



Future Land Use Element Evaluation and Appraisal

Major Issues Assessment

Issue 1: Clarify Activity Center, Mixed-use, and Urban Design Requirements.

Analysis of Existing Objectives and Policies

Issue 2: Establish Policies for the Reduction of Greenhouse Gases within the City.

Analysis of Existing Objectives and Policies

Issue 3: Encourage Livable Neighborhoods for People of All Ages.

Analysis of Existing Objectives and Policies

Issue 5: Amend Future Land Use Map as Justified by Data and Analysis.

Analysis of Existing Objectives and Policies

Issue 6: Encourage Infill and Redevelopment in Central and East Gainesville.

Analysis of Existing Objectives and Policies

Issue 7: Navigate the New Economy.

Analysis of Existing Objectives and Policies

Unforeseen or Unanticipated Changes

One of the most significant unanticipated changes of the 2000-2010 planning period was the nation's economic downturn, which had an impact on Gainesville's development activity. Several redevelopment projects stalled and a number of apartment complexes suffered high vacancy rates.

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Recommended Changes

Please see the changes that are specified in the Major Issues Evaluation Matrix for this Element (Table 1).

Table 1a
Major Issues Evaluation Matrix – Future Land Use Element

		<i>Issue 1 – Mixed Use</i>	
Objective or Policy	Objective or Policy Achieved?	Recommended Changes	
New Map	N/A	A new map is needed to identify locations of activity centers.	
New Objective	N/A	<p>A new objective is needed to address activity centers, to include policies that:</p> <ul style="list-style-type: none"> ▪ specifically define activity centers; ▪ establish how activity centers are to be designated as core, transitional, or edge; ▪ guide the transition of activity centers during redevelopment; ▪ set a minimum project size threshold for onsite mix of uses, including when the mix of uses must include residential; ▪ establish any unique requirements such as design, connectivity, and other features; ▪ require developments of a certain size and scale to be located within an activity center; ▪ require a Future Land Use Element amendment when new activity centers are designated and existing ones are expanded. 	
New Policy	N/A	A new policy is recommended to set criteria for when mixed-use properties should be changed to a Commercial designation, such as when they are small or isolated from larger concentrations of mixed-use development.	
New Policy	N/A	A new policy is needed to clarify mixed-use land use categories by setting a minimum project size threshold for onsite mix of uses, including when the mix of uses must include residential. Staff recommends consideration of a policy that would allow for smaller sites to provide enhanced bicycle, pedestrian, transit connectivity and facilities in lieu of onsite residential development.	
New Policy	N/A	<p>Staff recommends removal of the Urban Design Element from the Comprehensive Plan, and addressing the City's urban design vision through the Future Land Use Element. This change is proposed to occur in two ways:</p> <ul style="list-style-type: none"> ▪ First, a new Future Land Use Goal with related Objectives and Policies is needed to address the City's Urban Design vision. ▪ Second, relevant policies of the Urban Design Element should be incorporated into the Future Land Use Element as well as other elements where appropriate. <p>Please see the Urban Design Element chapter of the EAR for further explanation.</p>	

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Table 1b
Major Issues Evaluation Matrix – Future Land Use Element
Issue 2 – Greenhouse gas reduction

Objective or Policy	Recommended Changes
New Policy	<p>New policies (and possibly a new objective) need to be developed in the Future Land Use Element to include factors that affect energy conservation. This is due to changes to F.S. 163.3177 (6) (d) that were made by HB 697 in 2008. The Future Land Use Element is required to address “the discouragement of urban sprawl; energy efficient land use patterns accounting for existing and future electric power generation and transmission systems; greenhouse gas reduction strategies...”</p> <p>Recommended new policies to include (or address):</p> <ul style="list-style-type: none"> ▪ Cross-references to policies throughout the Comprehensive Plan that address greenhouse gas reduction ▪ Improved connectivity among land uses to reduce VMT ▪ Continued support for transit-supportive densities ▪ Incentives for certified energy-efficient buildings, renovation, and neighborhoods using LEED or other appropriate standards ▪ The City’s commitment to energy-efficient new buildings of the City of Gainesville, using LEED or other appropriate standards ▪ The City’s commitment to the use of renewable energy sources (e.g., Solar Feed-in Tariff; Bio-mass Plant)
New Policy	Add policies that support local food production, food co-ops, and community gardens.
New Policy	Add a new policy under Objective 2.1 that states that TCEA policies in the Concurrency Management Element will be used to support the City’s infill and redevelopment goals.

100281A

Table 1c

Major Issues Evaluation Matrix – Future Land Use Element

Issue 3 – Livable neighborhoods

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
New Policy	N/A	<p>New policies are recommended to increase housing choices and encourage multi-generational neighborhoods. Staff recommends the following policies:</p> <ul style="list-style-type: none"> ▪ greenfield development over ten acres and redevelopment sites over 20 acres must provide variation in unit or lot sizes ▪ accessory dwelling units in single-family neighborhoods (a variety of factors may be considered, including geographic location, minimum lot size, maximum unit size) ▪ reduction of minimum lot sizes in residential zoning districts
New Policy	N/A	<p>A new policy is recommended to institute land development code requirements for maximum block sizes when new streets are built. Redevelopment should result in no net loss of connectivity.</p>

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Table 1d

Major Issues Evaluation Matrix – Future Land Use Element

Issue 5 – Amend FLUE

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Policy 4.1.3		Amend for clarity, and add a requirement for “needs assessment” for proposed amendments to the Future Land Use Map

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Table 1e

Major Issues Evaluation Matrix – Future Land Use Element

Issue 6 – Infill and redevelopment in east and central Gainesville

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
New Goal	N/A	A new goal is needed to establish specific areas where future development is most desirable. Recommended areas include downtown, the downtown-to-university area, east Gainesville, and the NW 13 th Street corridor.
4.1.5 By 2002, the City will consider amending the land use designations of certain parcels along NW 13th and SW 13th Street in order to discourage strip commercial uses and encourage the addition of residential uses to the current use mix.	This objective has been pursued with adoption of the SW 13 th Street Special Area Plan, and with mixed-use land use and Central Corridor designation on NW 13 th Street.	Update the targeted year and remove 'and SW 13 th Street.'

100281A

Table 1f

Major Issues Evaluation Matrix – Future Land Use Element

Issue 7 – New Economy

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
New Policy	N/A	A new policy needs to be developed to support the Innovation Zone. Staff recommends a cross-reference to Objective 1.7 of the Intergovernmental Coordination Element (ICE), and to the adopted map of the Innovation Zone that is part of the ICE.

100281A

Future Land Use Element Evaluation and Appraisal

Element Assessment

Key Findings for the Future Land Use Element

1. The City of Gainesville has substantially met the goals, objectives, and policies of the Future Land Use Element.
2. The City has continued to promote traditional urban form, including compact, mixed-use development and walkable neighborhoods. Mixed-use areas include limitations on uses that discourage pedestrian activity
3. The City has continued to promote transportation choice through the expansion of walkable mixed-use areas, bicycle facilities, and transit availability.
4. In the Future Land Use Element as well as throughout the Comprehensive Plan, the City continues to advocate alternatives to sprawl through such strategies as a range of mixed-use land use designations; concentration of development in activity centers; transportation concurrency exception policies; and infill and redevelopment.

Successes

1. Downtown Gainesville continues to thrive and evolve. Recent successes include the Depot stormwater park, the rehabilitation of Bethel Station into a restaurant, the construction of a new County courthouse, The Palms residential condominiums, the Hampton Inn, an ongoing weekly farmer's market, and the new Rosa Parks transit center.
2. The City has maintained its commitment to limiting the footprint of parking with the construction of a parking garage in downtown Gainesville. The structure features 'liner' retail fronting SW 1st Avenue and 2nd Street, and provides 855 parking spaces.
3. The City integrated several annexations into its Future Land Use Element during the planning period, including the area between SW Archer Road and SW Williston Road and SW 23rd Street and Interstate 75. Much of this area has been rezoned with a new zoning category, BI (Business industrial district), that will provide for the development of certain office, business and industrial uses in a combined setting that will complement each other and reduce external trips for goods and services.
4. There has been success with residential redevelopment in the University Heights area. New multiple-family residential units have provided housing for students in close proximity to the University of Florida. Further to the east towards downtown has been additional multiple-family residential development providing more housing for students and professionals. The reconfiguration of SW 2nd Avenue provides an improved corridor offering multi-modal transportation options for residents to travel between the University and the downtown.
5. The redevelopment of the Alachua General Hospital site for the Innovation Hub offers a variety of opportunities, with long-term implications for economic development, urban design, beautification of SW 2nd Avenue and SW 6th Street, greenway, pedestrian and

bikeway enhancements, stormwater management and water quality planning, and for private investment and development in adjacent areas. The first building site for the Hub has been approved through development plan review and the site is currently being deconstructed.

6. The City finalized the purchase of the CSX rail property along 6th Street and began construction of a rail trail through central Gainesville. The new trail will extend from NW 16th Avenue to the north to Depot Avenue to the south, connecting to the Depot Trail. This project includes the conversion of the intersection at SW 6th Street and 2nd Avenue into a roundabout.
7. The City continues to implement policies that protect natural resources and historic sites.
8. The City continues to implement land use categories that protect single family neighborhoods, distribute growth, encourage economic vitality, and protect open space and the tree canopy.

Shortcomings

1. The florid language used in the Future Land Use Element illustrates a vision, but does not translate well into policy. Revisions are needed throughout the Element to improve staff's ability to implement the vision.
2. Terms such as 'neighborhood center' and 'neighborhood (activity) center' are used throughout the Element, but are not adequately defined or implemented in the LDC. Revisions to the Comprehensive Plan and LDC have been drafted to address this shortcoming, and are under consideration as the EAR is being prepared. Throughout the EAR these changes are referred to as the '[2010 activity center update]'.

Impact of Rule Changes on the Future Land Use Element

There are changes to Chapter 163 and to the Strategic Regional Policy Plan that impact the Future Land Use Element.

Chapter 163

- (11)(e): Provides legislative findings regarding mixed-use, high-density urban infill and redevelopment projects; requires DCA to provide technical assistance to local governments.
- (11)(f): Provides legislative findings regarding a program for the transfer of development rights and urban infill and redevelopment; requires DCA to provide technical assistance to local governments.
- 163.31771(3): Authorizes local governments to permit **accessory dwelling units** in areas zoned for single family residential use based upon certain findings.
- 163.31771(1), (2) and (4): Recognizes "extremely-low-income persons" as another income groups whose housing needs might be addressed by **accessory dwelling units** and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.
- 163.3177(6)(a):
 - The future land use plan must discourage urban sprawl. Ch. 2008-191, LOF.

- The future land use plan must be based upon greenhouse gas reduction strategies. Ch. 2008-191, LOF.
- 163.3177(6)(d): The future land use map series must depict energy conservation. Ch. 2008-191, LOF.
- 163.3177(6)(a): Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near **public use airports**. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.

Strategic Regional Policy Plan

- The North Central Florida Strategic Regional Policy Plan (NCFSRPP) is the regional plan with which Gainesville's comprehensive plan is required to be in compliance. It was adopted by the North Central Florida Regional Planning Council in 1996 and was last updated in 2003. Amendments to the NCFSRPP included updates to regional indicators and related data, and one updated policy that is applicable to the City of Gainesville Comprehensive Plan. It is Policy 4.2.9 ("Ensure that local government comprehensive plans, DRIs, and requests for federal and state funds for development activities reviewed by the Council include adequate provisions for the protection of the Floridan aquifer, Areas of High Recharge Potential to the Floridan aquifer, the Ichetucknee Trace, as well as Stream-to-Sink Watersheds and Sinks which have been identified and mapped in the regional plan as Natural Resources of Regional Significance".)
- Updated Policy 4.2.9 has not been the basis for an objection by the Regional Planning Council to any Gainesville comprehensive plan amendments, but the Floridan Aquifer Recharge map in Future Land Use Environmentally Significant Land and Resources maps (within the Future Land Use Map Series) should be updated for consistency with updated maps from the Water Management Districts and/or Alachua County.

