

July 1, 2026

The Honorable Ken Cornell
Chair, Alachua County
Board of County Commissioners
12 Southeast 1st Street, 2nd Floor
Gainesville, Florida 32601

Dear Chair Cornell,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Alachua County (Amendment No. 26-02ER), which was received on May 6, 2026. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

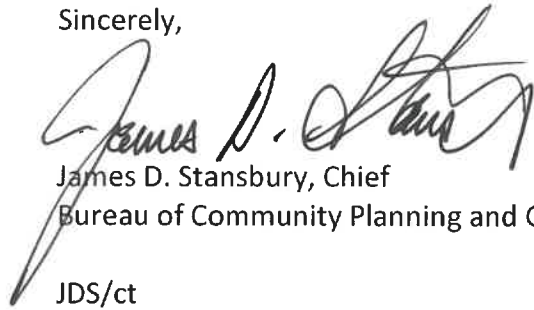
The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified two objections and have included recommendations regarding measures that can be taken to address the objections. We are also providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is “In Compliance” as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

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be held within 180 days** of your receipt of FloridaCommerce’s attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section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(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to section 163.3184(4)(e)2., F.S.**

FloridaCommerce staff is available to assist the County to address the objection and comment. If you have any questions related to this review, please contact Cody Tillman, Planning Analyst, by telephone at (850)-717-8483 or by email at Cody.Tillman@Commerce.fl.gov.

Sincerely,



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

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

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

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Alachua County, Amendment 26-02ER**

The Florida Department of Commerce (FloridaCommerce) has identified two objections and a comment regarding Alachua County's (County) proposed comprehensive plan amendments. The objections and comment are provided below, along with recommended actions the County could take to resolve issues of concern. If the County adopts the plan amendment without adequately addressing the objections, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. In responding to this correspondence, the City of Davenport should consider the provisions under Chapter 205-190, Laws of Florida (L.O.F.), which was approved on June 26, 2025, and applies retroactively to August 1, 2024. The County should ensure that the adopted amendment is not more restrictive or burdensome. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the County to address the objections and comments.

1. Objection (Comprehensive Plan Update): The proposed Amendment 26-02ER does not update the County's Comprehensive Plan, based on relevant and appropriate data and analysis, to comply with statutory requirements relating to the County's planning periods.

Chapter 203-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. The proposed Amendment 26-02ER does not update the adopted portions of the Comprehensive Plan to expressly state the planning periods. The applicable 10-year and 20-year long-term planning periods should be 10 and 20 years from the anticipated adoption of Amendment 26-01ER.

The proposed Amendment 25-06ER update to the Comprehensive Plan is not based upon relevant and appropriate data and analysis of public facilities (potable water, sanitary sewer, solid waste, transportation, stormwater facilities, and recreation and open space) addressing the following for the required 10-year planning period and the required 20-year planning period: (1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections, (2) current and projected designed capacity of public facilities, (3) current and projected operating levels of service of public facilities, (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities, and (5) coordination of any needed improvements within the Capital improvements Element.

The proposed Amendment 26-02ER does not update the Housing Element based upon relevant and appropriate data and analysis consistent with the requirements of section 163.3177(6)(f)2., F.S., for the required planning periods.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(1)(f)3., 163.3177(2), 163.3177(3)(a)2., 163.3177(5)(a), 163.3177(6)(a)2., 163.3177(6)(b)1., 163.3177(6)(c), 163.3177(6)(f), 163.3184(4) and 163.3191, F.S.

Recommendation: The County must revise the Amendment to ensure the Comprehensive Plan contains at least two planning periods in accordance with the requirements set forth by section 163.3177(5)(a), F.S. The necessary updates must also be based upon relevant and appropriate data and analysis. The Comprehensive Plan must include one planning period to cover at least the first 10-year period and the long-term 20-year planning period occurring after the amendment adoption date.

2. Objection (Septic System Conversion to Central Sanitary Sewer System Service): The proposed Amendment 26-02ER is not consistent with the requirements of section 163.3177(6)(c)3., F.S. Section 163.3177(6)(c)3., F.S., requires the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S., also requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments.

The proposed Amendment 26-02ER does not include the information required by section 163.3177(6)(c)3., F.S., in the adopted portion of the Infrastructure Element. In addition, please see the enclosed comments (letter dated June 6, 2026) from the Florida Department of Environmental Protection (FDEP). The County should coordinate with FDEP and revise the amendment to include the information required by section 163.3177(6)(c)3., F.S., in the adopted portion of the Infrastructure Element.

Statutory Authority: Sections 163.3177(6)(c)3., 163.3184(4) and 163.3191, F.S.

