

LEGISLATIVE #

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ORDINANCE NO. 100697

1
2 **An ordinance amending the City of Gainesville 2000-2010**
3 **Comprehensive Plan Future Land Use Element by adding a new**
4 **Policy 4.3.7 to regulate the Urban Village as mapped in the Future**
5 **Land Use Element Map Series; providing directions to the city**
6 **manager and the codifier; providing a severability clause; providing**
7 **a repealing clause; and providing an effective date.**
8

9 **WHEREAS**, publication of notice of a public hearing was given that the Future Land
10 Use Element of the City of Gainesville 2000-2010 Comprehensive Plan be amended, as more
11 specifically described in this ordinance; and

12 **WHEREAS**, notice was given and publication made as required by law and a public
13 hearing was held by the City Plan Board on February 2, 2011 (continued from January 27, 2011);
14 and

15 **WHEREAS**, notice was given and publication made as required by law and a public
16 hearing was held by the City Commission on March 3, 2011; and

17 **WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10
18 inches long was placed in a newspaper of general circulation notifying the public of this
19 proposed ordinance and of the public hearing to be held in the City Commission Meeting Room,
20 First Floor, City Hall, in the City of Gainesville at least seven (7) days after the day the first
21 advertisement was published; and

22 **WHEREAS**, pursuant to law, after the public hearing at the transmittal stage, the City of
23 Gainesville transmitted copies of this proposed change to the State Land Planning Agency; and

24 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long
25 was placed in the aforesaid newspaper notifying the public of the second public hearing to be

1 held at the adoption stage at least five (5) days after the day the second advertisement was
2 published; and

3 **WHEREAS**, public hearings were held pursuant to the published notices described
4 above at which hearings the parties in interest and all others had an opportunity to be and were,
5 in fact, heard; and

6 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered the
7 written comments, if any, of the State Land Planning Agency and other State reviewing agencies
8 in accordance with the new state growth management law, House Bill 7207, which became
9 effective on June 2, 2011.

10 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
11 **CITY OF GAINESVILLE, FLORIDA:**

12 **Section 1.** The Future Land Use Element of the City of Gainesville 2000-2010
13 Comprehensive Plan is amended by adding Policy 4.3.7 as stated below.

14 **Policy 4.3.7**

15 The City establishes the Urban Village, as mapped in the Future Land Use Element Map Series,
16 to support and implement a long-term vision for redevelopment and development in an area
17 proximate to the University of Florida campus.

18 a. The long-term vision for redevelopment and development includes:

19 1. Promoting infill development and redevelopment that supports a safe,
20 comfortable, and attractive pedestrian environment with convenient interconnections to
21 transit and bicycle facilities;

- 1 2. Promoting street interconnectivity, a gridded street network, and connections
2 among uses;
- 3 3. Providing a complementary mix of land uses with appropriate densities and
4 intensities that support transit usage, future bus rapid transit opportunities, and other
5 multimodal opportunities;
- 6 4. Over time, attaining a high quality level of service for sidewalks, bicycle
7 facilities, and transit facilities;
- 8 5. Promoting the local innovation economy by providing locations for employment
9 opportunities in close proximity to the University of Florida campus within a mixed-use
10 setting;
- 11 6. Promoting quality urban design that requires articulated front facades and places
12 buildings and front entrances close to the sidewalk; and,
- 13 7. Promoting an attractive streetscape with appropriate street trees to provide
14 shading and landscape interest and street furniture with a unified design appearance for
15 the area.
- 16 b. In order to achieve the long-term vision, new development of vacant properties and
17 redevelopment of existing developed properties within the Urban Village shall be
18 evaluated (taking into account the scale, size, nature, density and intensity of the
19 proposed development or redevelopment) to determine which of the following
20 requirements shall apply:

1 1. New development and redevelopment shall be transit-supportive, which includes,
2 but is not limited to: development at appropriate densities and intensities to support
3 transit use (including bus rapid transit); provision of bus shelters with adequate lighting
4 and bicycle storage facilities in appropriate and safe locations; provision of land for bus
5 turnout facilities in appropriate locations; provision of land for smart bus bays in
6 appropriate locations; and sidewalk and bicycle connections to transit stops. The
7 appraised value of land dedicated for: dedicated transit lanes; construction of bus turnout
8 facilities; construction of smart bus bays and other significant transit-supportive capital
9 improvements shall count toward meeting TCEA Zone M requirements, or other
10 transportation mitigation program in effect at the time of development review.

