

# CITY OF GAINESVILLE 2000-2010 Comprehensive Plan

Final  
Evaluation & Appraisal Report  
October 7, 2010





## City of Gainesville Evaluation and Appraisal Report

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### Table of Contents

<b>Tables, Figures, and Maps .....</b>	<b>iii</b>
<b>Acronyms and Abbreviations .....</b>	<b>iv</b>
<b>Acknowledgements .....</b>	<b>v</b>
<b>Executive Summary .....</b>	<b>vii</b>
 <b>Chapter One Introduction to the EAR .....</b>	 <b>1</b>
Purposes of the EAR .....	1
Scope of Work .....	1
The EAR Document .....	2
Schedule for Preparation and Adoption of the EAR .....	2
 <b>Chapter Two Community Assessment .....</b>	 <b>4</b>
Population Growth .....	4
Population Projections .....	4
Changes in Land Area .....	7
Financial Feasibility .....	9
Extent of Vacant and Developable Land .....	10
Location of New Development Activity .....	14
 <b>Chapter Three Major Issues .....</b>	 <b>16</b>
Introduction .....	16
Issue 1: Clarify Activity Center, Mixed-use, and Urban Design Requirements .....	21
Issue 2: Establish Policies for the Reduction of Greenhouse Gases within the City .....	24
Issue 3: Encourage Livable Neighborhoods for People of All Ages. ....	29
Issue 4: Fund Transportation Choice. ....	33
Issue 5: Amend the Future Land Use Map as Justified by Data and Analysis. ....	36
Issue 6: Encourage Infill and Redevelopment in Central and East Gainesville. ....	38
Issue 7: Navigate the New Economy. ....	41
Issue 8: Strengthen Natural Resource Protection .....	44
 <b>Chapter Four Assessment of Plan Elements .....</b>	 <b>48</b>
Introduction .....	48
Future Land Use Element .....	48
Transportation Mobility Element .....	52
Concurrency Management Element .....	54
Housing Element .....	57
Conservation, Open Space & Groundwater Recharge Element .....	62
Recreation Element .....	66
Historic Preservation Element .....	71
Potable Water & Wastewater Element .....	75
Solid Waste Element .....	77

## City of Gainesville Evaluation and Appraisal Report

---

Stormwater Management Element.....	81
Capital Improvements Element.....	85
Intergovernmental Coordination Element.....	87
Urban Design Element.....	90
Cultural Affairs Element.....	93
Public Schools Facilities Element.....	94
<b>Chapter Five Coordination Requirements and TCEA Analysis .....</b>	<b>95</b>
Coordination of the Plan with Public Schools .....	95
Assessment of Common Methodology for Concurrency Management.....	95
Assessment of Transportation Concurrency Exception Area .....	96
<b>Appendix A- Supplemental Documents</b>	
A1. Letter of Understanding from DCA .....	A-2
A2. Community Assessment maps and tables .....	A-4
A3. Public Participation Plan.....	A-13
A4. Changes to State Law Related to Comprehensive Planning .....	A-18
A5. 5-Year Schedule of Capital Improvements.....	A-41
<b>Appendix B- Element Matrices</b>	
B1. Future Land Use Element .....	B-3
B2. Transportation Mobility Element.....	B-53
B3. Concurrency Management Element .....	See note
B4. Housing Element .....	B-71
B5. Conservation Element .....	B-81
B6. Recreation Element .....	B-97
B7. Historic Preservation Element .....	B-105
B8. Potable Water & Wastewater Element .....	B-111
B9. Solid Waste Element .....	B-117
B10. Stormwater Management Element .....	B-123
B11. Capital Improvements Element .....	B-131
B12. Intergovernmental Coordination Element .....	B-139
B13. Urban Design Element .....	B-153
B14. Cultural Affairs Element .....	B-173
B15. Public Schools Facilities Element .....	B-177

NOTE: There is no matrix for the Concurrency Management Element because it was fully updated in 2009.

## City of Gainesville Evaluation and Appraisal Report

---

### Tables, Figures, and Maps

Table 1	Projected City Population: 2010 – 2020 .....	5
Table 2	City Share of County Population .....	6
Table 3	Acreage by Future Land Use Category.....	11
Table 4	Vacant, Developable Acreage by Future Land Use Category .....	13
Table 5	Summary of 2000-2010 Land Use Amendments by Area.....	15
Table 6	Summary of 2000-2010 Land Use Amendments by Petitioner.....	15
Table 7	LOS Standards for Parks and Facilities .....	70
Table 8	Privately-Initiated Land Use Amendments.....	A-6
Table 9	City-Initiated Land Use Amendments .....	A-8
Table 10	Changes to State Law Related to Comprehensive Planning.....	A-21
Table 11	5-Year Schedule of Capital Improvements (FY 10/11 – 14/15) .....	A-42
Table 12	School Board of Alachua County 5-Year District Facilities Work Program .....	A-50
Figure 1	Projected City Population: 2010-2020 .....	5
Figure 2	Map of City Boundary Growth, 2000-2009 .....	8
Figure 3	Vacant Parcels of More Than 5 Acres.....	A-5
Figure 4	Map of City Boundary Growth & City-Initiated Land Use Petitions .....	A-10
Figure 5	Map of City Boundary Growth & Privately-Initiated Land Use Petitions.....	A-11

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**City of Gainesville Evaluation and Appraisal Report**

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## **Acronyms and Abbreviations**

The following general acronyms and abbreviations are used throughout this report. Acronyms germane to specific plan elements or sections of the EAR are defined therein.

Ch. 163	Chapter 163, Florida Statutes
9J-5	Rule 9J-5, Florida Administrative Code
City	The City of Gainesville
County	Alachua County
DCA	Florida Department of Community Affairs
EAR	Evaluation and Appraisal Report
FAC	Florida Administrative Code
FDOT	Florida Department of Transportation
FLUM	Future Land Use Map
FS	Florida Statutes
LDC	Land Development Code
LDRs	Land Development Regulations
LOS	Level of Service
NCFRPC	North Central Florida Regional Planning Council
SB360	Senate Bill 360
SRPP	(NCFRPC) Strategic Regional Policy Plan
TCEA	Transportation Concurrency Exception Area

## City of Gainesville Evaluation and Appraisal Report

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### Acknowledgements

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City Departments (including but not limited to Public Works (including RTS and Solid Waste), Parks, Recreation and Cultural Affairs, and Housing & Community Development)

Florida Department of Community Affairs

Gainesville Regional Utilities

Gainesville Regional Airport

Gainesville Community Redevelopment Agency

Alachua County Growth Management Department

North Central Florida Regional Planning Council

St. Johns County Water Management District

School Board of Alachua County

University of Florida (Department of Urban & Regional Planning's Center for Building Better Communities, and Facilities Planning & Construction Division)

## **City of Gainesville Evaluation and Appraisal Report**

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### **City Commission**

Craig Lowe, Mayor

Jack Donovan

Thomas Hawkins, Jr.

Scherwin Henry

Jeanna Mastrodicasa

Lauren Poe

Randy Wells

Pegeen Hanrahan, Mayor (through April 2010)

### **City Plan Board**

Bob Cohen, Chair

Adrian Taylor, Vice-Chair

Bob Ackerman

Crystal Goodison

Laurel Nesbit

Danika Oliverio (beginning August 2010)

Randy Wells (through April 22, 2010)



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## City of Gainesville Evaluation and Appraisal Report

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### Executive Summary

The City of Gainesville 2000-2010 Comprehensive Plan is a vision document for guiding the continuing development and evolution of the City. It is comprised of 15 elements that range from future land use, transportation, and conservation, to public school facilities and historic preservation. The ten-year planning horizon is reflected in the current 2000-2010 City of Gainesville Comprehensive plan, the evaluation and appraisal of which comprises this report and creates a foundation for development of the 2010-2020 comprehensive plan.

Per Florida Statutes, the City of Gainesville and other local governments are required to adopt an Evaluation and Appraisal Report (EAR) approximately once every seven years. The EAR is prepared by the local planning agency (City Plan Board) and it analyzes the City's progress in implementing its comprehensive plan, accounting for changes in population, land area, development activity, and regional and state policy. The EAR combines this analysis with an updated vision for the future and provides recommendations as to how the comprehensive plan should be amended.

Preparation of the EAR began in early 2009 with organizational meetings, followed by an extensive series of public meetings designed to maximize public participation in development of the major issues and element-based recommendations. The Major Issues document dated October 15, 2009 was accepted by the City Plan Board on October 22, 2009, endorsed by the City Commission on December 17, 2009, and sent to the Florida Department of Community Affairs (DCA) with a request for a Letter of Understanding. DCA issued its Letter of Understanding on January 15, 2010 and stated its agreement with the summary of issues set forth in the major issues document.

Numerous workshops and presentations have been held to review the various components of the proposed EAR, including but not limited to analysis of the Major Issues with respect to the current comprehensive plan elements, and analysis of the current comprehensive plan elements but unrelated to the eight Major Issues.

The EAR contains the following chapters and appendices:

- *Community Assessment.* This chapter provides a snapshot view of the City, including analysis of changes since the current comprehensive plan was adopted. Population, land area, and land use; location of development; and financial feasibility of the comprehensive plan are addressed.
- *Major Issues.* Identification and assessment of the City's Major Issues represents a critical step in the EAR process. These issues, developed through a public participation process that included numerous public workshops and presentations (including a voluntary scoping meeting), represent the key concerns of the citizens of Gainesville, the City Plan Board, and the City Commission. They have been reviewed against the adopted comprehensive plan to assess how they are addressed by existing policy, and recommendations are provided for how the comprehensive plan may be amended to better address these community concerns.
- *Assessment of Comprehensive Plan Elements.* This chapter contains analysis and recommendations applicable to the elements but unrelated to the Major Issues.

## City of Gainesville Evaluation and Appraisal Report

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- *Appendices.* Backup materials are included in the appendices, including the complete public participation plan, a full list of all relevant changes to regional and state land planning policy, and detailed analysis of each comprehensive plan element.

Staff has concluded that the proposed Evaluation and Appraisal Report on the 2000-2010 City of Gainesville Comprehensive Plan:

- reflects the major issues identified by the citizens of Gainesville, the City Plan Board, and the City Commission;
- meets the requirements of Section 163.3191, Florida Statutes for evaluation and appraisal of a comprehensive plan; and,
- that it should be approved.

**City of Gainesville Evaluation and Appraisal Report**

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**Chapter One Introduction to the EAR**

## **Chapter One Introduction to the EAR**

### **Purposes of the EAR**

The City of Gainesville's comprehensive plan is a vision document for guiding the continuing development & evolution of the City. It is comprised 15 elements that range from future land use, transportation, and conservation, to public school facilities, and historic preservation. The 10-year horizon is reflected in the current 2000-2010 City of Gainesville Comprehensive plan, the evaluation and appraisal of which comprises this report and creates a foundation for development of the 2010-2020 comprehensive plan.

Per Florida Statutes, the City of Gainesville and other local governments are required to adopt an Evaluation and Appraisal Report (EAR) approximately once every seven years. The EAR is prepared by the local planning agency (City Plan Board) and it analyzes the City's progress in implementing its comprehensive plan, accounting for changes in population, land area, development activity, and regional and state policy. The EAR combines this analysis with an updated vision for the future and provides recommendations as to how the comprehensive plan may be amended.

