

**Legislative #**

**130690**

Rick Scott  
GOVERNOR



Jesse Panuccio  
EXECUTIVE DIRECTOR

September 24, 2014

The Honorable Ed Braddy  
Mayor, City of Gainesville  
201 East Green Street  
Perry, Florida 32347




Dear Mayor Braddy:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for City of Gainesville (Amendment No. 14-2ESR), which was received on August 28, 2014. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no adverse impacts to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Valerie Jenkins, at (850) 717-8493, or by email at [valerie.jenkins@deo.myflorida.com](mailto:valerie.jenkins@deo.myflorida.com).

Sincerely,  
  
Ana Richmond, Chief  
Bureau of Community Planning

AR/vj

Enclosure(s): Procedures for Adoption

cc: Ms. Onelia Lazzari, AICP, City of Gainesville  
Mr. Scott Koons, AICP, Executive Director, North Central Florida RPC

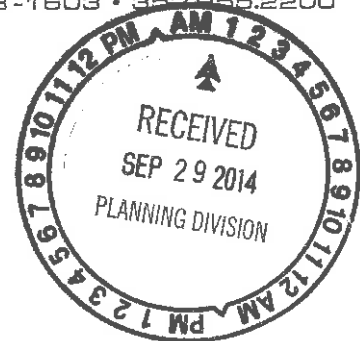


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2009 NW 67th Place, Gainesville, FL 32653 - 1803 • 352.955.2200



September 26, 2014

Ms. Onelia Lazzari, AICP, Principal Planner  
City of Gainesville  
P.O. Box 490, Mail Station 11  
Gainesville, FL 32627

RE: Regional Review of City of Gainesville Comprehensive Plan Draft Amendments  
Petition Numbers PB-13-124 LUC, PB-14-11 LUC, and PB 14-13 LUC

Dear Onelia:

At its regularly scheduled meeting held September 25, 2014, the Council reviewed the above-referenced items. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Steven Dopp, Senior Planner of the Planning Council's Regional and Local Government Programs staff, at 352.955.2200, extension 109.

Sincerely,

Scott R. Koons, AICP  
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity  
Anastasia Richmond, Florida Department of Economic Opportunity  
Dean Mimms, AICP, City of Gainesville

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

Regional Planning Council: North Central Fl  
Review Date: 9/25/14  
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 76  
Local Government: City of Gainesville  
Local Government Item Nos.: PB-13-124 LUC,  
PB-14-11 LUC, PB-14-13 LUC  
State Land Planning Agency Item No.: 14-2ESR

Date Mailed to Local Government and State Land Planning Agency: 9/26/14 (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**

City item PB-13-124 LUC reclassifies 11.42 acres of recently annexed land from County Heavy Industrial to City Business Industrial.

City item PB-14-11 LUC reclassifies 31.7 acres of recently annexed land from County Commercial to City Conservation.

City item PB-14-13 LUC reclassifies 40.2 acres of recently annexed land from County Low Density Residential (up to 4 dwelling units per acre) to City Conservation.

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

City items PB-14-11 LUC and PB-14-13 LUC result in a decrease in allowable and intensities of use. Therefore, the City Comprehensive Plan, as amended by these items, is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance.

Cite item PB-13-124 LUC is located within one-half mile of State Road 121 and Interstate Highway 75, which are identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Nevertheless, significant adverse impacts are not anticipated to occur to the adjoining segment of the regional road network as a result of the amendment. The subject property is located within a City Transportation Mobility Program Area and is subject to Zone D requirements of Policy 10.1.9 of the City Transportation Mobility Element (see attached). The City Transportation Element policy requires the implementation of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan (see attached). 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. The subject property is located within a stream-to-sink recharge area, a Natural Resource of Regional Significance as identified and mapped in the regional plan. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resource as the amendment reduces the intensity of industrial uses which could occur on the subject property. Additionally, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resource.