Recommended Changes

Please see the matrix below (Table 2) for recommended changes to specific Objectives and Policies.

In general:

- The City is currently considering a series of changes to the Comprehensive Plan to address inconsistencies in the definition and implementation of activity centers. Text changes are recommended to the following Objectives and Policies:
 - Objective 1.1; Policies 1.1.1 - 1.1.6
 - Policy 1.2.5
 - New Objective 1.3 and associated policies
 - Objective 1.3 ; Policies 1.3.1 – 1.3.5
 - Goal 4; Policy 4.1.1 (Mixed-Use Low-Intensity, Mixed-Use Medium-Intensity, Mixed-Use High-Intensity, and Commercial land uses); Objective 4.3
- Staff recommends that language throughout the Element be revised to convey the same message with clear, specific, and implementable policy direction.

- Staff recommends a new goal, objectives, and policies be developed to address the urban design vision for the City. This goal will serve as a replacement for the Urban Design Element, which is recommended for removal from the Comprehensive Plan. Furthermore, the policies of the Urban Design Element should be integrated throughout the Future Land Use Element as appropriate. Please see the Urban Design Element chapter of the EAR for discussion of individual policies.

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Improve the quality of life and achieve a superior, sustainable, development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.</p>	<p>See below.</p>	<p>Relate the form of the City to the larger issues of energy conservation and greenhouse gas reduction. Add 'promote transportation choice'.</p>
<p>Objective 1.1 Adopt city design principles which adhere to timeless (proven successful), traditional principles.</p>	<p>Traditional design principles have been incorporated into the special area plans and the 2010 activity centers update. Achievement of this objective and its policies would be best measured by development on the scale of neighborhoods and communities, which did not occur during the planning period. In cases where staff was able to influence the character of large-scale development (e.g. Plum Creek), these principles were encouraged.</p>	<p>Substantially revise objective and policies to maintain the City's commitment to traditional design principles, while sharpening language to provide clearer policy direction. Revise to address activity centers and mixed-use development (Major Issue 1), the role of urban form in greenhouse gas reduction (Major Issue 2), and livable neighborhoods for all ages (Major Issue 3). Subject to revision as part of the 2010 activity centers update.</p>
<p>1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.</p>	<p>The definition of 'communities' is unclear; however, the City's range of zoning options includes several mixed-use districts. Mixed-use development is also encouraged through the use of special area plans, implemented as zoning overlay districts.</p>	<p>See Major Issue 1. Revise to reflect changes described in Objective 1.1 above. Subject to revision as part of the 2010 activity centers update.</p>
<p>1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.</p>		<p>See Major Issue 1. Revise to reflect changes described in Objective 1.1 above. Subject to revision as part of the 2010 activity centers update.</p>
<p>1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.</p>	<p>A small, mixed-use neighborhood (Townsend) with attached and detached housing was developed during this planning period.</p>	<p>See Major Issue 3. Revise to reflect changes described in Objective 1.1 above. Subject to revision as part of the 2010 activity centers update.</p>

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Table 2: Evaluation Matrix – Future Land Use Element		
Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>1.1.4 The city and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural and recreational uses.</p>	<p>The City is in the process of adopting new policy regarding activity centers, which includes provisions as to how these centers will mix land uses, incorporate residential with non-residential development, and interface with existing residential areas.</p>	<p>Revise to reflect changes described in Objective 1.1 above. Subject to revision as part of the 2010 activity centers update.</p>
<p>1.1.5 The city, to the extent possible, should contain an ample supply of squares, greens and parks whose frequent use is encouraged through placement, definition and design.</p>	<p>The LOS standards of the Recreation Element continue to be met.</p>	<p>Revise to reflect changes described in Objective 1.1 above. Subject to revision as part of the 2010 activity centers update.</p>
<p>1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the city's central core, and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.</p>	<p>Yes, ongoing. The new County Courthouse was built on South Main Street, and the Downtown plaza has a weekly farmers market.</p>	<p>Revise to reflect changes described in Objective 1.1 above. Replace 'city's central core, and, as appropriate, in neighborhood centers' with 'activity centers.' Encourage public and private community-serving facilities to consider transit access.</p>
<p>Objective 1.2 Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).</p>	<p>Yes, ongoing.</p>	<p>Revise to reflect the USDOT direction regarding integration of all travel modes in every transportation project. Provide a direct relationship to urban form. Recommend use of the <i>Designing Walkable Urban Thoroughfares</i> manual published by the Institute of Transportation Engineers (ITE). Move policies unrelated to transportation choice to other objectives.</p>
<p>1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.</p>	<p>Yes.</p>	<p>None.</p>
<p>1.2.2 The City should use design standards in the land development code to ensure that higher densities are livable.</p>	<p>The College Park and University Heights neighborhoods have the highest densities in Gainesville, and contain elements in their overlay districts to address building form, walkability, and other facets livability.</p>	<p>Move to a more appropriate objective. Expand the term 'livable' to provide more guidance.</p>
<p>1.2.3 The City should encourage mixed-use development, where appropriate.</p>	<p>Yes.</p>	<p>Move to more appropriate objective.</p>
<p>1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.</p>	<p>Yes.</p>	<p>Revise to read "should continue to..."</p>
<p>1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.</p>	<p>Not implemented in LDC.</p>	<p>Consolidate with Policy 1.2.9. Subject to revision as part of the 2010 activity centers update.</p>

Table 2: Evaluation Matrix – Future Land Use Element		
Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
1.2.6 The City should encourage or require buildings to put “eyes on the street” with front façade windows and doors.	Glazing requirements are implemented in the LDC.	Move to a more appropriate objective. Revise to encourage or require street-facing windows on building frontages as an aesthetic and safety measure.
1.2.7 The City should strive, incrementally, and when the opportunity arises street by street—to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods—knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.	Not implemented in LDC.	Clarify language. Consider consolidating with Policies 1.2.5 and 1.2.9, since all three focus on establishment of interconnected street networks.
1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.	Yes.	No change is recommended to the policy; however, staff recommends that a definition of ‘gated community’ be added to the LDC.
1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.	Not implemented in LDC.	Consolidate with Policy 1.2.5.
1.2.10 The City should amend the land development code to require that multiple-family developments be designed to include orientation of the front door to a neighborhood sidewalk and street.	Not implemented in LDC.	Move to a more appropriate objective. Clarify language to apply to the front entrance instead of front door.
1.2.11 The City should continue to allow home occupations in all residential areas provided they do not generate excessive traffic and parking. Home occupations should continue to be regulated through the land development code.	Yes.	Move to a more appropriate objective.
1.2.12 The Transportation Concurrence Exception Area (TCEA) shall be designated on the Future Land Use Map Series. All development within the TCEA shall meet the standards set in the Concurrence Management Element. Transportation concurrency exceptions granted within the TCEA shall not relieve UF from meeting the requirements of 240.155 F.S. and the levels of service established for streets within the UF transportation impact area.	Yes.	None.
Objective 1.3 Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.	No.	This objective and its policies are subject to revision as part of the 2010 activity centers update. Staff further recommends that the Objective and Policies 1.3.1 through 1.3.5 be revised to encourage redevelopment throughout the City, with specific reference to transformation of shopping centers shifted to a policy.
1.3.1 When feasible, neighborhood centers should be designed to include a gridded, interconnected street network lined with street-facing buildings and buildings at least 2 stories in height.		Revise as needed in accord with Objective 1.3.

Table 2: Evaluation Matrix – Future Land Use Element Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
1.3.2 Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.		Revise as needed in accord with Objective 1.3.
1.3.3 Centers should, to the extent feasible, contain a range of mixed land use types—preferably within a one-quarter mile area—including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly and medical uses. The uses are compact, and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.		Revise as needed in accord with Objective 1.3.
1.3.4 Centers should be designed so that densities and building heights cascade from higher densities at the core of mixed use districts to lower densities at the edges.		Revise as needed in accord with Objective 1.3.
1.3.5 Parking lots and garages should be subordinated, and limited in size.		Revise as needed in accord with Objective 1.3.
Objective 1.4 Adopt land development regulations that promote mixed-use development within the city.	Yes.	None.
1.4.1 Office complexes at least 10 acres in size shall, when feasible, include retail, service and residences. Any retail or service uses should primarily or exclusively serve those employed within the complex.	No.	None.
1.4.2 The City should require strategies such as traffic calming and transportation demand management to reduce traffic impacts experienced by residences in mixed-use areas.	Yes, implemented through the Transportation Mobility Element.	Remove.
1.4.3 Mixed-use development should emphasize transit design and compatible scale – compatible scale especially when facing each other on a street.	Yes.	Revise for clarity.
1.4.4 In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.	Yes.	None.
1.4.5 When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.	Yes.	None.
Objective 1.5 Discourage sprawling, low-density dispersal of the urban population.	Pursued through mixed-use land use and zoning, activity centers, and transportation concurrency exception policies.	None.
1.5.1 The City shall continue robust code enforcement and law enforcement to discourage flight from the city due to excessive noise, excessive lighting, blight, illegal parking of cars, ill-kept properties, and illegal signage.	Yes.	None.
1.5.2 The City should work with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.	Yes, implemented through the Intergovernmental Coordination Element.	Remove
1.5.3 The City should create more well-defined squares and parks within walking distance of residences, offices and shops.	Yes, implemented through the Urban Design Element.	Move to more appropriate objective (under urban design goal that is to be added to the FLUE).

Table 2: Evaluation Matrix – Future Land Use Element		
Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
1.5.4 When citywide public improvements are planned, the City should prioritize core areas for the first enhancements, as appropriate—be they sidewalks, street re-paving, undergrounding utilities, street lights, and public parks.	No. Improvements such as these are prioritized through the Capital Improvements Element.	Remove policy.
1.5.5 The City should encourage Alachua County to give consideration to establishing an urban growth boundary.	The Boundary Adjustment Act supplants this policy.	Remove.
1.5.6 The City certifies that the entire area within current city limits meets the Chapter 163.3164(29), Florida Statutes' definition of an existing urban service area as supported by the Data and Analysis Report. The City hereby establishes city limits as an existing urban service area for the purposes of the Transportation Concurrency Exception Area (TCEA).	Yes.	Add "Properties annexed after June 1, 2009 shall be brought into the TCEA under the regulations in Policies 4.4.3 and 4.4.4."
1.5.7 The City also establishes, as supported by the Data and Analysis Report, within the existing urban service area, as of the effective date of this amendment, a designated urban redevelopment area pursuant to Chapter 163.3164(26), Florida Statutes. The Designated Urban Redevelopment Area shall be part of and shown in the adopted Future Land Use Map Series.	Yes.	None.
1.5.8 TCEA boundary changes require amendment of the City of Gainesville Comprehensive Plan (Future Land Use, Concurrency Management and Transportation Mobility Elements' maps) in accordance with Chapter 163.3184, Florida Statutes.	Yes.	Amend to add 'and policies 4.4.3 and 4.4.4' after "Florida Statutes."
1.5.9 The land use map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.	The [2010 activity center update] supplants this policy.	Remove.
Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.		Revise for grammar. Remove 'as needed.'
Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.		Replace 'should be encouraged to' with 'shall.' Remove 'vibrant' and the second instance of 'compact.'

