



Florida Department of Transportation

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GOVERNOR

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JARED W. PERDUE, P.E.
SECRETARY

August 12, 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 adds a 50 percent density bonus for developments that “meet or exceed affordable housing or tree preservation requirements” to the following FLUM Categories:

- Residential Low Density;
- Residential Medium Density;
- Residential High Density;
- Mixed Use Residential;
- Mixed Use Office/Residential;
- Mixed Use Low Intensity;
- Mixed Use Medium Intensity;
- Urban Mixed Use;
- Urban Mixed Use High Intensity;
- Urban Core; and
- Office.

This change affects $\pm 13,598$ acres¹ within the City of Gainesville. The purpose of this change is to adopt an inclusionary zoning approach to increase the supply of affordable housing within the community.

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 915,677 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: achaia.brown@dot.state.fl.us or call: (904) 360-5414.

Sincerely,



Achaia Brown
Transportation Planning Manager
FDOT District Two

¹ <https://hub.arcgis.com/datasets/acgm::future-land-use/about?layer=9>