

LEGISLATIVE #
140817B

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

June 22, 2017

The Honorable Lauren Poe
Mayor, City of Gainesville
Station 11, P.O. Box 490
Gainesville, Florida 32627-0490

Dear Mayor Poe:

The Department of Economic Opportunity ("Department") has completed its review of the proposed plan amendment for the City of Gainesville (Amendment No. 17-2ESR), which was received on May 26, 2017. We have reviewed the proposed amendment pursuant to the expedited state review process in 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.

Pursuant to Section 163.3168, F.S., the Department offers one technical assistance comment which is attached. The comment is intended to assist the County to strengthen its comprehensive plan or ensure compliance with the provisions of the Community Planning Act and will not form the basis for a challenge to the proposed plan amendment if adopted.

Technical Assistance Comment:

The proposed comprehensive plan amendment adds or modifies the following future land use categories: Office, Education, Industrial, Urban Core, Urban Mixed Use-High Intensity, Urban Mixed Use, Mixed Use Medium Intensity, Mixed Use Low Intensity, Mixed Use Office, and Mixed Use Residential. The proposed amendment either deletes an adopted floor area ratio, fails to establish a floor area ratio or other nonresidential intensity standard, or defers nonresidential intensity standards to the Land Development Code. Therefore, if the amendment is adopted, the comprehensive plan will not contain an intensity standard for nonresidential uses as required by Sections 163.3177(6)(a) and (6)(a)1., Florida Statutes. The Department recommends that the City establish a floor area ratio or other intensity standard for each future land use category in which nonresidential development is allowed.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
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[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

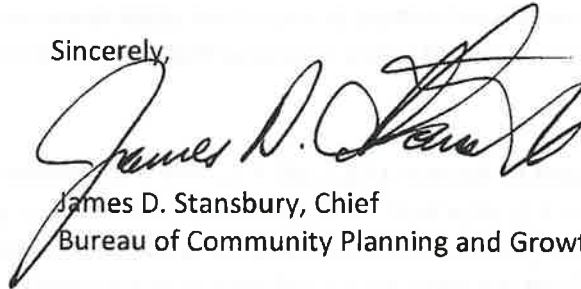
An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

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. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan 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 and any affected party that provided comment on the amendment.

If you have any questions concerning this review, please contact Robin Branda, Planning Analyst, by telephone at (850) 717-8495 or by email at Robin.Branda@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/rb

Enclosure: Procedures for adoption of comprehensive plan amendments

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

From: Plan_Review [<mailto:Plan.Review@dep.state.fl.us>]
Sent: Monday, June 19, 2017 1:17 PM
To: Hilliard, Ralph W.; Mimms, Dean L.; DCPexternalagencycomments
Cc: Plan_Review
Subject: Gainesville 17-2ESR Proposed

To: Ralph Hilliard, Manager

Re: Gainesville 17-2ESR – 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 submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.





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July 3, 2017

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

RE: Regional Review of City of Gainesville Comprehensive Plan Draft Amendments
City Items PB-14-40 CPA and PB-14-16-LUC

Dear Ralph:

At its regularly scheduled meeting held June 22, 2017, 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: 6/22/17
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 85
Local Government: City of Gainesville
Local Government Item No.: PB-14-40 CPA and
PB-14-46-LUC
State Land Planning Agency Item No.: 17-2ESR

Date Mailed to Local Government and State Land Planning Agency: 6/23/17 (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 item PB 14-40-CPA deletes the Mixed Use Residential (up to 75 dwelling units per acre), Mixed Use High Intensity (up to 150 dwelling units per acre), Urban Mixed Use 1 (8-100 dwelling units per acre) Urban Mixed Use 2 (10 to 125 dwelling units per acre), adds a new Mixed-Use Office/Residential category (up to 20 dwelling units per acre) and makes amendments to other land use categories (see attached). The item also amends the Transportation Mobility Element (see attached). City item PF 14-16-LUC amends the Future Land Use Map to take into account the changes to the allowable land use categories (see attached). The resulting changes to the Future Land Use Map result in approximately 1,829 acres, roughly 4.5 percent of the City's land area, being reclassified.