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>2.1.1 The City shall continue to develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.</p> <p>a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;</p> <p>b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;</p> <p>c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;</p> <p>d. The City should encourage retail and office development to be placed close to the streetside sidewalk.</p>	<p>This policy is met through a combination of special area plans implemented through the LDC and redevelopment areas implemented through the Community Redevelopment Agency (CRA). [Sub-policy (c.) has not been implemented.]</p> <p>Sub-policy (d.) is implemented through the Urban Design Element.</p>	<p>Remove the term 'neighborhood centers' and replace with 'activity centers.'</p> <p>Revise (c.)</p> <p>Remove (d.)</p>
<p>2.1.2 The City's Future Land Use Plan should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the medical complex east of campus (rather than at the urban fringe), but outside of single-family neighborhoods.</p>	<p>Yes, this is achieved in part through the University Heights and College Park Special Area Plans.</p>	<p>Distinguish the east and north edges of campus as prime locations for higher-density residential and/or mixed use development for faculty, staff and students. Refer to Innovation Square rather than the medical complex east of campus.</p>
<p>2.1.3 The City should continue to concentrate CDBG, HOME, and SHIP funding efforts primarily in a limited number of neighborhoods annually.</p>	<p>Yes.</p>	<p>None.</p>
<p>2.1.4 The City shall designate an Urban Infill and Redevelopment Area for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives in the urban core. The designated Urban Infill and Redevelopment Area shall be part of and shown in the adopted, Future Land Use Map Series.</p>	<p>Yes.</p>	<p>Remove policy and Urban Infill and Redevelopment Area map.</p>
<p>2.1.5 The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:</p> <p>a. Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural;</p> <p>b. Coordinating with Alachua County in its development of a strategy for the Alachua County fairgrounds for creation of a mixed-use employment center; and</p> <p>c. Coordinating with Alachua County and the Tourist Development Council to evaluate the site east of Fred Cone Park as a potential cultural or recreational center to be compatible with the existing uses at Cone Park.</p>	<p>a. Not as described, but land use and zoning designations and the SEGRI special area plan have established</p> <p>b. Yes, ongoing.</p> <p>c. Yes, completed.</p>	<p>a. None.</p> <p>b. None.</p> <p>c. Remove.</p>
<p>Achieve the highest long-term quality of life for all Gainesville residents consistent with sound social, economic and environmental principles through land development practices that minimize detrimental impacts to the land, natural resources and urban infrastructure.</p>		

100281A

Table 2: Evaluation Matrix – Future Land Use Element	
Objectives and Policies	Objective or Policy Achieved?
<p>Objective 3.1 The City shall protect environmentally sensitive land, conserve natural resources and maintain open spaces identified in the Future Land Use Map Series, through the Development Review Process and land acquisition programs.</p>	<p>Yes.</p>
<p>3.1.1 At a minimum the following standards and guidelines shall be used to protect environmentally sensitive resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall develop and adopt land development regulations that establish criteria for expansion of the minimum standards addressed below.</p> <p>a. Creeks: Between 35 and 150 feet from the break in slope at the top of the bank, there is a rebuttable presumption that development is detrimental to the regulated creek. Development must conform to applicable provisions of the land development regulations which prohibit development within a minimum of 35 feet of the break in slope at the top of the bank of any regulated creek.</p> <p>b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority.</p> <p>c. Lakes: Developments containing or adjacent to a natural lake (or lakes) must not adversely impact the condition of the lake. Dredge and fill shall be prohibited. Development shall be prohibited within 75 feet of the landward extent of a lake.</p> <p>d. Wellfields: Developments must be consistent with Policy 2.3.2 of the Conservation, Open Space and Groundwater Recharge Element.</p> <p>e. Major Natural Groundwater Recharge Areas: Developments within this area must be consistent with Policies 2.3.3 and 2.3.5 of the Conservation, Open Space and Groundwater Recharge Element.</p> <p>f. Upland Areas: Developments within an area identified as Upland must submit an ecological inventory of the parcel. Based on the inventory, development may be allowed on up to the maximum of 75 percent of the parcel.</p> <p>3.1.2 The City shall regulate development in high aquifer recharge areas that, at a minimum, meet the standards and guidelines of the St. Johns River or Suwannee River Water Management Districts as applicable and Policies 2.3.5 and 2.3.6 of the Conservation, Open Space and Groundwater Recharge Element.</p> <p>3.1.3 The City shall coordinate with the Florida Department of Environmental Protection and other agencies with regulatory authority over hazardous materials management in the review of any development proposal involving the use or generation of hazardous materials through the development review process.</p>	<p>Remove; this policy is redundant. All standards are addressed in greater detail by the Conservation, Open Space, and Groundwater Recharge Element.</p> <p>Remove.</p> <p>Remove.</p> <p>Remove.</p> <p>Remove.</p> <p>Remove.</p> <p>Remove.</p> <p>Remove; this policy is redundant. All standards are addressed in greater detail by the Conservation, Open Space, and Groundwater Recharge Element.</p> <p>Add Alachua County as an agency with which the City shall coordinate.</p>

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>3.1.4 The City shall protect floodplain areas through existing land development regulations that:</p> <ul style="list-style-type: none"> a. Prohibit development within the flood channel or floodplain without a city permit; b. Prohibit filling in the flood channel by junk, trash, garbage, or offal; c. Prohibit permanent structures in the flood channel, except for those necessary for flood control, streets, bridges, sanitary sewer lift stations, and utility lines; d. Prohibit the storage of buoyant, flammable, explosive, toxic or otherwise potentially harmful material in the flood channel; e. Prohibit development within the floodplain that would reduce the capacity of the floodplain; f. Prohibit development that would exacerbate post-development soil erosion, create stagnant water, or cause irreversible harmful impact on flora and fauna; g. Limit flood channel uses to agriculture, conservation, recreation, lawns, yards, gardens, and parking areas; and h. Limit floodplain uses to any launching areas for boats and structures to at least one foot above the 100-year flood elevation in addition to those allowed in the flood channel. 	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.1.5 The Master Flood Control Maps adopted by the City Commission and on file in the City's Public Works Department shall be used to designate floodplains and flood channels. Areas not shown on the Master Flood Control Maps are subject to the floodplain and flood channel delineations shown on the national flood insurance maps of the Federal Emergency Management Agency.</p>	<p>Yes.</p>	<p>None.</p>
<p>Objective 3.2 The City shall protect historic architectural and archaeological resources by using the following policies.</p>	<p>Yes.</p>	<p>None.</p>
<p>3.2.1 All development and redevelopment within designated Historic Preservation/Conservation Overlay Districts shall be consistent with the goals, objectives and policies of the Historic Preservation Element.</p>	<p>Yes.</p>	<p>None.</p>
<p>3.2.2 The City shall continue to identify, designate and protect historical resources through the land development regulations, in keeping with the Historic Preservation Element.</p>	<p>Yes.</p>	<p>Revise to include archaeological resources'</p>
<p>3.2.3 By 2003, the City shall incorporate known archeological sites into its geographic information system.</p>	<p>Yes, completed.</p>	<p>Remove.</p>
<p>Objective 3.3 Provide adequate land for utility facilities and that utility facilities be available concurrent with the impacts of development using the following policies.</p>	<p>Yes.</p>	<p>Correct to read "...and ensure that utility facilities..."</p>
<p>3.3.1 The City shall continue to determine and monitor whether facilities and services serving proposed development meet established Level of Service standards using the Concurrency Management System.</p>	<p>Yes.</p>	<p>None.</p>

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>3.3.2 Prior to the approval of an application for a development order or permit, a concurrency analysis shall be made, and no final development order shall be issued unless existing facilities and services have capacity in accordance with locally adopted Level of Service (LOS) standards and/or the Transportation Concurrency Exception Area, or unless the final development order is conditioned upon the provision of such facilities and services being available at the time the impact of the development will occur.</p>	<p>Yes.</p>	<p>None.</p>
<p>3.3.3 No final development order shall be issued unless the required on-site and off-site utilities needed to serve that development have received a development permit concurrent with the proposed development.</p>	<p>Yes.</p>	<p>None.</p>
<p>Objective 3.4 The City shall ensure that services and facilities needed to meet and maintain the LOS standards adopted in this Plan are provided.</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.4.1 The City shall continue to require of the development facilities needed to serve the development prior to the issuance of any development order.</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.4.2 The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan or development, including</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.4.3 The City shall continue to require that copies of any applicable, required federal, State, or regional permits shall be submitted prior to issuance of a final development order.</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.4.4 Notwithstanding the state law exemption in dense urban land areas from the state development-of-regional-impact (DRI) review process, as provided in Chapter Law No. 2009-96, Laws of Florida, large developments that trip the DRI threshold shall be required to address their regional impacts, consistent with the City's coordination policies in the Intergovernmental Coordination and Concurrency Management Elements. This may involve mitigation of impacts on adjacent local government or State facilities as determined in the review process.</p>	<p>Yes.</p>	<p>None.</p>
<p>Objective 3.5 Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.5.1 The City shall continue to coordinate with governmental entities to ensure that the placement of public facilities promotes compact development and is consistent with the adopted LOS standards.</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.5.2 The review of development plans of government entities shall be consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan.</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>Objective 3.6 Land use designations shall be coordinated with soil conditions and topography.</p>	<p>Yes, ongoing.</p>	<p>None.</p>
<p>3.6.1 The City's land development regulations shall continue to require submission of soils and topographic information with any application for developments that require site plan approval or a septic tank permit. The review of development applications shall ensure that the proposed development adequately addresses the particular site conditions.</p>	<p>Yes, ongoing.</p>	<p>None.</p>

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>3.6.2 Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.</p> <p>3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography, the densities and intensities of development.</p> <p>The Land Use Element shall foster the unique character of the City by directing growth and redevelopment in a manner that uses neighborhood centers to provide goods and services to City residents; protects neighborhoods; distributes growth and economic activity throughout the City in keeping with the direction of this element; preserves quality open space and preserves the tree canopy of the City. The Land Use Element shall promote statewide goals for compact development and efficient use of infrastructure.</p>	<p>Yes, ongoing.</p> <p>Yes, ongoing.</p>	<p>None.</p> <p>None.</p> <p>Remove reference to neighborhood centers. Add language to state that downtown is an important focus for providing goods and services to City residents.</p>
<p>Objective 4.1 The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.</p> <p>4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:</p> <p>Single-Family (up to 8 units per acre)</p> <p>This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.</p>	<p>Yes.</p> <p>See subpolicies below.</p> <p>Yes.</p>	<p>Add language that states that each land use classifications shall be applied where appropriate based on topography, soil conditions, surrounding land uses and development patterns; remove this language from each subpolicy below.</p> <p>See subpolicies below.</p> <p>Delete "performance measures"</p>

10028 1A

Table 2: Evaluation Matrix – Future Land Use Element		
Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Residential Low-Density (up to 12 units per acre) This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low-Density land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low-density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.</p> <p>Residential Medium-Density (8-30 units per acre) This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.</p>	<p>Yes.</p> <p>Yes, but home occupations are not adopted in the implementing zoning districts.</p>	<p>Delete "performance measures".</p> <p>None.</p>

100281A

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Residential High-Density (8-100 units per acre) This category shall allow single-family and multi-family development at densities from 8 to 100 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. The land shown as Residential High-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for high-intensity multi-family development, traditional neighborhood development, and secondary retail and office uses scaled to serve the immediate neighborhood. The intensity of secondary retail and office use cannot exceed 25 percent of the residential floor area. Land development regulations shall determine gradations of density, specific uses, percentage of floor area and maximum floor area appropriate for secondary uses. Land development regulations shall specify the criteria for the siting of high-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.</p>	<p>Yes.</p>	<p>Remove reference to Traditional Neighborhood Development (TND). Study whether the 25 percent maximum floor area for retail and office use reduces the viability of adaptive reuse and other redevelopment strategies.</p>
<p>Mixed-Use Residential (up to 75 units per acre) This residential district provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district may be allowed. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to serve the immediate neighborhood and pedestrians from surrounding neighborhoods and institutions. Land development regulations shall set the district size; appropriate densities (up to 75 dwelling units per acre); the distribution of uses; appropriate floor area ratios; design criteria; landscaping, pedestrian, transit, and bicycle access; and street lighting. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category when designed in a manner compatible with the adoption of a Special Area Plan for that area. The intensity of office use cannot exceed 10 percent of the total residential floor area per development.</p>	<p>Yes.</p>	<p>Study potential for removing this category. If kept, add 'Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.' If kept, study whether the 10 percent maximum floor area for office use reduces the viability of adaptive reuse and other redevelopment strategies.</p>

