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# MEETING NOTICE

## CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **October 23, 2014**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

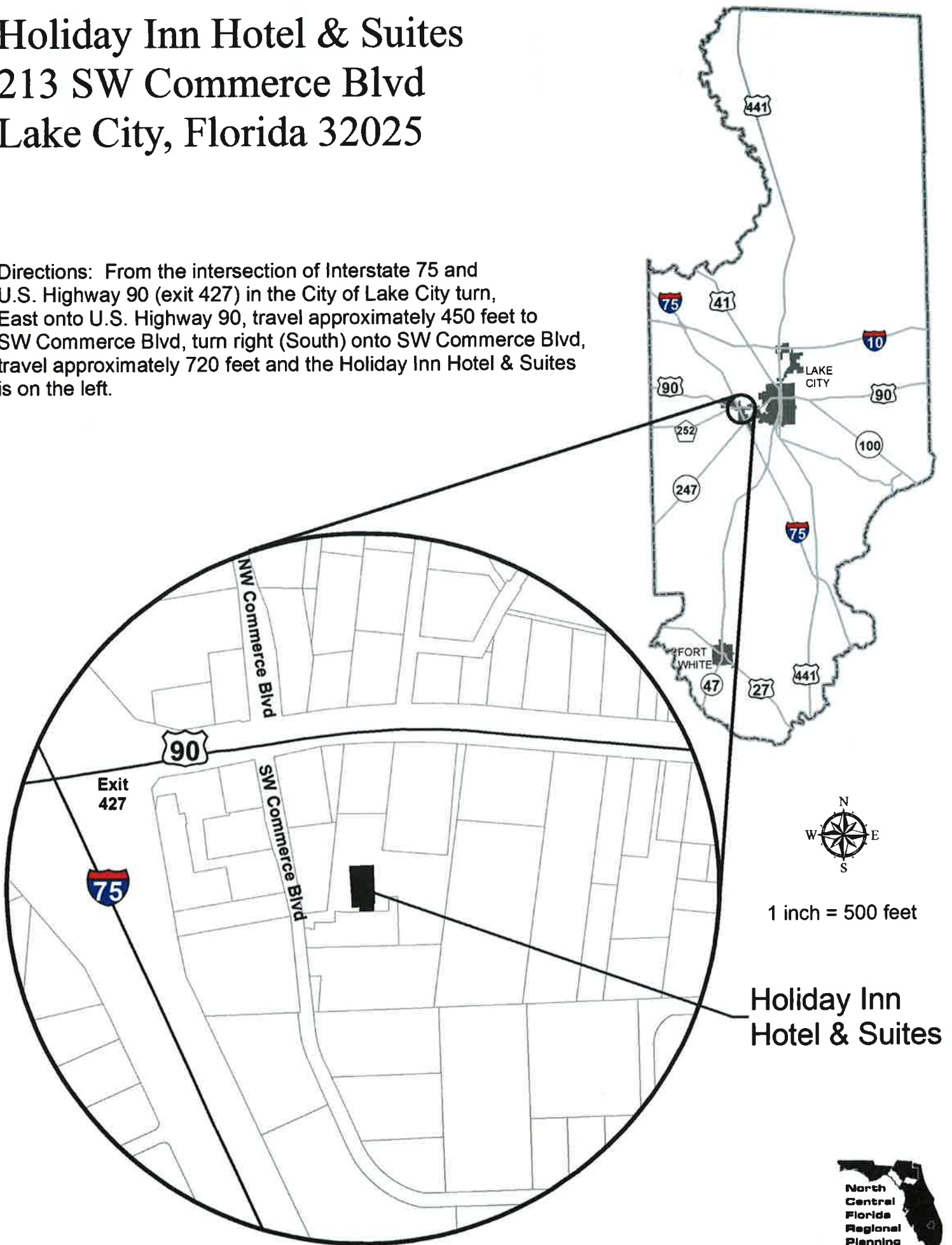
(Location Map on Back)

# Holiday Inn Hotel & Suites

## 213 SW Commerce Blvd

### Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.





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## AGENDA

### CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites  
Lake City, Florida

October 23, 2014  
6:00 p.m.

#### **PAGE NO.**

- |      |   |           |
|------|---|-----------|
| I.   | APPROVAL OF THE SEPTEMBER 25, 2014 MEETING MINUTES  | <b>5</b>  |
| II.  | COMMITTEE-LEVEL REVIEW ITEMS  |           |
|      | <u>Comprehensive Plan Amendments</u>  |           |
|      | #1 - Columbia County Comprehensive Plan Draft Amendments (DCA No. 14-1ESR)  | <b>9</b>  |
|      | <u>Clearinghouse Committee Procedures</u>   |           |
|      | Proposed Amendment to Clearinghouse Committee Procedures  | <b>17</b> |
| III. | STAFF-LEVEL REVIEW ITEMS  |           |
|      | #63 - City of Gainesville - Section 5317 Capital Assistance Grant Application for Fiscal Year 2014 - Alachua County, Florida  | <b>23</b> |
|      | #75 - Department of Housing and Urban Development - Mortgage Insurance Rental and Cooperative Housing - Construction of Arbours at Tumblin Creek Apartment Complex - Gainesville, Alachua County, Florida (SAI#: 201408066975C) | <b>29</b> |



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

CLEARINGHOUSE COMMITTEE

MINUTES

Holiday Inn Hotel and Suites  
Lake City, Florida

September 25, 2014  
6:00 p.m.

MEMBERS PRESENT

Jim Catron  
Donnie Hamlin  
James Montgomery, Vice-Chair  
Lauren Poe  
Wesley Wainwright  
Mike Williams  
Stephen Witt

MEMBERS ABSENT

Beth Burnam  
Sandra Haas, Chair

STAFF PRESENT

Steven Dopp

The meeting was called to order by Vice-Chair Montgomery at 6:10 p.m.

