LEGISLATIVE

130103B

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Jesse Panuccio
EXECUTIVE DIRECTOR

RECEIVED
JUN - 5 2014
PLANNING DIVISION

June 5, 2014

The Honorable Edward B. Braddy
Mayor, City of Gainesville
Post Office Box 490, Station 11
Gainesville, Florida 32627

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. 14-1ESR), which was received on May 9, 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the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment.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: Ms. Onelia Lazzari, AICP, Principal Planner, City of Gainesville
Mr. Scott Koons, AICP, Executive Director, North Central Florida RPC

North Central Florida Regional Planning Council

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May 30, 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-13-51 CPA, PB-13-93 CPA, PB-13-94 LUC and CPA, PB 13-108

Dear Onelia:

At its regularly scheduled meeting held May 22, 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

Enclosures

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

City items PB-13-51 CPA, PB-13-108 CPA, and PB-13-93 CPA do not change allowable uses or intensities of use. Therefore, the City Comprehensive Plan, as amended by these items, is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance.

Cite item PB-13-94 LUC is located within one-half mile of State Road 26, which is 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. Council review of the net increase in vehicle trips as a result of the amendment indicates that significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

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 ___X___	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 May 22, 2014 meeting, the Counci voted to adopt this report.

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

City items PB-13-51 CPA, PB-13-108 CPA, and PB-13-93 CPA do not change allowable uses or intensities of use. Therefore, the City Comprehensive Plan, as amended by these items, is not anticipated to result in significant adverse impacts to the Regional Road Network or to Natural Resources of Regional Significance.

Cite item PB-13-94 LUC is located within one-half mile of State Road 26, which is 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. Council review of the net increase in vehicle trips as a result of the amendment indicates that significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

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	X	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 May 22, 2014 meeting, the Counci 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.

RECEIVED
MAY 28 2014
PLANNING DIVISION

May 20, 2014

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 #14-1ESR

Dear Mr. Mimms:

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
Office of Communications and Intergovernmental Affairs

cc: Onelia Lazzari, City of Gainesville
Ray Eubanks, Florida Department of Economic Opportunity
Ana Richmond, Florida Department of Economic Opportunity
Scott Koons, North Central Florida Regional Planning Council
Steve Minnis, Suwannee River Water Management District

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Carla Yetter FERNANDINA BEACH

Lazzari, Onelia R.

From:	Owens, Jillaine M. <Jillaine.Owens@dep.state.fl.us>
Sent:	Thursday, May 22, 2014 12:04 PM
To:	Lazzari, Onelia R.
Cc:	DCPexternalagencycomments@deo.myflorida.com
Subject:	City of Gainesville 14-1ESR (Proposed)

To: Ms. Onelia Lazzari, Chief, Principal Planner, City of Gainesville, Planning and Development Services

Re : City of Gainesville 14-1ESR – 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 feel free to contact me with any questions.

Jillaine M. Owens, ES III

FDEP, Office of Intergovernmental Programs
Mail Station 47
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000
FAX: (850) 245-2189

RECEIVED
JUN - 2 2014
PLANNING DIVISION

Florida Department of Transportation

2198 Edison Avenue
Jacksonville, FL 32204
Transmitted Electronically

RICK SCOTT
GOVERNOR

ANANTH PRASAD, P.E.
SECRETARY

May 30, 2014

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

RE: DEO#: Gainesville 14-1ESR

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 an amendment to the Capital Improvements Element (CIE) by amending Policy 1.2.1 and by updating the 5-Year Schedule of Capital Improvements (Ordinance # 130103); an amendment to the Future Land Use Element (FLUE) by deleting the Urban Design Element and updating goals, objectives and policies of the FLUE (Ordinance # 130435); and one large scale future land use map (FLUM) amendment (Ordinance # 130436). 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.

Ordinance # 130103

Overview: The transportation related topics to Ordinance # 130103 are updates to the CIE to reflect the City's latest fiscal year capital improvements projects and projected projects through fiscal year 2016/2017. Another transportation related topic to the ordinance is an amendment to Policy 1.2.1 of the CIE which references Transportation Mobility Objective 1.1 and associated policies as adopted level of service (LOS) standards for mobility.
FDOT: The FDOT has no comments further comments at this time to ordinance # 130103 as proposed.