100281A

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Mixed-Use Low-Intensity (8-30 units per acre) This category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Intensity will be controlled, in height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest (or no) front setbacks. This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.</p>	<p>Yes, but thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger have not been adopted in the LDC.</p>	<p>Revise per 2010 activity center update. Remove reference to Traditional Neighborhood Development (TND) and remove minimum 16-acre site requirement.</p>

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Mixed-Use Medium-Intensity (12-30 units per acre) This category allows a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development from 12 to 30 units per acre shall be permitted. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.</p>	<p>Yes.</p>	<p>Revise per 2010 activity center update. Remove reference to Traditional Neighborhood Development (TND) and remove minimum 16-acre site requirement.</p>
<p>Mixed-Use High-Intensity (up to 150 units per acre) This category allows a mixture of residential, office, business uses and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a center serving the urban area. When in accord with all other land use regulations, residential densities up to 150 units per acre shall be permitted. Land development regulations shall be prepared to ensure the compact, pedestrian character of these areas. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 4 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this category shall face the street and have modest (or no) front setbacks. Floor area ratios in this district shall not exceed 10.00.</p>	<p>Yes.</p>	<p>Revise per 2010 activity center update. Remove reference to Traditional Neighborhood Development (TND) and remove minimum 16-acre site requirement. Remove 'modest.'</p>

1002814

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Urban Mixed-Use 1 (UMU-1: up to 75 units per acre) This category allows a mixture of residential, retail and office/research uses. The Urban Mixed Use districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density shall be limited to 75 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access.</p>	Yes.	None.
<p>Urban Mixed-Use 2 (UMU-2: up to 100 units per acre) This category allows a mixture of residential, retail and office/research uses. The Urban Mixed districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district should be scaled to fit into the character of the area. Residential density shall be limited to 100 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories and up to 8 stories by special use permit. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.</p>	Yes.	None.
<p>Office The Office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the district. Densities shall not exceed 20 units per acre. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.</p>	Yes.	Clarify residential requirements within this category.

1002816

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Commercial</p> <p>The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.</p>	Yes.	<p>Subject to revision as part of the 2010 activity center update.</p> <p>Revise first sentence to read 'This category identifies those areas most appropriate for commercial and retail uses, and...'</p> <p>Remove 'This category is not appropriate for neighborhood centers.'</p> <p>Remove 'modest.'</p> <p>None.</p>
<p>Business Industrial</p> <p>This land use category is primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport. Intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations when not located within an airport zone of influence, this category may be used to designate areas for office, business, commercial and industrial uses, with a maximum height of 5 stories, and a maximum floor area ratio of 4.0. Land development regulation(s) shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.</p>	Yes.	<p>Remove 'and requiring buildings to face the street.'</p> <p>Study whether the 25 percent maximum floor area for non-industrial use reduces the viability of adaptive reuse and other redevelopment strategies.</p>
<p>Industrial</p> <p>The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses, and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.</p>	Yes.	<p>Remove 'when located outside of neighborhood centers (activity centers).'</p>
<p>Education</p> <p>This category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers). Land development regulations shall address compatibility with surrounding uses and infrastructure needs, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.</p>	Yes.	None.
<p>Recreation</p> <p>This category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements. This category shall meet the appropriate intensities of use as established by the Recreation Element.</p>	Yes.	None.

100281A

Table 2: Evaluation Matrix – Future Land Use Element			
Objectives and Policies		Objective or Policy Achieved?	Recommended Changes
<p>Conservation</p> <p>This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.</p>	Yes.	None.	
<p>Agriculture</p> <p>This category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.</p>	Yes.	Remove 'It is not expected that lands designated for urban uses will be converted to agricultural production.'	
<p>Public Facilities</p> <p>This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.</p>	Yes.	None.	
<p>Planned Use District</p> <p>This category is an overlay land use district which may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this comprehensive plan. The category is created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This district allows a mix of residential and non-residential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. This category shall allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Each adopting PUD overlay land use designation shall address density and intensity, permitted uses, access by car, foot, bicycle, and transit, trip generation and trip capture, environmental features and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement any specific development plan under a PUD. In the event that the overlay district has been applied to a site and no planned development zoning has found approval by action of the City Commission within 18 months of the land use designation, the overlay land use district shall be deemed null and void and the overlay land use category shall be removed from the Future Land Use Map, leaving the original and underlying land use in place.</p>	Yes.	Remove reference to Traditional Neighborhood Development (TND) and remove minimum 16-acre site requirement. Add 'at a minimum' after 'each adopting PUD overlay land use designation shall address'. Remove 'and, when necessary, buffering of adjacent uses.'	
<p>4.1.2 Underlying densities and intensities of development within the future land use categories shall be consistent with the policies in the Conservation, Open Space and Groundwater Recharge, and Future Land Use Elements providing standards and criteria established for the protection of environmentally sensitive land and resources.</p>	Yes.	None.	

1002811

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:</p> <ol style="list-style-type: none"> 1. Overall compatibility of the proposal; 2. Surrounding land uses; 3. Environmental impacts and constraints; 4. Whether the change promotes urban infill; and 5. Whether the best interests, community values, or neighborhood support is achieved. <p>In no case shall this or any other Policy in the Future Land Use Element indicate a presumption that the City shall support a change of designation of land use for any parcel.</p>	<p>Yes, these factors have been applied to each proposed change to the Future Land Use Map.</p>	<p>Revise to clarify the factors. Add a factor concerning needs-based analysis for land use changes, in accordance with Major Issue 5.</p>
<p>4.1.4 The Planned Development Zoning ordinance consistent with the Planned Use District Overlay district (Ordinance 990061) must be adopted by the city commission by August 12, 2002 or the overlay district shall be null and void, and the Future Land Use Map shall be amended accordingly upon proper notice. The underlying Future Land Use Map Category is "Single Family;" such category is inapplicable as long as the property is developed and used in accordance with the development plan approved in the ordinance rezoning this property to Planned Development "PD".</p>	<p>Yes.</p>	<p>Remove.</p>
<p>4.1.5 By 2002, the City will consider amending the land use designations of certain parcels along NW 13th and SW 13th Street in order to discourage strip commercial uses and encourage the addition of residential uses to the current use mix.</p>	<p>This objective has been pursued with adoption of the SW 13th Street Special Area Plan, and with mixed-use land use and Central Corridor designation on NW 13th Street.</p>	<p>Remove 'and SW 13th Street.' See Major Issue 6.</p>
<p>Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.</p>	<p>Yes.</p>	<p>None.</p>
<p>4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.</p>	<p>Yes.</p>	<p>None.</p>
<p>4.2.2 The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.</p>	<p>Replace 'neighborhood' with 'activity.'</p>	<p>Replace 'neighborhood' with 'activity.'</p>

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>4.2.3 Prior to a final development order during the Development Review Process, the intensity of use appropriate to any parcel shall be determined based upon the availability of public services and facilities to meet urban needs, the capacity of such facilities and services to serve the proposed land use without degrading LOS standards (as determined through LOS standards), and the compatibility of the proposed land use with that of surrounding existing land uses and environmental conditions specific to the site.</p>	Yes, ongoing.	None.
<p>4.2.4 The existence of non-residential uses on one or more corners of an intersection will not justify approval of the development of all corners with the same or similar use, nor does the existence of non-residential uses on a major arterial street dictate that all frontage must be similarly used.</p>	Yes.	None.
<p>4.2.5 The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16th Avenue.</p>	To some extent, although Automotive-oriented Business zoning continues to exist outside this corridor.	None.
<p>4.2.6 By 2002, the City shall prepare a study of its industrial zoning to determine if revisions are necessary in order to protect the quality of life in the city.</p>	Yes, the study was completed and the industrial zoning districts were revised.	Remove.
<p>Objective 4.3 The City shall establish protection and enhancement policies, as needed, for selected neighborhood (activity) and regional centers.</p>		Subject to change as a result of the 2010 activity centers update.
<p>4.3.1 The Central City Town Center shall integrate the University of Florida, Alachua General Hospital and the Central City District into one dynamic core.</p>	This 'Town Center' is not depicted on the Future Land Use Map. The [2010 activity center update] supplants this policy.	Remove.
<p>4.3.2 The Morningstar Area shall be regulated by the following:</p>	Yes, ongoing.	No changes recommended to any part of policy or sub-policies.
<p>a. Any development and/or subdivision of land within the Morningstar Area shall be consistent with the City's land development regulations.</p>		
<p>b. Livestock uses which existed prior to January 31, 1994, shall be deemed legally nonconforming uses. However, there shall be no new livestock uses introduced or expansions of existing uses without a city-issued livestock or fowl permit as provided in the Code of Ordinances.</p>		
<p>c. A building permit may be issued for a single-family dwelling on an existing lot of record as of January 31, 1994, if all of the following provisions apply:</p>		
<p>1. minimum lot size of 0.50 acres;</p>		
<p>2. a perpetual easement improved by a road or drive which connects the lot to a dedicated public right-of-way that is capable of supporting police and fire emergency vehicles in the opinion of the City's Traffic Engineer; and</p>		
<p>3. the lot will legally meet the requirement for provision of potable water and disposal of sewage.</p>		
<p>4.3.3 The Orton Trust Planned Use District shall consist of a mix of residential and non-residential uses under the following conditions and restrictions:</p>	Yes, ongoing.	No changes recommended to any part of policy or sub-policies.

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>a. A planned development zoning ordinance consistent with the planned use district must be adopted by the City Commission within one year of the effective date of the land use change. If the aforesaid zoning ordinance is not adopted within the one year period, then the overlay district shall be null and void and of no further force and effect and the Future Land Use Map shall be amended accordingly to the appropriate land use category upon proper notice. The planned development zoning ordinance shall specify allowable uses and design standards consistent with traditional neighborhood design principles.</p>		
<p>b. The overall residential density must meet a minimum of 6 units per acre and a maximum of 8 units per acre, excluding wetlands. The residential density shall be no greater than 8 units per acre in single-family detached residential dwellings along Northwest 31st Avenue.</p>		
<p>c. No non-residential activity, with the exception of places of religious assembly or private schools, shall be allowed along Northwest 31st Avenue or within 500 linear feet north of the frontage of Northwest 31st Avenue.</p>		
<p>d. A maximum of 80,000 square feet of non-residential use, including retail/commercial, eating places, office, civic, schools, day care centers, and places of religious assembly shall be allowed. A maximum of 600 feet of the Northwest 39th Avenue frontage shall be used for non-residential uses. The total allowable retail/commercial uses shall not exceed 40,000 square feet. Retail/commercial uses shall be as defined by the 1987 Standard Industrial Classification Manual major groups 52 thru 57 inclusive, 59; and 70 thru 79 inclusive. All non-residential uses on the perimeter of the planned use district shall be adequately buffered from surrounding residential uses through the use of greenspace, fences, or walls. The buffer widths shall be established in the planned development zoning ordinance. e. A minimum of 40,000 square feet of residential use shall be required above the first or second story of non-residential uses, and may be placed above the first or second story of any part of the 80,000 square feet of non-residential use authorized by this planned use district.</p>		
<p>f. The maximum allowable square footage for any one-story retail/commercial building where the entire building is in a single use is 15,000 square feet.</p>		
<p>g. A maximum of 2 businesses shall be allowed to have drive-through facilities. The drive-through facilities may only be used for a pharmacy and a financial institution. A maximum of 4 drive-through lanes shall be allowed and no more than 3 lanes shall be allowed for any single use. The planned development zoning ordinance shall require that any drive-through facility shall be designed to maximize pedestrian safety and convenience and shall establish design standards that ensure that drive-through facilities do not adversely affect the quality of the public realm or urban character of the area. Drive-through facilities can only be located within 300 feet of the Northwest 39th Avenue frontage.</p>		
<p>h. A minimum of 8 acres shall be provided in common open space for conservation and recreation.</p>		