I. APPROVAL OF THE AUGUST 28, 2014 MEETING MINUTES

**ACTION: It was moved by Commissioner Catron and seconded by Mayor Witt to approve the August 28, 2014 minutes as circulated. The motion carried unanimously.**

II. COMMITTEE-LEVEL REVIEW ITEMS

#76 - City of Gainesville Comprehensive Plan Draft Amendments (DEO No. 14-2ESR)

Mr. Dopp stated the staff report for the item finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or adjoining local governments.

**ACTION: It was moved by Commissioner Wainwright and seconded by Commissioner Hamlin to approve the staff report as circulated. The motion carried unanimously**

Proposed Amendments to Clearinghouse Committee Procedures

Mr. Dopp stated that the staff has prepared an amendment to the Clearinghouse Committee Procedures based on instructions from the Committee at the August 28, 2014 meeting. He noted that in addition to the specific amendments requested by the Committee, staff is also proposing amendments which address outdated agency names and similar issues.

Clearinghouse Committee Minutes

September 25, 2014

Page 2

**ACTION:** It was moved by Commissioner Poe and seconded by Mayor Witt to amend the Clearinghouse Committee Procedures to include electrical power plants with rated capacity in excess of 75 megawatts as a Committee-level review item and to forward the Clearinghouse Committee Procedures, as amended, to the Council for its consideration at its October 2014 meeting. The motion carried unanimously.

The meeting adjourned at 6:38 p.m.

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Sandra Haas, Chair

10/23/14

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## **COMMITTEE-LEVEL ITEMS**



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

Regional Planning Council: North Central FL  
Review Date: 10/23/14  
Amendment Type: Draft Amendments

Regional Planning Council Item No.: 1  
Local Government: Columbia County  
Local Government Item Nos.: CPA 0211  
& CPA 0212  
State Land Planning Agency Item No.: 14-1ESR

Date Mailed to Local Government and State Land Planning Agency (estimated): 10/24/14

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 AMENDMENTS**

County item CPA 0211 reclassifies 184.0 acres on the County Future Land Use Plan Map from Residential, Very Low Density (up to 1 dwelling unit per acre) to Light Industrial. County item CPA 0212 reclassifies 160.0 acres on the County Future Land Use Plan Map from Agriculture-3 (up to 1 dwelling unit per 5 acres) to Light Industrial (see attached).

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

The subject properties are not located within or near a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendments.

The subject properties are located within one-half mile of U.S. Highway 41, which is part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. The local government data and analysis report indicates that the nearest segment of U.S. Highway 41 to the subject properties is anticipated to meet minimum level of service standards contained in the County Comprehensive Plan (see attached). Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendments.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

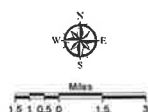
**Request a copy of the adopted version of the amendments?**

