

LEGISLATIVE #

170483B

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

April 18, 2018

The Honorable Lauren Poe
Mayor, City of Gainesville
Station 11, P.O. Box 490
Gainesville, Florida 32627-0490

Dear Mayor Poe:

The Department of Economic Opportunity (“Department”) has completed its review of the proposed plan amendment for the City of Gainesville (Amendment No. 18-1ESR), which was received on March 19, 2018. We have reviewed the proposed amendment pursuant to the expedited state review process in Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department’s authorized scope of review that will be adversely impacted by the amendment if adopted.

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. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan 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the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Robin Branda, Planning Analyst, by telephone at (850) 717-8495 or by email at Robin.Branda@deo.myflorida.com.

Sincerely,



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

JDS/rb

Enclosure: Procedures for adoption of comprehensive plan amendments

cc: Andrew Persons, AICP, LEED, Planning Consultant, City of Gainesville
Scott Koons, AICP, Executive Director, North Central Florida Regional Planning Council

Mimms, Dean L.

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Tuesday, April 17, 2018 2:37 PM
To: hilliardrw@cityofgainesville.org; DCPexternalagencycomments
Cc: Plan_Review; Mimms, Dean L.
Subject: Gainesville 18-1ESR Proposed

To: Andrew Persons, Planning Consultant

Re: Gainesville 18-1ESR – 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@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.





*Received
3/27/18*

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March 23, 2018

Mr. Dean Mimms, AICP
Lead Planner
City of Gainesville
Department of Doing
P.O. Box 490, Mail Station 11
Gainesville, FL 32627

*Gainesville
18-1ESR*

RE: Regional Review of City of Gainesville Comprehensive Plan Draft Amendment
City Item PB-17-92 LUC

Dear Dean:

At its regularly scheduled meeting held March 22, 2018, 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
Sherry Spiers, Florida Department of Economic Opportunity

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

Regional Planning Council: North Central Fl
Review Date: 3/22/18
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 24
Local Government: City of Gainesville
Local Government Item No.: PB-17-92 LUC
State Land Planning Agency Item No.: 18-1ESR

Date Mailed to Local Government and State Land Planning Agency: 3/23/18 (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 AMENDMENT

City item PB 17-92-LUC reclassifies approximately 18.5 acres from Planned Use District and Residential Medium-Density to Mixed-Use Low Intensity (see attached).

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

The subject property of the amendment is located further than one-half mile from any segment of the Regional Road Network. Therefore, no significant adverse impacts to the Regional Road Network are anticipated as a result of the amendment. Additionally, the subject property is located within a Stream-to-Sink Watershed which is identified and mapped in the regional plan as a Natural Resource of Regional Significance. Nevertheless, significant adverse impacts are not anticipated to occur to the natural resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources.

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 March 22, 2018 meeting, the Council voted to adopt this report.