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>i. The planned development zoning ordinance shall prescribe a phasing schedule in order to ensure a mixed-use project including residential and/or residential infrastructure from the first phase of construction.</p>		
<p>j. The planned development zoning ordinance shall provide a uniform signage plan for the planned use district.</p>		
<p>k. All wetland areas must be identified by the appropriate water management district before any final development orders will be issued. The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. Johns River Water Management District and the City's Comprehensive Plan. All development on the site shall be consistent with Article VIII, Environmental Management, of the City's land development code.</p>		
<p>l. A master stormwater management plan shall be prepared and approved by the City's Public Works Department for the entire planned use district prior to the issuance of any final development orders.</p>		
<p>m. A maximum of 2 access roadways shall be allowed onto Northwest 39th Avenue. A maximum of 2 access roadways shall be allowed onto Northwest 31st Avenue. No direct driveway access connections are allowed from either Northwest 39th Avenue or Northwest 31st Avenue.</p>		
<p>n. The internal road network shall be designed using Traditional Neighborhood Development Street Design Guidelines as published by the Institute of Transportation Engineers, as updated from time to time. The developer shall construct vehicular connections to the adjacent Palm Grove Subdivision, Phases I and II on the west side of the proposed planned use district, so that the connections align with the connections shown on the Palm Grove Phase I and II subdivision plats.</p>		
<p>o. Except as may be established and shown for good cause by the owner/developer and then provided in the planned development zoning ordinance, all sidewalks shall be 5-foot minimum in width. A pedestrian network consisting of sidewalks shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the public sidewalk. All retail/commercial uses shall be interconnected by safe pedestrian/bicycle connections. Each use along the Northwest 39th Avenue frontage shall have a sidewalk connection to the public sidewalk.</p>		
<p>p. The planned use district shall maximize cross-access vehicle and pedestrian/bicycle connections between uses and shall maximize pedestrian safety and comfort.</p>		
<p>q. A traffic study shall be provided by the owner/developer as part of the application for the planned development rezoning in order to determine trip generation and trip distribution to and from the development for the purpose of concurrency.</p>		
<p>r. The owner/developer shall construct and transfer to the City of Gainesville a bus shelter located on the Northwest 39th Avenue frontage or an alternative location approved within the planned development zoning ordinance as part of the first phase of development.</p>		

1002817

Table 2: Evaluation Matrix – Future Land Use Element Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>s. The planned use district land use category does not vest the development for concurrency. The owner/developer is required to apply for and meet concurrency management certification requirements, including transportation mitigation if necessary, at the time of application for planned development rezoning.</p>		
<p>4.3.4 The property governed by this policy shall be known as the LandMar Development (“LandMar”) for land use purposes. Due to the unique infrastructure and environmental constraints of “LandMar” as depicted on the map labeled “LandMar SR 121 Overall Site” in the Future Land Use Map Series A, LandMar shall be governed by the following policies:</p>	<p>Yes, ongoing.</p>	<p>This policy is subject to change upon adoption of Petition PB-10-25 CPA. Text amendments proposed by the property owner with respect to environmental and transportation policies have been scheduled for a public hearing by the City Commission. Also proposed in the petition is a time extension for adoption of required PD zoning.</p>
<p>a. Within all land use areas of LandMar:</p>		
<p>1. Maximum residential development of the entire 1,778 acres shall not exceed 1,890 residential units and 100,000 square feet of non-residential uses of which a maximum of 80,000 square feet shall be permitted as Commercial, and these densities and square footage may be less unless the developer establishes to the City at the time of rezoning by competent substantial evidence, that the development meets the criteria and standards of this Policy 4.3.4 and the Land Development Code.</p>		
<p>2. Development shall be clustered to inhibit encroachment upon the environmentally significant features of LandMar; and</p>		
<p>3. Wetlands shall not be impacted other than where necessary to achieve interconnectivity between upland properties; and</p>		
<p>4. Wetlands shall be protected by wetland buffers that shall be a minimum of fifty (50) feet and an average of seventy-five (75) feet; and</p>		
<p>5. Stormwater treatment facilities shall not be permitted within required wetland buffers; and</p>		
<p>6. Floodplain areas shall be protected so that at least ninety (90%) percent of existing floodplain areas shall not be altered by development, except that recreation and stormwater management may occur within not more than twenty (20%) of floodplain areas, and the existing floodplain storage volume will be maintained; and</p>		
<p>7. Stormwater best management practices and/or low impact development (LID) practices shall be used to the maximum extent practicable to maintain or replicate the pre-development hydrologic regime, as determined by the City, and consistent with state requirements; and</p>		
<p>8. Existing functioning ecological systems within LandMar shall be retained to the maximum extent practicable while accommodating the uses and intensity of uses authorized by the land use policies governing LandMar, as determined by the City.</p>		

1002811

Table 2: Evaluation Matrix – Future Land Use Element Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>9. Maintain and enhance plant and animal species habitat and distribution by protecting significant plant and animal habitats, provide for habitat corridors, prevent habitat fragmentation by requiring a detailed survey of listed species, identify habitat needs for maintaining species diversity and sustainability; preserve wetlands and at least 40% and up to 50% of the upland area. Listed species are those species of plants and animals listed as endangered, threatened, rare, or species of special concern by the state and federal plant and wildlife agencies, or species ranked as S1, S2, or S3 the Florida Natural Areas Inventory (FNAI) on November 1, 2007.</p>		
<p>10. Wetlands, wetland buffers, floodplain and upland habitat areas that are to be protected shall be identified as Conservation Management Areas and protected by a perpetual conservation easement in favor of the City, or a tax exempt land trust doing business within Alachua County, Florida, as determined by the City. Activities within the Conservation Management Areas shall be as set forth in a Conservation Management Plan approved by the City.</p>		
<p>11. Planned Developments adopted by zoning ordinances within LandMar shall impose standards that address minimum required setback from SR 121 and CR 231, retention of existing vegetation and supplemental vegetative plantings, fencing and other forms of screening. Except where access to the property is provided, a minimum 50 foot vegetative buffer shall be retained along both sides of SR 121 and CR 231 within LandMar.</p>		
<p>12. A natural and/or planted buffer with a minimum average width of 100 feet that at no location is less than 25 feet wide, shall be retained along the entire western boundary property line beginning at SR 121 at the north and ending at US 441 at the south, but shall not include the southwesterly property line abutting US 441.</p>		
<p>13. A natural and/or planted buffer with a minimum average width of 200 feet that at no location is less than 50 feet wide, shall be retained along the southern boundary of LandMar, west of SR 121, between industrial and residential uses.</p>		
<p>b. Conservation Land Use Areas All areas designated Conservation land use shall receive a zoning district designation of Conservation and are not permitted to have any residential units. There shall be no transfer of density to other areas. No development, other than minimum crossings necessary to achieve interconnectivity between upland properties, and passive recreational uses is allowed within the Conservation Areas, as determined by the City.</p>		
<p>c. Single-Family, Residential Low-Density and Planned Use District Land Use Areas 1. All areas designated Single-Family, Residential Low-Density and Planned Use District land use shall be implemented by Planned Development (PD) zoning. The required rezoning to PD of the areas designated Single-Family and Residential Low-Density may occur in increments over time upon request of the property owner and approval by the City; however, rezoning of the Planned Use District (PUD) area to PD shall occur as provided in Paragraph F below entitled "Planned Use District Land Use Area". Until such rezonings to PD are effective, the zoning district designations shall remain Agriculture for all areas designated Single-Family, Residential Low-Density and Planned Use District land use; and</p>		

10028 *MA*

Table 2: Evaluation Matrix – Future Land Use Element Objectives and Policies		Objective or Policy Achieved?	Recommended Changes
<p>2. All areas that are rezoned to PD shall be designed to be traffic-calmed and pedestrian friendly; and</p> <p>3. The PD rezonings for LandMar shall ensure that allowed uses are integrated within the existing site landscape in a way that reasonably assures the following:</p> <p>a. Preservation of the ecological integrity of the ecosystems of LandMar by creating and maintaining connectivity between habitats, minimizing natural area fragmentation, and protecting wetlands, associated uplands, and floodplains as indicated in Policy 4.3.4 A above; and</p> <p>b. Preservation or enhancement of existing wetlands with approved treated stormwater to wetlands, limiting impacts to such wetlands to crossings necessary to achieve interconnectivity between upland properties, and requiring that any such crossings be designed to minimize wetland impacts.</p>			
<p>4. The PD rezonings for LandMar shall require that appropriate “low impact development” (LID) techniques for the site must be implemented. The applicant shall provide proof at each rezoning to PD that a responsible entity (e.g., community development district, developer and/or homeowner’s association) will permanently provide for proper maintenance of the LID functional landscape. LID is a site design strategy for maintaining or replicating the pre-development hydrologic regime through the use of design techniques that create a functionally equivalent hydrologic landscape. Hydrologic functions of storage, infiltration, and ground water recharge, plus discharge volume and frequency shall be maintained by integrated and distributed micro-scale stormwater retention and detention areas, by the reduction of impervious surfaces, and by the lengthening of flow paths and runoff time. Other LID strategies include, but are not limited to, the preservation/protection of environmentally sensitive site features such as wetlands, wetland buffers and flood plains. Each rezoning to PD shall include conditions requiring appropriate LID practices, subject to the approval of the City. Such practices shall include, but are not limited to:</p>			

1002814

Table 2: Evaluation Matrix – Future Land Use Element Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>a. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.</p> <p>b. Clustering of development.</p> <p>c. Bioretention areas or ‘rain gardens.’</p> <p>d. Grass swales</p> <p>e. Permeable pavements</p> <p>f. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.</p> <p>g. Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access.</p> <p>h. Elimination of curb and gutter where appropriate.</p> <p>i. Minimization of impervious surfaces through use of shared driveways and parking lots.</p> <p>j. Reduction in impervious driveways through reduced building setbacks.</p> <p>k. Reduction in street paving by providing reduced street frontages for lots.</p> <p>l. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each LID component.</p> <p>m. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.</p> <p>n. Reuse of stormwater.</p> <p>o. Use of “Florida Friendly” plant species and preferably native species for landscaping.</p> <p>p. Use of low-volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.</p>		
<p>5. Implementation of appropriate “firewise” community planning practices shall be identified during the rezoning process and required by the PD zoning ordinances.</p>		
<p>6. A master storm water management plan for each geographic area proposed for rezoning to PD must be prepared and submitted to the City for review and approval before final development orders can be approved.</p>		
<p>d. Single-Family Land Use Areas</p>		
<p>1. All areas designated Single-Family land use shall be rezoned to PD prior to undertaking any development for single-family use within the rezoned area; and</p> <p>2. All of the areas designated Single-Family land use within LandMar (Future Land Use Map, Series A) shall be limited to a total maximum gross residential density of 1 residential unit per 2.5 acres (0.4 residential units per acre) up to a maximum of 218 residential units; and</p>		
<p>e. Residential Low-Density Land Use Areas</p>		
<p>1. All areas designated Residential Low-Density land use shall be rezoned to PD prior to undertaking any development for multi-family or single-family use or any other housing type.</p>		

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>2. Development of a range of housing types, including, but not limited to single-family detached, single-family attached, townhomes and apartments is allowed. The mix of housing types shall be specifically provided in the PD zoning ordinances. Clustering of residential uses to allow for greater environmental sensitivity is allowed.</p>		
<p>3. Development shall provide for pedestrian and bicyclist safety and comfort.</p>		
<p>4. All of the areas designated Residential Low-Density land use within LandMar (Future Land Use Map, Series A) shall be limited to a total maximum gross residential density of 2.75 residential units per acre, up to a maximum of 1,004 residential units, or less, as transfers of density may occur as provided in Paragraph F.3.c. below.</p>		
<p>f. Planned Use District Land Use Area</p>		
<p>1. Development within the Planned Use District area shall maximize pedestrian/bicycle connections among all uses (residential and non-residential) and shall maximize pedestrian and bicyclist safety and comfort. A network of sidewalks and street trees shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the public right of way adjoining the Planned Use District. To minimize traffic impacts on SR 121, the implementing PDs shall maximize internal roadway connectivity between residential and areas with mixed uses.</p>		
<p>2. The PDs associated with the Planned Use District shall provide for transit access approve by the City's Regional Transit System (RTS), and the owner/developer may be required to provide comfortable, multi-use transit stations if transit service is made available to LandMar.</p>		
<p>3. The implementing PDs district zoning for the Planned Use District area shall be subject to the following standards:</p>		
<p>a. A PD (planned development) zoning ordinance consistent with the planned use district must be adopted by the City Commission within 18 months of the effective date of the land use change. The obligation to timely apply for and obtain PD zoning shall be on the owner/developer. If the aforesaid zoning ordinance is not adopted within the 18-month period, then the overlay planned use district shall automatically be null and void and of no further force and effect and the overlay land use category shall ministerially be removed from the Future Land Use Map, and the underlying land use shall be "Agriculture". The timely filing of an extension application by the owner/developer to extend the aforesaid 18-month period shall toll the expiration date until final City Commission action on the extension application.</p>		
<p>b. The Planned Use District area shall allow mixed uses such as residential, office, business retail, professional and financial services, schools, places of religious assembly and community facilities. The area shall be implemented by PD zoning which shall generally adhere to the requirements of the City's Traditional Neighborhood Development District standards.</p>		