**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?**      Yes       No

Not Applicable

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

**Council Action:** At its September 25, 2014 meeting, the Council voted to adopt this report.



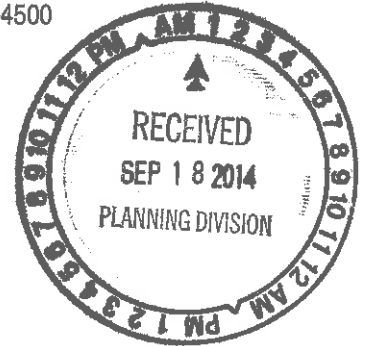
# St. Johns River Water Management District

Hans G. Tanzler III, Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500  
On the Internet at [floridaswater.com](http://floridaswater.com).

September 17, 2014

Ms. Onelia Lazzari  
Principal Planner  
City of Gainesville  
P.O. Box 490, Station 11  
Gainesville, FL 32627



Re: City of Gainesville Proposed Comprehensive Plan Amendment #14-2ESR

Dear Ms. Lazzari:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. District staff review, as outlined in *Florida Statutes*, focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted. District staff have no comments on the proposed amendment because no adverse impacts to important state resources and facilities were identified. However, technical assistance related to surface water is provided below.

**Technical assistance – surface water**

According to District maps, the property subject to future land use map change PB-13-124 LUC is located within the District’s Sensitive Karst Areas Basin. Please note that any environmental resource permit (ERP) application for the property must meet the District’s additional surface water management basin criteria in Rule 40C-41, *Florida Administrative Code*, as well as the basic ERP criteria in other rules.

If you have any questions or need additional information or assistance, please contact me at (386) 312-2369 or [sfitzgib@sjrwmd.com](mailto:sfitzgib@sjrwmd.com).

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner  
Office of Communications and Intergovernmental Affairs

cc: Ray Eubanks, Florida Department of Economic Opportunity  
Sherry Spiers, Florida Department of Economic Opportunity  
Scott Koons, North Central Florida Regional Planning Council

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## Mimms, Dean L.

---

**From:** Ray, Suzanne E. <Suzanne.E.Ray@dep.state.fl.us>  
**Sent:** Friday, September 19, 2014 1:18 PM  
**To:** Mimms, Dean L.  
**Subject:** FW: Gainesville 14-2ESR Proposed

To: Dean Mimms, Lead Planner

Re: Gainesville 14-2ESR – Expedited 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 forward a copy of adopted amendments to the Department.

Feel free to contact me for assistance or additional information.

Suzanne E. Ray, AICP  
DEP Office of Intergovernmental Protection  
3900 Commonwealth Blvd., MS 47  
Tallahassee, FL 32399-3000  
(850) 245-2172





## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

2198 Edison Avenue  
Jacksonville, FL 32204  
Transmitted Electronically

ANANTH PRASAD, P.E.  
SECRETARY

September 8, 2014

RE: FDOT District 2 Comments- City of Gainesville Transmitted Comprehensive Plan Amendment 14-2ESR (PB-13-124, PB-14-11, and PB-14-13)

### 1. PB-13-124 LUC

#### Introduction

The City of Gainesville Comprehensive Plan Amendment PB-13-124 LUC changes the future land use of approximately 11.42 acres from Alachua County Heavy Industrial to City of Gainesville Business Industrial (BI). The property is located on the west side of the 5000 block of SW 41<sup>st</sup> Boulevard (Fred Bear Drive).

#### Land Use

According to the *Gainesville Comprehensive Plan*, Business Industrial is

...Primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial, and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial, and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0.

The property is not located near the Gainesville Regional Airport. WCA Waste Corporation owns and operates the property as a waste transfer, fleet fueling, maintenance, and container storage facility. Active hazardous material facilities are present.