Yes   X   No           

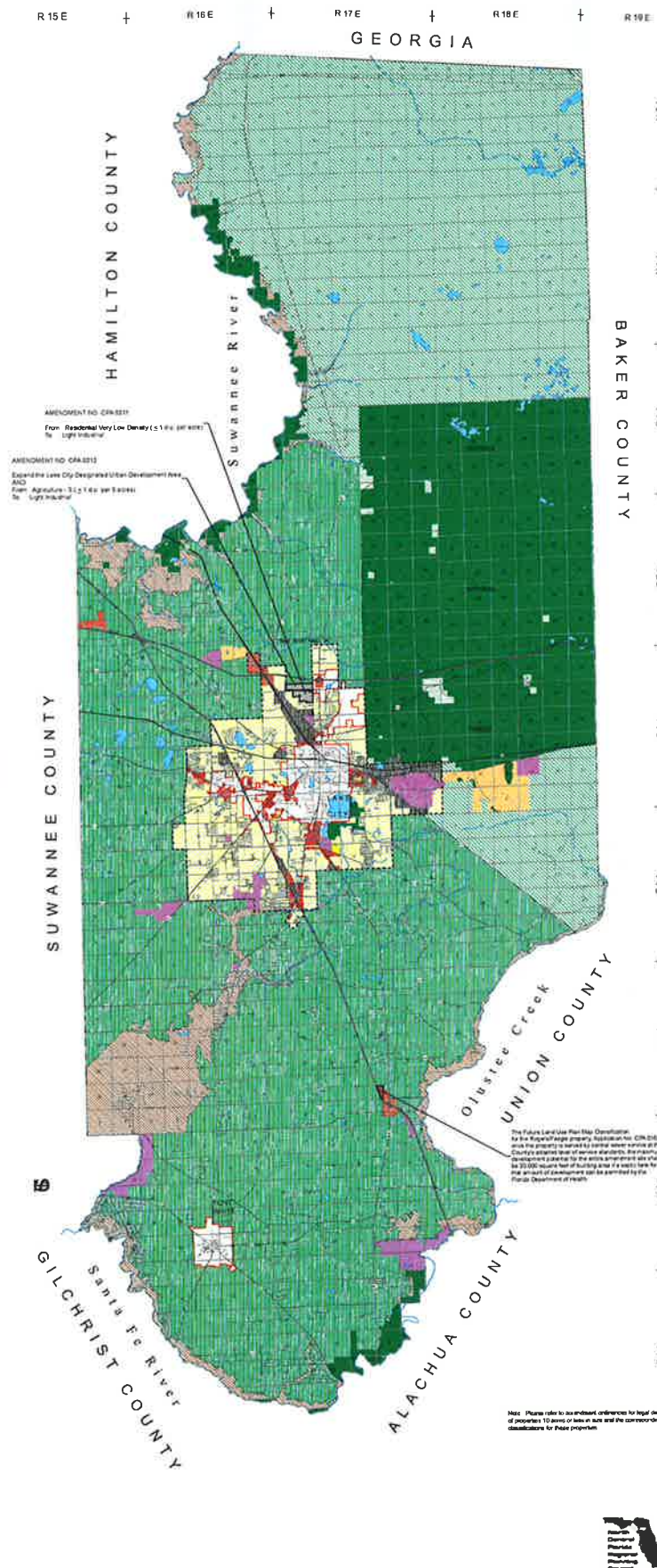
Not Applicable           

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

## Future Land Use Plan Map 2024



Conservation  
 Recreation  
 Public  
 Uncontaminated Surface Areas ( $\leq 1.0$  g per 10 acres)  
 Agriculture ( $\leq 1.5$  g per 10 acres)  
 Residential ( $\leq 1.5$  g per 10 acres)  
 Agriculture ( $\leq 3.0$  g per 10 acres)  
 Residential Low Density ( $\leq 1.0$  g per acre)  
 Residential Low Density ( $\leq 2.0$  g per acre)  
 Residential Medium Density ( $\leq 4.0$  g per acre)  
 Residential or Medium Density ( $\leq 2.0$  g per acre)  
 Residential High Density ( $\leq 4.0$  g per acre)  
 Residential High Density ( $\leq 20.0$  g per acre)  
 Commercial  
 Highway Interchange  
 Industrial  
 Light Industrial  
 Mixed Use Development  
**OTHER MAP FEATURES**  
 County Boundary Line  
 Designated Urban Development Area  
 Lake  
 River or Stream  
 Railroad  
 Interstate Highway  
 U.S. Highway  
 State Highway  
 County Road  
 Local Road

[illegible]

Note: Please refer to an endowment ordinance for legal description of properties 10 acres or less in size and the corresponding land use.



**EXCERPTS FROM THE  
COUNTY COMPREHENSIVE PLAN AMENDMENT  
DATA AND ANALYSIS REPORT**



The retention of stormwater is anticipated to continue to meet or exceed the adopted level of service standard for drainage established within the Comprehensive Plan.

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#### Recreation Impact

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As there will be no increase in population as a result of a light industrial use or any other use allowed within a Light Industrial land use classification, there will be no need for additional recreation facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to adversely impact recreation facilities.

Resource-based and user-based facilities are anticipated to continue to meet or exceed the level of service established within the Comprehensive Plan after the theoretical light industrial use of the site.

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#### Traffic Impact

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan.

Based upon a maximum permitted floor area ratio of 0.25 for the site, the proposed amendment could theoretically result in 2,003,760 square feet gross floor area of light industrial use on the site.

##### Summary of Trip Generation Calculations for a General Light Industrial Use

Based upon 1.08 p.m. peak hour trips per 1,000 square feet gross floor area per day:

$2,003.76 (2,003,760 \text{ square feet gross floor area}) \times 1.08 (\text{trips per } 1,000 \text{ square feet gross floor area per day}) = 2,165 \text{ p.m. peak hour trips per day.}$

Existing p.m. peak hour trips for Section 3 = 5,700 annual average daily traffic trips per day (2012 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation)  $\times .09$  (K factor) = 513 peak hour p.m. trips per day.

Existing p.m. peak hour trips for Section 64 = 1,825 annual average daily traffic trips per day (2013 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation)  $\times .095$  (K factor) = 174 peak hour p.m. trips per day.

The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed amendment.

Level of Service Section	Existing P.M. Peak Hour Trips	Existing Level of Service	Reserved Capacity P.M. Peak Hour Trips Previously Approved	Development P.M. Peak Hour Trips	P.M. Peak Hour Trips With Development	Level of Service With Development
Section 3 U.S. 441 (from I-10 to NE Tammy Lane)	513 <sup>a</sup>	B	0	1,083 <sup>c</sup>	15,496	B
Section 64 C.R. 25A (from U.S. 41 at I-10 to U.S. 441)	174 <sup>b</sup>	B	0	1,083 <sup>c</sup>	1,257	D

a 2012 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

b 2013 Estimates Based on 1989 Annual Average Daily Traffic Count Station Data, Florida Department of Transportation.

c 50 Percent Assigned to Section 3 / 50 Percent Assigned to Section 64

Sources: Trip Generation, Institute of Transportation Engineers, 8th Edition, 2008. Quality/Level of Service Handbook, Florida Department of Transportation, February 2012.

Based upon the above analysis and the adopted level of service standard of "D" with a capacity of 5,660 p.m. peak hour trips for Section 3, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of theoretical trips associated with the proposed amendment.

Based upon the above analysis and the adopted level of service standard of "D" with a capacity of 1,350 p.m. peak hour trips for Section 64, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of theoretical trips associated with the proposed amendment.

#### Affordable Housing

The change in land use to light industrial is not anticipated to impact affordable housing stock.

#### Surrounding Land Uses

Currently, the site is vacant forest and agriculture-forest. The site is bounded on the north by vacant forest and agriculture-forest, on the east by vacant forest, on the south by vacant forest and single family residential land uses and on the west by vacant forest land uses.

**NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
POLICY 1998-2; AMENDED 11-1-00 AND PROPOSED AMENDMENT 10-23-14  
CLEARINGHOUSE COMMITTEE PROCEDURES**

The North Central Florida Regional Planning Council has been designated by the state ~~land planning agency~~ as the regional planning agency to exercise certain review responsibilities under Chapters 163, 186, and 380, Florida Statutes, for Administrative District III including the counties of Alachua, Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Madison, Suwannee, Taylor, and Union.

Council ~~Rule 29C-1, Florida Administrative Code, Procedures~~ establishes the Clearinghouse Committee as a standing committee of the Council having the responsibility of preparing recommendations on each of the individual review items for final action by the Council.

The Committee's regular meetings will be held ~~in conjunction with immediately prior to the regular monthly Council meetings beginning at 6:00 or 6:30 p.m. and concluding at 7 p.m. depending on the number and/or type of review items.~~ The Chairman may call special meetings from time to time as may be necessary to carry out the responsibilities of the Committee. Notice of meetings shall be in accordance with the requirements of Chapter 120, **F.S Florida Statutes**. The Committee will follow Robert's Rules of Order except where specified otherwise.

