

**LEGISLATIVE #**

**100696B**



STATE OF FLORIDA

## DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

RICK SCOTT  
Governor

BILLY BUZZETT  
Secretary

June 6, 2011

The Honorable Craig Lowe  
Mayor, City of Gainesville  
Post Office Box 490, Station 19  
Gainesville, Florida 32601-0490

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. 11-1) which was received on May 17, 2011. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities that will be adversely impacted by the amendment if it is 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 these proposed amendments. 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, if the second public hearing is not held within 180 days of your receipt of the agency comments, and the timeframe is not extended by agreement, Section 163.3184(3)(c)1, Florida Statutes, provides that the amendment will be deemed withdrawn. For your assistance, we have attached procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions, please call me at (850) 922-1794 or by email at [anastasia.richmond@dca.state.fl.us](mailto:anastasia.richmond@dca.state.fl.us).

Sincerely,

Ana Richmond  
Regional Planning Administrator

AR/

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

2555 SHUMARD OAK BOULEVARD □ TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) □ 850-921-0781 (f) □ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

□ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) □ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) □  
□ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) □

SUBMITTAL OF  
ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, in **color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



FLORIDA DEPARTMENT OF STATE

**Kurt S. Browning**

Secretary of State

DIVISION OF HISTORICAL RESOURCES



June 14, 2011

Ms. Onelia Lazzari, Principal Planner  
Planning & Development Services  
City of Gainesville  
P. O. Box 490  
Gainesville, Florida 32602-0490

Re: Historic Preservation Review of the Gainesville 11-1 Comprehensive Plan Amendment

Dear Ms. Lazzari:

According to this agency's responsibilities under Section 163, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources were given sufficient consideration in the request to amend the Gainesville Comprehensive Plan.

We reviewed both proposed text and land use amendments to the Gainesville Comprehensive Plan to consider the potential effects of these actions on historic resources. While our cursory review suggests that many of the proposed changes may have no adverse effects on historic resources, it is the city's responsibility to ensure that none of the proposed revisions will have an adverse effect on significant archaeological or historic resources.

We note that for Amendment PB-10-142 CPA the fact that there area archaeological resources present which should be protected is acknowledged. We do have concerns for Amendments PB-10-135 LUC-A and PB-10-137 LUC, for which there are recorded archaeological resources. Significant sites should be protected and preserved, perhaps by being placed in conservation easements.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at 850.245.6333.

Sincerely,

Laura A. Kammerer, Historic Preservationist Supervisor  
Compliance Review Section  
Bureau of Historic Preservation

pc: Mr. Ray Eubanks, DCA

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Director's Office  
850.245.6300 • FAX: 245.6436

Archaeological Research  
850.245.6444 • FAX: 245.6452

Historic Preservation  
850.245.6333 • FAX: 245.6437



## *Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

605 Suwannee Street  
Tallahassee, FL 32399-0450

ANANTH PRASAD, P.E.  
SECRETARY

June 15, 2011

Dean Mims, Lead Planner  
City of Gainesville – MS 11  
P.O. Box 490  
Gainesville, FL 32602-0490

### **RE: Gainesville Proposed 11-1**

Dear Mr. Eubanks:

FDOT has reviewed the Gainesville Proposed Future Land Use Amendments of the Comprehensive Plan in accordance with the requirements of Chapter 163, Florida Statutes. FDOT has focused its review on transportation related issues.

#### FDOT Review

The FDOT has evaluated the proposed comprehensive plan amendment. Given the substantial nature of the proposed amendment and the potential to generate significant travel demands over time, the FDOT offers the following comments for the City's consideration to address as the city determines appropriate.

#### FDOT Comments

The City has proposed Urban Mixed-Use 2 on 322.9 acres. Urban Mixed-Use 2 allows for 100 dwelling units per acre with provisions to allow 125 dwelling units per acre by special use permit. This land use also allows for six story commercial buildings with provisions to allow eight story commercial buildings. The data provided in the application states the maximum population that would be allowed under the proposed land use is 61,250 people.

The subject property is neighboring Butler plaza and the University of Florida, both developments which have recently indicated intentions to expand. The transportation system that serves the area is currently strained with roadways and transit systems operating beyond their intended capacity. These travel conditions will likely deteriorate due to current inefficiencies of the mobility system (sidewalks, bikeways, transit frequency and roadway capacity) combined with development requirements outlined in the comprehensive plan that are collectively inadequate to serve anticipated travel demands.

Solutions for the anticipated demands will require significant planning and changes in transportation philosophies. The movement of people and goods within the area will become increasingly challenging due to existing congestion and underserved modes. FDOT cautions that the City's approach to traffic management as outlined in the comprehensive plan may not be equipped to sufficiently address the anticipated level of transportation demand. FDOT suggests that transportation planning for this level of development must start well before the applicant applies for development permits.

Since it is recognized that adding roadway capacity may be undesirable and counterproductive to the city's objectives, FDOT would like to partner with the city to create a more innovative and holistic transportation solution for the region than what may be envisioned. The proposed land use densities must be maintained with sound transportation methodologies that support mobility.

The FDOT recognizes and supports the City of Gainesville's efforts in the creation of a student village along the SW 20<sup>th</sup> Avenue corridor and looks forward to our discussions regarding mobility within the defined area.

We appreciate the City's consideration of this matter and if you have any questions, please do not hesitate to contact me.

Sincerely,

Austin Chapman, Transportation Engineer for:  
Thomas Hill, Growth Management Administrator  
Jacksonville Urban Office  
2198 Edison Avenue, MS 2812  
Jacksonville, FL 32204-2730  
(904)360-5653