

Legislative #

150444B

Rick Scott
GOVERNOR



Received 2/22/16
Cissy Proctor
EXECUTIVE DIRECTOR

February 19, 2016

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

Dear Mayor Braddy:

The Department has completed its review of the proposed comprehensive plan amendment for the City of Gainesville (DEO Amendment Number 16-1ESR), which was received on January 20, 2016. This package includes a change to the City's Future Land Use Map. The amendments request a change to a City-owned parcel approximately 15 acres in size from Residential Medium-Density to Residential Low-Density to accommodate a City-proposed infill housing redevelopment. 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 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. 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the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment.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 enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax
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If you have any questions relating to this review, please contact Nia Clark, at (850) 717-8492, or by email at nia.clark@deo.myflorida.com.

Sincerely,



Taylor Teepell, Director
Division of Community Development

TT/nc

Enclosure: Procedures for Adopted Amendments

cc: Scott Koons, AICP, Executive Director, North Central Regional Planning Council
Ralph Hilliard, Planning Manager, City of Gainesville
Dean Mimms, Lead Planner, City of Gainesville



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February 1, 2016

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



RE: Regional Review of City of Gainesville Comprehensive Plan Draft Amendment
Item PB-15-89 LUC

Dear Dean:

At its regularly scheduled meeting held January 29, 2016, 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: 1/28/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 57
Local Government: City of Gainesville
Local Government Item No.: PB-15-89 LUC
State Land Planning Agency Item No.: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/29/16 (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

The amendment reclassifies approximately 15 acres of land from Residential Medium Density (up to 30 dwelling units per acre) to Residential Low-Density (up to 12 units per acre. 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 within 1/2 mile of State Road 20 and State Road 26, both of which are identified in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Nevertheless, adverse impacts to the Regional Road Network are not anticipated to occur as the amendment results in a decrease in residential density.

The subject property of the amendment 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 resource as the amendment results in a decrease in residential density.

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 amendments?

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 January 28, 2016 meeting, the Council voted to adopt this report.

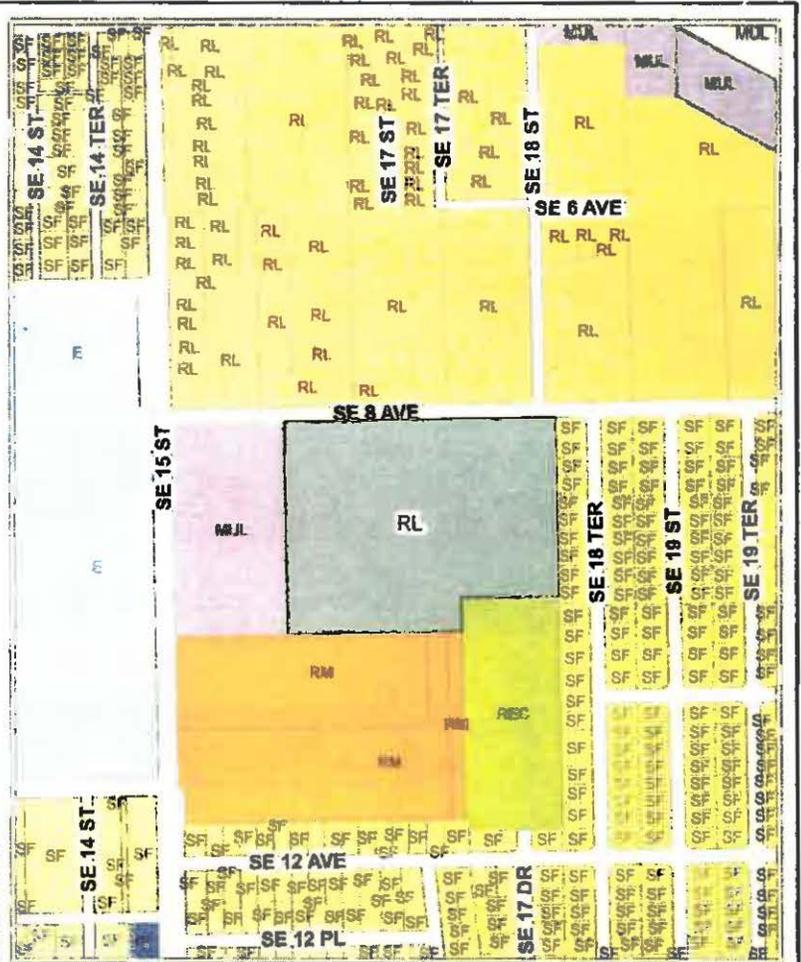
City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- RL Residential Low-Density (up to 12 units per acre)
- RM Residential Medium-Density (8-30 units per acre)
- MUL Mixed-Use Low-Intensity (8-30 units per acre)
- E Education
- REC Recreation

