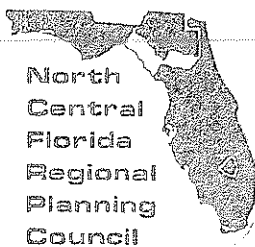


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**Legislative #**

**110110-B**



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November 23, 2011

Mr. Erik Bredfeldt, Director  
Planning and Development  
City of Gainesville  
P.O. Box 490  
Gainesville, FL 32627-0490

RE: Regional Review of City of Gainesville Comprehensive Plan Amendment Items  
PB-11-29-LUC, PB-11-36-LUC, PB-11-47-LUC, PB-11-75-CPA, PB-11-93-CPA,  
and PB-11-103-CPA

Dear Erik:

The deadline for Council comments on the above-referenced items occurs prior to the next regularly-scheduled meeting of the Council. Council Procedures provide for the Clearinghouse Committee of the North Central Florida Regional Planning Council to review local government comprehensive plan amendments and forward its findings to the Florida Department of Economic Opportunity as official Council comment for those items which require action prior to its next regularly-scheduled meeting.

Therefore, the Clearinghouse Committee held a meeting on November 21, 2011 and reviewed the above-referenced items under the Clearinghouse Committee Procedures. Subsequent to this review, the Committee voted to adopt the enclosed report for your consideration.

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: D. Ray Eubanks, Florida Department of Economic Opportunity  
Anastasia Richmond, 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: 11/21/11  
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 8  
Local Government: Gainesville  
Local Government Item Nos: PB-11-29-LUC,  
PB-11-36-LUC, PB-11-47-LUC,  
PB-11-75-CPA, PB-11-93-CPA,  
& PB-11-103-CPA  
State Land Planning Agency Item No: 11-3

Date Mailed to Local Government and State Land Planning Agency: 11/22/11

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 package consists of the following six City Comprehensive Plan amendments.

PB-11-29-LUC reclassifies approximately 35 acres of recently annexed land from undesignated County right-of-way and County Rural/Agriculture (up to 1 dwelling unit per 5 acres) to Public Facilities (see attached).

PB-11-36-LUC amends the City Transportation Concurrency Exception Area map to include recently annexed land (see attached).

PB-11-45-LUC reclassifies approximately 27.8 acres from County Commercial to Commercial (see attached).

PB-11-75-CPA amends City Comprehensive Plan Conservation, Open Space and Groundwater Recharge Element Policies 1.1.1, 1.1.1.b, 1.1.1.b.2, 1.1.1.b.3, 1.1.1.b.4, 1.1.1.b.11, 1.1.1.c, 1.1.1.f, Objective 2.4 and Policies 2.4.1, 2.4.2, 2.4.11, and 2.4.12; amends Future Land Use Element Policies 3.1.1 and 3.1.2; by creating and adding a Policy 3.2.4 to the Future Land Use Element; and deletes the Uplands map and replaces it with a Strategic Ecosystems Map in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series (see attached).

PB-11-93-CPA amends the City Comprehensive Plan Potable Water and Wastewater Element by updating and amending the Objectives and Policies (see attached).

PB-11-103-CPA amends the City Comprehensive Plan Future Land Use Element by updating and amending the Objectives and Policies relating to the development of the Innovative Economy within non-residential areas of the Gainesville Innovation Zone (see attached).

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

Significant adverse impacts to regional resources and facilities are not anticipated as the amendments do not result in an increase in maximum allowable intensities and/or densities of use or are not located in a Transportation Concurrency Exception Area.

**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 amendments.

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.

**Clearinghouse Committee Action:** At its November 21, 2011 meeting, the Committee voted to adopt this report as official Council comment as per Clearinghouse Committee Procedures.



# St. Johns River Water Management District

Hans G. Tanzler III, Executive Director • David W. Fisk, Assistant 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).

November 10, 2011

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

Re: City of Gainesville Proposed Comprehensive Plan Amendment #11-3ESR

Dear Mr. Mimms:

St. Johns River Water Management District (District) staff have reviewed the above-referenced proposed comprehensive plan amendment. The amendment consists of three future land use map (FLUM) changes and numerous text changes. District staff review 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, as outlined in *Florida Statutes*. District staff did not identify any adverse impacts to important state resources and facilities. However, technical assistance comments relative to FLUM change PB-11-47 LUC are provided below regarding surface water.

#### Technical assistance – surface water

According to District maps, the property that is subject to FLUM change PB-11-47 LUC is located within the District's Sensitive Karst Area Hydrologic Basin. Please note that any environmental resource permit (ERP) application for this property must meet the District's additional surface water management basin criteria in Chapter 40C-41, *Florida Administrative Code*, in addition to the basic ERP criteria found in other rules.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steve Fitzgibbons', is written over a horizontal line.

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

cc: Ray Eubanks, Florida Department of Economic Opportunity  
Ana Richmond, Florida Department of Economic Opportunity  
Scott Koons, North Central Florida Regional Planning Council  
Jim Quinn, Florida Department of Environmental Protection

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November 16, 2011

Mr. Dean Mimms, AICP, Lead Planner  
Ms. Onelia Lazzari, AICP, Principal 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 Mr. Mimms and Ms. Lazzari:

Re: Gainesville 11-3ESR

Thank you for the opportunity to review the city's proposed 11-3 ESR plan amendment package, which the Florida Department of Education received on October 26, 2011. According to the department's responsibilities under Section 163.3184(3)(b), Florida Statutes, I reviewed the amendment package considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have potential to create adverse impacts on public school facilities.

Because the amendments include proposed map and policy revisions that do not appear to adversely impact public school facilities capacity or sites, I offer no comment.

Again, thank you for the opportunity to review and comment. If you have questions about this letter, or if I may be of assistance in the future, please contact me at (850)245-9312 or [Tracy.Suber@fldoe.org](mailto:Tracy.Suber@fldoe.org).

Sincerely,

Tracy D. Suber  
Growth Management and Facilities Policy Liaison

TDS/

cc: Mr. Terry Tougaw, Alachua County Public Schools  
Ms. Ana Richmond and Ms. Valerie Jenkins, DEO

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Doug Darling  
EXECUTIVE DIRECTOR

November 16, 2011



The Honorable Craig Lowe  
Mayor, City of Gainesville  
Post Office Box 490, Station 19  
Gainesville, Florida 32627-0490

Dear Mayor Lowe:

The State Land Planning Agency (the Agency) has completed its review of the proposed comprehensive plan amendment for the City of Gainesville (Amendment No.11-3ESR) which was received on October 26, 2011. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Agency'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 regarding the proposed amendment. These reviewing agency comments could form the basis for a challenge by this Agency.

If other reviewing agencies provide comments, we recommend that the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments may 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 state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have attached procedures for adoption and transmittal of the comprehensive plan amendment.

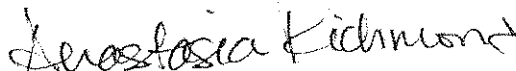
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The Honorable Craig Lowe  
November 16, 2011  
Page 2 of 2

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

Sincerely,

A handwritten signature in black ink that reads "Anastasia Richmond". The signature is written in a cursive style with a large, stylized initial 'A'.

Anastasia Richmond  
Regional Planning Administrator

AR/vj

Enclosure: Procedures for Adoption

cc: Ms. Onelia Lazzari, AICP, Principal Planner, City of Gainesville  
Mr. Scott Koons, Executive Director, North Central Florida Regional Planning Council