Petition PB-17-92 LUC Proposed Land Use Categories

 Area under petition consideration

City of Gainesville Land Use Categories

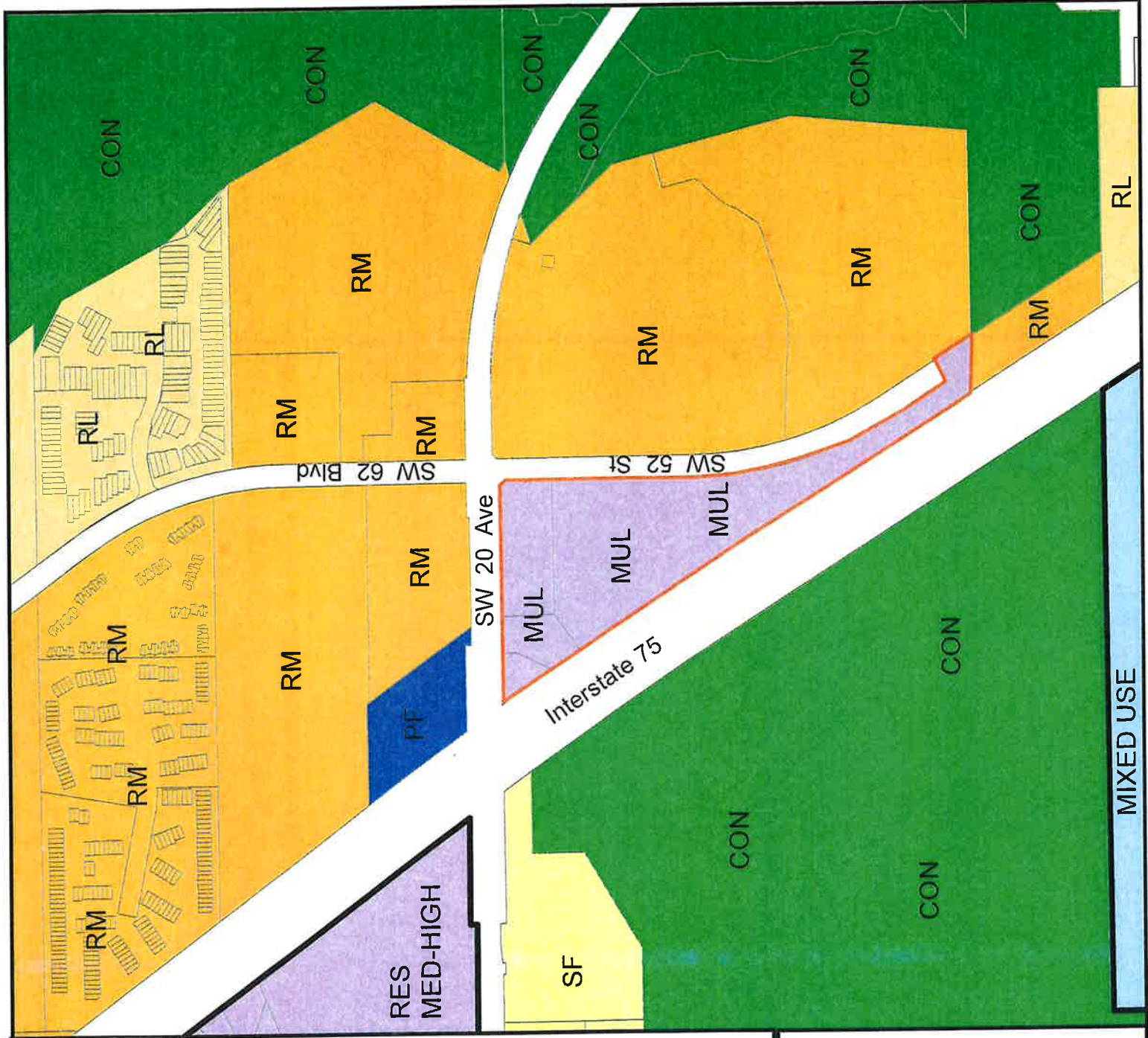
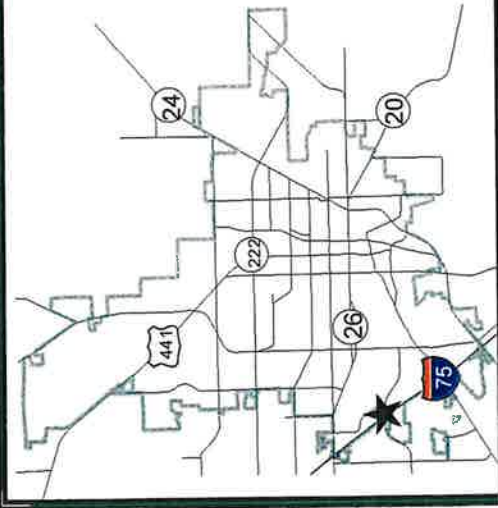
- SF Single-Family
- RL Residential Low-Density
- RM Residential Medium-Density
- MUL Mixed-Use Low
- PF Public and Institutional Facilities
- CON Conservation

Alachua County Land Use Categories

- RES Residential
- MED-HIGH Medium-High Density
- MIXED USE Mixed Use

- - - - Division line between two land use categories
 City Limits

City of Gainesville—DEO No. 18-1ESR
 Petition No. PB-17-92 LUC
 Legislative Matter No. 170483



Mimms, Dean L.

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Monday, April 16, 2018 10:21 AM
To: Mimms, Dean L.; Persons, Andrew W.
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: City of Gainesville proposed comprehensive plan amendment 18-1ESR

Dear Mr. Persons,

St. Johns River Water Management District (District) staff have reviewed City of Gainesville proposed comprehensive plan amendment 18-1ESR 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. If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

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



www.sjrwmd.com/epermitting

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/>



Received
4/16/18

Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

MIKE DEW
SECRETARY

April 16, 2018

Messrs. Andrew Persons and Dean Mimms
City of Gainesville
Department of Doing
PO Box 490, Station 11
Gainesville, FL 32627

SUBJECT: *City of Gainesville Proposed Comprehensive Plan Amendment (DEO 18-1ESR)*

Dear Messrs. Andrew Persons and Dean Mimms,

The Florida Department of Transportation (FDOT) has reviewed the proposed Comprehensive Plan amendment submitted by the City of Gainesville according to Chapter 163 of the Florida Statutes.

Amendment Summary

The proposed amendment to the Future Land Use Map (FLUM) re-designates approximately 18.5 acres from Planned Use District (PUD) and Residential Medium-Density (RM) to Mixed-Use Low-Intensity (MUL). Additionally, there is a companion rezoning request to change the Planned Development (PD) and RMF-6 to Mixed-Use Low Intensity (MU-1). The existing and proposed land use designations allow 8-30 units per acre. The property is located at the southwest corner of SW 52nd St. and SW 20th Ave. Access to the site occurs by way of SW 20th Ave. The amendment does not concern property located within an Area of Critical State Concern.

Comments

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.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.