### **Scope of Work**

This report contains all statutory requirements for an EAR, as established by 163.3191 FS:

- Analysis of population growth and changes in land area since the adoption of the original plan (located in Chapter Two,);
- The extent of vacant and developable land (Chapter Two and Appendix A);
- The financial feasibility of implementing the comprehensive plan (Chapter Two);
- The location of existing development in relation to the location of development as anticipated in the original plan (Chapter Two, with tables and maps in Appendix A);
- Identification of major issues and their potential social, economic, and environmental impacts (Chapter Three);
- Relevant changes to the state comprehensive plan, Ch. 163 FS, 9J-5 FAC, and the SRPP (Appendix A);
- Assessment of whether the plan objectives for each element, as they relate to the major issues, have been met (Chapter Four);
- Identification of unforeseen or unanticipated changes have resulted in opportunities or constraints (Chapter Three);
- Successes and shortcomings of each element (Chapter Four);
- Actions or corrective measures, including plan amendments needed (Chapters Three and Four);
- A summary of the public participation plan (Appendix A);

## City of Gainesville Evaluation and Appraisal Report

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### Chapter One Introduction to the EAR

- Coordination of the comprehensive plan with public schools (Chapter Five);
- Identification of alternative and traditional water supply projects (Chapter Four, in the Potable Water Element);
- The extent to which the TCEA has achieved its purpose (Chapter Five); and
- Assessment of the methodology for measuring impacts on transportation facilities for the purpose of implementing concurrency management (Chapter Five).

### The EAR Document

This document contains the following chapters:

- *Community Assessment.* This chapter provides a snapshot view of the City, including analysis of changes since the current comprehensive plan was adopted. Population, land area, and land use; location of development; and financial feasibility of the comprehensive plan are addressed.
- *Major Issues.* Identification and assessment of the City's Major Issues represents a critical step in the EAR process. These issues, developed through the public participation process, represent the key concerns of the citizens of Gainesville, the City Plan Board, and the City Commission. They have been reviewed against the adopted comprehensive plan to assess how they are addressed by existing policy, and recommendations are provided for how the comprehensive plan may be amended to better address these community concerns.
- *Assessment of Comprehensive Plan Elements.* This chapter contains analysis and recommendations applicable to the elements but unrelated to the Major Issues.
- *Recommendations.* A summary of all recommendations for comprehensive plan amendments is compiled in the final chapter.
- *Appendices.* Backup materials are included in the appendices, including the complete public participation plan, a full list of all relevant changes to regional and state land planning policy, and detailed analysis of each comprehensive plan element.

### Schedule for Preparation and Adoption of the EAR

Preparation of the EAR began in early 2009 with organizational meetings, followed by an extensive series of public meetings designed to maximize public participation in development of the major issues and element-based recommendations:

## City of Gainesville Evaluation and Appraisal Report

### Chapter One Introduction to the EAR

EAR Kick-off Event	April 24, 2009
Town Hall Meetings	May 4, 2009
	May 11, 2009
	June 1, 2009
	June 15, 2009
Presentations to Various Community Organizations	June 2, 2009
	June 11, 2009
	July 22, 2009
	September 22, 2009
	October 26, 2009
Voluntary Scoping Meeting w/local, State, and Regional agencies	August 27, 2009
City Plan Board Workshops (or Updates)	March 4, 2009
	May 5, 2009
	June 29, 2009
	October 22, 2009
	February 25, 2010
	March 25, 2010
	March 31, 2010
	April 28, 2010
	May 12, 2010
	May 27, 2010
	June 30, 2010
	August 4, 2010
	August 18, 2010
Presentations to City Commission	December 17, 2009
	May 20, 2010
	June 3, 2010
	August 19, 2010
	September 2, 2010
Public Hearing – City Plan Board	September 15, 2010
Adoption/Transmittal Hearing – City Commission	October 7, 2010 (Scheduled)

Please see Appendix A for a full report on the Public Participation Process.

After the EAR is adopted by the City Commission and is determined to be sufficient by the Florida Department of Community Affairs (DCA), staff will begin preparing amendments to the comprehensive plan based on the Major Issues and Element Analyses. Per state statute, these amendments are to be adopted during a single plan amendment cycle within 18 months after the EAR is deemed to be sufficient by DCA.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Two Community Assessment**

## **Chapter Two Community Assessment**

### **Population Growth**

The latest population figures available from the Bureau of Economic and Business Research put the Gainesville population count at 125,904 for April 1, 2009. That population figure includes inmates. Excluding inmates, the population count is 124,589. These population figures do not account for the population annexed in the SW 20<sup>th</sup> Avenue area, which was effective June 1, 2009. The estimated population annexed was 6,456 persons.

Including the estimated annexation population, the January 2010 unofficial estimated Gainesville population is 132,360. The estimated population density is 2,114.7 persons per square mile or 3.3 persons per acre. The area includes water bodies, rights-of-way, and other conservation/wetland areas not suitable for development, so the density figure is a conservative estimate.

The 2000-2010 Comprehensive Plan projected a 2010 population for Gainesville of 113,279. This projected population is low by 19,081 because it did not account for potential annexations.

The Census estimated the 2000 population for Gainesville at 95,447. The increase over the ten-year period is 36,913 persons. This is an increase of approximately 38.7%, or about a 3.3% annual growth rate.

It is important to note that most of the population increase over the last ten years can be attributed to annexation of populated areas in the southwest. Of the 36,913 added population, 62.2% of the increase can be attributed to the SW Archer Road annexation in 2002, which added over 16,500 persons (primarily student population) and the recent SW 20<sup>th</sup> Avenue area annexation, which added about 6,456 (primarily student population).

Additional population increases are as a result of development of vacant lands annexed in the southwest and northwest areas and redevelopment of areas near UF. In particular, redevelopment and densification in the University Heights and College Park areas contributed to population gains.

The 2000 to 2010 population growth reflects a shifting of population to the southwest and northwest within Gainesville and the greater Alachua County area (this pattern was already established by 1980 within the community)

### **Population Projections**

As part of the Evaluation and Appraisal Report (EAR) process, each local government is required to provide population projections, which will be used for updating the Comprehensive Plan. The new projections presented in this report cover the years 2010 through 2020.

Table 1 below illustrates the projected population for each year. Figure 1 on page 5 illustrates the linear growth pattern associated with the projected growth.

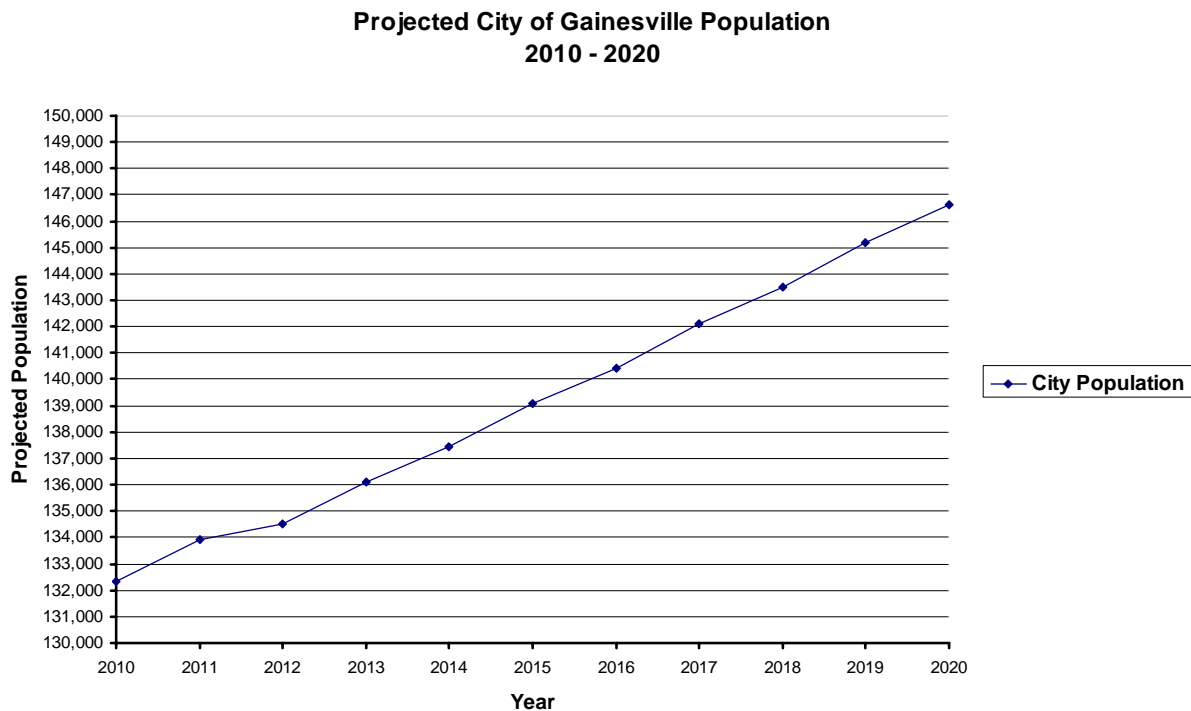
# City of Gainesville Evaluation and Appraisal Report

## Chapter Two Community Assessment

**Table 1 Projected City Population: 2010 – 2020**

Year	City Population
2010	132,355
2011	133,923
2012	134,508
2013	136,102
2014	137,445
2015	139,073
2016	140,445
2017	142,109
2018	143,510
2019	145,211
2020	146,639

**Figure 1 Projected City Population: 2010-2020**



### ***Projection Methodology***

The methodology used to project population is a slowly declining share of overall Alachua County population. This is appropriate because the last twenty years of growth in Gainesville have been due primarily to annexations of populated areas. As the time period from large

## City of Gainesville Evaluation and Appraisal Report

### Chapter Two Community Assessment

population annexations increases, the decline in the percentage or share of overall population starts to increase.

The City's population projections rely on data from the March 2010 Bureau of Economic and Business Research (BEBR) projections for Alachua County for future years. The medium projections were used because they are considered the most reliable forecasts. The following projections were obtained:

#### **Projected Alachua County Population (2009 data)**

2010	2015	2020	2025	2030	2035
257,600	272,400	289,800	306,900	323,400	338,900

Source: BEBR, March 2010

Based on the BEBR projections for Alachua County for 2010 and 2020, the City used the following steps to produce the population projections.

1. A linear interpolation of the Alachua County data between 2010 and 2020 was developed using a constant annual growth rate of approximately 1.185%.
2. The ratio or share of estimated 2010 City population to 2010 overall County population was calculated at 51.38%. This figure includes the addition of the SW 20<sup>th</sup> Avenue annexed population (132,360 estimated City population/257,600 estimated County population). The 132,360 estimated City population was calculated by taking the BEBR published 125,904 official April 1, 2009 Gainesville estimate and adding the 6,456 population estimated to live in the SW 20<sup>th</sup> Avenue annexation area (as shown in the annexation documents). That annexation was effective June 1, 2009.
3. The 51.38% share was held constant for 2011, and then reduced slightly over the period to result in a slowly declining percentage of the overall County population. This is illustrated below:

**Table 2 City Share of County Population**

Year	Percentage of County Population
2010	51.38%
2011	51.38%
2012	51%
2013	51%
2014	50.90%
2015	50.90%
2016	50.80%
2017	50.80%
2018	50.70%
2019	50.70%
2020	50.60%



## City of Gainesville Evaluation and Appraisal Report

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### Chapter Two Community Assessment

#### ***Assumptions***

The following assumptions were used in finalizing the projections:

1. Population increases associated with annexations are not included in these projections because the City cannot predict how much population will be annexed or whether specific annexations will be successful. These projections assume city limits remain constant over the ten-year planning period.
2. No efforts will be undertaken to reduce existing residential densities as shown on the Future Land Use Map.
3. The local, state and national economies will experience slow to moderate recovery during the planning period.
4. The University of Florida will maintain its current undergraduate enrollment policies of modest enrollment growth, especially in the early projection years through 2015.
5. The City's growth will see a slightly declining share of the total population growth of Alachua County due to reduced redevelopment possibilities within city limits and housing competition with Alachua County and the other municipalities such as the City of Alachua and the City of Newberry.