#### Trip Generation

Because of the industrial activity on the property and surrounding areas, Industrial Park (ITE Code 130) was selected as the appropriate land use for determining the trip generation. Table 1 shows the daily, AM peak hour, and PM peak hour trip generation according to ITE's *Trip Generation Manual, 9<sup>th</sup> Edition* using a floor-area ratio of 1.0.



**Table 1**

<b>ITE Code</b>	<b>Land Use</b>	<b>Quantity</b>	<b>Unit</b>	<b>Period</b>	<b>Trip Generation</b>
130	Industrial Park	497.46	KSF	Daily	3,161
				AM Peak	335
				PM Peak	418

**Impacts to State Roads**

Table 2 shows the peak hour volumes and maximum service volume for I-75 and State Road 21 in FDOT’s 2013 Florida State Highway System Level of Service Report dated August 2014.

**Table 2**

<b>Roadway</b>	<b>Segment</b>	<b>LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2013 Peak Hour Volume</b>	<b>2013 LOS</b>
I-75	CR 234 to SR 121	C	6,720	6 329	C
I-75	SR 121 to SR 24	D	10,060	5,490	B
SR 121	SW 85 <sup>th</sup> Ave to I-75 (South)	D	2,170	891	C

Although “there are no major transportation issues associated with this already developed site” according to the amendment, it is necessary to compare future trips to the current trips generated by the designated land use. In the amendment, it is described that the proposed area is mostly served by SW 41<sup>st</sup> Boulevard, but does not consider the I-75 ramps on the adjacent east side of the proposed area.

**2. PB-14-11-LUC**

**Introduction**

The City of Gainesville Comprehensive Plan Amendment PB-14-11-LUC changes the future land use of approximately 31.7 acres from Alachua County Medium Commercial to City of Gainesville Conservation. The property is located on the north side of the 2800 block of SE Hawthorne Road (State Road 20).

**Land Use**

According to the *Gainesville Comprehensive Plan*, Conservation is

...Identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this land use category shall be allowed to develop at single-family densities of 1 unit per 5 acres.

The City of Gainesville owns this undeveloped, wooded property. The property to the north is Conservation. The property to the east is Alachua County Heavy Industrial. Property to the west is Single Family with a density of 8 units per acre. The property to the south is State Road 20. Most of the surrounding areas are undeveloped.

**Impacts to State Roads**

Table 1 shows the peak hour volume and maximum service volume for State Road 20 in FDOT’s 2013 Florida State Highway System Level of Service Report dated August 2014.

**Table 1**

Roadway	Segment	LOS Standard	Maximum Service Volume	2013 Peak Hour Volume	2013 LOS
SR 20	SR 26 to SE 51 <sup>st</sup> Street	D	3,580	1,217	C

This proposed large-scale land use amendment has no transportation issues associated with changing the land use to Conservation. The property is served by State Road 20 (Hawthorne Road), has sidewalks and bicycle lanes on both sides, and has a current level of service of C. Putting the property into conservation shows that the City of Gainesville is also protecting this important Strategic Intermodal System facility because no trips are generated from the development.

**3. PB-14-13-LUC**

**Introduction**

The City of Gainesville Comprehensive Plan Amendment PB-14-13-LUC changes the future land use category of approximately 40.2 acres from Alachua County Low Density Residential to City of Gainesville Conservation. The property is located on the north side of the 2800 block of NE 11<sup>th</sup> Place.

**Land Use**

According to the *Gainesville Comprehensive Plan*, Conservation is

...Identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this land use category shall be allowed to develop at single-family densities of 1 unit per 5 acres.

The City of Gainesville owns this undeveloped, wooded property. The property to the north is Alachua County Institutional. The property to the east is Alachua County Institutional. Property to the south is Educational. Property to the west is Public and Institutional Facilities and Single Family. Most of the surrounding areas are undeveloped.

**Impacts to State Roads**

Table 1 shows the peak hour volumes and maximum service volumes for State Roads 24 and 26 in FDOT’s 2013 Florida State Highway System Level of Service Report dated August 2014.