Recommendation: The County must revise the proposed Amendment to include the information required by section 163.3177(6)(c)3., F.S., in the adopted portion of the Infrastructure Element. In responding to this objection, Alachua County should consider the provisions under Chapter 2025-190, L.O.F., and ensure that the adopted amendment is not more restrictive or burdensome.

3. Comment (Section 28 of Chapter 2025-190, Laws of Florida): Section 28 of Chapter 2025-190, Laws of Florida (L.O.F.), prohibits local governments from proposing or adopting amendments to the Comprehensive Plan that are more restrictive or burdensome. The proposed Amendment 26-02ER includes amendments to the Future Land Use Element Policy 1.6.5.13 and Conservation and Open Space Element Policy 4.8.2 that are potentially more restrictive or burdensome than the County's currently adopted Comprehensive Plan. The County should ensure that the adopted amendment is not more restrictive or burdensome.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://flcom.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:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ 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 amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing 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 executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, 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 Florida Department of Commerce 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 Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

Harris, Donna

From: Plan_Review <Plan.Review@FloridaDEP.gov>
Sent: Friday, June 05, 2026 1:41 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Alachua County 26-02ER Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Alachua County 26-02ER – State Coordinated 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.

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre was required to be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

Based on the Department's records, Alachua County has not addressed the above requirements, specifically the inclusion of the wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S, which was required to be included within the Comprehensive Plan by July 1, 2024. The County should update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

Please submit all future amendments by email to 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.







FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER WILTON SIMPSON

June 1st, 2026

VIA EMAIL (BDChumley@alachuacounty.us)

Alachua County
Ben Chumley
10SW 2nd Ave., 3rd Floor
Gainesville, Florida 32601-6294

Re: Amendment Package Reference Number: Alachua County 26-02ER
Alachua County

Dear Ben Chumley,

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of the amendment(s) submitted by your county, the Department has the following comments regarding the proposed changes:

The Florida Forest Service strongly disagrees with the assertions made in Objective 2.1, Policy 2.1.2 (Page 135) that acres of forest converted to silviculture is an indicator of loss of natural resources. Silvicultural practices play a pivotal role in forest restoration and certified sustainable management of forests, and treating silviculture as an indicator of loss defies the longstanding inherent definitions of the benefits of silviculture as a tool for natural resource sustainability and improvement. Therefore, we recommend removing any reference to acres converted to silviculture from the list of indicators of natural resource loss in this plan.

OAWP has reviewed the proposed Alachua County 26-02ER Evaluation and Appraisal-Based Comprehensive Plan Amendments. The proposed amendments are almost exclusively policy-based and do not include any changes to the County's future land use designations. Therefore, though FDACS has no objection to the proposed comprehensive plan amendments, we respectfully submit the following comments for consideration:

Future Land Use Element – 1.0 Urban Residential Policies - Objective 1.3 Density – Policy 1.3.5

The proposed amendment removes language granting the ability for areas designated Low Density Residential on the Future Land Use Map (FLUM) to maintain an Agriculture zoning district if certain requirements are met. The proposed language instead allows future residential developments within the Urban Cluster that meet certain criteria (e.g., those with multiple future land use or zoning designations), which avoids strict compliance with density policies.

Currently, there are an estimated 3,062 agricultural acres within the Urban Cluster boundary, with approximately 166 acres enrolled in FDACS Best Management Practices (BMPs). While the existing Alachua County FLUM shows no agricultural land uses within the Urban Cluster, we suggest that Alachua County consider retaining the existing language regarding maintenance of agricultural zoning for certain future land use designations given the existing agricultural footprint in the boundary, as well as the proposed language in Policies 6.1.5 and 1.9.6 whereby the County will encourage small-scale agricultural cultivation within the Urban Cluster.

Future Land Use Element – 6.0 Rural and Agricultural Policies –Objective 6.1 – General - Policy 6.1.5.5

This section adds language to encourage small-scale cultivation of certain agricultural commodities in residential areas within the Urban Cluster. These commodities include “fruits, vegetables, plants, flowers, and herbs.”

OAWP engages with the Florida Department of Environmental Protection (FDEP) on water quality restoration statewide on behalf of agriculture as a non-point source of pollution identified in most water quality restoration plans. Agriculture’s main strategy to comply with water quality standards is the implementation of BMPs.

OAWP is currently undergoing rule development to create an ‘Enrollment by Rule’ (EBR) BMP program meant to capture smaller-scale agricultural production pursuant to section 403.067(7)(d)4., Florida Statutes. Enrollment in this program is limited to certain parcel sizes, county land use designations, and production types, with vegetable, nursery, and dairy production being excluded from enrollment in EBR.