100281A

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>c. A minimum gross density of 4 residential units per acre (668 residential units) is required for the 166.89 acres of Planned Use District (PUD) land use. A transfer of density from the Residential Low-Density Land Use Areas or the Single-Family Residential Land Use Areas into the PUD area may be approved during PD rezonings. Any transfers of density from the Residential Low-Density Land Use Areas and the Single-Family Land Use Areas to PUD shall reduce the overall number of units for the Residential Low-Density Land Use Areas and Single-Family Residential Land Use Area, respectively, allowed by the number of residential units transferred.</p>		
<p>d. Residential uses that are located above non-residential uses are allowed and encouraged. Residential types allowed include townhouses, apartments, plus attached and detached single-family homes.</p>		
<p>e. A maximum of 100,000 square feet of non-residential use shall be allowed within the Planned Use District land use, of which a maximum of 80,000 square feet shall be permitted as commercial use. Except as may be otherwise provided in the implementing PD zoning ordinance, each building within this zone shall be allowed to be mixed with residential located above non-residential uses. Each implementing PD shall provide detailed and specific design standards governing all aspects of development within the PD.</p>		
<p>f. Urban design standards that ensure compatibility among the various allowed uses shall be included as part of the PD ordinance. Additional standards may be required to address noise and lighting to further assure compatibility.</p>		
<p>g. The PD zoning ordinance shall, through design and performance measures, assure the neighborhood, pedestrian quality of LandMar by regulating building type and scale, overall building appearance and orientation, placement and function of parking, loading, waste disposal, access points, outdoor uses and mechanical equipment, signage and landscaping.</p>		
<p>h. Open space shall be provided, where appropriate, as common open space serving conservation, recreation and civic needs of the Planned Use District Area, subject to approval of the City.</p>		
<p>g. Miscellaneous Provisions</p>		

100281A

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>1. Prior to the second reading of the land use amendment ordinance(s) for LandMar, the developer shall sign a binding agreement acknowledging owner/developer responsibility for proportionate fair-share mitigation for the transportation level of service (LOS) impacts associated with the maximum amount of development identified in the future land use map amendment. Prior to adoption of the second reading of the ordinance for any PD rezoning for any portion of LandMar that would cause degradation of any impacted transportation facility below and the adopted LOS, the City shall amend the 5-Year Schedule of Capital Improvements to show the developer funding for required transportation modifications to maintain the adopted LOS and the funding provided by the proportionate fair share agreement. If sufficient funds are not available for the required transportation modifications and improvements, the owner/developer shall be required to limit the development program of Land Mar to that which would not degrade the transportation LOS below the adopted LOS for impacted roads after taking into account all improvements funded in the 5-Year Schedule of Capital Improvements.</p>		
<p>2. LandMar shall be limited to the maximum levels of development specified below for the initial phase until such time that adequate public facilities and services at the City's adopted levels of services are demonstrated for subsequent phases. Each phase of development is required to be submitted and reviewed in its entirety, and each phase shall be analyzed showing the cumulative impacts of previously approved phases.</p> <p>The initial phase of development within the first five years shall consist of: 581 residential units, which shall include a maximum of 481 single-family detached units and a maximum of 100 multi-family units subject to City approval of a traffic study provided by the owner/developer that shows adequate transportation LOS. The initial phase may include up to 30,000 square feet of non-residential use in exchange for a portion of the allowed residential units. The exchange rate shall be based upon applicable trip generation rates so that the total trips attributable to the initial phase will not exceed the total trips attributable to the allowed 581 residential units. The PD approval process shall ensure a balanced mix of residential and non-residential uses are developed in the first phase. Subsequent to build-out of the first phase, a complete analysis shall be provided by the owner/developer that demonstrates to the satisfaction of the City the availability of adequate public facilities as adopted in the City's LOS standards. Until such time that the developer can demonstrate or fund adequate public facilities, the development is limited to the initial phase of the development.</p>		
<p>At the time of filing an application for planned development rezoning, the developer shall submit to the City recommended transportation mitigation modifications needed to address the full build-out of residential and non-residential uses authorized by Policy 4.3.4.A.1 and identify funding of such modifications pursuant to the Agreement required for Policy 4.3.4.G.1. herein, subject to approval by the City. Such modifications may include, but are not limited to, any combination of the following:</p> <ul style="list-style-type: none"> a. Creation of new roadway interconnectivity between SR 121 and US 441 to better distribute vehicular trips on the impacted SR 121 segment(s); b. Widening of impacted segments of SR 121 to a maximum of four lanes; c. Funding of public transit 		

100281A

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>All recreation facilities that are required to ensure that the City's Recreation LOS standards are maintained shall be specified in the PD rezoning application and ordinance. Such recreation facilities shall include both passive and active recreational facilities including nature trails, a nature park, basketball and/or tennis courts and various types of play areas. Many of the single-family areas along with portions of the PUD area shall be built around pocket parks of various types, subject to approval by the City. At the development stage for each phase and section of the project, recreational amenities necessary to meet the demands of the residential units will be provided by the owner/developer as required by the Gainesville Comprehensive Plan facilities and substitution lists. All recreational amenities will be provided at the cost of the owner/developer. Recreation facilities shall be provided on-site to ensure that the needs of the residents of LandMar are met on-site, provided that a portion of the recreation need may be met through the cooperative development of active recreation facilities on the adjacent property (tax parcel 07781-002-000) owned by the Suwannee River Water Management District provided that such facilities are under the supervision of and are controlled by the City of Gainesville, and subject to approval by the City. 3. All proposed access points to CR 231 are subject to approval by the Alachua County Public Works Department. All proposed access points onto SR 121 are subject to approval by the FDOT.</p> <p>4. Due to the limited capacity of SR 121, the owner/developer shall provide a traffic study acceptable to the City, Alachua County, and the Florida Department of Transportation prior to the application for each PD rezoning. The study shall analyze issues related to transportation concurrency, operational and safety concerns, and shall propose appropriate mitigation for the transportation impacts of the development.</p> <p>5. Land use changes for LandMar do not vest future development for concurrency. The owner/developer is required to apply for and meet concurrency management certification requirements, including transportation, public school facilities, and recreation mitigation at the time of filing any PD rezoning application.</p> <p>6. At such time that cumulative development of the subject property reaches the threshold for a Development of Regional Impact (DRI), as provided by Chapter 163, F.S., there shall be no more rezonings to PD and no more development plan approvals until the DRI development order has been approved by the City and taken effect.</p> <p>7. The LandMar development shall include in any Planned Development Report the requirement that five percent of the residential units shall be affordable to households earning between 80% and 120% of the median income for Alachua County for a family of four as established from time to time by the U.S. Department of Housing and Urban Development. Each implementing PD zoning ordinance shall provide all required methods for ensuring implementation of this requirement, including the requirement that the owner/developer enter into a binding agreement that specifies the number of affordable units that must be constructed on an approved time schedule.</p>		

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>8. No rezonings to PD within the area of the map labeled “LandMar SR 121 Overall Site” in the Future Land Use Map Series A shall be adopted on final reading of the ordinance for areas north of the line labeled “Phase Line” until all areas south of the same line have been rezoned to PD zoning, and at least 75 percent of the infrastructure (e.g., roads, sidewalks, stormwater facilities, utilities) south of the “Phase Line” has been constructed and completed.</p>		
<p>9. In accordance with Policy 1.1.5 of the Public School Facilities Element and School Concurrency—Alachua County, FL, Updated Interlocal Agreement for Public School Facility Planning (December 23, 2008), the Alachua County School Board submitted a school facilities capacity report. The report concludes that projected student demand resulting from LandMar Development at the elementary, middle and high school levels can reasonably be accommodated for the five, ten and twenty year planning periods and is consistent with the Public School Facilities Element based upon School District projections and their District Plan. The report and finding does not constitute a school capacity availability determination or concurrency certification, it does not reserve school capacity for LandMar, and it does not vest LandMar for school concurrency. At the time of application for a development order for LandMar, the developer shall apply for and obtain concurrency certification in compliance with the City Comprehensive Plan, Code of Ordinances and state law. Prior to approval of any development order, the City shall coordinate with the School Board and determine availability of school capacity within the applicable School Concurrency Service Area. A Capacity Enhancement Agreement or other mitigation option as provided for in Policies 1.1.7 and 2.5.1 through 2.5.4 of the Public School Facilities Element may be required at that time to ensure continued compliance with all applicable provisions of the City Comprehensive Plan, Code of Ordinances and state law. In the absence of a Capacity Enhancement Agreement or other mitigation option being approved fulfilling the concurrency requirement, the City will not issue a concurrency certification if capacity is unavailable, and such circumstance can result in a delay or denial of a development order for LandMar.</p>		
<p>4.3.5 Due to the unique infrastructure and environmental constraints of the HatchetCreek Planned Use District (the “PUD”), as depicted on the map labeled Hatchet Creek PUD Area in the Future Land Use Map Series A, the PUD shall be governed by the following conditions:</p> <p>a. The residential density and allowable residential uses within the Planned Use District is a maximum of 1,200 residential units and 300 Assisted Living Facility (ALF) beds.</p>	<p>Yes, on-going.</p>	<p>No changes recommended to any part of policy or sub-policies.</p>

1002814

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>b. The non-residential and non-ALF intensity and allowable non-residential and non-ALF uses within the PUD is a maximum of 200,000 square feet of non-residential uses. This 200,000 square feet may be used for any combination of the following: up to 100,000 square feet of retail space, up to 100,000 square feet of office space and any remaining square footage for the Business Industrial uses that are specified in the Planned Development (“PD”) zoning ordinance. In addition, the PUD may include accessory uses customarily and clearly incidental to a residential community, such as recreational facilities, and may include parks, open space, conservation, open space buffers and mitigation areas. Any accessory uses shall be for the exclusive use of the residents of the PUD and their guests and shall be specified in the PD zoning ordinance.</p>		
<p>c. The actual amount and types of residential units, ALF beds, and non-residential development area will be specified in the PD zoning ordinance as limited by the city, county and state development restrictions and constraints, including but not limited to, wetlands and surface water regulations, wellfield protection, floodplain requirements, concurrency and airport hazard zoning regulations.</p>		
<p>d. The allowable uses within the PUD shall be restricted as described below and as more specifically provided in the PD zoning ordinance. For purposes of this PUD, the 60-75 DNL Noise Contour is the area depicted as the 60 DNL Noise Contour, the 65 DNL Noise Contour, the 70 DNL Noise Contour and the 75 DNL Noise Contour on Attachment 3 to the Appendix F – Airport Hazard Zoning Regulations, Chapter 30, Gainesville Code of Ordinances adopted on December 3, 2009 by Ordinance 090384. A copy of Attachment 3 is attached hereto as Exhibit “B,” which consists of the map entitled “Airport Noise Zone Map – City of Gainesville” prepared by the City of Gainesville Planning Department GIS Section 08/09. The source of the map is the Pt. 150 Study 2012 Noise Exposure Map, as stated on the map.</p>		
<p>I. Within the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations: (a) No residential development, including ALF beds, is allowed. (b) Non-residential (retail, office and accessory uses to residential) development is allowed, as well as, recreational facilities as accessory uses that are customarily and clearly incidental to a residential community or parks, open space, conservation, open space buffers and mitigation areas; except that on lands with the underlying land use designation of Industrial, the non-residential development shall be limited to certain Business Industrial (BI) zoning uses that are specified in the PD zoning ordinance.</p>		

