

# FDOT\_Austin

Final Audit Report

2023-03-28

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## CITY OF GAINESVILLE

### *Department of Transportation*

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March 28, 2023

Brian Austin  
Transportation Planner  
Florida Department of Transportation, District 2  
2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

RE: Response to FDOT Comments on LD22-105 LUC & LD22-107 Proposed  
Comprehensive Plan Amendment (City of Gainesville 22-4ESR)

Dear Mr. Austin,

The transportation impacts of the proposed comprehensive plan amendment will be fully evaluated according to the traffic impact analysis (TIA) methodology outlined in the City's Engineering Design and Construction Manual, 2022 Edition. The development phasing for the purposes of the traffic impact analysis will be determined as part of the TIA methodology in close coordination with FDOT.

In addition, the City has specific provisions outlined in the Transportation Element of its Comprehensive Plan to guide the mitigation of impacts via the Transportation Mobility Area Program (TMPA). The extent and scope of the required mitigation is determined based on the amount of trips generated by the development. The TIA shall analyze issues related to trip generation, trip distribution, operational and safety concerns, including multimodal transportation considerations, and shall propose mitigation strategies consistent with the impacts of the development. The development shall be required to meet any TMPA requirements in effect at the time of final development plan or subdivision plat approval. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons and the cost of such operational and safety modifications shall not be credited against the TMPA requirements.

The proposed development consists of a mix of residential units, 1,222 single-family units (ITE 210) and 668 multi-family units (ITE 220), as well as 8,000 SF of commercial space (ITE 821) and 20,000 SF of office space (ITE 710). At build out the development is expected to generate 23,801 trips per day. Given that the main development access points are expected to occur along the State Highway System (SHS) on SR121, and that trips are expected to disperse through other SHS roadways, close coordination with FDOT is anticipated. In addition to SR121, the following SHS roadways are located within 3 miles of the proposed development and are expected to be affected at various degrees of impact: US 441, SR20 and SR222.

Thank you for coordinating with the City on this project. If you need any additional information please contact me at (352) 393-8412 or [leistnerdl@gainesvillefl.gov](mailto:leistnerdl@gainesvillefl.gov).

Sincerely,

Debbie Leistner  
Planning Manager