**GAS PIPELINES, ELECTRIC TRANSMISSION LINES AND ENVIRONMENTAL IMPACT STATEMENTS**

**The Clearinghouse Committee is assigned the responsibility of reviewing and preparing recommendations to the Council regarding Environmental Impact Statements, gas pipeline applications, electric transmission line applications and electrical power generating plants equal to or exceeding 75-megawatts in capacity applications. The Clearinghouse Committee shall review said items for adverse effects on regional resources or 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.**

**The Clearinghouse Committee is given the responsibility of preparing a report and recommendation to the Council on said items, and presenting its findings to the Council for final action.**

## INTERGOVERNMENTAL COORDINATION AND REVIEW (~~IC&R~~) PROCESS

Established and governed by Presidential Executive Order 12372 and Gubernatorial Executive Order ~~83-150~~ **95-359**, the **IC&R Intergovernmental Coordination and Review** process attempts to ensure the compatibility of federal or federally funded projects with local, regional and state plans and programs through a 30-day review process. The Council has been designated by the state as the regional clearinghouse for Administrative District III. Due to their relatively small size/scope, nearly ~~100-percent~~ **all** of the applications for federal assistance and/or proposed federal projects received for review affect or have the potential to affect only small (local) areas.

Staff is assigned the responsibility of processing proposed projects submitted to the Council for review with the Committee providing oversight of staff reviews at regular intervals. On receipt, staff forward copies of the project description to potentially impacted local governments/~~and~~ **government** agencies for their review and comments which, once received, are forwarded to the State Clearinghouse, the single point of contact (for federal agencies) for the state. Based on the comments received, staff makes a determination of the consistency of the proposed project with local and areawide plans and programs.

Copies of the project description, along with staff findings and local comments, are reviewed by the Committee at its regular monthly meeting.

## DEVELOPMENTS OF REGIONAL IMPACT (~~DRI~~) AND FLORIDA QUALITY DEVELOPMENT (~~FQD~~) REVIEW PROCESSES

The Council has been designated by the state as the regional planning agency for Administrative District III for purposes of implementing Section 380.06, ~~F.S~~ **Florida Statutes**. The Council's responsibilities in this review process are strictly governed by the statute and rules adopted by the State Land Planning Agency, currently the Florida Department of **Community Affairs Economic Opportunity**.

The Clearinghouse Committee is given the responsibility of preparing the report and recommendation required by the statute and rule, and present it to the Council for final action.

The staff is authorized to schedule, ~~and~~ arrange **and conduct DRI** preapplication conferences **for Developments of Regional Impact** and determining when the application for development approval, application for development approval of a substantial deviation, application for development designation, and application for development designation of a substantial change, are sufficient to begin their respective review processes.

## SECTOR PLANS

The staff is also authorized to schedule, arrange and conduct scoping meetings for Sector Plans pursuant to Section 163.3245(2), Florida Statutes.

## LOCAL GOVERNMENT COMPREHENSIVE PLAN AND PLAN AMENDMENT REVIEWS

Section ~~163.3164(5), F.S.~~ 163.3184(3) and (4), Florida Statutes, establishes a requirement that proposed local comprehensive plans and amendments to the plans be reviewed for **potential impacts to regional resources and facilities and adjacent local governments.** ~~Once the plans/amendments are adopted by the local governments, the plans as a whole are to be reviewed for overall consistency with the adopted strategic regional policy plan for the regional planning district within which the local governments reside.~~ adverse effects on regional resources or 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.

The Clearinghouse Committee is assigned the responsibility of reviewing both the draft and adopted plans/amendments and preparing a recommendation for consideration of the Council which takes final action. However, ~~the~~ Committee is delegated the responsibility of forwarding comments to the Department of ~~Community Affairs~~ Economic Opportunity and the local governments on those proposed or adopted plan amendments which require action prior to the regularly-scheduled meetings of the Council.

Reports submitted in accordance with this delegation will be included as "information" items on the agenda of the next regularly-scheduled meeting of the Council.

## OTHER REVIEW AND COMMENT REQUESTS

All other items, including electric utility ten-year site plans, sent to the Council for review and comment shall be processed in the same manner as IC&R Intergovernmental Coordination and Review requests with the exception of campus master plans prepared in accordance with Section 240.155(3), ~~F.S~~ Florida Statutes. Campus master plans shall be processed in the same manner as local government comprehensive plan reviews.

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Carolyn B. Spooner, Chair

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Date



## **STAFF-LEVEL ITEMS**





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October 15, 2014

Ms. Doreen Joyner-Howard, District Modal Development Manager  
Florida Department of Transportation - District 2  
2198 Edison Avenue, MS 2806  
Jacksonville, FL 32204

RE: Regional Review of Clearinghouse Committee Item #63 -  
City of Gainesville - Section 5317 Capital Assistance Grant Application for Fiscal Year 2014 -  
Alachua County, Florida

Dear Doreen:

The following comment is submitted on the above-referenced item in accordance Presidential Executive Order 12372, Gubernatorial Executive Order 95-359 and Council procedures.

The above-referenced item is consistent with the North Central Florida Strategic Regional Policy Plan. Additionally, the item is coordinated with the Alachua County Transportation Disadvantaged Plan.

This letter affirms that the North Central Florida Regional Planning Council has no objection to the above-referenced item. If you have any questions concerning this item, please do not hesitate to contact Steven Dopp, Senior Planner of the Planning Council's Regional and Local Government Programs staff, at 352.955.2200 ext. 109.

