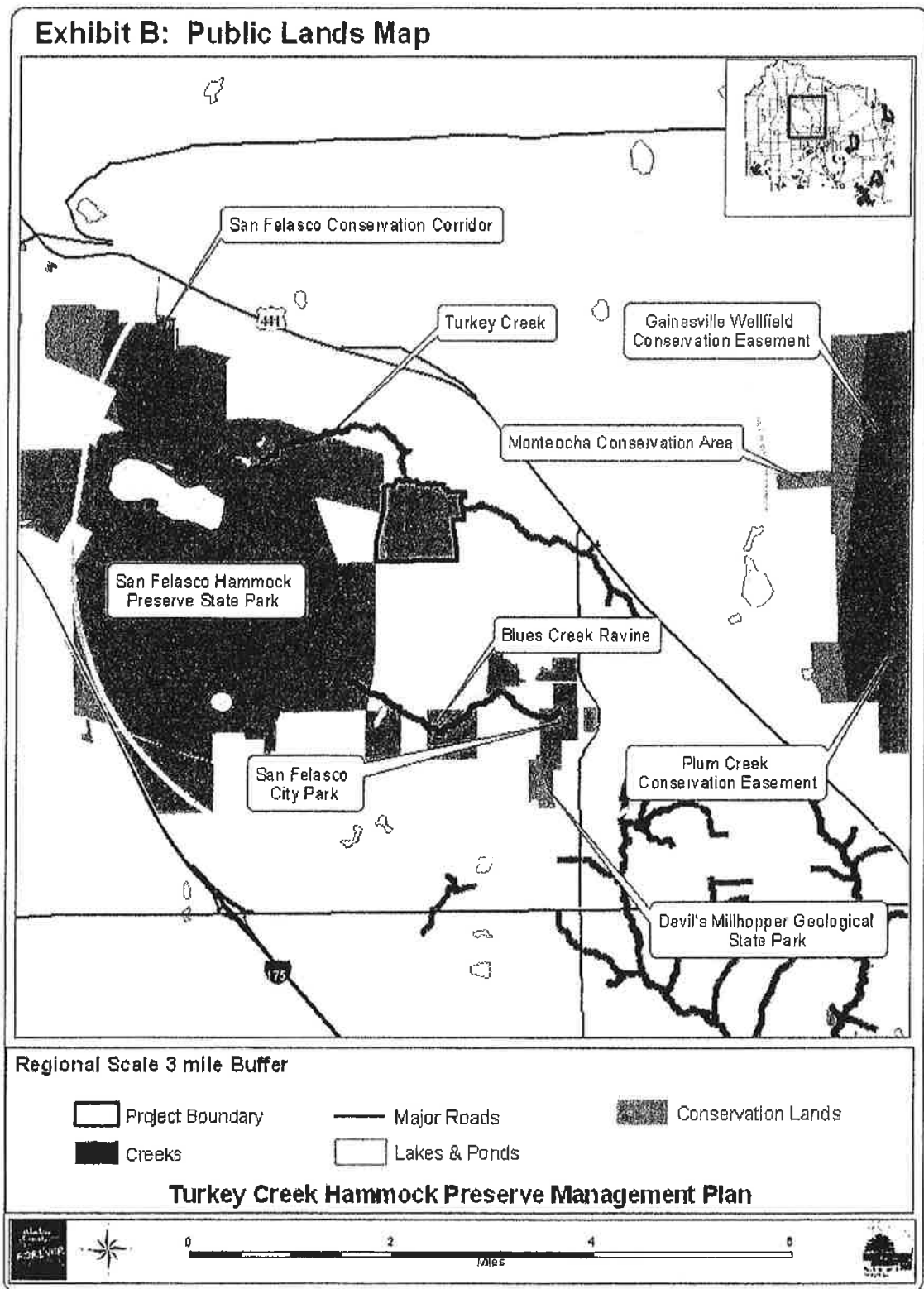
- Turkey Creek Hammock Preserve ACF Property
- City of Gainesville
- Unincorporated Alachua County

City of Alachua Future Land Use designations apply within the municipal boundaries of the City of Alachua. Source of City Future Land Use data is City of Alachua Planning and Community Development Office, January 2012.

Prepared by Alachua County
Growth Management Department
10 SW 2nd Ave., Gainesville, FL, 32601
Phone: (352) 374-5249



EXHIBIT B: PUBLIC LANDS MAP



Plan draft date: January 2012