Ordinance # 130435

Overview: Ordinance # 130435 amends the FLUE by deleting the Urban Design Element; by incorporating certain goals, objectives and policies from the Urban Design Element into the FLUE; and by clarifying and updating certain objectives and policies of the FLUE.
FDOT Comments: Please clarify FLUE Policy 3.4.1 to specify which public facilities the Concurrency Management System shall address for LOS. The FDOT's interpretation is that this policy reiterates the Transportation Mobility LOS shall solely be used for transportation facilities. Also, please revise FLUE Policy 3.5.6 to include assessment of impacts to include state agencies.

Ordinance # 130436

Land Use: The transmitted amendment is a proposal to change the future land use of approximately 134 acres from Alachua County Medium Density Residential to City of Gainesville Residential Low Density.

Location: The subject property is located adjacent and to the north of SR-26/East university Avenue approximately one and one half miles east of State Road 20.

Density/Intensity: The densities and intensities are as follows:

- The existing Alachua County Medium Density Residential Land Use, with a density of up to eight (8) dwelling units per acre, has a development potential 1,072 residential dwelling units.
- The proposed City of Gainesville Residential Low Density Land Use, with a density of up to twelve (12) dwelling units per acre, has a development potential 1,608 residential dwelling units.

Estimated Trips: The FDOT estimated the existing and proposed trip generation potential by using the Single Family Detached Housing (ITE Code 210) Land Use. By using the procedures outlined within the ITE Trip Generation 9th Edition, the FDOT estimates the following trips:

- The existing Alachua County Medium Density Residential Land Use is estimated to generate 9,312 daily trips with 760 AM and 889 PM peak hour trips.
- The proposed City of Gainesville Residential Low Density Land Use is estimated to generate 13,523 daily trips with 1,135 AM and 1,280 PM peak hour trips.

Therefore, the proposed land use is estimated to generate an additional 4,211 daily trips with an additional 375 AM and an additional 391 PM peak hour trips.

LOS & Impacts: The trips associated with this land use change will impact SR-26/University Avenue and SR-20/Hawthorne Road. Based on the FDOT State Highway System Level of Service Report (October 2013), SR-26/University Avenue and SR-20/Hawthorne Road include the following capacities:

- SR-26/University Avenue, from SR-20 to SE 51st, with an adopted LOS standard of "E" (this is the adjacent segment which has a peak hour capacity of 3,580 Peak Hour Trips), is currently operating at LOS "C". The year 2012 count was 846 Peak Hour Trips; the segment has a v/c ratio of 0.24.
- SR-20/Hawthorne Road (SIS), from SR-26 to SE 51st, with an adopted LOS standard of "E" (this segment has a peak hour capacity of 3,580 Peak Hour Trips), is currently operating at LOS "C". The year 2012 count was 1,258 Peak Hour Trips; the segment has a v/c ratio of 0.35.

FDOT Comments: The FDOT has no further comments to Ordinance # 130436 as proposed.

Thank you for coordinating the review of the City of Gainesville amendment to the Comprehensive Plan with the FDOT. Richard Prindiville, Traffic/LOS Analyst is the person who is familiar with the FDOT District-2 review of this amendment and can be contacted at: richard.prindiville@dot.state.fl.us or phone: (904)360-5664.

Sincerely,

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

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

Lazzari, Onelia R.

From: Sayeed, Ameera <Ameera.Sayeed@dot.state.fl.us>
Sent: Tuesday, June 03, 2014 5:45 PM
To: Lazzari, Onelia R.; Prindiville, Richard; Valerie Jenkins (valerie.jenkins@deo.myflorida.com); Ana Richmond (ana.richmond@deo.myflorida.com)
Cc: Persons, Andrew W.
Subject: RE: FDOT Comments on Comprehensive Plan Amendments

Importance: High

Onelia

Thank you for the clarification addressing the two areas for which FDOT had minor comments for clarification. The first comment was for clarification of the FLUE Policy 3.4.1. FDOT appreciates the context you have presented below to address the request for explanation on the meaning and intent of the revised Policy. This may not have been clearly stated, and as well as you have presented below, to the FDOT at the time of the review.