**Table 1**

Roadway	Segment	LOS Standard	Maximum Service Volume	2013 Peak Hour Volume	2013 LOS
SR 24	SR 26 (University Ave.) to SR 120 (N 23 <sup>rd</sup> Ave.)	D	3,580	1,983	C
SR 26	SR 20 (Hawthorne Rd.) to SE 51 <sup>st</sup> St.	D	3,580	837	C

This proposed large-scale land use amendment has no transportation issues associated with changing the land use to Conservation. Designating the property as conservation shows that the City of Gainesville is protecting state roads because no trips are generated from this type of development.

If you have any questions or concerns, please contact me at [ameera.sayeed@dot.state.fl.us](mailto:ameera.sayeed@dot.state.fl.us) or call (904) 360-5647.

Sincerely,

  
**Ameera F. Sayeed** AICP, GISP  
*District Two Growth and Development/Modeling Coordinator*

## Lazzari, Onelia R.

---

**From:** Sayeed, Ameera <Ameera.Sayeed@dot.state.fl.us>  
**Sent:** Tuesday, October 14, 2014 5:27 PM  
**To:** Lazzari, Onelia R.; DCPexternalagencycomments@deo.myflorida.com; Spiers, Sherry A.; Prindiville, Richard; Wood, Jim M. (CO); Cahill, Maria; Persons, Andrew W.; valerie.jenkins@deo.myflorida.com; Arens, Yvonne  
**Subject:** RE: Gainesville CPA Transmitted 14-2ESR - FDOT D2 comments

Onelia

Thank you for the response, it was very timely and efficient.

Item 1. The FDOT statement was merely an observation and for FDOT context and future reference. The statement intent was not to imply anything further, and the Department does not foresee an issue with the land use designation.

Item 2. For clarification, given the current activity at the site, typically assessing the land use trips proposed versus current trips in Amendments is a useful exercise when reviewing. Your explanation and response is noted and satisfactory.

The Department thanks the City for their consideration of the FDOT comment letter, and we look forward to the City proceeding with the Amendment.

**Ameera F. Sayeed** AICP, GISP  
District Growth and Development/Modeling Coordinator  
FDOT District Two  
Jacksonville Urban Office  
2198 Edison Avenue MS 2806  
Jacksonville, Florida 32204  
Cell: (386) 623-6733  
Office: (904) 360-5647  
[ameera.sayeed@dot.state.fl.us](mailto:ameera.sayeed@dot.state.fl.us)



**From:** Lazzari, Onelia R. [mailto:lazzarior@cityofgainesville.org]  
**Sent:** Tuesday, October 14, 2014 4:26 PM  
**To:** Sayeed, Ameera; DCPexternalagencycomments@deo.myflorida.com; Spiers, Sherry A.; Prindiville, Richard; Wood, Jim M. (CO); Cahill, Maria; Persons, Andrew W.; valerie.jenkins@deo.myflorida.com; Arens, Yvonne  
**Subject:** RE: Gainesville CPA Transmitted 14-2ESR - FDOT D2 comments

Good afternoon, Ameera,

The City of Gainesville is in receipt of your FDOT comments on Gainesville's 14-2ESR amendments. As a clarification to some of the comments provided, the City of Gainesville has the following responses.

The FDOT comments of concern were related to Petition PB-13-124 (Ordinance 130690). This petition involved approximately 11.42 acres of land that were annexed into the City of Gainesville from Alachua County unincorporated

area. The property is located on the west side of the 5000 block of SW 41<sup>st</sup> Boulevard (Fred Bear Drive), and it currently contains the existing WCA Waste Corporation solid waste transfer facility.