#### **Changes in Land Area**

As of January 31, 2010, the City of Gainesville consists of 40,056 acres or 62.59 square miles of area. About 0.3 square miles of this area is in water bodies classified as lakes. This area reflects the latest annexation of the SW 20<sup>th</sup> Avenue area, which had an effective date of June 1, 2009.

Since 2000, city area has grown by 13.41 square miles (27.3%) as a result of multiple annexations. Map 1 illustrates areas annexed since 2000.

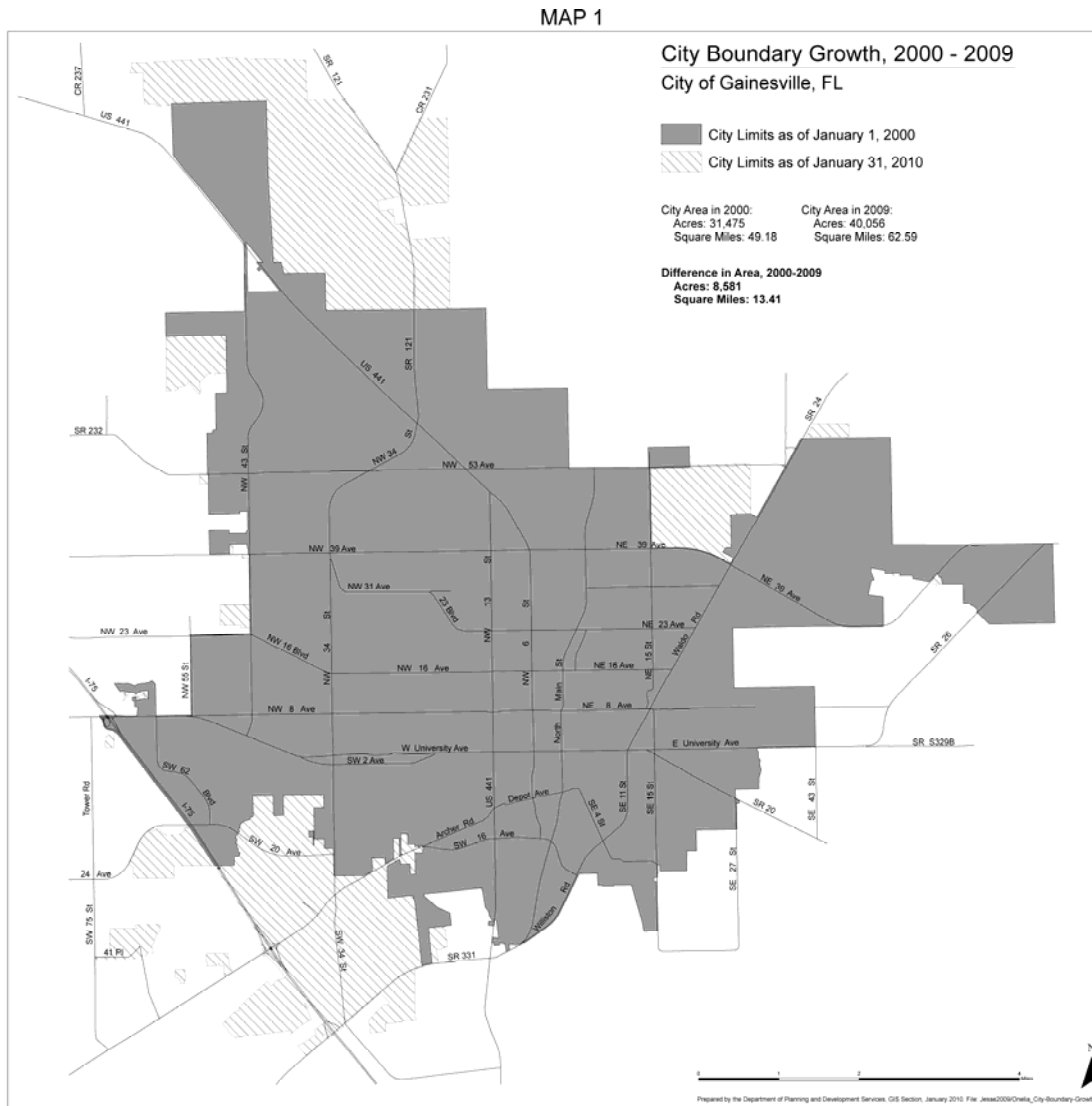
As the map illustrates, the largest annexed areas have been in the southwest and northwest quadrants of the city. The largest southwest annexations (SW Archer Road annexation (2002), Oak Hammock (2003), Butler Plaza (2008), and SW 20<sup>th</sup> Avenue (2009)) contained large areas of already developed land with student housing, commercial/retail development, and an age-restricted community (Oak Hammock).

The largest northwest annexation, known as Deerhaven/Plum Creek (2007; added 5.74 square miles), contained vacant agricultural land associated with the timber industry.

# City of Gainesville Evaluation and Appraisal Report

## Chapter Two Community Assessment

**Figure 2 Map of City Boundary Growth, 2000-2009**



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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Two Community Assessment****Financial Feasibility**

Ch. 163.3164 (32) F.S. defines financial feasibility as follows:

“Financial feasibility’ means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s. 163.3180.”

During the 2000-2010 planning period of the adopted Comprehensive Plan, the City annually submitted to DCA the updated 5-Year Schedule of Capital Improvements to fund existing and projected LOS deficiencies. Potable water, wastewater, recreation, and stormwater LOS standards were all maintained during that time period, and programmed projects identified in the 5-year Schedule were all funded through sources such as utility bond proceeds, stormwater utility funds, grants, and City funds or bonding. Late in this planning period, a half-cent sales tax named *Wild Spaces, Public Spaces* (adopted November 2008; expires December 31, 2010) was added for recreation capital improvements, and projects were added to the 5-year Schedule related to this additional funding source.

For the 2000-2010 planning period, the only existing LOS deficiency identified concerned roadways. The City adopted a TCEA in 1999 that covered approximately 80 percent of the City. This included all LOS-deficient roadways at the time. The adopted TCEA included requirements for new development and redevelopment to fund transportation mobility projects, which has been ongoing since that time. In 2005, the TCEA was expanded to include an annexed area in southwest Gainesville with deficient roadway LOS on several roads (TCEA Zone C). In 2009, the City was designated a Dense Urban land Area (DULA) and adopted a City-wide TCEA, effective March 2010. The newly adopted TCEA also requires new development and redevelopment to fund transportation mobility projects. As a result, the City meets the requirement to achieve and maintain the LOS standards for transportation, in accordance with Ch. 163.3177(3)(e)2.(f):

“A local government’s comprehensive plan and plan amendments for land uses within all transportation concurrency exception areas

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Two Community Assessment**

that are designated and maintained in accordance with s. 163.3180(5) shall be deemed to meet the requirement to achieve and maintain level-of-service standards for transportation.”

A Local Option Fuel Tax was implemented January 1, 2008 as a new funding source. An interlocal agreement between the City of Gainesville and Alachua County distributes 38.635% of the proceeds to Gainesville. This new revenue source has been used to fund transportation mobility projects, which have been included in the annual update of the 5-Year Schedule.

**2010 Analysis**

On April 22, 2010, the City Plan Board heard the annual update to the 5-Year Schedule of Capital Improvements to cover fiscal years 2010/11 through 2014/15. As demonstrated in that document, the City has no current LOS deficiencies that are not either being addressed with current projects underway or projects that are fully funded and schedules for completion during the next five years. Projected deficiencies in potable water are indicated as programmed capital projects and shown as fully funded with utility bond proceeds. Stormwater management projected deficiencies are also shown with programmed capital improvements; funding sources for these projects include Stormwater management Utility revenues, grants, and the State Revolving Fund.

The updated 5-Year Schedule of Capital Improvements, adopted by the City Commission in July 2010, is included in Appendix A to illustrate financial feasibility for the various adopted LOS standards. The updated 5-Year Schedule has been issued a Notice Of Intent for compliance by DCA effective September 7, 2010.

On this basis, Planning staff finds that the Comprehensive Plan is financially feasible and that through the Concurrency Management system, the City maintains adopted LOS standards.

**Extent of Vacant and Developable Land**

As of January 31, 2010, the City of Gainesville consists of 40,056 acres or 62.59 square miles of area. Of these 40,056 acres, about 37,315 acres (93.2%) have an existing or pending future land use category designation. The remaining acreage is in water bodies, rights-of-way (public or private), storm water areas, etc. Table 3 illustrates the City’s future land use categories by acreage and percentage.

## City of Gainesville Evaluation and Appraisal Report

### Chapter Two Community Assessment

**Table 3 Acreage by Future Land Use Category**

<b>Future Land Use Category</b>	<b>Total Acres</b>	<b>Percentage of Total Acres</b>
Single Family	9,338	25.0%
Residential (Low)	1,810	4.9%
Residential (Medium)	1,789	4.8%
Residential (High)	191	0.5%
Planned Use District	1,000	2.7%
Mixed Use Residential	35	0.1%
Mixed Use (Low)	561	1.5%
Mixed Use (Medium)	471	1.3%
Mixed Use (High)	247	0.7%
Urban Mixed Use 1	23	0.1%
Urban Mixed Use 2	248	0.7%
Office	576	1.5%
Commercial	713	1.9%
Industrial	2,803	7.5%
Education	2,186	5.9%
Public Facilities	6,438	17.3%
Agriculture	1,239	3.3%
Recreation	596	1.6%
Conservation	3,770	10.1%
<b>Total:</b>	<b>34,034</b>	
<b>Pending Land Use Designation</b>		
Business Industrial Land Use (Approved on 1st Reading)	69	0.2%
Deerhaven Annexation Area	1,945	5.2%
Southwest Annexed Area	1,267	3.4%
<b>Total Pending Acreage:</b>	<b>3,281</b>	
<b>Total of all Acreage:</b>	<b>37,315</b>	

*Source: Planning Department Master Parcel System files, March 2010.*

As can be noted from Table 3, the future land use categories with the highest acreage percentages are: Single Family (25%); Conservation (10.1%); Public Facilities (17.3%); and Industrial (7.5%). The acreages shown as pending include properties associated with the Deerhaven, Butler Plaza, and SW 20<sup>th</sup> Avenue annexations. Also included is the acreage associated with the land use amendment to change a portion of the Alachua County fairgrounds to Business Industrial, which is awaiting transmittal to the Department of Community Affairs.

**City of Gainesville Evaluation and Appraisal Report****Chapter Two Community Assessment**

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An analysis of the 37,315 total acres with a current or pending future land use category revealed that 13,057 acres (35%) are vacant according to the Alachua County Property Appraiser's database. Further refinement of the data using the City's Master Parcel System files, information from aeriels, development plans, and site surveys indicated that only 8,824 of those acres are vacant and developable (23.6%). Some of the vacant parcels were eliminated because construction is occurring on them or has been completed but not yet included in the Property Appraiser's database.

Additional parcels were eliminated due to development limitations, which include: power line easements, common areas, storm water areas, and parking lots associated with developments. The analysis did not take into account wetlands, floodplains, creek setback requirements, archaeological or other environmental limitations on the vacant land, which further limit the development potential of these vacant acres.

Table 4 shows the vacant and developable land acreages by Future Land Use category. In addition, the percentage of vacant, developable land is shown for each category. Properties that are pending a future land use category designation are separated out in the table.