Sincerely,

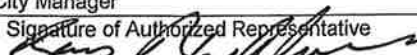
Scott R. Koons, AICP  
Executive Director

xc: Lauren Milligan, Florida Department of Environmental Protection  
Jesus M. Gomez, Gainesville Regional Transit System

v:\chouse\letters\fdot\howard.ltr14101.63.docx



# APPLICATION FOR FEDERAL ASSISTANCE

<b>1. TYPE OF SUBMISSION:</b> Application		<b>2. DATE SUBMITTED</b> Jun 11, 2014	<b>Applicant Identifier</b>	
<input type="checkbox"/> Construction	<input type="checkbox"/> Pre-application Construction	<b>3. DATE RECEIVED BY STATE</b>	<b>State Application Identifier</b>	
<input checked="" type="checkbox"/> Non-Construction	<input type="checkbox"/> Non-Construction	<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	<b>Federal Identifier</b>	
<b>5. APPLICANT INFORMATION</b>				
<b>Legal Name:</b> Regional Transit System		<b>Organizational Unit:</b> Department: Public Works		
<b>Organizational DUNS:</b> 010-522159		<b>Division:</b>		
<b>Address:</b> Street: 100 SE 10th Ave		<b>Name and telephone number of person to be contacted on matters involving this application (give area code)</b>		
<b>City:</b> Gainesville		<b>Prefix:</b> Mr.	<b>First Name:</b> Jesus	
<b>County:</b> Alachua		<b>Middle Name</b> M.		
<b>State:</b> FL		<b>Last Name</b> Gomez		
<b>Zip Code</b> 32601		<b>Suffix:</b>		
<b>Country:</b> USA		<b>Email:</b> gomezjm@ci.gainesville.fl.us		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 59-6000325		<b>Phone Number (give area code)</b> 352-393-7852		<b>Fax Number (give area code)</b> 352-334-2607
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) N. Other (specify) City Transit System		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 20-521		<b>9. NAME OF FEDERAL AGENCY:</b> Federal Transit Administration		
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> City of Gainesville and Alachua County		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> To purchase four replacement paratransit vehicles and MDTs to provide transportation for the elderly and disabled in Alachua County and the City of Gainesville, FL.		
<b>13. PROPOSED PROJECT</b> Start Date: 7/01/14 Ending Date: 06/30/15		<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant District 6 b. Project District 6		
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$ 213,387 <sup>00</sup>	a. Yes. <input checked="" type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: 11 Jun 2014		
b. Applicant	\$ 53,947 <sup>00</sup>	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State	\$ <sup>00</sup>	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local	\$ <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
e. Other	\$ <sup>00</sup>	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income	\$ <sup>00</sup>			
g. TOTAL	\$ 267,334 <sup>00</sup>			
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>				
<b>a. Authorized Representative</b>				
<b>Prefix</b> Mr.	<b>First Name</b> Russell	<b>Middle Name</b> D.		
<b>Last Name</b> Blackburn		<b>Suffix</b>		
<b>b. Title</b> City Manager		<b>c. Telephone Number (give area code)</b> (352) 334-5000 ext 5679		
<b>d. Signature of Authorized Representative</b> 		<b>e. Date Signed</b> June 11, 2014		

## Exhibit B

### Proposed Project Description

1. The four vehicles will be used to continue the existing level of service. The grant will be used to purchase a replacement vehicles will allow the CTC to continue to provide paratransit and demand response service to the seniors and disabled citizens in the City of Gainesville and Alachua County. The vehicles will be used by MV Transportation to provide service in the urban and rural areas. By replacing the vehicles, RTS and MV will be able to continue the level of service which is currently offered while reducing fleet age. RTS also plans to purchase four Mobile Data Terminals (MDTs) with these vehicles ensures there will always be a working MDT on our paratransit vehicles.
2. The Section 5317 capital funds are an integral part of maintaining the services described in Exhibit A-1. If awarded, the 5317 money will be used to replace four of the 20 vehicles currently provided by the City of Gainesville RTS to the contracted local transportation coordinator, MV Transportation, to enhance the mobility of our senior citizens and the disabled in the City of Gainesville and Alachua County. As the Community Transportation Coordinator (CTC), MV Transportation has been designated to provide all the paratransit and demand response transportation in Alachua County.
3. The fleet has several vehicles that have exceeded both the age and mileage at which FDOT recommends paratransit vehicles be replaced, the four replacement vehicles would reduce fleet age and enable RTS and MV Transportation to continue to offer reliable service to its existing service area. While the rest of the vehicles the city has provided to MV are relatively new, the majority of the vehicles that MV owns are 2003 models and are past both the mileage and age recommended for replacement. The Alachua County MTPO voted in 2008 to divert FY09 STP funds earmarked to buy paratransit vans in order to fund roadwork projects. This will continue to affect Gainesville's ability to replace the vehicles now and in the future, starting with the 6 (six) vehicles that under the Useful Life Standard reached the end of their cycle in 2012, with no replacements forecasted.
4. The grant will be used to purchase four new vans and four MDTs to allow the CTC to maintain the current level of service for those who utilize demand response services. These vans will replace existing equipment that has been extended beyond its recommended cycle of service. As stewards for the transportation needs of the Gainesville and Alachua County citizens it is our responsibility to forecast the requirements for the provision of the service and keep vehicles current per the FDOT Useful Life Standard. RTS and MV collaborated to purchase Mobile Data Terminals for the entire fleet. This has improved efficiency and continues to provide real time reporting data.
5. The 2006 21' Champion Cutaway van (vehicle #3162) and the three 2007 21' Champion Cutaway vans (vehicles #3209, 3211, 3212) will be replaced because of accruing more than 250,000 miles and have reached the mileage at which FDOT Useful Life Standard recommends that paratransit vehicles be replaced. RTS would also purchase four MDTs to ensure the spare ratio for the vehicles remains solid; to ensure all paratransit and demand

response vehicles have connectivity with base and the dispatcher. The vans are needed to continue to provide the existing level of service.