Encouragement by the County to cultivate agricultural commodities within residential areas may create difficulties in identifying and addressing non-point source pollutant contributions, especially if the commodities are ineligible to enroll in EBR, as the small-scale and residential nature of production would likely preclude enrollment in other adopted BMP manuals. Additionally, as the Issues Matrix (pages 281-290) indicates the potential for the County to develop an urban agriculture ordinance, FDACS would be happy to work with Alachua County to review or help draft any proposed ordinance relating to urban agriculture that may guide policies that address applicability for urban agricultural impacts to be addressed through implementation of FDACS BMPs.

Future Land Use Element – 7.0 Implementation – Policy 7.1.8

The proposed changes to this section remove the Buffer Group Matrix Table as adopted in the existing Comprehensive Plan and instead seeks to direct the reader to the Unified Land Development Code (ULDC) for information on buffering between adjacent, potentially

incompatible land uses. As buffers are mentioned frequently in this Section, as well as throughout the document, we suggest adding specific language that references the location of specific requirements for buffers (e.g., size, type, etc.) applicable to agricultural land uses and potential adjacent land uses so that agricultural land owners or landowners adjacent to agricultural operations may easily locate this information.

Solid Waste Element – Objective 1.2 - Policy 1.2.6

The proposed language softens requirements for new solid waste facilities located near “incompatible land uses”. While the language now includes active agricultural production as areas to avoid siting a new solid waste facility, the change from “shall be adequately buffered from incompatible land uses” to “should avoid locations adjacent to residential or active agricultural areas without providing adequate buffering” creates ambiguity in the requirements for locating new solid waste facilities. Additionally, “adequate buffering” or “design or business practices to minimize or eliminate adverse impacts” are not defined by the policy, furthering the ambiguity established by the proposed policy language. FDACS suggests the following revision: “New solid waste management facilities shall be adequately buffered from residential and active agricultural areas” and further, suggests including a definition of “adequate buffer”.

Economic Element – Objective 1.9 – Policy 1.9.6

This newly added policy would encourage urban agriculture through land development regulations within the Urban Cluster. Please refer to comments submitted for **Future Land Use Element – Objective 6.0 Rural and Agricultural Policies – Policy 6.1.5** above.

Please contact me at CompPlans@FDACS.gov if you have any questions.

Sincerely,



Thomas Poucher

Deputy Commissioner of Budget and Finance

cc: Florida Department of Economic Opportunity
(SLPA #: Alachua County 26-02ER)

Harris, Donna

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Thursday, May 28, 2026 10:44 AM
To: BDChumley@alachuacounty.us
Cc: DCPexternalagencycomments; Lannan, Melissa; Conservation Planning Services; Gruver, Pamela
Subject: [EXTERNAL] - FWCs Comments for Alachua County 26-02ER (County Amendment Z26-000003)

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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(4), 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.

If you have specific technical questions, please contact Melissa Lannan at (850) 274-3039 or by email at Melissa.Lannan@myfwc.com. All other inquiries may be directed to our office by email at 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

Alachua County 26-02ER_65160

Harris, Donna

From: Santana, Laurie <Laurie.Santana@dot.state.fl.us>
Sent: Friday, May 15, 2026 12:50 PM
To: BDChumley@alachuacounty.us; Stansbury, James; DCPexternalagencycomments; D2 Growth Management
Cc: Rose, Kaisha; Brown, Achaia
Subject: [EXTERNAL] - Transmittal of 26-02ER

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Dear Ben,

FDOT has reviewed the transmitted CPA 26-02ER for Alachua County pursuant to Section 163.3184(3), Florida Statutes.

The transmittal is for the proposed large-scale amendments to the Alachua County Comprehensive Plan based on the Evaluation and Appraisal required by Section 163.3191, Florida Statutes.

The proposed amendments are not anticipated to have significant adverse impacts to transportation resources or facilities of State importance. FDOT has no comments.

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

Laurie Santana

Urban Planning Specialist

Florida Department of Transportation

2198 Edison Avenue, MS 2806

Jacksonville, FL 32204-2730

Phone (904)360-5547

Email laurie.santana@dot.state.fl.us



Harris, Donna

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Friday, May 29, 2026 10:42 AM
To: DCPexternalagencycomments
Cc: Ben Chumley
Subject: [EXTERNAL] - Alachua County proposed comprehensive plan amendment 26-02ER (County #Z26-000003)

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Dear Mr. Rogers and Ms. Harris:

St. Johns River Water Management District (District) staff have reviewed Alachua County proposed comprehensive plan amendment 26-02ER (*County #Z26-000003*) in accordance with the provisions of Chapter 163, Florida Statutes. Based upon review of the materials submitted, District staff have no comments on the proposed amendment.

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
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Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.cc

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](#)

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- 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/>