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

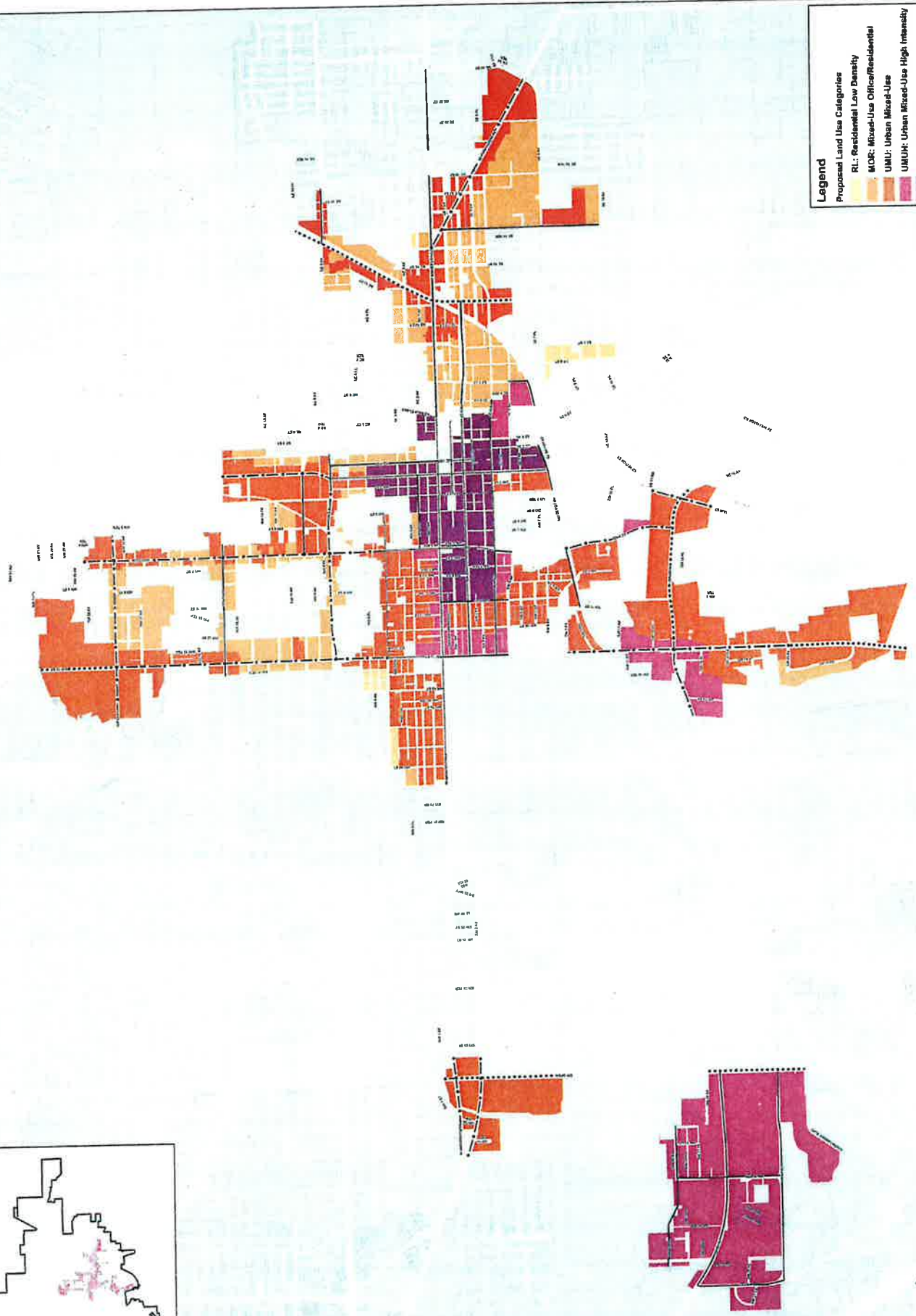
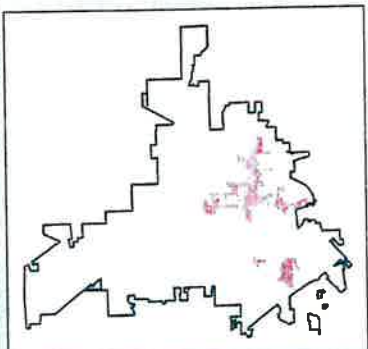
The City contains several roads which are part of the Regional Road Network, including Interstate Highway 75, U.S. Highway 441 as well as State Roads 20, 24, 26, 121, 222 and 331. City Transportation Mobility Element contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. 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. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

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 resources as, the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to the natural resources.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN**

Proposed Area for Land Use Changes for Comprehensive Plan Update

4-0014-000



Legend

Proposed Land Use Categories

- RL: Residential Low Density
- MOR: Mixed-Use Office/Residential
- UMU: Urban Mixed-Use
- UMUH: Urban Mixed-Use High Intensity
- UC: Urban Core

Proposed Street Types

- Urban Street 1
- Urban Street 2
- Urban Street 3
- Urban Throughway



This map is for informational purposes only. It is not intended to be used for any other purpose. The City of Gainesville does not assume any liability for any errors or omissions in this map. The City of Gainesville reserves the right to change the map at any time without notice.

