



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

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Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.  
SECRETARY

September 2, 2022

Andrew Persons, AICP, LEED GA  
Director  
City of Gainesville Department of Sustainable Development  
P.O. Box 490, Station 11  
Gainesville, Florida 32627

**SUBJECT: City of Gainesville Proposed Comprehensive Plan Amendment (22-3ESR)**

Dear Mr. Persons,

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 22-3ESR.

The City of Gainesville has transmitted a Future Land Use Element (FLUE) text amendment that proposes to remove the Single-Family (SF) Future Land Use Classification from the City of Gainesville Comprehensive Plan and changing all property currently designated SF to Residential Low-Density (RL). The SF designation allows for an average density of up to 8 dwelling units per acre whereas the RL designation allows for an average density of up to 15 dwelling units per acre. This change affects  $\pm 8,430$  acres within the City of Gainesville, currently zoned Residential Single Family 1 to 4.

Based on FDOT's analysis, the proposed land use amendment could add up to 274,500 daily trips to the transportation network. The affected parcels are also spread throughout the City of Gainesville, potentially impacting every State Highway System (SHS) road segment. Therefore, it is expected that SHS could be significantly and adversely impacted by the proposed Comprehensive Plan Amendment.

To comprehensively assess the transportation impacts of the amendment, FDOT recommends that the Gainesville MPO/Alachua County Regional Transportation Model be updated to factor in the higher densities associated with the Comprehensive Plan Amendment, and to model the impacts to the network. The subsequent model run should identify the segments of the State Highway System that will be adversely impacted by this proposal, leading to the development of a mitigation plan.

If you have any questions, please do not hesitate to contact me by email: [brian.austin@dot.state.fl.us](mailto:brian.austin@dot.state.fl.us) or call: (904) 360-5664.

Sincerely,

A handwritten signature in blue ink that reads "Brian Austin".

Brian Austin  
Transportation Planner  
FDOT District Two

cc: Ben Naselius, FDOT Central Office, Office of Policy Planning  
Ray Eubanks, DEO