

**LEGISLATIVE #**

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April 9, 2012

Florida Department of Economic Opportunity  
Division of Community Planning and Development  
ATTN: Ray Eubanks, Plan Processing Administrator  
107 East Madison Street, Caldwell Building, MSC 160  
Tallahassee, FL 32399

RE: Evaluation and Appraisal Notification Letter

Dear Mr. Eubanks:

In accordance with the requirements of Chapter 163.3191 (1) – (5), Florida Statutes (F.S.) and the Evaluation and Appraisal Notification Schedule 2012-2018 posted on the Department of Economic Opportunity website, the City of Gainesville must determine if amendments to the City's Comprehensive Plan are necessary to reflect changes in state requirements and notify the state land planning agency of its determination by May 1, 2012.

The City has evaluated its comprehensive plan and determined that amendments are necessary to reflect changes in state requirements. As required by Chapter 163.3191 (2), (F.S.), the City understands that the necessary amendments to the comprehensive plan must be prepared and transmitted to the state land planning agency within one year, which is by May 1, 2013.

The City's evaluation indicates that the following elements will need amendments to comply with the new state requirements:

- Future Land Use
- Transportation Mobility
- Concurrency Management
- Housing
- Capital Improvements
- Public Schools Facilities
- Conservation, Open Space & Groundwater Recharge

A preliminary determination of the necessary changes by element is included below (NOTE: additional changes may be found during the element update process. The list below is a preliminary determination and is subject to change during the public hearing process on element updates.):

#### General

1. Remove obsolete references to Rule 9J-5 as needed in elements
2. Update Data and Analysis Reports as needed to support the adopted Goals, Objectives, and Policies in relevant elements

#### Future Land Use Element

1. Add historic district/historically significant properties map series to the Future Land Use Map Series
2. Add existing and proposed public water wells to the Wellfield Protection Zones map in the Future Land Use Map Series
3. Add a policy encouraging the location/integration of schools near urban residential neighborhoods
4. Add a policy that references the urban sprawl indicators shown in state law
5. Add a policy that references the state requirement that a proposed plan amendment must promote a development pattern or form as indicated in state law
6. Amend policies that include language about the City's Transportation Concurrency Exception Area (TCEA) if the decision is made to discontinue the TCEA.
7. Updates of adopted maps to show current city limits

#### Transportation Mobility and Concurrency Management Elements

1. Possible merger of the Transportation Mobility and Concurrency Management Elements based on decisions on continuing transportation concurrency
2. Amendments based on decisions about the future of the City's Transportation Concurrency Exception Area (policies located primarily in the Concurrency Management Element)

3. Amendments based on decisions about maintaining transportation concurrency in the comprehensive plan. This includes decisions about adopting level of service standards for pedestrian, bicycle, and transit modes.
4. Updates to the map series to show current city limits
5. Updates to the Gainesville Trail Network map to include additional recreational traffic routes

#### Housing

1. Addition of a new policy concerning creation or preservation of affordable housing.

#### Capital Improvements

1. Addition of public schools facilities as one of the level of service requirements

#### Public Schools Facilities

1. Revisions to Policy 2.5.1 to include allowing proportionate fair share contributions to meet school concurrency requirements
2. Amendments, if needed, to the level of service requirements consistent with updates of the interlocal agreement among Alachua County local governments
3. Delete references to financially feasible in the element

#### Conservation, Open Space and Groundwater Recharge

1. Addition of a policy about air quality protection
2. Update of the map series to show current city limits

If there are any questions, please feel free to contact me at (352) 393-8694 to discuss issues.

Sincerely,

Onelia R. Lazzari, AICP  
Principal Planner

xc: Ana Richmond, Department of Economic Opportunity  
Valerie Jenkins, Department of Economic Opportunity