From: Steve Fitzgibbons [<mailto:SFitzgibbons@sjrwmd.com>]
Sent: Monday, June 19, 2017 3:21 PM
To: Hilliard, Ralph W.; Mimms, Dean L.
Cc: DCPexternalagencycomments@deo.myflorida.com; Sherry.Spiers2@deo.myflorida.com; SAM@srwmd.org
Subject: City of Gainesville proposed comprehensive plan amendment 17-2ESR

Dear Mr. Hilliard,

St. Johns River Water Management District (District) staff have reviewed City of Gainesville proposed comprehensive plan amendment 17-2ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

June 5, 2017

Mr. Ray Eubanks
Plan Review Administrator
Florida Department of Economic Opportunity
107 East Madison Street, MSC 160
Tallahassee, FL 32399-4120

Subject: City of Gainesville Proposed Comprehensive Plan Amendment 17-2ESR

Dear Mr. Eubanks:

The Suwannee River Water Management District (District) staff review of the above-referenced proposed comprehensive plan amendment was done in accordance with Florida Statutes. District staff review of the proposed amendment determined that no comments are necessary.

Should you have any questions or would like additional information, please contact me at 386.362.0434 or sam@srwmd.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Minnis", is written over a horizontal line.

Steve Minnis
Director of Governmental Affairs

cc: Ralph Hilliard, City of Gainesville
Dean Mimms, City of Gainesville
Steve Fitzgibbon, SJRWMD
Suzanne Ray, FDEP
Scott Koons, NCFRPC

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Monticello, Florida

DARRELL SMITH
Interim Executive Director



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue
Jacksonville, FL 32204-2730

MIKE DEW
SECRETARY

June 15, 2017

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 Proposed Large Scale Comprehensive Plan Amendments (DEO 17-2ESR)*

Dear Ms. Reed,

The Florida Department of Transportation (FDOT) has reviewed the proposed Comprehensive Plan Amendment package submitted by City of Gainesville according to Chapter 163 of the Florida Statutes. The package includes two amendments for transmittal: Ordinance 140817 and Ordinance 140819.

Ordinance 140817

Amendment Summary

Ordinance 140817 is a County initiated text amendment to the Future Land Use and Transportation Mobility Elements. Specifically amending Future Land Use Element Policy 4.3.7, Objective 4.6 and Policy 4.6.1 and Objective 4.1 and Policy 4.1.1. The new proposed Land Use Categories are as follows:

- Residential Low-Density (up to 15 units/acre)
- Mixed Use Residential (up to 75 units/acre)
- Mixed-Use Office/Residential (up to 20 units/acre)
- Urban Mixed Use (up to 100 units/acre, 25 additional units/acre by special use permit)
- Urban Mixed Use High Intensity (10-150 units/acre, additional 25 units/acre by special use permit)
- Urban Core (up to 200 units/acre, additional 25 units/acre by special use permit)

The text amendment also amends Transportation Mobility Element Policy 10.3 relating to design standards within the Transportation Mobility Program Area (TMPA) and Objective 10.4 and its policies relating to automotive-oriented developments within the Transportation Mobility Program Area.

Ordinance 140819**Amendment Summary**

Ordinance 140819 is a County initiated map amendment to the Future Land Use Map (FLUM). The proposed amendment re-designates approximately 1,811 acres and of these acres, approximately 86% is developed and 14 % vacant land.

Comments

FDOT has no comments on the proposed amendments.

Technical Assistance Recommendation

No data and analysis was provided. The City provided Objective 10.9 and Policy 10.9.1 that requires coordination between the City and FDOT regarding state facilities.

FDOT thanks you for coordinating the review of the proposed comprehensive plan amendment and requests that a copy of the adopted amendment, transmitted within ten working days after the second public hearing for FDOT review.

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,

A handwritten signature in blue ink that reads "Ameera Sayeed".

Ameera Sayeed, AICP, GISP

FDOT D2 Growth and Development/Modeling/Bike-Ped Supervisor

CC: Dennis Smith, FDOT Statewide GM
Ray Eubanks, DEO