



Florida Department of Transportation

RON DESANTIS
GOVERNOR

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Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

August 21, 2024

Forrest Eddleton, AICP
Director
City of Gainesville
P.O. Box 490, Station 11
Gainesville, FL 32627

SUBJECT: City of Gainesville Proposed Comprehensive Plan Amendment (24-1ESR)

Dear Mr. Eddleton,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Gainesville 24-1ESR.

Amendment Summary

The Future Land Use Map (FLUM) amendment amends the maximum permitted density for Single Family (SF) zoning standards from up to 8 dwelling units per acre to up to 12 dwelling units per acre. The SF zoning standard is set to replace the Residential Single Family (RSF) 1 to 4 zoning categories upon approval of this amendment.

This change affects \pm 8,436 acres¹ within the City of Gainesville. The purpose of this change is to provide for more flexibility for single-family home development by reducing minimum lot size and building setback requirements, as well as increasing the overall housing supply to contribute towards a denser environment throughout Gainesville.

Comments

To comprehensively assess the transportation impacts of the amendment, please provide the appropriate supporting data and analysis as required by Section 163.3184(3)(b)1., F.S. FDOT cannot complete its review without this information

Based on FDOT's analysis, the proposed land use amendment could add up to 348,561 daily trips to the transportation network. The affected parcels are also spread throughout the City of Gainesville, potentially impacting every SHS road segment. Therefore, it is expected that SHS will

be significantly and adversely affected by the proposed Comprehensive Plan Amendment. Due to the potential adverse impacts, it is recommended the regional transportation model is updated to factor in the higher densities and to model the impacts to the network. This should identify the segments that will be significantly and adversely impacted, leading to the development of a mitigation plan.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be 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: jacob.linton@dot.state.fl.us or call: (904) 360-5547.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacob Linton', with a stylized flourish at the end.

Jacob Linton
Planner I
FDOT District Two