6. MV Transportation is responsible for the vehicle maintenance. The RTS maintenance manager works closely with the MV maintenance manager to ensure the vehicle PMIs are performed at the required intervals. The maintenance program has been very effective and through outstanding care and diligence on the part of the MV maintenance team has allowed the vehicles to remain on the road and in service past their useful life. Every effort has been made to ensure schedule maintenance has been performed as required with minimal disruption to service. While the MV maintenance team has worked wonders with the vehicles to ensure they stay in service as long as possible, there is only so much that can be done and some of the vehicles especially the 2007 vehicles are reaching the point where breakdowns are occurring more frequently and are rapidly becoming uncost effective to maintain.
7. This vehicle will be used by MV Transportation who has been designated by the State of Florida as the CTC. As the primary operator MV does not have subcontracts with other lessees or operators. As the primary operator they have all of the vehicles retained by RTS to provide service. RTS provides after hours ADA service, by request, using supervisor vehicles.
  - 7a. Is not applicable as MV Transportation is the only operator.
8. RTS is part of the City of Gainesville under the Public Works department and is a local government agency. Since Gainesville has a fixed route system, RTS is required to provide ADA Paratransit service to the disabled within the ADA service area. ADA clients living off the fixed route have the choice of using either the fixed route or paratransit. Alachua County citizens living outside the ADA service area can apply for TD or Medicaid transportation. The intent is that RTS will receive the 5317 Grant funds to purchase a paratransit van to continue to provide service to the senior citizens and disabled residing in Gainesville and Alachua County. MV transportation clientele are primarily minorities, economically disadvantaged, and the disabled. RTS is a city owned entity and is not minority owned and MV Transportation is a private for profit company.



SK SD

**FLORIDA STATE CLEARINGHOUSE  
RPC INTERGOVERNMENTAL COORDINATION AND RESPONSE SHEET**

SAI#: FL201408066975C

DATE: 8/6/2014

COMMENTS DUE TO CLEARINGHOUSE: 9/16/2014

CFDA#: 14.135

COUNTY: ALACHUA

CITY: GAINESVILLE

☒ FEDERAL ASSISTANCE   ☐ DIRECT FEDERAL ACTIVITY   ☐ FEDERAL LICENSE OR PERMIT   ☐ OCS

**PROJECT DESCRIPTION**

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - MORTGAGE  
INSURANCE, RENTAL AND COOPERATIVE HOUSING - CONSTRUCTION OF  
ARBOURS AT TUMBLIN CREEK APARTMENT COMPLEX - GAINESVILLE,  
ALACHUA COUNTY, FLORIDA.

NORTH CENTRAL FLORIDA  
RECEIVED  
AUG 11 2014  
REGIONAL PLANNING COUNCIL

ROUTING:

RPC

X N. CENTRAL FLORIDA RPC

PLEASE CHECK ALL THE LOCAL GOVERNMENTS BELOW FROM WHICH  
COMMENTS HAVE BEEN RECEIVED; ALL COMMENTS RECEIVED SHOULD BE  
INCLUDED IN THE RPC'S CLEARINGHOUSE RESPONSE PACKAGE. IF NO  
COMMENTS WERE RECEIVED, PLEASE CHECK "NO COMMENT" BOX AND  
RETURN TO CLEARINGHOUSE.

COMMENTS DUE TO RPC: 9/9/2014

     ALACHUANO COMMENTS: X

(IF THE RPC DOES NOT RECEIVE COMMENTS BY THE DEADLINE DATE, THE RPC  
SHOULD CONTACT THE LOCAL GOVERNMENT TO DETERMINE THE STATUS OF THE  
PROJECT REVIEW PRIOR TO FORWARDING THE RESPONSE PACKAGE TO THE  
CLEARINGHOUSE.)

NOTES:

ALL CONCERNS OR COMMENTS REGARDING THE ATTACHED PROJECT  
(INCLUDING ANY RPC COMMENTS) SHOULD BE SENT IN WRITING BY THE DUE  
DATE TO THE CLEARINGHOUSE. PLEASE ATTACH THIS RESPONSE FORM AND  
REFER TO THE SAI # IN ALL CORRESPONDENCE.

IF YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED PROJECT, PLEASE  
CONTACT THE STATE CLEARINGHOUSE AT (850) 245-2161.



July 28, 2014

Ms. Lauren Milligan  
Florida Department of Environmental Protection  
Florida State Clearinghouse  
3900 Commonwealth Boulevard, MS 47  
Tallahassee, Florida 32399-3000

**RECEIVED**  
**AUG 06 2014**  
DEP Office of  
Intergov't Programs

Dear Ms. Milligan;

Subject: Proposed Arbours at Tumblin Creek  
1309 Southwest 13<sup>th</sup> Street  
Gainesville, Alachua County, Florida  
Parcel ID #: 15616-000-000

Pursuant to the Governor's Executive Order 83-150, this letter is to provide you with the necessary information for Clearinghouse review:

HUD PROGRAM:

HUD 221(d)(4) - New Construction of an age-restricted apartment complex

LOCATION:

Gainesville, Alachua County, Florida

PROJECT SIZE:

2.98 acres

PRESENT CONDITION OF THE SITE:

Existing Structures on the site - No

The subject property consists of 2.98 acres of undeveloped wooded land and one (1) vacant single-story single-family residential structure constructed in 1935. The subject property is bounded by an intermittent tributary of Tumblin Creek, Indian Cultural & Education Center, undeveloped wooded land, and a single-family residential property to the north; Tumblin Creek and Oakbrook Walk Residences to the east; Oakbrook Walk Residences Leasing Office and undeveloped wooded land to the south; and Southwest 13<sup>th</sup> Street, 13<sup>th</sup> Avenue, a parking deck with commercial space on lower level, and undeveloped grassland to the west. The subject property is the proposed location of a one (1) building, 64-unit age-restricted apartment complex. Utilities were observed in the vicinity of the subject property.

The sponsor is submitting this project under the HUD 221 (d)(4) – New Construction of an age-restricted apartment complex.

Site and location maps are enclosed for your review. Photographs of the site and the surrounding area have been included for your review. A United States Geological Survey Topographic Quadrangle is also included. A Phase 1 Environmental Site Assessment has already been completed of the site.

Your response within 60 days of receipt will be appreciated.