The table indicates the following:

- 23.6% of the city's acreage is vacant, developable land
- Only 17.9% of the area with existing future land use category designations is vacant, developable land
- 82.1% of the pending land use designation acreage is vacant, developable land (Most of the area pending land use designation is in recently annexed areas with large vacant parcels available for development)
- PUD is the land use category with the highest percentage of vacant, developable land (most of this area is in the Hatchet Creek and Plum Creek developments)
- The Industrial land use category has 53.3% vacant, developable land
- 34.1% of the Residential Low category is vacant, developable land (most of this is in the Plum Creek development)
- In the Agriculture land use category, 1,222 acres are in active silviculture use. This land could eventually be converted to developable acreage with a land use amendment
- If the vacant Recreation and Public Facilities land use categories are eliminated, the percentage of vacant, developable land with a future land use category goes down to 17%

# City of Gainesville Evaluation and Appraisal Report

## Chapter Two Community Assessment

**Table 4 Vacant, Developable Acreage by Future Land Use Category**

<b>Future Land Use Category</b>	<b>Total Acres</b>	<b>Vacant Acres</b>	<b>Developable Vacant Acres</b>	<b>% Developable for Category</b>
Single Family	9,338	2,446	2,183	23.4%
Residential (Low)	1,810	833	617	34.1%
Residential (Medium)	1,789	481	312	17.4%
Residential (High)	191	22	6	3.1%
Planned Use District	1,000	844	783	78.3%
Mixed Use Residential	35	4	2	5.7%
Mixed Use (Low)	561	136	118	21.0%
Mixed Use (Medium)	471	103	34	7.2%
Mixed Use (High)	247	42	16	6.5%
Urban Mixed Use 1	23	2	2	8.7%
Urban Mixed Use 2	248	12	12	4.8%
Office	576	100	55	9.5%
Commercial	713	179	97	13.6%
Industrial	2,803	1,546	1,544	53.3%
Education	2,186	0	0	0.0%
Public Facilities	6,438	70	70	1.1%
Agriculture*	1,239	50	50	4.0%
Recreation	596	230	230	38.6%
Conservation	3,770	3,158	0	0.0%
<b>Total:</b>	<b>34,034</b>	<b>10,258</b>	<b>6,131</b>	<b>17.9%</b>
<b>Pending Land Use Designation</b>				
Business Industrial Land Use (Approved on 1st Reading)	69	69	69	
Deerhaven Annexation Area	1,945	1,945	1,945	
Southwest Annexed Area	1,267	785	679	
<b>Total Pending Acreage:</b>	<b>3,281</b>	<b>2,799</b>	<b>2,693</b>	<b>82.1%</b>
<b>Total of all Acreage:</b>	<b>37,315</b>	<b>13,057</b>	<b>8,824</b>	<b>23.6%</b>

\*1,222 acres in active silviculture and not shown as developable, vacant land

Source: Planning Department, March 2010. Master Parcel System files.

See map in the Community Assessment Maps and Tables subsection of Appendix A that illustrates the vacant parcels larger than 5 acres that do not have Conservation or Recreation land use designations. As can be noted on the map, a majority of the developable, vacant land is in the



## City of Gainesville Evaluation and Appraisal Report

### Chapter Two Community Assessment

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northwest quadrant. Much of that acreage is in the Plum Creek and the Deerhaven expansion annexations. In the northeast area, the Hatchet Creek PUD contains large vacant tracts of land.

Other significant tracts of vacant land are in the SW annexation areas including Butler Plaza and the SW 20<sup>th</sup> Avenue area.

The large tract of agricultural land in active silviculture is in the northwest (1,222 acres) and could have future development potential.

As discussed earlier, many of these vacant areas have development constraints due to environmental factors such as wetlands and flood plains that may limit the ultimate density or intensity of development on the parcels.

### Location of New Development Activity

From 2002-2010 there were 68 changes to the Future Land Use Map (FLUM), accounting for 1,315 acres within the 2000 City limits and 4,789 acres in lands annexed since 2000. These land use amendments, which total 6,104 acres, are summarized in the tables below. Please also see the maps and detailed tables in the Community Assessment Maps and Tables subsection of Appendix A.

Privately-initiated land use amendments generally indicate the location of new development relative to what was intended in the original 2000-2010 FLUM. Of the privately-initiated amendments, the total acreage is dominated by the 1,754-acre Landmar/Plum Creek development in north Gainesville, which contains portions of the 1992 and 2007 annexations. Hatchet Creek in northeast Gainesville was another large annexation that was changed to a PUD in 2009, accounting for another 498 acres of privately-initiated land use change.

There were 26 privately-initiated small-scale amendments, with an average size of 4.6 acres. All but two were located within the 2000 city limits. Although none were east of Waldo Road, they were relatively evenly spread throughout the city, and represented a range of developments including ten Planned Unit Developments (PUDs), seven commercial and office projects, and six residential and mixed-use projects.

City-initiated FLUM changes tend to be related to the annexation process, whereby the City's land use categories are applied to newly incorporated lands. This process has been completed for the majority of annexed properties.

One exception to this general rule is the application of two Urban Mixed-Use land use categories to approximately 273 acres in central Gainesville. The UMU districts are found in two primary areas: north of campus along the University Avenue corridor from West 20<sup>th</sup> Street to West 6<sup>th</sup> Street, and south of campus along Archer Road/Depot Road from West 34<sup>th</sup> Street to West 6<sup>th</sup> Street. The purpose of the new districts was to raise densities, and encourage redevelopment and biotechnology research in close proximity to the University of Florida.

Near the end of the planning period, the City also adopted broad new Business Industrial (BI) land use and zoning categories. The BI land use category was developed specifically to be applied to properties near the Airport and other areas of the city where office, business, commercial or industrial uses are desired and residential use is not appropriate. The BI future land use category was added to the Future Land Use Element following approval by the City



## City of Gainesville Evaluation and Appraisal Report

### Chapter Two Community Assessment

Commission on October 16, 2008. A land use amendment to BI is awaiting transmittal to the Florida Department of Community Affairs for a 74.5-acre portion of the County-owned property adjacent to the airport, which is home to the Alachua County Fairgrounds and the UF/IFAS Cooperative Extension Office.

**Table 5 Summary of 2000-2010 Land Use Amendments by Area**

	Number of Amendments	Small-scale Acres	Large-scale Acres	Total Acres
<b>Within 2000 City Limits:</b>	<b>37</b>	<b>126.8</b>	<b>1188.4</b>	<b>1315.2</b>
City-Initiated	6	15.5	494.0	509.5
Privately-Initiated	31	111.3	694.4	805.7
<b>Annexed Land:</b>	<b>31</b>	<b>61.5</b>	<b>4728.1</b>	<b>4789.6</b>
City-Initiated	26	39.8	2974.1	3013.9
Privately-Initiated	5	21.7	1754.0	1775.7
<b>TOTAL ACRES</b>		<b>188.3</b>	<b>5916.5</b>	<b>6104.8</b>

**Table 6 Summary of 2000-2010 Land Use Amendments by Petitioner**

	Number of Amendments	Small-scale Acres	Large-scale Acres	Total Acres
<b>City-Initiated</b>	<b>32</b>	<b>55.3</b>	<b>3468.1</b>	<b>3523.4</b>
Within 2000 City Limits	6	15.5	494.0	509.5
Within Annexed Areas	26	39.8	2974.1	3013.9
<b>Privately-Initiated</b>	<b>36</b>	<b>133</b>	<b>2448.4</b>	<b>2581.4</b>
Within 2000 City Limits	31	111.3	694.4	805.7
Within Annexed Areas	5	21.7	1754.0	1775.7
<b>TOTAL ACRES</b>		<b>188.3</b>	<b>5916.5</b>	<b>6104.8</b>

Please see Appendix A for detailed information and maps regarding land use amendments in the 2000-2010 timeframe.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Three Major Issues**

## **Chapter Three Major Issues**

### **Introduction**

The City of Gainesville's Major Issues were developed through an interactive process involving planning staff, the City Plan Board, the City Commission, and public workshops.

This chapter begins with an introduction to the general scope of each of the eight major issues, followed by further analysis and policy recommendations. Please note that the text of this introductory section is identical to the Major Issues document approved by the City Commission on December 17, 2009.

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

Activity centers have been mapped in the Future Land Use Element data and analysis, but an activity centers map has not been adopted in the Comprehensive Plan. This has led to some confusion about when and where to apply the various activity center policies that are referenced throughout the Comprehensive Plan. Activity centers can range in scale from neighborhood-serving retail and services to regional centers that serve multiple communities. With no clear definitions and locations for the different scales of activity centers, the City has had difficulty meeting several stated objectives of the Comprehensive Plan including urban design, the development of more pedestrian, bicycle and transit friendly areas, and an effective mix of land uses.

This leads to the question of how best to mix residential with commercial uses, since few places in Gainesville are dense enough to support vertical mixed-use (residential above retail and offices). Currently a mix of residential and non-residential uses is encouraged, but not required, in mixed-use districts. A major discussion topic in recent months involves whether mixed-use developments should be required to have a certain amount of residential use and what the minimum residential/non-residential mix of uses should be. This topic should be further assessed in the EAR.

New development, whether in activity centers, mixed-use developments or elsewhere, assumes a certain form. Special area plans in the Land Development Code provide regulations that implement the urban design goals of the Comprehensive Plan in those areas. To achieve the type of development that the plan envisions for the rest of the City, it should be determined whether more urban design requirements are needed and whether they should be mandatory or optional. Clarification as to what is urban and what is suburban development is needed in order to guide the creation of appropriate design regulations for activity centers, mixed-use developments and elsewhere in the City.

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

The Comprehensive Plan has long-standing policies that address issues related to greenhouse gas reduction. These policies include but are not limited to the promotion of transportation choice (including transit, walking, and bicycling), compact development, infill and redevelopment, mixed-use development, higher residential densities and non-residential intensities in and near neighborhood (activity) centers and within transit corridors, and preservation of the urban forest.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Three Major Issues**

Comprehensive energy legislation passed by the state legislature in 2008 requires (among other requirements) that greenhouse gas reduction strategies be included in comprehensive plans. Assessment needs to be made in the EAR as to what comprehensive plan policy amendments and additions are needed regarding greenhouse gas reduction. Gainesville is in the fortuitous position of having both a very successful mass transit system and electric utility under its ownership and control, which bodes well for the City to be a leader in greenhouse gas reduction.

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

*Multi-generational neighborhoods.* As a large percentage of the population ages and moves toward retirement, Gainesville finds itself in the position of needing to provide affordable housing that provides convenient access to the needs of everyday life.

Gainesville's current comprehensive plan does not provide the tools to create neighborhoods that allow a multi-generational spectrum of residents to 'age in place'. Access to everyday needs such as shopping, services, and medical facilities as well as libraries, schools, community colleges, churches, museums, civic, social and cultural associations, parks, and the arts attracts young families to needed resources, encourages people to stay in their homes as they age, and helps develop intergenerational neighborhoods.

*Affordable Housing.* The availability of affordable housing is an ongoing issue for this community. This is not simply about housing for the poor but also about reasonable housing for all income levels in all parts of the community. During the rise in housing prices a few years ago, moderate income households had more difficulty finding the housing that they wanted. The University of Florida has concerns about affordable housing, especially near campus and in particular for UF employees. Higher density areas near campus are attracting more students.

Housing the homeless is an ongoing issue related to affordable housing. At this point in time, a location with housing, camping, and/or a tent area with facilities such as showers and lockers is needed for our homeless population.

***Issue 4: Fund Transportation Choice***

The current Comprehensive Plan does not contain adopted level of service (LOS) standards for transit, pedestrians, and bicyclists. As a result, it is difficult to determine at what level the City should be providing those services and whether the City is adequately funding the transportation modifications and operations needed to provide multi-modal transportation choice. According to the Regional Transit System, transit service cannot be expanded in terms of additions of standard buses or articulated buses for bus rapid transit (BRT) without a new bus maintenance facility, which is currently not a fully funded project. At the same time, revenue collections from property taxes, gas taxes and TCEA Agreements are lower than in previous years, which creates challenges to funding transportation choice even at existing levels.