1. FDOT commented that this property is not located near the Gainesville Regional Airport related to the proposed designation of Business Industrial. The comment seemed to imply that this was an inappropriate designation on the property. The City of Gainesville points out that the land use category states that "this land use category is **primarily** (bold emphasis added) intended to identify those areas near the Gainesville Regional Airport..." It does not state that it is exclusively intended for those areas near the airport, rather it is primarily intended for those areas. In fact, the City of Gainesville has designated several properties in the southwestern portion of the community as Business Industrial. For example, the 285-acre parcel immediately north of the subject property has a designation of Business Industrial that was placed on the property in 2013 after it was annexed. Further, the land use category goes on to state, "**When not located within an airport zone of influence**, this category may be used to designate areas for office, business, commercial and industrial uses, ..." Thus, the Business Industrial land use category can be applied outside of airport areas. If you review the City's Future Land Use Map, you will note several areas of Business Industrial outside of the area near the Gainesville Airport.
2. FDOT also commented that, "it is necessary to compare future trips to the current trips generated by the designated land use." The Alachua County designation was Heavy Industrial and the City's proposed land use category is Business Industrial. The City views the Alachua County land use category and the City land use category as similar in trip generation, therefore, no major analysis of change was needed.

Thank you for your comments, and we hope that the above explanations clarify the comments that FDOT has made on the amendment.

Onelia Lazzari

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**From:** Sayeed, Ameera [<mailto:Ameera.Sayeed@dot.state.fl.us>]

**Sent:** Tuesday, September 09, 2014 2:03 PM

**To:** [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com); Spiers, Sherry A.; Prindiville, Richard; Wood, Jim M. (CO); Cahill, Maria; Lazzari, Onelia R.; Lazzari, Onelia R.; Persons, Andrew W.; [valerie.jenkins@deo.myflorida.com](mailto:valerie.jenkins@deo.myflorida.com); Arens, Yvonne

**Subject:** Gainesville CPA Transmitted 14-2ESR - FDOT D2 comments

Please find attached the FDOT District Two review and comments to the City of Gainesville Transmitted Amendment 14-2ESR.

**Ameera F. Sayeed** AICP, GISP

District Growth and Development/Modeling Coordinator

FDOT District Two

Jacksonville Urban Office

2198 Edison Avenue MS 2806

Jacksonville, Florida 32204

Cell: (386) 623-6733

Office: (904) 360-5647

[ameera.sayeed@dot.state.fl.us](mailto:ameera.sayeed@dot.state.fl.us)



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September 15, 2014

Ms. Onelia Lazzari, AICP, Principal Planner  
Mr. Dean Mimms, AICP, Lead Planner  
City of Gainesville – MS 11  
Post Office Box 490  
Gainesville, Florida 32627  
Via E-mail: [mimmsdl@cityofgainesville.org](mailto:mimmsdl@cityofgainesville.org) and [lazzarior@cityofgainesville.org](mailto:lazzarior@cityofgainesville.org)

Dear Ms. Lazzari and Mr. Mimms:

Re: Gainesville 14-2 ESR

Thank you for the opportunity to review the City of Gainesville's 14-2 ESR amendment package, which the Florida Department of Education received on September 4, 2014. According to the department's responsibilities under Section 163.3184(3), Florida Statutes, I reviewed the amendment considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have potential to create significant adverse effects on public school facilities.

The package proposes three future land use map amendments, none of which would permit an increase in residential density or would be incompatible with nearby public educational facilities. Because the amendment does not appear to have the potential to adversely affect public educational facilities, I offer no comment.

Again, thank you for the opportunity to review the amendment package. If I may be of assistance, please contact me at 850-245-9312 or [Tracy.Suber@fldoe.org](mailto:Tracy.Suber@fldoe.org).

Sincerely,

Tracy Suber  
Growth Management & Facilities Policy Liaison

TDS/

cc: Ms. Vicki McGrath, Alachua County Schools  
Ms. Sherry Spiers and Ms. Valerie Jenkins, DEO/State Land Planning Agency

Thomas H. Inserra  
Director, Office of Educational Facilities