100281A

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>2. Outside of the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations, to the extent same are applicable:</p> <p>(a) Residential development, including ALF beds, is allowed.</p> <p>(b) Non-residential (retail, office and accessory uses to residential) development is allowed, as well as recreational open space, conservation, open space buffers and mitigation areas; except that on lands with the underlying land use designation of Industrial, the non-residential development shall be limited to certain Business Industrial (BI) zoning uses that are specified in the PD zoning ordinance. facilities as uses that are customarily and clearly incidental to a residential community or parks, open space, conservation, open space buffers and mitigation areas.</p>		
<p>e. All non-residential areas in the PUD shall be connected to the residential areas in the PUD by an interior roadway system and/or a pedestrian/bicycle/golf cart system. All pedestrian sidewalk systems in the PUD shall comply with the Florida Accessibility Code for Building Construction requirements.</p>		
<p>f. A PD (planned development) zoning ordinance consistent with the PUD must be adopted by the City Commission within 18 months of the effective date of the land use change. The obligation to apply for and obtain PD zoning shall be on the owner/developer. If the aforesaid zoning ordinance is not adopted within the 18-month period, then the overlay PUD shall automatically be null and void and of no further force and effect and the overlay land use category shall ministerially be removed from the Future Land Use Map, leaving the original and underlying land use categories in place. The timely filing of an extension application by the owner/developer to extend the aforesaid 18-month period shall toll the expiration date until final City Commission action on the extension application.</p>		
<p>g. A current and complete wetlands survey for the entire property shall be submitted to the City of Gainesville and to the St. Johns River Water Management District at the time of application for PD zoning. Formal approval of wetland delineations for the entire property by the water management district is required prior to the public hearing on the PD zoning petition by the City Plan Board.</p>		
<p>h. All direct impacts to jurisdictional wetlands, wetland buffers, and regulated creeks shall be avoided to the extent practicable. All unavoidable, direct wetland and creek impacts shall be mitigated in accord with applicable City of Gainesville and water management district requirements. Any required on-site mitigation will be part of and will not supersede other wetland mitigation requirements of the comprehensive plan, land development code, and the water management district. There shall be no net loss of wetland acreage and function within the PUD. In addition, if wetland impacts are proposed at the time of application for PD zoning or a subsequent application for development approval, the owner/developer shall submit a plan for improvement of surface water and wetland function within the Planned Use District and, subject to City review and approval, the plan of improvement shall be incorporated into the PD zoning ordinance or subsequent development approval.</p>		

100281A

Table 2: Evaluation Matrix – Future Land Use Element		
Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
i. All pedestrian and/or bicycle pathways, trails, and sidewalks shall be located outside of wetland buffer areas and outside of creek buffer areas, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.		
j. Protection of the State-listed animal species Gopher tortoise (<i>Gopherus polyphemus</i>) listed as a Species of Special Concern in Rule 68A-27.005, Florida Administrative Code, located in the remnant sandhills east of the Ironwood Golf Course, and documented in the Applicant's Hatchet Creek Planned Use District Report dated March 2007, is required and shall be established in the PD zoning ordinance. Protection of the documented population may be accomplished by establishing a designated protection area in the PD zoning ordinance that meets all applicable requirements of the City's land development code and all applicable requirements of the Florida Administrative Code.		
k. The owner/developer shall submit a report (in accordance with the requirements of the environmental regulations in the City's land development code) with the application for PD zoning. As part of this report, the highest-quality uplands shall be delineated and development within these high-quality areas shall be restricted.		
l. The application for PD district zoning shall include requirements for the use of native vegetation landscaping and for the removal of invasive trees and shrubs.		
m. A master stormwater management plan must be approved by the City Manager or designee prior to final development plan approval. The master stormwater management plan for the project shall be modified for undeveloped phases in order to comply with the statewide water quality rule once it is adopted. The water quality leaving the site shall be addressed in the PD zoning ordinance.		
n. Buffer and setback requirements for the wetlands and creeks in the PUD shall be specified in the PD zoning ordinance and shall be in accordance with the environmental regulations in the City's land development code, based upon review of the required report that shall be submitted with the application for PD zoning.		
o. Buffer requirements pertaining to adjacent uses (including the municipal golf course) will be provided by the owner/developer in the application for PD zoning and, subject to City review and approval, shall be included in the PD zoning ordinance. These buffers shall be designed to minimize the impact on and adequately buffer the adjacent uses.		
p. The PUD shall not vest the development for concurrency. The owner/developer is required to apply for and meet concurrency management certification requirements, including all relevant policies in the Concurrency Management Element, at the time of application for PD zoning. Transportation modifications which are required due to traffic safety and/or operating conditions, and which are unrelated to transportation concurrency shall be provided by the owner/developer.		
q. Internal roadways shall be designed to provide for bicycle and pedestrian access and connectivity, and shall include traffic calming (low design speed) methods (e.g., speed tables, speed humps, "neck-downs", roundabouts) acceptable to the City of Gainesville in accordance with the traffic calming practices outlined by the Institute of Transportation Engineers.		

1002810

Table 2: Evaluation Matrix – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>r. Sidewalks shall be provided on all internal streets. Sidewalk connections shall be made from the internal side walk system to the existing and planned public sidewalks along the development frontage. All sidewalks and sidewalk connections shall be a minimum of 5-feet in width, except as may be established and shown for good cause by the owner/developer and then provided for in the PD zoning ordinance.</p> <p>s. The PUD shall provide for transit access (either on site or on abutting roadways) and shall include construction of an appropriate number of transit shelters, as determined at the PD zoning stage and specified in the PD zoning ordinance.</p> <p>t. A limited number of drive-through facilities shall be allowed on the street frontages of NE 53rd Avenue and NE 39th Avenue as determined at the PD zoning stage and specified in the PD zoning ordinance. No direct access from NE 39th Avenue or NE 53rd Avenue shall be allowed for these drive-through facilities. All access to the drive-through facilities shall be from the internal roadway system (the internal roadway system shall include public and private roads and internal driveway systems) in the PUD. Additional drive-through facilities that are entirely internal to the PUD shall be determined in the PD zoning ordinance. The PD zoning ordinance shall specify the design criteria for all drive-through facilities and shall include a phasing schedule to ensure a mix of drive-through facilities, residential uses, and other commercial/office uses in the planned use district. The trip generation associated with drive-through facilities shall limit the total number of drive-through facilities such that the total maximum trip generation shown for the 100,000 square feet of shopping center use as calculated by the traffic study dated 4/3/08 (prepared by GMB Engineers & Planners, Inc.) as updated 11/19/09 by MPH Transportation Planning, Inc. is not exceeded for the PUD.</p>		
<p>u. A maximum of two access points, unless additional access points are approved by the FDOT and the City of Gainesville, shall be allowed along NE 39th Avenue, subject to the final approval of FDOT. Any proposed reconfiguration of the existing road connection to the Ironwood Golf Course is subject to FDOT and City approval at the PD zoning stage. Boulevard-type driveways with the ingress/egress split by a landscaped median and other entry-type features shall count as a single access point. These access points shall be specified in the PD zoning ordinance.</p>		
<p>v. A maximum of two access points shall be allowed along NE 53rd Avenue unless additional access points are approved by Alachua County and the City of Gainesville, in accordance with the Alachua County Access Management regulations, and the locations shall be included in the PD zoning application. All access points are subject to Alachua County and City of Gainesville approval at the planned development zoning stage and shall be specified in the PD zoning ordinance. To minimize traffic impacts from the Hatchet Creek PUD on NE 53rd Avenue, the access points on NE 53rd Avenue shall be interconnected with the internal public or private road system in the Hatchet Creek development. The private road system interconnections shall be interpreted to include internal driveway systems.</p>		

100281A

Table 2: Evaluation Matrix – Future Land Use Element Objectives and Policies		Objective or Policy Achieved?	Recommended Changes
dd. The owner/developer shall fund any potable water and/or wastewater capacity improvements that are based on the PUD demands so that the adopted levels of service in the Potable Water/Wastewater Element of the City's Comprehensive Plan are maintained. The owner/developer shall sign a binding letter of agreement with the City to ensure that the funding will be available to make the required improvements.			
ee. At the time of application for PD zoning, the owner/developer shall provide design standards generally consistent with traditional design concepts (such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks) for all residential and non-residential uses in the PUD and, subject to City review and approval, those standards shall be specified in the PD zoning ordinance.			
ff. This PUD does not permit or allow any development that would constitute a development of regional impact or any development that would require a development of regional impact review. Any PD zoning application or any application for proposed development that exceeds the development of regional impact thresholds shall be required to follow the procedures as defined in Chapter 380, F.S. and applicable regulations of the Florida Administrative Code.			
gg. The PUD shall not be a gated community. Security features, if any, shall be addressed in the PD zoning application and specified in the PD zoning ordinance			
Objective 4.4 Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.		Yes, ongoing.	None.
4.4.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.		Yes.	None.
4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.		Yes.	None.
4.4.3 Properties that involve a large-scale land use amendment shall be placed in a TCEA zone as part of the large-scale amendment process for the property. This shall be done by simultaneous amendments to the appropriate TCEA maps in the Comprehensive Plan. Consistent with Policy 1.5.6, the City shall provide sufficient Data and Analysis information with the associated Comprehensive Plan amendments to ensure that the City's status as an urban service area is maintained after annexation.		The process is in place to implement this policy.	None.
4.4.4 Properties that involve a small-scale land use amendment shall be placed in a TCEA zone during the next large-scale amendment cycle. During the interim period after obtaining City land use but prior to placement in a TCEA zone, development on property east of I-75 shall provide for and fund mobility needs by meeting the standards and requirements, as set forth in the Comprehensive Plan, of the most physically proximate TCEA zone. Development on property west of I-75 shall meet the standards and requirements, as set forth in the Comprehensive Plan, for Zone D. Consistent with Policy 1.5.6, the City shall provide sufficient Data and Analysis information with the associated Comprehensive Plan amendments to ensure that the City's status as an urban service area is maintained after annexation.		The process is in place to implement this policy.	None.

100281A

Table 2: Evaluation Matrix – Future Land Use Element		
Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
Objective 4.5 The City's land development regulations shall continue to provide standards and guidelines that will regulate signage, subdivision of land, vehicle parking, designation of open spaces, drainage and stormwater management, and on-site traffic flow.	Yes, ongoing.	None.
4.5.1 The City shall continue to regulate signage in the City of Gainesville through land development regulations.	Yes, ongoing.	None.
4.5.2 The City shall continue to regulate the subdivision of land, vehicle parking, on-site traffic flow, drainage and stormwater management, and the designation of open spaces through land development regulations.	Yes, ongoing.	None.
4.5.3 The City shall continue to implement the LOS standards adopted in the Stormwater Management Element.	Yes, ongoing.	None.
Objective 4.6 Provide a mechanism for consistency between the Future Land Use categories and zoning designations.	Yes.	None.
4.6.1 Chapter 30, City of Gainesville Code of Ordinances shall implement the Future Land Use categories created by this Plan as indicated in Policy 4.7.1 and shall regulate all development until superseded by new land development regulations as required by this Plan. Proposed developments that do not fall within the parameters of existing zoning districts and categories shall be permitted to develop as Planned Developments and shall meet all the requirements of that zoning classification and the Future Land Use Element.	Yes, ongoing.	None.
4.6.2 Nothing in this Plan shall limit or modify the rights of any person to complete any development that has been issued a final development order prior of the adoption of this Plan, from which development has commenced and is continuing in good faith.	Yes.	None.
Objective 4.7 Provide the mechanism for the period after adoption of new land development regulations that ensures development that is consistent with the Future Land Use Map.	Yes, ongoing.	Clarify language.
4.7.1 Chapter 30, City of Gainesville Code of Ordinances shall implement the Future Land Use categories created by this Plan as indicated on the table labeled "Future Land Use Categories and Corresponding/Implementing Zoning Districts." All development shall be regulated by the provisions of these zoning districts.	Yes, ongoing.	None.
Objective 4.8 Coordinate with any appropriate resource planning and management plan prepared pursuant to chapter 380, Florida Statutes, and approved by the Governor and Cabinet. Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendation that the City determines to be appropriate.	Yes, ongoing.	None.
4.8.1 Coordinate resource planning and management plans prepared pursuant to Florida Statutes.	Yes, ongoing.	None.
Objective 4.9 A Special Area is established for the Idylwild/Serenola area which shall be subject to the policies and standards contained in this Section. Portions of the Idylwild/Serenola area that are not currently within city limits shall be subject to these policies and standards at such time as they may be annexed into the city.	Yes, ongoing.	None.