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

A recent court case concerning Marion County (Woods & Recio v. Marion County & DCA) and statements from the Department of Community Affairs (DCA) emphasize that future land use amendments should be based on a "needs assessment." The needs assessment determines the appropriate supply of the various land uses to accommodate anticipated demand to avoid over allocation of land uses and urban sprawl.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Three Major Issues**

Land use amendments that over allocate certain categories can result in an over supply of housing or commercial land uses that cause premature conversion of vacant or agricultural lands; inefficient use of infrastructure funds; destruction of sensitive environmental areas; and reduction in redevelopment or infill development potential in targeted areas of the community. Land use amendments have not typically been examined for their impact on redevelopment, which is a key goal for the City.

The needs assessment, according to DCA, also should be based on the time horizon of the comprehensive plan. Gainesville has traditionally used a 10-year horizon for its plan. However, this may be inadequate to assess and analyze larger developments which have recently come forward in the community.

Due to annexations, the City's population largely shifted from the projections established for the 2000 plan. New population projections have not been produced after annexations, which results in an unclear situation for needs assessment, particularly for residential lands.

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

The 1991 and 2000 Comprehensive Plans recognized that Gainesville was largely characterized by existing low density and intensity development with few large parcels of vacant land. Recent analyses indicate that East Gainesville and central portions of Gainesville have lost population over the past twenty to thirty years as population shifted westward (including to areas in western, unincorporated Alachua County).

While several redevelopment and infill policies were included in the 2000 Plan and there have been notable successes near the UF Campus in College Park and University Heights, Gainesville still has not redeveloped to its full potential, and East Gainesville lags in development and redevelopment. Several prominent redevelopment attempts (including University Corners, Gainesville Greens, and Stadium Club) have stalled or failed in the last three years due to the economy. The economic downturn has resulted in fewer redevelopment projects coming forward and an increased number of vacant buildings and closed businesses. Even in the economic boom times, there were redevelopment areas that did not see significant activity.

The most notable redevelopment incentives in the current comprehensive plan are related to the Transportation Concurrency Exception Area (TCEA), which provides redevelopment trip credits and minimizes requirements in Zone A (which includes East Gainesville and the area around the University of Florida campus). The 2000-2010 Comprehensive Plan also increased residential densities in redevelopment areas and thus encouraged the redevelopment of underutilized parcels. However, Community Redevelopment Agency (CRA) staff has pointed out that confusion about special area plans and the lack of greater incentives in the redevelopment areas may hamper redevelopment efforts. Further, CRA staff indicates that inadequate infrastructure (primarily water/wastewater lines) limits redevelopment and development potential in central and East Gainesville.

***Issue 7: Navigate the New Economy***

The recent financial crisis in the US points to a new economy for the future. Growth in Florida's population and development has diminished, which has led to unemployment, foreclosures, vacant buildings, and a reduction in property and sales tax revenues. The upheaval in the financial markets has limited financing for projects. While Gainesville has not suffered from the

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Three Major Issues**

extreme economic downturn that most other Florida cities have experienced, there are pockets of overbuilding (the multi-family market), vacant buildings, and closed businesses in the city. One example is along North Main Street where several automobile dealerships have gone out of business or consolidated with other dealerships, leaving behind large buildings and vacant parking lots where cars used to be. These buildings and sites have limited utility for other uses (related to the infill/redevelopment major issue).

At the same time, the new economy offers opportunities for green developments, green technologies, and green employment that will make the community more sustainable and aid the local economy. It is unclear whether the current Comprehensive Plan has broad enough categories and designated areas on the Future Land Use Map to allow for these new industries or technologies such as solar generation stations.

In 2007 the City adopted a new objective and policies (Objective 1.7) in the Intergovernmental Coordination Element that included a map of the Innovation Zone. With amendments processed for a new business/industrial park near the airport and also in the Southwest area (west of SW 34<sup>th</sup> Street), the map may not adequately depict all of the areas targeted for innovation and new economy-type businesses. An inventory of infrastructure in the Innovation Zone has not been completed (Policy 1.7.3), which means there is incomplete information to provide economic development assistance.

There are questions about whether there are compromises the City should make to compete for innovative “new economy” development and redevelopment projects while maintaining our vision for the future.

***Issue 8: Strengthen Natural Resource Protection***

The Comprehensive Plan includes numerous policies with respect to the protection of natural resources, but the Uplands map in the Environmentally Significant Land & Resources map series merits review for inclusion of additional significant uplands. Assessment should be made in the EAR regarding the need for comprehensive plan amendments pertaining to the protection of other natural resources, particularly considering that additional environmental protections have been proposed for the City’s land development regulations. Similarly, determination should be made in the EAR as to the need to amend the comprehensive plan to provide protection for annexed land with Alachua County Strategic Ecosystem designation.

There is considerable concern about the long-term water supply for our region. The St. Johns River Water Management District conducts water supply assessments to identify areas where projected future uses cannot be sustained by proposed water resources without unacceptable impacts to water resources and related natural systems of the region. Such areas are designated as Priority Water Resource Caution Areas (PWRCA).

Prior to the Water Management District’s draft 2008 Water Supply Assessment (WSA), the City and Alachua County were not identified as a Priority Water Resource Caution Areas. However, the draft WSA identifies most of the District, including the Gainesville area, as a *Potential* PWRCA. As of September 2009 the District was continuing to refine the groundwater flow simulation models used in the WSA. Once model review/refinement model is complete, the District will publish the final 2008 WSA, which will include PWRCA designations. It is not certain at this time whether or not the Gainesville area will be in a PWRCA, but the

**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Three Major Issues**

determination is expected to be made. The PWRCA designation would require amendments to Gainesville's comprehensive plan within 18 months after the District approves (expected in December 2010) the 2010 Water Supply Plan. Such amendments could include increased water conservation measures, greater expansion of reclaimed water service, and possibly development of alternative water supplies.

Whether or not the City is designated as a Priority Water Resource Caution Area, assessment should be made in the EAR as to whether current policies in the Comprehensive Plan need to be amended to meet updated statutory requirements pertaining to water supply. In addition, assessment should be made in the EAR as to whether current comprehensive plan policies need to be updated regarding water conservation, including the use of reclaimed water. Assessment should also be made in the EAR as to whether the comprehensive plan should address Low-impact development (LID), which is a set of stormwater management features and practices that mimic natural hydrologic functions on developed land and that are intended to conserve natural systems. LID addresses both water quantity and water quality.

**City of Gainesville Evaluation and Appraisal Report****Issue 1: Clarify Activity Center, Mixed-use, and Urban Design Requirements**

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

Concentration of development in activity centers is an established concept in Gainesville's overall growth philosophy, yet a map of activity centers or complete policies to direct activity center development have not been adopted. Independent of the EAR, significant revisions are underway to the Comprehensive Plan and Land Development Code to update, clarify, and expand policies and regulations related to activity centers and the zoning districts that implement them. These changes, referred to throughout the EAR as the 2010 activity center update, will likely be adopted alongside or prior to the EAR-based amendments, and will address many of the concerns expressed through this Major Issue.

***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.

The state's adoption of new rules regarding energy conservation and greenhouse gas reductions was also an unforeseen change during the planning period.

***Future Land Use Element*****Analysis of Objectives and Policies**

The City's commitment to traditional urban form is firmly established in the Future Land Use Element, starting with the first Objective. Policies for activity centers and mixed-use development are being revised by the Planning Works team, and any additional changes needed after the update will be completed as part of the EAR-based amendments.

One missing facet is thresholds for when a development shall contain a mix of uses. In most cases, a mix of uses on a small property is not feasible.

**Recommended Changes**

The recommended changes needed to address Major Issue 1 are as follows:

- Add a map to identify activity centers.
- A mix of new policies and amendments to existing policies (primarily Objectives 1.1, 1.3, and 1.4) is needed to address activity centers, to include the following:
  - 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;



## City of Gainesville Evaluation and Appraisal Report

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

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- 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.
- Add a new policy 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.
- Clarify mixed-use land use categories within Objective 4.1 by setting a minimum project size threshold for onsite mix of uses, including when the mix of uses must include residential. Staff recommends a new policy that would allow for smaller sites to provide enhanced bicycle, pedestrian, transit connectivity and facilities in lieu of onsite residential development.
- Address the City's urban design vision through the Future Land Use Element. This change is proposed to occur in two ways:
  - 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.

Please see the Urban Design Element chapter of the EAR for further explanation.

### ***Housing Element***

#### **Analysis of Objectives and Policies**

There are currently no objectives or policies of the Housing Element that pertain to Issue 1. However, the State Housing Initiatives Partnership Program (SHIP) Affordable Housing Advisory Committee (AHAC) reviewed existing City policies, procedures, and regulations in order to make recommendations about how to encourage or facilitate affordable housing. The 2008 Incentive Review and Recommendation Report discussed the support of affordable housing development near transportation hubs and major employment centers and mixed use developments, particularly through the implementation of various Special Area Plans such as College Park, University Heights and S.W. 13<sup>th</sup> Street. AHAC adopted a request to create a Geographic Information Systems (GIS) map that compares the existing location of transportation hubs; major employment centers (grouped by ¼ mile radius); mixed use development; and existing affordable housing.

#### **Recommended Changes**

The recommended changes needed to address Major Issue 1 are as follows:

- Create a Geographic Information Systems (GIS) map that compares the existing location of transportation hubs; major employment centers (grouped by ¼ mile radius); mixed-use development; and existing affordable housing.



**City of Gainesville Evaluation and Appraisal Report****Issue 1: Clarify Activity Center, Mixed-use, and Urban Design Requirements**

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- A new objective and policies will need to be added to the element to address supporting affordable housing incentives near transportation hubs, major employment centers, and mixed-use developments.

***Urban Design Element*****Analysis of Objectives and Policies**

The Urban Design Element has three basic areas of focus: quality of life through urban design (as described in Goal 1); neighborhoods (Goal 2); and special areas (Goal 3). Each of these areas of focus touches upon the interrelated major issues of activity centers, mixed-use development, and urban design in some way.

Urban design issues are inseparable from future land use policy, and it is not always clear what belongs in the Urban Design Element and what belongs in the FLUE. Due to its unclear language, limited scope, and perceived lack of authority, the Urban Design Element does not establish unique or unambiguous requirements for these issues. Staff recommends consolidation of all Urban Design Element policies into appropriate locations and elimination of the UDE from the comprehensive plan.

**Recommended Changes**

Staff does not recommend new Urban Design Element policies related to Major Issue 1.

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**City of Gainesville Evaluation and Appraisal Report**  
**Issue 2: Establish Policies for the Reduction of Greenhouse Gases**

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

Comprehensive energy legislation (House Bill 697) passed by the state legislature in 2008 requires that greenhouse gas reduction strategies be included in comprehensive plans. The Comprehensive Plan has many long-standing policies that address issues related to greenhouse gas reduction. These policies include but are not limited to the promotion of transportation choice (including transit, walking, and bicycling), compact development, infill and redevelopment, mixed-use development, higher residential densities and non-residential intensities in and near neighborhood (activity) centers and within transit corridors, protection of natural resources (including the urban forest), and solid waste diversion.

The City's infill and redevelopment efforts are particularly important in addressing the issue of reducing greenhouse gases within the city because they help reduce urban sprawl, promote compact development in areas with existing services, and help reduce vehicle miles traveled.

Gainesville is in the fortuitous position of having both a very successful mass transit system and a progressive electric utility under its ownership and control, which bodes well for the City to be a leader in greenhouse gas reduction.