11 2. To establish transit-supportive densities, new development and redevelopment
12 with a mix of residential and non-residential uses shall develop at a minimum residential
13 density of 10 units per acre. To be considered mixed-use, a residential development shall
14 include a minimum of 10,000 square feet of non-residential uses. To be considered
15 mixed-use, a non-residential development shall contain a minimum of 3 residential units.
16 New single-use, residential development shall develop at a minimum density of 20 units
17 per acre. New development that expands an existing single-use residential development
18 on the existing site shall not be required to meet the 20 units per acre density
19 requirement. The minimum density requirements do not apply to parcels smaller than 0.5
20 acre that existed prior to 12:01am on June 1, 2009 (the effective date of Ordinance No.
21 080137, that annexed the Urban Village into the City of Gainesville), as documented by
22 the City's records of that date.

1 3. In order to serve the development/redevelopment and establish a gridded roadway
2 system in the Urban Village, new development and redevelopment shall dedicate land for
3 right-of-way or construct streets. The appraised value of such land dedication and/or
4 street construction shall count toward meeting TCEA Zone M requirements, or other
5 transportation mitigation program in effect at the time of development review. Stub-outs
6 shall be provided for future interconnectivity where connections cannot be implemented
7 at the time of development, due to off-site constraints.

8 4. New development and redevelopment shall include pedestrian scaled blocks that
9 establish a pedestrian scaled street network throughout the Urban Village so that the
10 transportation system in this neighborhood functions well for automobile drivers, transit
11 riders, bicyclists and pedestrians. Pedestrian scale blocks vary in size but are generally no
12 larger than 1,600 feet in perimeter. Where a pedestrian scaled street network is not
13 feasible, the City may allow block sizes up to 3,200 feet in perimeter and may allow
14 sidewalk and bicycle connections or multi-use paths to form the block perimeter. Land
15 development regulations shall specify circumstances in which these exemptions from the
16 maximum perimeter block size are appropriate. These circumstances may include, but
17 are not limited to, locations where: the size or shape of the planning parcel makes
18 inclusion of some streets infeasible, public stormwater or park facilities create
19 impediments; there are regulated natural or archeological resources or regulated
20 wetlands that would be negatively impacted; access management rules prohibit
21 connections; utility constraints make the block size infeasible; there are contamination

1 sites; and the proposed block is inconsistent with City plans for a future street network in
2 the area.

3 5. New development and redevelopment shall incorporate quality urban form that
4 includes, but is not limited to: build-to lines, façade articulation and glazing, minimum
5 and maximum height, and building relationship to the street. Land development
6 regulations shall specify further requirements for quality urban form.

7 6. New development and redevelopment shall utilize street types and street sections
8 that are consistent with the Urban Mixed Use-2 zoning district requirements. Land
9 development regulations shall specify further requirements for street types and street
10 sections.

11 c. The following uses are prohibited in the Urban Village: Single-story, large-scale retail
12 (defined as a single retail use with a ground floor footprint exceeding 100,000 square feet) and
13 surface parking as a principal use.

14 d. Structured parking is encouraged in the Urban Village, and any multi-family development
15 using only structured parking (except for handicapped accessible surface parking spaces)
16 and/or on-street parking is allowed to develop at 125 units/acre residential density and/or up to
17 a height of 8 stories without obtaining a special use permit. Non-residential development
18 utilizing only structured parking (except for loading spaces and handicapped accessible
19 surface parking spaces) and/or on-street parking is allowed a height of up to 8 stories without
20 obtaining a special use permit. These allowances of additional density and height are specific

1 to the Urban Village and are intended to supersede and take precedence over any contrary
2 provisions in the City's Comprehensive Plan or Land Development Code.

3 **Section 2.** The City Manager is authorized and directed to make the necessary changes
4 in the text, maps and other data in the City of Gainesville 2000-2010 Comprehensive Plan, or
5 element, or portion thereof in order to fully implement this ordinance. In addition, within 10
6 days of the adoption (second) hearing, the City Manager is authorized and directed to transmit a
7 comprehensive plan amendment package, including this ordinance, to the State Land Planning
8 Agency and to any other State Reviewing Agency, local government unit or State agency that
9 filed written comments with the City.

10 **Section 3.** It is the intent of the City Commission that the provisions of Section 1 shall
11 become and be made a part of the City of Gainesville 2000-2010 Comprehensive Plan and that
12 the sections and paragraphs of this ordinance may be renumbered in order to accomplish such
13 intentions.

14 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
15 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
16 finding shall not affect the other provisions or applications of the ordinance which can be given
17 effect without the invalid or unconstitutional provisions or application, and to this end the
18 provisions of this ordinance are declared severable.

19 **Section 6.** All ordinances or parts of ordinances in conflict herewith are to the extent of
20 such conflict hereby repealed.

