



# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601

## Legislation Text

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**File #: 980875, Version: 0**

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Legislative Matter No. 980875. Petition 226MSC-98 PB, Rory P. Causseaux, PE, agent for Royal Gainesville Limited Partnership, et al. Amend Sec. 30-282 of the City of Gainesville Land Development Code, Master Flood Control Planning Maps, by changing the location of the 100-year flood plain along a portion of Tumblin' Creek in the vicinity of S.W. 8th Avenue and S.W. 9th Street.

This petition proposes to amend the North Central Florida Regional Planning Council 100-year Floodplain Maps for Tumblin' Creek in accordance with Section 30-282 of the City of Gainesville Land Development Code. The portion of Tumblin' Creek is adjacent to Royal Village, which is currently pursuing a Phase III amendment to the existing development, Petition 220SPL-98 DB. The current floodplain maps do not reflect the actual situation in the field, which is proven after a detailed flood study prepared by Causseaux & Ellington, Inc. The map modification will result in a consistent situation between actual channel conditions and what is reflected by the maps.

Without this map modification, there will be a perceived encroachment into the floodplain which will prohibit the development as proposed.

Public notice was published in the Gainesville Sun on December 1, 1998. The Plan Board held a public hearing December 17, 1998.

None

City Plan Board to City Commission - The City Commission approve Petition 226MSC-98 PB. Plan Board vote 3-1

Public Works and Planning Staff to Plan Board - Approve