### ***Unforeseen or Unanticipated Changes in Circumstances***

The Comprehensive Plan did not contemplate the greenhouse gas reduction requirements that were adopted based on House Bill 697. The general economic downturn since 2006 was not anticipated, and that has impacted collection of gas taxes for multi-modal transportation projects that are helpful in reducing greenhouse gas emissions from single-occupant vehicles.

### ***Future Land Use Element***

Changes in state law now require the Future Land Use Element (FLUE) to address energy conservation and greenhouse gas reduction through its policies and maps. Many of the City's policies regarding walkability, connectivity, and compact urban form may easily be re-framed as energy conservation measures.

### **Analysis of Objectives and Policies**

The FLUE features many policies that reduce greenhouse gas emissions, including promotion of compact, mixed-use development and redevelopment; transportation choice; transit-supportive densities; and walkable activity centers connected to surrounding neighborhoods.

### **Recommended Changes**

To implement Major Issue 2, the following changes are recommended:

- New policies that implement changes in state law related to HB 697;
- New policy language that supports local food production, food co-ops, and community gardens;
- A cross-reference to the Concurrency Management Element that establishes the role of the TCEA in encouraging infill and redevelopment.

## City of Gainesville Evaluation and Appraisal Report

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### Issue 2: Establish Policies for the Reduction of Greenhouse Gases

#### ***Transportation Mobility Element***

State law now requires that transportation elements address: “the incorporation of transportation strategies to address reduction in greenhouse gas emissions from the transportation sector.”

Improved transportation choice through provision of alternative modes of transportation is one method of reducing greenhouse gases because this can lessen single-occupant automobile dependency and vehicle miles traveled. As a requirement of State law, the City must adopt transit and pedestrian levels of service (LOS), which will aid in measuring the City’s provision of existing and new transit and sidewalk facilities. In addition, policies should be added to reference Complete Streets (as defined by the Department of Community Affairs) as the framework for new road construction and reconstruction projects.

Older transit vehicles are not highly fuel efficient. Methods to improve this situation include: purchase of new buses; transitioning the existing bus fleet to bio-diesel by 2019; target goals of fuel consumption reduction by 1 percent annually.

#### **Analysis of Objectives and Policies**

While the Transportation Mobility Element contains many policies concerning transportation choice, there are no adopted LOS standards for transit and pedestrians, which is a deficiency. The element also does not currently reflect the Complete Streets framework.

#### **Recommended Changes**

The recommended changes that are needed to address Issue 2, Establish Policies for the Reduction of Greenhouse Gases within the City, are:

- Adopt transit and pedestrian levels of service.
- Adopt a bicycle level of service standard.
- Include relevant policies from the adopted Transit Development Plan.
- Add a new policy that references Complete Streets and Context Sensitive Streets.
- New policy concerning the designation of W. 13<sup>th</sup> Street from SW 16<sup>th</sup> Ave. to NW 33<sup>rd</sup> Ave. as a “Multimodal Emphasis Corridor” as shown in the Long Range Transportation Plan update.
- New objective and policies that reference greenhouse gas reduction.
- New policy about Community Redevelopment Agency (CRA) coordination regarding priority bus shelters in the CRA districts.
- Adopt policies concerning the fuel efficiency of the transit fleet.

#### ***Concurrency Management Element***

Improved transportation connectivity is one method of reducing greenhouse gases because it can reduce automobile dependency and trip lengths.

#### **Analysis of Objectives and Policies**

While the Concurrency Management Element contains several policies concerning interconnectivity between developments, the language needs to be strengthened and/or a new policy added to require connectivity and preservation of future connectivity as development and

## City of Gainesville Evaluation and Appraisal Report

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### Issue 2: Establish Policies for the Reduction of Greenhouse Gases

redevelopment occur. Since the adoption of the Concurrency Management Element, there have been cases where the City has not been able to achieve desirable connections between abutting developments because the policy language is not strong enough.

The recommended changes that are needed to address Issue 2 are as follows:

- New policy(ies) that strengthen the interconnectivity requirements to abutting developments and stub-out requirements to ensure that future interconnectivity is not precluded.
- Policy 1.1.4.b. Strengthen the language concerning interconnectivity between developments.
- Policies 1.1.6, 1.1.7, 1.1.9, 1.1.11, 1.1.13. Amend to include upgrading of transit stops and curb ramps for accessibility as an allowable standard to promote transportation choice.

### ***Conservation, Open Space & Groundwater Recharge Element***

#### **Analysis of Objectives and Policies**

Policies that address greenhouse gas reduction are not a new concept for the Comprehensive Plan. The City has long focused on walkable land use patterns, transportation choice, and environmental conservation as key goals. With public awareness of climate change ever increasing, the existing policies need to be strengthened and explicitly linked to the larger issue of greenhouse gas reduction and long-term sustainability.

The objectives and policies of the Conservation, Open Space & Groundwater Recharge Element that pertain to Issue 2 are as follows:

- Encouraging transportation choice in Policy 2.5.2. The emphasis on bicycle and pedestrian modes as an air quality measure is also part of the overall strategy to reduce auto dependence, which contributes to a reduction in greenhouse gases.
- Policy 2.6.2. Concerns establishment of the Green Building Program to encourage environmentally friendly and energy-efficient construction.
- Tree planting requirements in Policy 3.1.1 for the City and tree planting goals for developers and others.

#### **Recommended Changes**

The recommended changes that are needed to address Issue 2 are as follows:

- Add new and strengthen existing policies (Policies 2.5.2, 2.6.2 and Objective 2.6) that refer to energy conservation and greenhouse gas reduction in response to HB 697 adopted by the State of Florida in 2008.
- In Policy 3.1.1, consider increasing both the number of trees to be planted annually by the City and the number of trees that are encouraged to be planted by developers and others. Change the City commitment from ‘plant’ to ‘establish’ at least 400 trees to better reflect how the program is implemented.
- Add a policy to address the relationship between Gainesville’s tree canopy and solar electrical energy generation.

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**City of Gainesville Evaluation and Appraisal Report**  
**Issue 2: Establish Policies for the Reduction of Greenhouse Gases**

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### ***Recreation Element***

#### **Analysis of Objectives and Policies**

The Recreation Element has policies concerning the establishment of a trail network. This network is established by the acquisition and development of proposed and existing parks in a manner that promotes the establishment of such a network. The trail network should include paved and unpaved trails along water bodies, utility corridors, and rail corridors that link environmentally significant natural areas, parks, neighborhoods, schools, shopping areas, cultural centers and job centers to each other and which provide safe and pleasant public access for all citizens, including seniors, children, and the disabled. The objectives and policies of the Recreation Element that pertain to Issue 2 are Objective 2.1 and Policies 2.1.2 and 2.1.3. The objective and the policies have been achieved, are ongoing, and should remain in place.

#### **Recommended Changes**

The recommended change needed to address Major Issue 1 is as follows:

- Amend Policy 2.1.2. to add language to note that comprehensive plan policies also promote the establishment of the trail network described in Objective 2.1.

### ***Housing Element***

#### **Analysis of Objectives and Policies**

The policy in the Housing Element that pertains to Issue 2 is Policy 4.1.1 (which requires the City to encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and promote energy conservation). This policy has been and continues to be implemented by the City.

The City's SHIP Affordable Housing Advisory Committee's (AHAC) 2008 Incentive Review and Recommendation Report recommended finding an effective way to encourage energy efficiency upgrades to rental units. Also recommended was an evaluation of how bundled rebates are effective at encouraging most cost-effective upgrades, and particularly how often they are used by rental property owners as opposed to homeowners, builders and others. Finally, the report recommended an exploration of ways that private investors could install energy efficient upgrades in affordable rental or homeowner housing, while taking advantage of Federal tax incentives, state incentives and local/Gainesville Regional Utilities incentives.

Additionally, the City of Gainesville introduced a strategic initiative to reduce energy use in low-income homes, with the intent of reducing the amount of energy bills and delaying the need for new energy generating capacity. Gainesville Regional Utilities' Low-income Energy Efficiency Program (LEEP) weatherized 262 homes prior to fiscal year 2010, and received federal and local funding for an additional 276 homes to be completed in fiscal year 2010. Also, Chapter 163.3177 (6) (f) 1.h. and i. of the Florida Statutes indicate that a housing element should address energy efficiency in the design and construction of new housing and should encourage the use of renewable energy resources.

#### **Recommended Changes**

The recommended changes needed to address Major Issue 2 are as follows:

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**City of Gainesville Evaluation and Appraisal Report**  
**Issue 2: Establish Policies for the Reduction of Greenhouse Gases**

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- A new objective and policies should be added to address the three “Energy Efficiency” recommendations described in the SHIP Affordable Housing Advisory (AHAC) Incentive Review and Recommendation Report dated November 24, 2008. These recommendations are follows: Find effective means to encourage energy efficiency upgrades to rental units; Evaluate how bundled rebates are effective at encouraging most cost-effective upgrades, and in particular how often they are used by rental property owners (as opposed to homeowners, builders or others); and, Explore ways that private investors could install energy efficiency upgrades in affordable rental or homeowner housing, while tapping federal tax incentives, state incentives, and local/GRU incentives and also reducing total housing costs.
- A policy (or policies) should be added to the Housing Element that indicates that the City will address energy efficiency standards in the design and construction of new housing and will encourage the utilization of renewable energy resources.

### ***Solid Waste Element***

Waste prevention and recycling saves energy, resulting in reduced fossil fuel consumption and carbon dioxide emission. The greenhouse gas methane is another byproduct of the large amounts of solid waste sent to landfills. By diverting solid waste through waste prevention and recycling, including composting, methane emission can be reduced.

#### **Analysis of Objectives and Policies**

The objective and policies of the Solid Waste Element that pertain to Major Issue 2 are Objective 1.1 and Policy 1.1.1 (which require minimizing the disposal of solid waste in landfills). The objective and the policy are ongoing, but the current recycling rate falls short of the goal of Objective 1.1. The recommendation is that the objective’s waste diversion rate of 50 percent be increased to match the State of Florida target rate of 75 percent.

#### **Recommended Changes**

The recommended change needed to address Issue 2 is as follows:

- Amend Objective 1.1 by establishing a goal of achieving a 75 percent waste diversion rate by 2020 to bring the City in line with the target established by the State of Florida.

### ***Urban Design Element***

#### **Analysis of Objectives and Policies**

The Urban Design Element encourages reduction of greenhouse gases through explicit advocacy of walking, cycling, and transit as viable transportation choices. Additionally, the connectivity inherent to compact, traditional urban form reduces automobile dependence.

#### **Recommended Changes**

Staff does not recommend any new Urban Design policies related to Major Issues. As explained in the Urban Design Element Assessment, staff recommends removal of this element, with the role of urban design handled as part of the recommended changes to the Future Land Use and Transportation Mobility Elements.

Retained policies may be reframed to address the role of compact urban form in greenhouse gas reduction and energy conservation.

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**City of Gainesville Evaluation and Appraisal Report**  
**Issue 3: Encourage Livable Neighborhoods for People of All Ages**

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

The need to accommodate older people grows as Gainesville continues to expand its reputation as a retirement destination. One aspect of this trend is a move towards neighborhoods that allow ‘aging in place,’ meaning they provide diversity to accommodate individuals across various life stages. Another aspect is the need for housing that is affordable for older people who may be on a limited or fixed income.

#### ***Unforeseen or Unanticipated Changes***

Gainesville’s status as a retirement destination is a relatively new trend, as the housing focus has typically been on accommodating student housing and protecting single family neighborhoods. Reflecting this demographic shift, there is a stronger emphasis on a mix of housing types within neighborhoods, along with a walkable mix of uses.

The Wild Spaces – Public Places referendum passed in November, 2008. It is a two-year, half-cent sales tax that funds land acquisition for preservation and improvements to public recreation facilities in the City, Alachua County, and the other municipalities. It provides the opportunity to upgrade many recreational facilities throughout the City, which among other factors, promotes the development of intergenerational neighborhoods by making them more attractive to young families and residents who want to stay as they age.