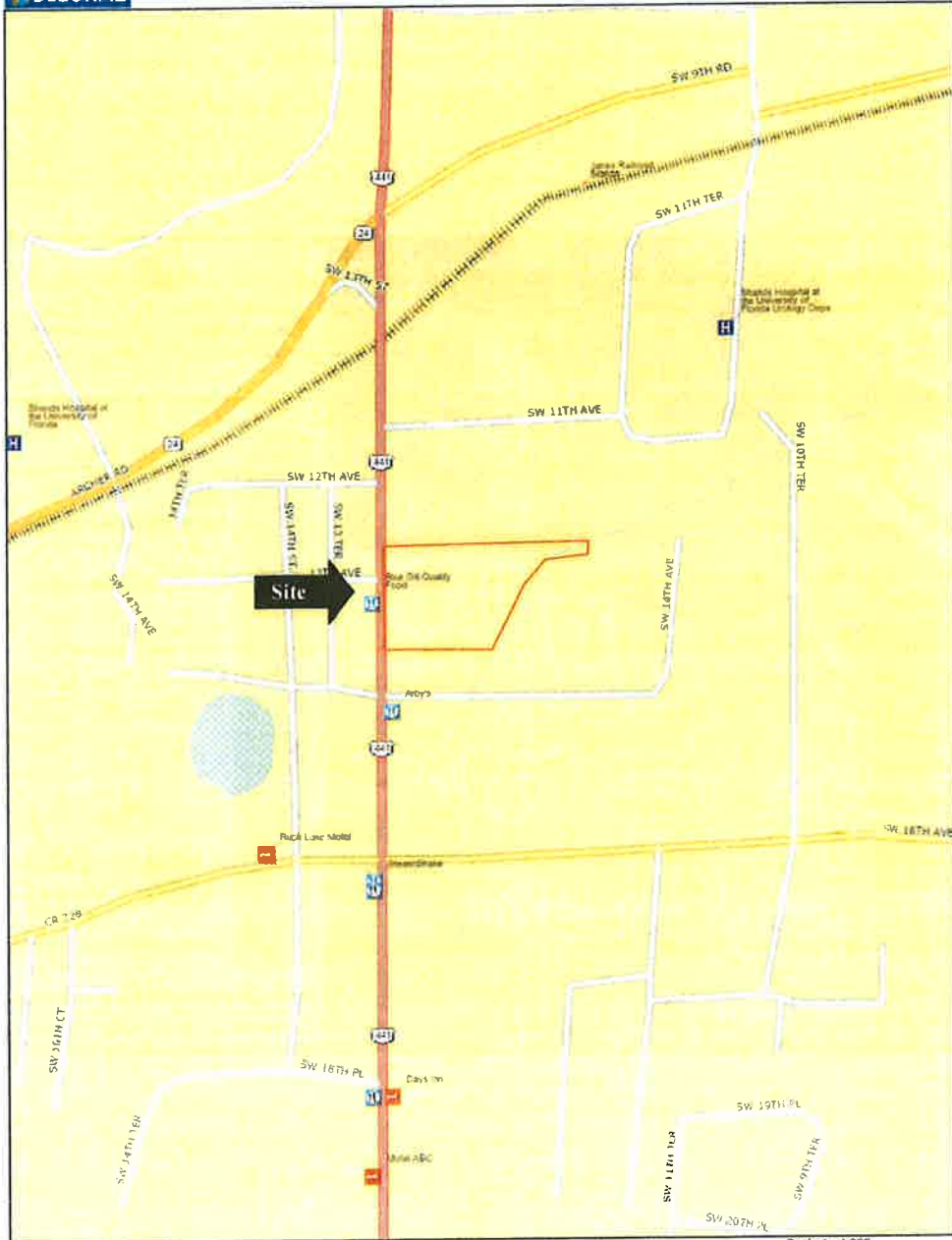
Should you or your staff require additional information or have any questions, please contact me at 804-358-2020 as soon as possible.

Sincerely;

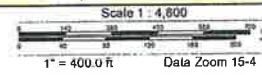
**DOMINION DUE DILIGENCE GROUP**



Nathaniel McLaughlin  
Environmental Analyst  
[n.mclaughlin@d3g.biz](mailto:n.mclaughlin@d3g.biz)



