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November 1, 2022

Mr. Forrest Eddleton, Interim Director
Department of Sustainable Development
City of Gainesville
P.O. Box 490, Mail Station 11
Gainesville, FL 32627-0490

RE: Regional Review of City of Gainesville Comprehensive Plan
Draft Amendment City Item No. LD-22-105
DEO No. 22-4ESR

Dear Forrest:

At its regularly scheduled meeting held October 27, 2022, the Council reviewed the above-referenced item. 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 Lauren Yeatter, AICP, Senior Planner, at 352.955.2200, extension 113.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Donna Harris, Florida Department of Economic Opportunity

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Dedicated to improving the quality of life of the Region's citizens,
by enhancing public safety, protecting regional resources,
promoting economic development and providing technical services to local governments.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central FL
Review Date: 10/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 5
Local Government: City of Gainesville
Local Government Item No.: LD-22-105
State Land Planning Agency Item No.: 22-4ESR

Date Mailed to Local Government and State Land Planning Agency: 10/28/22 (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 AMENDMENT

City item LD-22-105 amends Policy 4.3.4 of the Comprehensive Plan Future Land Use Element and reclassifies approximately 1,778 acres from Single Family and Residential Low to Mixed-Use Office/Residential (See attached.)

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

The subject property is located within one-half mile of U.S. Highway 441 and State Road 121, which are part of the Regional Road Network identified and mapped in the North Central Florida Strategic Regional Policy Plan. The 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 is located within an area that contains 100-year floodplain, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. However, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the floodplain area will continue to be designated as Conservation, and the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to natural resources.

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?

Council Action: At its October 27, 2022 meeting, the Council voted to adopt this report.

Yes X No
Not Applicable