

Legislative #

140029

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR



November 21, 2014

The Honorable Ed Braddy
Mayor, City of Gainesville
2001 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 the City of Gainesville (Amendment No. 14-3ESR), which was received on October 22, 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the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment.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.

Sincerely,



Ana Richmond, Chief
Bureau of Community Planning

AR/vj

Enclosure(s): Procedures for Adoption

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



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October 27, 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-14-55 LUC and PB 14-75 LUC

Dear Onelia:

At its regularly scheduled meeting held October 23, 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: 10/23/14
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 3
Local Government: City of Gainesville
Local Government Item Nos.: PB-14-55 LUC,
PB-14-75 LUC
State Land Planning Agency Item No.: 14-3ESR

Date Mailed to Local Government and State Land Planning Agency: 10/24/14 (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 items PB-14-55 LUC and PB-14-75 reclassify 12.2 acres on the City Future Land Use Map from Public and Institutional Facilities and Mixed-Use High-Intensity to Urban Mixed-Use 2.

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

The City items are within one-half mile of State Road 20/24/26 and State Road 329, both of 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 A requirements of Policy 10.1.4 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.

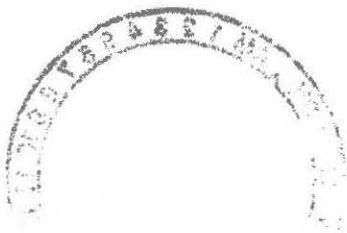
Request a copy of the adopted version of the amendment?

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 October 23, 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.

November 17, 2014

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



Re: City of Gainesville Proposed Comprehensive Plan Amendment #14-3ESR

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.

If you have any questions or need additional information or assistance, please contact me at (386) 329-4340 or tclark@sjrwmd.com.

Sincerely,

Terry A. Clark, AICP, PMP
Legislative and Planning Analyst
Office of Communications and Intergovernmental Affairs

cc: Ray Eubanks, Florida Department of Economic Opportunity
Valerie Jenkins, Florida Department of Economic Opportunity
Scott Koons, North Central Florida Regional Planning Council
Dean Mimms, City of Gainesville

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Lazzari, Onelia R.

From: Ray, Suzanne E. <Suzanne.E.Ray@dep.state.fl.us>
Sent: Monday, November 17, 2014 3:33 PM
To: Lazzari, Onelia R.; DCPexternalagencycomments@DEO.myflorida.com
Subject: Gainesville 14-3ESR Proposed

To: Onelia Lazzari, Principal Planner

Re: Gainesville 14-3ESR – 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

2198 Edison Avenue
Jacksonville, FL 32204
Transmitted Electronically

RICK SCOTT
GOVERNOR



ANANTH PRASAD, P.E.
SECRETARY

November 3, 2014

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

RE: DEO#: Gainesville 14-3ESR (Proposed)

To Ms. Lazzari:

FDOT has reviewed the City of Gainesville proposed amendment to the Comprehensive Plan for consistency with the requirements of Chapter 163 Florida Statutes. The proposed amendment includes one large scale future land use map (FLUM) amendment (Ordinance # 140029). The FDOT's review of the amendment to the Comprehensive Plan focuses on the transportation related issues to facilities of state importance and offers the following comments for your consideration.

Land Use: The transmitted amendment is a proposal to change the future land use of approximately 12.22 acres from Public and Institutional Facilities (PF) and Mixed-Use High-Intensity (MUH) to Urban Mixed Use-2 (UMU-2).

Location: The subject property is located approximately one quarter mile south of SR-20/SR-26/East University Avenue and approximately one quarter mile east of SR-329/Main Street.

Estimated Trips: Based on the Urban Mixed Use-2 Land Use Category and the City of Gainesville Comprehensive Plan, the FDOT concurs with the Applicant's estimated trips.

LOS & Impacts: The trips associated with this land use change will impact SR-20/SR-26/East University Avenue, SR-329/Main Street and SR-331/SE 11th Street. Based on the FDOT State Highway System Level of Service Report (August 2014), SR-20/SR-26/East University Avenue, SR-329/Main Street and SR-331/SE 11th Street include the following analysis consistent with FDOT comment and review process for LOS:

- SR-20/SR-26/East University Avenue, from SR-329/Main Street to SR-24, with an adopted LOS standard of "D" (this segment has a peak hour capacity of 2,920 Peak Hour Trips), is currently operating at LOS "C". The year 2013 count was 1,596 Peak Hour Trips; the segment has a v/c ratio of 0.55.

- SR-329/Main Street, from SR-226 to SR-26/University Avenue, with an adopted LOS standard of "D" (this segment has a peak hour capacity of 2,920 Peak Hour Trips), is currently operating at LOS "C". The year 2013 count was 986 Peak Hour Trips; the segment has a v/c ratio of 0.34.
- SR-331/SE 11th Street, from SR-226 to SR-26/University Avenue, with an adopted LOS standard of "D" (this segment has a peak hour capacity of 3,580 Peak Hour Trips), is currently operating at LOS "C". The year 2013 count was 1,716 Peak Hour Trips; the segment has a v/c ratio of 0.48.

FDOT Comments: The FDOT has no further comments to Ordinance # 140029 as proposed.

Thank you for coordinating the review of the City of Gainesville amendment to the Comprehensive Plan with the FDOT. If there are any questions concerning FDOT's review of this amendment, please contact me at: (904)360-5647 or e-mail: Ameera.Sayeed@dot.state.fl.us

Sincerely,



Ameera Sayeed, AICP, GISP
FDOT Growth and Development/Modeling Coordinator

Cc: Ray Eubanks Department of Economic Opportunity
Dean Mimms, AICP City of Gainesville



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October 27, 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 and lazzarior@cityofgainesville.org

Re: Gainesville 14-3 ESR

Dear Ms. Lazzari and Mr. Mimms:

Thank you for the opportunity to review the City of Gainesville's 14-3 ESR amendment package, which the Florida Department of Education received on October 22, 2014. According to the department's responsibilities under section 163.3184(3), Florida Statutes, I reviewed the amendment considering the provisions of chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create significant adverse effects on public school facilities.

The package proposes amendment of the future land use map from Public and Institutional Facilities to Urban Mixed-Use 2 on two contiguous parcels of about 12.22 acres. One effect of the amendment would be to permit redevelopment of the sites with approximately 505 multifamily dwelling units. According to the analysis by Alachua County Public Schools, the affected schools can reasonably be expected to have the capacity needed to accommodate the development program in both the short-term and long-term planning periods. 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.

Sincerely,

Tracy D. Suber
Growth Management & Facilities Policy Liaison

TDS/

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

Thomas H. Inserra
Director, Office of Educational Facilities