#### ***Future Land Use Element***

##### **Analysis of Objectives and Policies**

In broad terms, the Future Land Use Element supports the spirit of this Major Issue: its policies encourage a mix of uses within walkable distances of each other, a diversity of housing types, and transportation choice, all of which provide the basis for intergenerational neighborhoods.

##### **Recommended Changes**

The recommended changes needed to address Major Issue 1 are as follows:

- New policies that increase the mix of housing types within a neighborhood, in order to support a multi-generational mix of families;
- 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.
- New policies are recommended to require greenfield development over ten acres and redevelopment sites over 20 acres to provide variation in unit or lot sizes

#### ***Housing Element***

##### **Analysis of Objectives and Policies**

The policies of the Housing Element that pertain to Issue 3 include Policies 2.2.2, 2.2.6 and 3.1.11. The policies have been achieved and are ongoing; Policy 3.1.11 should be amended to say that the City shall allow Heritage Overlay Districts, as needed, for neighborhood stabilization. The AHAC 2008 Incentive Review and Recommendation Report discussed the allowance of accessory residential units (ARU) in residential zoning districts. These units are seen as a means to provide affordable housing at little government cost in neighborhoods where



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**City of Gainesville Evaluation and Appraisal Report**  
**Issue 3: Encourage Livable Neighborhoods for People of All Ages**

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it can be costly to provide new affordable housing. ARUs can also be a way to provide mixed income housing throughout the city. However, given the issue of student housing in single-family neighborhoods as noted by the AHAC report, this issue will have to be studied carefully. Planning staff recommends that the subject of the limited allowance of ARUs in single-family residential areas be undertaken and completed within 12 months after the EAR is determined to be sufficient by DCA.

### **Recommended Changes**

The recommended changes that are needed to address Issue 3, Encourage Livable Neighborhoods for People of All Ages, are as follows:

- Policy 2.2.2 should be noted to be met by a text change to the Land Development Code to add adult day care homes as a use by right in the RMU zoning district, which is currently under review as to its future viability.
- Policy 2.2.6 should be noted to be met by a text change to the Land Development Code to add housing for the elderly as a use by right in the RMU zoning district which is currently under review as to its future viability.
- Amend Policy 3.1.11 to indicate that the City shall allow Heritage Overlay Districts, as needed, for neighborhood stabilization.

### ***Recreation Element***

#### **Analysis of Objectives and Policies**

The objectives and policies of the Recreation Element that pertain to Issue 3 are Objective 1.6 and Policy 1.6.4. These have been achieved and are ongoing; the recommendation is that they remain in place.

#### **Recommended Changes**

None.

### ***Historic Preservation Element***

#### **Analysis of Objectives and Policies**

While the Historic Preservation Element does not directly pertain to Issue 3, the historic districts and the supporting Land Development Code and the *Historic Preservation Rehabilitation and Design Guidelines* encourage walkable and livable neighborhoods that allow a multi-generational spectrum of residents to ‘age in place’ which encourages people to stay in their homes as they age.

### ***Intergovernmental Coordination Element***

#### **Analysis of Objectives and Policies**

The ICE policies that pertain to Major Issue 3 are Policies 1.1.14, 1.1.15, 1.1.16, and 1.4.1.

Policy 1.1.14 and all but one of the sub-policies of 1.4.1 have been achieved and are on-going; the recommendation is that they remain in place. Sub-policy 1.4.1 e. required coordination efforts with Alachua County for: “development of a countywide “fair share” housing ordinance for dispersal of affordable housing units” which occurred (there were several workshops).



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**City of Gainesville Evaluation and Appraisal Report**  
**Issue 3: Encourage Livable Neighborhoods for People of All Ages**

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However, the County elected not to develop such an ordinance. Should Alachua County become interested in developing such an ordinance, the City will coordinate with the County in development of the ordinance.

There has been limited coordination with Santa Fe College (SFC) with respect to the master plan for expansion of its downtown campus. Policy 1.1.15 needs to be revised to reflect the fact that the Santa Fe College master plan for its downtown campus exists, and that its continuing implementation needs to be coordinated with the City.

There is no interlocal agreement with Santa Fe College regarding the type of development proposals of SFC that would be subject to review by the City. Planning staff has concluded that SFC is not interested in developing such an agreement at this time, and recommends deletion of the sentence in Policy 1.1.16 that calls for an interlocal agreement.

### **Recommended Changes**

The recommended changes needed to address Issue 3 are as follows:

- Policy 1.1.15 (coordination of Santa Fe's master plan for its downtown campus) needs minor revisions.
- Policy 1.1.16 (review of Santa Fe College development proposals by the City): delete first sentence that requires an interlocal agreement.

## ***Transportation Mobility Element***

### **Analysis of Objectives and Policies**

Creating accessible transit stops is an important tool for creating livable neighborhoods for all age groups. Accessibility is vital for: older persons who may need devices such as wheel chairs or walkers; the disabled; and families with strollers for children.

### **Recommended Changes**

The recommended change needed to address Issue 3 is as follows:

- Policy 8.1.1. Amend policy to include Regional Transit System (RTS) facilities and tie implementation to ADA measurable standards.

## ***Concurrency Management Element***

### **Analysis of Objectives and Policies**

Funding for accessibility at sidewalk curb ramps and transit stops is vital for broadening the availability of mobility for persons of all ages. The TCEA is a funding source for multi-modal transportation, and it is possible to add policies under each of the TCEA zones that include a standard for accessible sidewalk ramps and transit stops.

### **Recommended Changes**

The recommended change needed to address Issue 3 is as follows:

- Policies 1.1.6, 1.1.7, 1.1.9, 1.1.11, 1.1.13. Amend to include upgrading of transit stops and sidewalk curb ramps for accessibility as an allowable standard to promote transportation choice.

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**City of Gainesville Evaluation and Appraisal Report**  
**Issue 3: Encourage Livable Neighborhoods for People of All Ages**

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### ***Urban Design Element***

#### **Analysis of Existing Objectives and Policies**

Goal 2 of the Urban Design Element specifically addresses “residential buildings and neighborhoods that meet the diverse needs of all citizens.” Both Objectives under Goal 2 address the ability of neighborhoods to provide diversity and community. Furthermore, the Urban Design Element’s emphasis on mixed-use development to serve a variety of needs in proximity to higher-density housing also addresses the needs of all citizens, particularly lower-income and elderly people, to live near desired shops and services.

#### **Recommended Changes**

Staff does not recommend any new Urban Design policies related to Major Issues and recommends removal of the Urban Design Element, with the role of urban design handled as part of the recommended changes to the Future Land Use and Transportation Mobility Elements.

### ***Public Schools Facilities Element***

#### **Analysis of Existing Objectives and Policies**

The Public Schools Facilities Element (PSFE) policy that pertains to Major Issue 3 is Policy 3.1.2, as shown in the Major Issues Evaluation Matrix for the PSFE.

Policy 3.1.2 requires the City, in conjunction with the School Board, to promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers. Individual agreements regarding specific school sites (see EAR/Recreation Element Policy 1.3.3) have been made by the City’s Parks, Recreation and Cultural Affairs Department. There also is an on-going recreational, tutorial after school program for elementary and middle school-aged city youth (see EAR/Recreation Policy 1.7.1) that involves the School Board and UF.

#### **Recommended Changes**

The recommended change needed to address Issue 3 is as follows:

- Policy 3.1.2 (concerning promotion of the neighborhood concept by encouraging the use of existing schools as neighborhood centers) needs to be revised so that it is not limited to existing schools.

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**City of Gainesville Evaluation and Appraisal Report**

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**Issue 4: Fund Transportation Choice****Issue 4: Fund Transportation Choice.**

Funding transportation choice is crucial to providing alternatives to the single occupant vehicle. It is also related to strategies to reduce greenhouse gases. While the City has been successful in funding transit and bicycle/pedestrian facilities (through grants, the Local Option Fuel Tax, the Campus Master Plan Agreement, general fund revenues, and TCEA funds), additional funding and new funding sources will be needed to expand transit services, build new sidewalk and bicycle facilities, and construct the new Bus Maintenance facility necessary to service articulated buses. One method of calculating funding needs is to establish transit and pedestrian levels of service. New policies need to be added that include relevant policies from the adopted Transit Development Plan, which reflects priority projects for transit funding.

***Unforeseen or Unanticipated Changes in Circumstances***

The existing Transportation Mobility Element did not contemplate the greenhouse gas reduction requirements that were adopted based on House Bill 697, which increases requirements for funding multi-modal transportation projects. The general economic downturn since 2007 was not anticipated, and that has impacted collection of gas taxes for transportation projects. Falling property values and reduced development activity have resulted in lower TCEA revenues for funding transportation mobility projects. Several large annexations have occurred since 2002 that brought new roadways within the City's jurisdiction. As a result, the inventory of deficiencies for sidewalk and bicycle facilities has not been updated yet.

***Transportation Mobility Element*****Analysis of Objectives and Policies**

The lack of transit and pedestrian level of service standards in the element makes it difficult to fully assess deficiencies in these facilities, which in turn makes it difficult to know what level of funding is needed to adequately provide transportation choice. Transportation needs should be tied to the 5-Year Schedule of Capital Improvements.

The general economic downturn since 2007 was not anticipated, and that has impacted collection of gas taxes and TCEA mitigation funds for transportation projects.

Several large annexations have occurred since 2005 that brought new roadways within the City's jurisdiction. As a result, the inventory of deficiencies for sidewalk and bicycle facilities has not been updated yet.

**Recommended Changes**

The recommended changes needed to address Major Issue 4 are as follows:

- Amend Policy 2.1.1 date for inventory of sidewalk gaps that will include surveying areas annexed since 2000 to determine needed facilities and provide cost estimates.
- Amend Policies 4.1.5 & 4.1.6 to include an inventory of needed bicycle facilities in areas annexed since 2000 to determine needed facilities and provide cost estimates.
- New policy to adopt a transit level of service (LOS) standard. Differentiate LOS standards for existing/redevelopment versus new development. Require a higher standard for new development. Emphasis on headways/frequencies being the standard.

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**City of Gainesville Evaluation and Appraisal Report**

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**Issue 4: Fund Transportation Choice**

- New policy to adopt a pedestrian LOS standard. Differentiate LOS standards for existing/redevelopment versus new development. Require a higher standard for new development.
- New policy to adopt a bicycle LOS standard. Differentiate LOS standards for existing/redevelopment versus new development. Require a higher standard for new development.
- Include relevant policies from the adopted Transit Development Plan to assess funding level needs. These will be new policies in the element.
- New policy about Community Redevelopment Agency (CRA) coordination regarding priority bus shelters in the CRA districts.
- New policy about CRA coordination regarding upgrades to existing transit stops for accessibility.

***Intergovernmental Coordination Element*****Analysis of Objectives and Policies**

Coordination with Alachua County on potential new sales tax revenue sources for transportation funding will be necessary since State law requires counties to enact the taxes. Currently, the policies in the Intergovernmental Coordination Element are not broad enough to encompass this.

**Recommended Changes**

The recommended change needed to address Major Issue 1 is as follows:

- New policy (and possibly a new objective) to coordinate with Alachua County on additional funding sources for transportation. As a charter county, Alachua County is eligible to take advantage of applicable provisions of Sec. 212.055 (Discretionary sales surtaxes), Florida Statutes. Sub-section 212.055(1) (Charter County Transportation Surtax) allows a levy of up to 1 percent (1 cent) for fixed guideway rapid transit systems, bus systems, roads or bridges, up to 25 percent of which can be used for non-transit purposes (road, bicycle, pedestrian). The entire 1 cent levy can be used for transit operations. Voter approval of the additional sales tax is required. The City may obtain proceeds from the tax through an inter-local agreement. Sub-section 212.055(2) (Local Government Infrastructure Surtax) allows charter counties to levy a discretionary sales tax of 0.5 percent or 1 percent, which can only be used for capital costs. Voter approval is required. The City would obtain its share of the tax proceeds either through an inter-local agreement or by statutory formula (Sec. 218.62, F.S.).