Second point on the FLUE 3.5.6 – The Objective you have cited addresses the clarification FDOT requested, and again you have successfully presented the intent and context needed as it pertains to the revised Policy.

Thank you.

Ameera

From: Lazzari, Onelia R. [mailto:lazzarior@cityofgainesville.org]
Sent: Tuesday, June 03, 2014 2:59 PM
To: Sayeed, Ameera; Prindiville, Richard; Valerie Jenkins (valerie.jenkins@deo.myflorida.com); Ana Richmond (ana.richmond@deo.myflorida.com)
Cc: Persons, Andrew W.
Subject: FDOT Comments on Comprehensive Plan Amendments
Importance: High

Good afternoon, Richard and Ameera,

The City of Gainesville received FDOT's comments on DEO 14-1ESR (Comprehensive Plan amendments). I am hoping that my comments below will resolve any issues/questions, but if you would like to conference call with us on this, please let me know and we can arrange a phone call or meeting here in Gainesville (if you prefer in person).

There were two comments on Gainesville Ordinance 130435. The City does not understand either of these comments, but we are replying to what we believe may be the issues.

Concerning Future Land Use Element Policy 3.4.1:

The City is being asked to clarify which public facilities our Concurrency Management System addresses for LOS. The FDOT interpretation of our policy does not make sense to us, so here is the explanation of the policy and the context within which it exists. It is important to read FLUE Policy 3.4.1 in the context of our entire Comprehensive Plan

(particularly the Transportation Mobility Element and the Capital Improvements Element). We believe that not considering FLUE Policy in this broader context is the reason for FDOT's confusion.

1. The City of Gainesille rescinded transportation concurrency as part of its Comprehensive Plan update for the Evaluatio and Appraisal process (see Ordinance 120370; previously reviewed by FDOT).
2. Because the City is no longer applying transportation concurrency, it is not a part of the Concurrency Management System. Policy 1.2.2 in the City's Capital Improvements Element states, "The LOS adopted for Transportation Mobility is solely for planning purposes and not for the purpose of applying transportation concurrency. Transportation Mobility LOS is excluded from the Concurrency Management System, and final development orders are not conditioned on transportation concurrency. The foregoing provisions shall apply to all references to Transportation Mobility LOS in the Comprehensive Plan."
3. Transportation Mobility Element Objective 1.1 states, "The City shall adopt the following transportation mobility levels of service (LOS). These levels of service are solely for planning purposes and are not used to apply transportation concurrency."
4. The only change that was made to FLUE Policy 3.4.1 (part of DEO 14-1 ESR) was to add the word "Mobility" after "Transportation" for consistency with the Transportation Mobility Element levels of service since that is how we refer to Transportation Mobility LOS throughout the remainder of our Comprehensive Plan.
5. So, the bottom line is that FLUE Policy 3.4.1 is stating that we monitor proposed developments for meeting our adopted LOS standards as shown in Capital Improvements Element Policy 1.2.1, but we specifically exclude Transportation Mobility LOS from consideration in the Concurrency Management System because we have rescinded transportation concurrency and use Transportation Mobility LOS solely for planning purposes (as stated in CIE Policy 1.2.2).
6. Based on 1-5 above, the City of Gainesville does not believe that any change for clarity is needed, and we do not plan to make any changes unless we receive further information and clarification from FDOT.

Concerning Future Land Use Element Policy 3.5.6

The City does not understand the comment, "revise FLUE Policy 3.5.6 to include assessment of impacts to include state agencies."

1. FLUE Policy 3.5.6 is a coordination policy between the City of Gainesville and the University of Florida. It is not appropriate to include "state agencies" in this policy.
2. FLUE Policy 3.5.6 is part of a group of City policies concerning coordination under FLUE Objective 3.5 which states, "Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with the Comprehensive Plan to the extent permitted by law."
3. Because FLUE Policy 3.5.6 is only one policy under that objective, the City has no understanding of why it should mention "state agencies."

Please contact me at (352) 393-8694 or via email if you wish to discuss the City's responses to FDOT's comments or if you wish to clarify what your comments mean further.

Thank you,
Onelia Lazzari, AICP
Principal Planner