**City of Gainesville—DEO No. 16-1ESR
Petition No. PB-15-89 LUC
Legislative Matter No. 150444**

----- Division line between two zoning districts

Area
under petition
consideration



PROPOSED LAND USE

	Name	Petition Request	Petition Number
 No Scale	eda-engineers-surveyors-planners, inc., agent for the City of Gainesville	Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units per acre) to Residential Low-Density (up to 12 units per acre).	PB-15-89 LUC



St. Johns River Water Management District

Ann B. Shortelle, Ph.D., Executive Director

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



February 1, 2016

Mr. Ralph Hilliard
Planning Manager
City of Gainesville
P.O. Box 490, Station 11
Gainesville, FL 32627

Re: City of Gainesville Proposed Comprehensive Plan Amendment #16-1ESR

Dear Mr. Hilliard:

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.

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

Sincerely,

Steve Fitzgibbons, AICP, Intergovernmental Planner
Governmental Affairs Program

cc: Ray Eubanks, Florida Department of Economic Opportunity

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JIM BOXOLD
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February 11, 2016

Messrs. Ralph Hilliard and Dean Mimms
City of Gainesville
PO Box 490, Station 11
Gainesville, FL 32627
hilliardrw@cityofgainesville.org
mimmsdl@cityofgainesville.org

SUBJECT: *City of Gainesville Comprehensive Plan Amendment (DEO 16-1ESR)*

Dear Messrs. Hilliard and Mimms,

FDOT has reviewed the proposed amendment, 16-1ESR, submitted by the City of Gainesville. The proposed amendment seeks to modify the Future Land Use Map designation for 15 acres from Residential Medium-Density to Residential Low-Density. This urban infill site is currently undeveloped. It is located at 1600 SE 8th Avenue, approximately .5 miles west of SR 20, .75 miles south of SR 26 and 1 mile south of SR 24, all of which are SIS facilities.

The purpose of the request is to allow a mixed (attached and detached-unit) single-family housing development of 38 dwelling units. The redevelopment plan, approved by the City's CRA, does not meet the 8-unit per acre minimum density requirement for the current land use. The proposed land use would allow up to 12 unites per acre.

The current development plan for Kennedy Homes proposes 38 single-family dwelling units, however it also indicates areas for potential future expansion. Therefore, the traffic analysis provided by the applicant (Table 1) is based on the maximum potential development allowed by the new land use. The analysis demonstrates that this land use change would cause a net decrease in both daily and P.M. peak hour trips on the road network. FDOT agrees with this analysis.

Table 1

Land Use	ITE Code	Size	Units	Daily	PM Peak
Single Family Residential	210	315	DU	2,999	315
Single Family Residential	210	180	DU	1,714	180
<i>Difference</i>				<i>-1,285</i>	<i>-135</i>

Current volumes and level of service for the roadway network should also be included in the analysis to demonstrate that the road network has sufficient capacity for the trips generated from the project. As shown in Table 2, there is sufficient capacity on the nearest state road facilities through the year 2035.

Table 2

Road	Segment	Lanes	LOS Standard	Maximum Service Volume	2014	2035
SR 20	SR 24 to SR 26	6	D	4,500	2,115	2,547
SR 20	SR 26 to SE 51 St.	4	D	3,580	1,262	1,539
SR 24	SR 26 (University Ave.) to SR 120 (N. 23 rd Ave.)	4	D	3,580	2,116	2,484
SR 26	SR 20 (Hawthorne Rd. to SE 51 st St.)	4	D	3,580	876	981
SR 331	SR 226 to SR 26 (University Ave.)	4	D	3,580	1,746	2,097

Since the property does not directly access any state or SIS facilities, FDOT's review did not identify any potential adverse impacts to significant state facilities as a result of the proposed amendment.

Thank you for coordinating the review of the City of Gainesville proposed comprehensive plan amendment with FDOT. If you have any questions, please do not hesitate to contact me by email: Ameera.sayeed@dot.state.fl.us or call: (904) 360-5647.

Sincerely,



Ameera Sayeed, AICP, GISP
 FDOT D2 Growth and Development/Modeling Supervisor