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>4.9.1 The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area map (Special Area Study: Idylwild/Serenola in the Future Land Use Element map series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.</p> <p>4.9.2 To preserve and conserve significant uplands, policies (a) through (c) below shall apply. Significant uplands are defined as forested upland communities (associations) of plants and animals, which, because of their great variety of species are deemed to be of exceptional quality and richness (community completeness). These habitats are typically of sufficient size to maintain normal flora and fauna, have actual or potential linkages to other significant natural areas and contain sufficient diversity among species and communities.</p> <p>a. Preservation of upland communities shall be encouraged through public or private acquisition where possible, and other appropriate methods of preservation.</p> <p>b. Appropriate conservation strategies shall be used to permit appropriate development when acquisition is not possible. These development regulations are addressed in the Conservation Element.</p> <p>c. Criteria for the conservation of significant uplands shall be developed and included as a part of the development review process.</p> <p>4.9.3 To preserve, maintain, and restore where necessary, areas containing extensive trees canopies, policies (a) and (b) below shall apply. Tree canopy areas are major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource</p> <p>a. The development regulations shall require a tree survey be submitted for all development proposed within designated "Tree Canopy Areas". The survey shall be submitted at the time of development application.</p> <p>b. Development within Tree Canopy Areas shall utilize "cluster" design concepts where appropriate, concentrating development within given areas to minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.</p> <p>4.9.4 To maintain developable or already developed lots in as much of a natural state as possible, the following policy shall apply in areas currently in residential use. The areas currently in residential use contain the densely tree-canopied, developed areas of the Idylwild, Serenola, and Malore Gardens neighborhoods.</p> <p>a. Innovative lot designs shall be encouraged through flexibility in the development regulations to maintain the natural character of the individual lots currently in residential use.</p>		None.
		None.
		None.
		None.

100281A

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>4.9.5 To protect endangered and threatened species through habitat maintenance and appropriate development regulations, policies (a) through (c) below shall apply. The Special Area contains habitat areas of 2 wildlife species—sandhill crane and bald eagle—listed as either threatened or endangered.</p> <p>a. The policies within the Conservation Element of the Gainesville Comprehensive Plan shall apply as they relate to threatened and endangered species.</p> <p>b. Threatened and endangered species listed in official Federal, State, or international treaty lists, i.e., “listed” species, shall be afforded the legal protective status provided by law.</p> <p>c. The encroachment of development upon areas of threatened and endangered species shall be discouraged.</p>		<p>Revise in accord with the 2010 environmental update, which provides a broader definition of “listed species”.</p> <p>Delete reference to bald eagle, which is no longer a State- or federally-listed species.</p>
<p>4.9.6 Individual sites and areas of archeological significance shall be preserved, protected, or acquired, and wherever possible, enhanced. Policies (a) through (b) below shall apply to archeologically significant areas.</p> <p>a. The relocation of construction sites which coincide spatially with identified historical and archeological sites shall be encouraged.</p> <p>b. The development regulations shall establish minimum buffer areas around known archeologically significant areas.</p>	None.	None.
<p>4.9.7 The City shall protect existing residential neighborhoods from encroachment of incompatible land uses in the Idylwild/Serenola Special Area; promote compatible land uses on adjacent properties; and encourage the type and intensity of land uses that are consistent with and compatible to the natural characteristics of the land.</p>		None.
<p>4.9.8 The policies governing land use in the special area are as follows:</p> <p>a. The 44 acres of the Idylwild/Serenola Special Area that were annexed by Ordinance No. 991231, if developed, shall be developed with no more than 88 residential units, each of which must be single-family and detached.</p>		None.
<p>b. Residential properties located adjacent to single-family residential neighborhoods should be developed at not higher than a 2 du/a increase in density above the density permitted on any adjacent land within 150 feet. Adjacent properties shall mean abutting properties or properties which are separated only by a private or County right-of-way or easement, but properties that are separated by an arterial street shall not be considered adjacent. Further increases may be permitted only for development shown to be sufficiently similar in character and intensity to existing uses so that compatibility is maintained. Techniques such as step-up in residential density, buffers, setbacks, screening, modest surface parking, and low-intensity lighting between uses—based on performance standards to be defined in the development regulations—may be utilized to provide such compatibility. All density increases in the development regulations—may be utilized by Ordinance No. 991231 shall comply with Policy 4.9.8 a., which limits the total number of units for the entire, 44-acre property to 88, each of which must be single-family and detached.</p>		
<p>c. The natural constraints of the land shall be considered in light of any proposed development.</p>		

100281A

Table 2: Evaluation Matrix – Future Land Use Element			
Objectives and Policies		Objective or Policy Achieved?	Recommended Changes
d. Provide protection for environmentally significant areas. Specific criteria, standards, and procedures should be identified for development requests including provisions such as appropriate setbacks, buffers, mitigation and restoration requirements and provision of natural open areas.			
e. Provide for low density/intensity uses around environmentally significant areas such as Paynes Prairie.			
f. Provide through the development regulations a manner to reevaluate proposed development which has not developed after a designated period of time.			
4.9.9 Provide the necessary infrastructure to sustain and support growth which maintains and enhances the quality of life within the Idylwild/Serenola neighborhood.			None.
4.9.10 To provide for public water and centralized sewer system of adequate size and capacity to protect the sensitive environmental structure of the area, policies (a) through (e) below shall apply.			None.
a. Extend existing public water lines as appropriate to all approved new development within the Idylwild/Serenola neighborhood, appropriately looped to enhance flow. Such extensions shall be made in accordance with GRU extension policies.			
b. Extend centralized sanitary sewer facilities as appropriate to all approved new development. Such extensions shall be made in accordance with GRU extension policies.			
c. Coordinate the extension of water and sewer facilities with the expansion of the GRU treatment plant.			
d. Require all new development to tie into the extended water and sewer lines when capacity is available. Such connections shall be made in accordance with GRU policies			
e. Prohibit new development within the neighborhood unless it is connected to a public water supply and a centralized sewer facility unless:			
1. the development is single-family in nature; and			
2. is being constructed on a lot of 3 acres or more; and			
3. receives the appropriate permits for either well use, on-site treatment, or both.			
Objective 4.10 Eliminate uses inconsistent with the adopted Future Land Use Plan.		Yes, ongoing.	None.
4.10.1 The City shall continue to have land development regulations that eliminate or control those uses that are found to be inconsistent with the Future Land Use Plan. Land development regulations shall address the continued existence of legal non-conforming uses, and amortization schedules for signs and street graphics.		Yes, ongoing.	None.
4.10.2 No legal, nonconforming use at the time this plan is adopted or amended shall be rendered illegal by this plan, except as provided in the land development regulations.		Yes, ongoing.	None.
Objective 4.11 Minimize inconsistencies between the Future Land Use Element and the Strategic Plan for Sustainable Economic Development that was developed by the Economic Development Advisory Committee of Alachua County.		No.	Remove this objective and its policies. Reference the Strategic/Action Plan for Economic Development in the Intergovernmental Coordination Element.
4.11.1 The City Plan Board shall, on or before November 29, 2002, review the Strategic Plan for Sustainable Economic Development and any proposed changes for consistency with the Future Land Use Element, and make recommendations as to such consistency to the City Commission.		No.	Remove

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Table 2: Evaluation Matrix – Future Land Use Element</p> <p>Objectives and Policies</p> <p>4.11.2 Subsequent to the review and recommendation required by Policies 4.11.1 and the City Plan Board shall, on continuing basis, review proposed changes to the Strategic Plan for consistency with the Future Land Use Element and make recommendations to the City Commission as to consistency between Future Land Use Element and the Strategic Plan and changes that may be proposed for the Strategic Plan.</p>	No.	Remove.
<p>4.11.3 Where the Strategic Plan or proposed changes to it are found to be inconsistent with the Future Land Use Element by the City Plan Board, the City Plan Board shall recommend to the City Commission changes as appropriate to either the Strategic Plan or /and to the proposed changes to it, or/and to the Future Land Use Element.</p>	No.	Remove.
<p>To enhance the City's commitment to improve and maintain the vitality of its neighborhoods. The neighborhood represents the primary building block of the city, and the health and vitality of existing and new neighborhoods is essential to building a viable, sustainable community.</p>		
<p>Objective 5.1 The City shall work in partnership with neighborhoods to facilitate effective communication between the neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.</p>	Yes.	Add a qualifier recognizing budget constraints.
<p>5.1.1 Continue the neighborhood planning program, utilizing a collaborative and holistic planning process, and designate up to 2 additional neighborhoods per year for participation.</p>	Yes.	Revise to provide flexibility to not continue the neighborhood planning program if there is no budget for it.
<p>5.1.2 Assist neighborhoods in developing coordinated Neighborhood Action Plans to address neighborhood issues such as land use and housing, codes enforcement, traffic and infrastructure, crime, recreation and beautification. Plans shall include short- and long-term goals identified by the neighborhood and identification of strategies to implement goals.</p>	Yes.	Limit to neighborhood planning program neighborhoods.
<p>5.1.3 Establish Neighborhood Action Teams, comprised of city staff, to assist designated neighborhoods.</p>	Partially. The use of formal Neighborhood Action Teams gradually declined until they were eliminated. As a result, the Neighborhood Planning Coordinator became responsible for ensuring that all relevant City staff participated.	Remove.
<p>5.1.4 The City shall create heritage, conservation or other appropriate overlay districts as needed for neighborhood stabilization.</p>	Yes.	Update based on existing Heritage Overlay District.
<p>5.1.5 The neighborhood planning program should include a neighborhood registration program for all city neighborhoods that choose to participate.</p>	Yes.	Remove.
<p>5.1.6 The City should develop a neighborhood web page for the City's web site by 2003.</p>	Yes.	Change "develop" to "update." Set a new due date. Revise to recognize budget constraints.
<p>5.1.7 The City shall prepare a study of the impacts of rentals on single-family neighborhoods and shall implement additional programs as necessary and appropriate to stabilize and enhance these neighborhoods.</p>	Yes.	Continue implementing the recommendations of several studies.

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Table 2: Evaluation Matrix – Future Land Use Element	Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Future Land Use Map Series</p> <ul style="list-style-type: none"> • Transportation Concurrency Exception Area • Designated Urban Redevelopment Area • Designated Urban Infill and Redevelopment Area • 100-Year Floodplain • Environmentally Significant Land and Resources <ul style="list-style-type: none"> • Wellfield Protection Zones • Floridan Aquifer Recharge • Creeks, Lakes, and Wetlands • Uplands • General Soil Associations • Commercial Excavation Sites • Special Area Study: Idylwild/Serenola • Landmar SR-121 • Generalized Future Land Use Map [Note: This map is on file at the Dept. of Community Development. Come to Thomas Center B, Planning Counter] 			<p>Update maps to reflect current city boundaries and best available cartographic information.</p> <p>Remove Urban Infill and Redevelopment Area map.</p>