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www.delorme.com

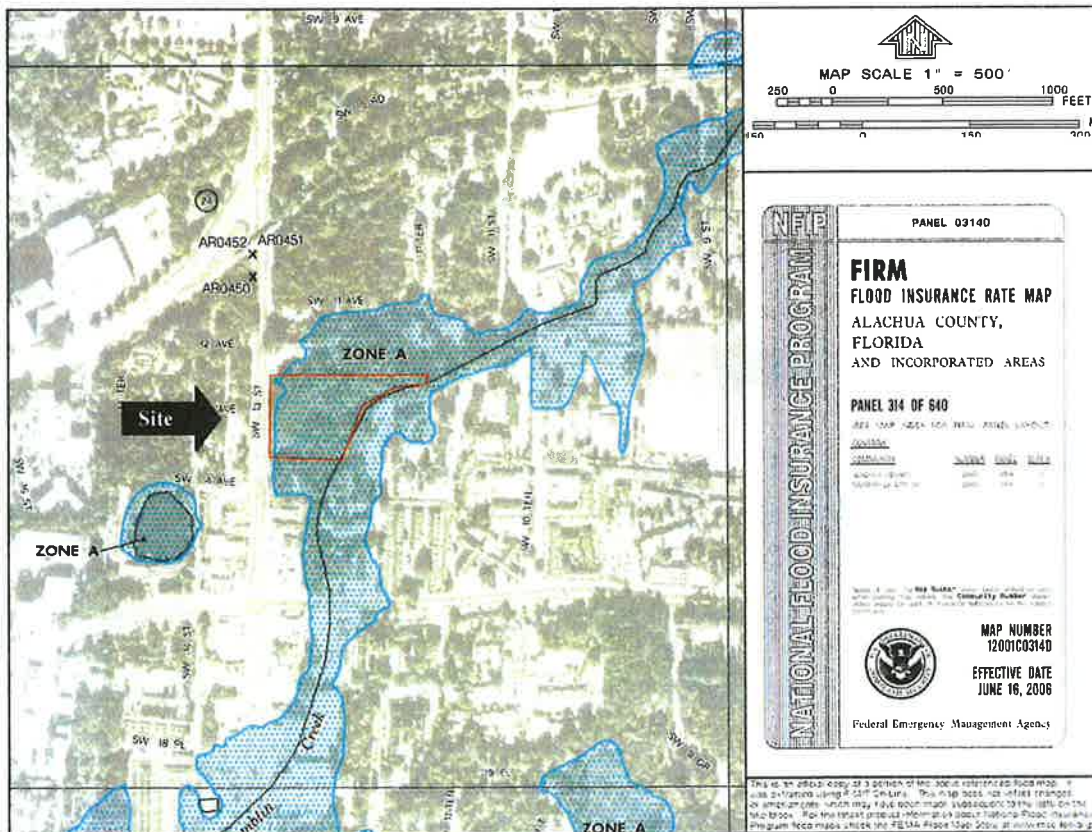


Site Locator  
Map



Proposed Arbours at Tumblin Creek  
1309 Southwest 13th Street  
Gainesville, Florida

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FEMA Flood  
Insurance  
Rate Map



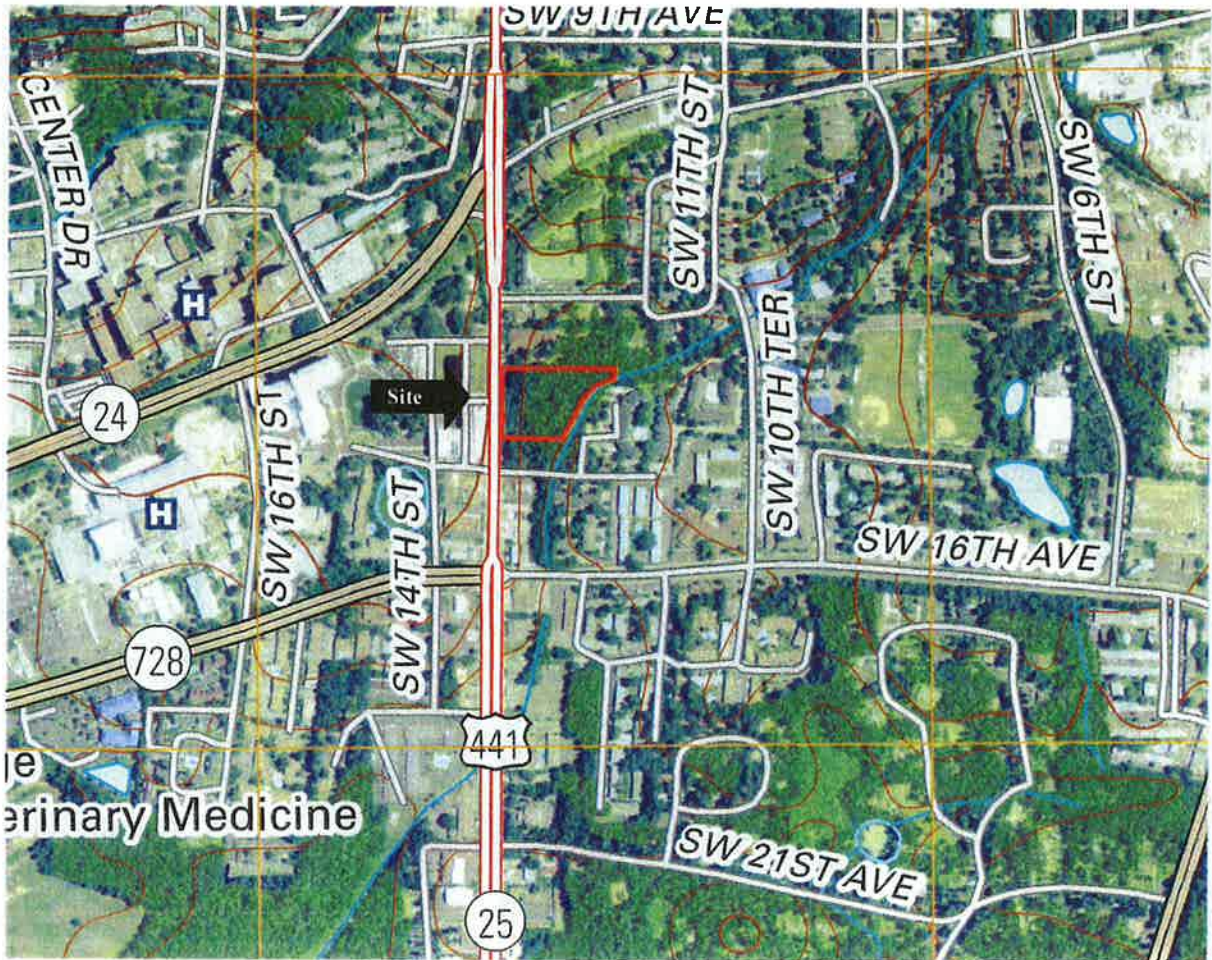
Proposed Arbours at Tumblin Creek  
1309 Southwest 13th Street  
Gainesville, Florida

Community Panel #12001C-0314D,  
dated June 16, 2006

**DOMINION  
DUE DILIGENCE  
GROUP**



<p>Tax Map</p>	<p>↑ <b>N</b></p>	<p>Proposed Arbours at Tumblin Creek 1309 Southwest 13th Street Gainesville, Florida</p> <p><i>Parcel #15616-000-000</i></p>	<p><b>DOMINION DUE DILIGENCE GROUP</b></p>
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<p>Site Topographic Map</p>	<p>↑ <b>N</b></p>	<p>Proposed Arbours at Tumblin Creek 1309 Southwest 13th Street Gainesville, Florida</p> <p><i>Topographic Quadrangle: Gainesville East, Florida 2012</i></p>	<p><b>DOMINION DUE DILIGENCE GROUP</b></p>
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