***Concurrency Management Element*****Analysis of Objectives and Policies**

The Concurrency Management Element has policies (in the form of standards for each of the TCEA zones) that provide funding for transportation mitigation. As projects are completed that are currently listed as standards, those projects should be deleted and new projects added to reflect changing needs. In addition, if properties are annexed west of I-75 on the Newberry Road corridor, new projects that reflect the transportation needs of that area will have to be added.

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**City of Gainesville Evaluation and Appraisal Report**

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**Issue 4: Fund Transportation Choice****Recommended Changes**

The recommended changes needed to address Major Issue 4 are as follows:

- Amend Policies 1.1.6, 1.1.7, 1.1.8, 1.1.9, 1.1.10, 1.1.11, 1.1.12, 1.1.13 as needed to update the standards and priorities as: projects are completed; new projects are selected; and funding for projects becomes available.
- Policies 1.1.9 & 1.1.10. If annexations west of I-75 occur in the Newberry Road corridor area, the City will need to add new TCEA Zone D projects and priorities that reflect transportation mobility needs relevant to that area.
- Policies 1.1.6, 1.1.7, 1.1.9, 1.1.11, 1.1.13. Amend to include upgrading of transit stops and sidewalk curb ramps for accessibility as an allowable standard to promote transportation choice.

***Capital Improvements Element*****Analysis of Existing Objectives and Policies and Needed New Policies**

The Capital Improvements Element contains the adopted 5-Year Schedule of Capital Improvements that shows needed transportation projects and the associated funding sources.

**Recommended Changes**

The recommended changes needed to address Major Issue 4 are as follows:

- Update the 5-Year Schedule as new funding sources for transportation choice are identified.
- Reference the MTPO Transportation Improvement Program (TIP) list in the 5-Year Schedule of Capital Improvements.

**City of Gainesville Evaluation and Appraisal Report****Issue 5: Amend the Future Land Use Map as Justified by Data and Analysis**

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

The Department of Community Affairs (DCA) has determined that future land use amendments should be based on a “needs assessment” which assesses the appropriate supply of the various land uses needed to accommodate anticipated demand, in order to avoid both over-allocation of certain land uses and urban sprawl. Land use amendments have not typically been examined for their impact on redevelopment, which is a key goal for the City. The needs assessment should also be based on the time horizon of the comprehensive plan, which is typically 10 years for the City. However, this may be inadequate to fully assess and analyze very large projects with particularly long-term, projected build-out dates.

The impact of annexations should also be analyzed with the latest population projections, which would result in a clearer needs assessment, particularly for residential lands.

***Unforeseen or Unanticipated Changes***

A recent court case concerning Marion County (Woods & Recio v. Marion County & DCA) and statements from the Department of Community Affairs (DCA) emphasize that future land use amendments should be based on a needs assessment.

Several large annexations have occurred since 2005 that brought new roadways within the City’s jurisdiction. As a result, the inventory of deficiencies for sidewalk and bicycle facilities has not been updated yet.

While the City has an active annexation policy, the addition of 13.41 square miles (a 27.3% increase in land area) since 2000 was not anticipated by the 2000-2010 Comprehensive Plan. As a result of the various annexations, the City has been required to fund additional capital improvements (especially stormwater projects) in the annexed areas.

***Future Land Use Element*****Analysis of Existing Objectives and Policies and Needed New Policies**

A policy exists that lists the criteria upon which a land use change should be analyzed, but this policy does not require that the need for the requested use be established.

**Recommended Changes**

The recommended change needed to address Major Issue 5 is as follows:

- Add a requirement for “needs assessment” for proposed amendments to the Future Land Use Map.

***Housing Element*****Analysis of Existing Objectives and Policies and Needed New Policies**

The objectives and/or policies of the Housing Element that pertain to Issue 5 are Objective 1.3 and Policy 1.3.1. The objective and the policy have been achieved and are ongoing; the recommendation is that they remain in place, with a new date to reflect the upcoming planning period.

**City of Gainesville Evaluation and Appraisal Report****Issue 5: Amend the Future Land Use Map as Justified by Data and Analysis**

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**Recommended Changes**

The recommended change needed to address Issue 5 is as follows:

- Amend Policy 1.3.1 to change the date to 2020 to reflect the upcoming planning period.

***Capital Improvements Element*****Analysis of Existing Objectives and Policies and Needed New Policies**

Policy 1.1.10 has been partially achieved, as urban service reports are prepared for each annexation, but LOS standards have not been explicitly evaluated.

**Recommended Changes**

The recommended change needed to address Issue 5 is as follows:

- Policy 1.1.10 should be amended to state that annexed areas should be analyzed for existing level of service to determine existing and projected deficiencies.

**City of Gainesville Evaluation and Appraisal Report****Issue 6: Encourage Infill and Redevelopment in Central and East Gainesville**

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

While several redevelopment and infill policies were included in the 2000 Plan and there have been notable successes near the UF Campus in College Park and University Heights, Gainesville still has not redeveloped to its full potential, and East Gainesville lags in development and redevelopment. The 2000-2010 Comprehensive Plan also increased residential densities in redevelopment areas and thus encouraged the redevelopment of underutilized parcels. However, the Community Redevelopment Agency (CRA) staff has pointed out that confusion about special area plans and the lack of greater incentives in the redevelopment areas may hamper redevelopment efforts.

The NW 6<sup>th</sup> Street area has lagged in redevelopment but is near to the city's core and existing public facilities (including Santa Fe College downtown campus and the rail-trail). This corridor is one of the few major roadways in the city that does not have any additional redevelopment trip credits associated with it. A policy could be added to establish a special redevelopment trip credit area in the NW 6<sup>th</sup> Street area from NW 8<sup>th</sup> Avenue to U. S. 441 (NW 13<sup>th</sup> Street).

Because East and Central Gainesville contain older developed areas, there are several infrastructure limitations. Funding of infrastructure improvements in targeted areas can assist in creating incentives for infill or redevelopment.

***Unforeseen or Unanticipated Changes in Circumstances***

The general economic downturn since 2007 was not anticipated by the Gainesville 2000-2010 Comprehensive Plan. As a result, several prominent redevelopment attempts have either stalled or failed during this time period. Fewer redevelopment projects are coming forward due to banking and financial system problems.

The Plan also did not contemplate the greenhouse gas reduction requirements that were adopted based on House Bill 697. Those requirements are supportive of the City's infill and redevelopment efforts because infill and redevelopment are part of the City's strategy to reduce urban sprawl, promote compact development in areas with existing services (especially multi-modal transportation opportunities), and reduce vehicle miles traveled.

Several large annexations have occurred since the existing Plan was adopted. One of the challenges is balancing the City's infill/redevelopment goals with planning and development of newly annexed areas, which have included large vacant tracts and already developed urban fringe/suburban properties.

***Future Land Use Element*****Analysis of Objectives and Policies**

The existing redevelopment/infill policies in the Future Land Use Element (FLUE) are generic and do not specifically target the East and Central areas of Gainesville. An effective delineation of the East and Central areas of Gainesville needs to be specified so that concentration on these areas can be better applied.

New policies are needed in this element to support consolidation and clarification of the redevelopment area special area plans (SAPs). In addition, moving the Innovation Zone map and



## **City of Gainesville Evaluation and Appraisal Report**

### **Issue 6: Encourage Infill and Redevelopment in Central and East Gainesville**

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policies from the Intergovernmental Coordination Element into the FLUE will make the Innovation Zone more prominent and supportive of infill/redevelopment goals in East/Central Gainesville.

#### **Recommended Changes**

The recommended changes needed to address Major Issue 6 are as follows:

- Add a new policy that delineates and describes the target infill/redevelopment area for Central/East Gainesville.
- Under Objective 2.1, add specific infill/redevelopment policies for Central and East Gainesville.
- Add a new policy that supports consolidation and clarification of several adjacent Special Area Plans into a single unified SAP in the Land Development Code to make development requirements easier to understand.
- Relocate the Innovation Zone Map and associated policies in the Intergovernmental Coordination Element to the Future Land Use Element for more prominence and to promote this type of development in East/Central Gainesville.
- Amend the Innovation Zone Map to include the Business Industrial land use area proximate to the Gainesville Regional Airport to promote infill and redevelopment at the former Alachua County Fairgrounds site in East Gainesville.

#### ***Concurrency Management Element***

##### **Analysis of Objectives and Policies**

There are currently redevelopment trip policies in the element that provide incentives for redevelopment near transit centers and a special policy for the NW 13<sup>th</sup> Street activity center area. These policies have been utilized by various developments and have served to make redevelopment somewhat more affordable. Adding a special redevelopment trip credit area on the NW 6<sup>th</sup> Street corridor would reduce the number of standards that have to be met in Zone B, which would provide an additional incentive for redevelopment on this corridor.

#### **Recommended Changes**

The recommended change needed to address Major Issue 8 is as follows:

- Add a new policy under Objective 1.2 to establish a special transportation concurrency redevelopment trip credit area for the NW 6<sup>th</sup> Street corridor from NW 8<sup>th</sup> Avenue to U.S. 441 (NW 13<sup>th</sup> Street).

#### ***Capital Improvements Element***

##### **Analysis of Existing Objectives and Policies and Needed New Policies**

The Capital Improvements Element contains the adopted 5-Year Schedule of Capital Improvements that shows needed infrastructure projects in East and Central Gainesville and the associated funding sources.

#### **Recommended Changes**

The recommended changes needed to address Major Issue 6 are as follows:

**City of Gainesville Evaluation and Appraisal Report**

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

- Update the 5-Year Schedule as new projects and funding sources for infrastructure improvements in East/Central Gainesville are identified.

***Stormwater Management Element*****Analysis of Existing Objectives and Policies and Needed New Policies**

The policy of the Stormwater Management Element that pertains to Issue 6 is Policy 1.5.2, which allows off-site stormwater management facilities in the Downtown/Central City Business District Enterprise Zone. The policy has been achieved and is ongoing; the recommendation is that it remain in place.

**Recommended Changes**

Staff does not recommend any new policies related to Major Issue 6.

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**City of Gainesville Evaluation and Appraisal Report**

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**Issue 7: Navigate the New Economy****Issue 7: Navigate the New Economy.**

The recent financial crisis in the US points to a new economy for the future, which will influence Gainesville's future development. The economic downturn has left Gainesville with pockets of overbuilding (the multi-family market), vacant buildings, and closed businesses in the city. Some of these buildings and sites have limited utility for other uses (related to the infill/redevelopment major issue).

At the same time, the new economy offers opportunities for green development, green technologies, and green employment that will make the community more sustainable and aid the local economy.

***Unforeseen or Unanticipated Changes in Circumstances***

The existing Comprehensive Plan did not contemplate the 2007 economic downturn. As a result of the recent financial crisis, the City has seen reduced development activity, reduced revenue collection, vacant lots, and one partially-built structure (Stadium Club). Since adoption of the 2000-2010 Comprehensive Plan, there has been a growth in green technology, green energy sources, and green development concepts that were not anticipated. The House Bill 697 greenhouse gas reduction requirements were not anticipated in the current Plan.

An additional unanticipated change was the closure of the Shands at AGH (formerly Alachua General) hospital in 2009. A community icon has been lost, but a large opportunity has been created. Part of this strategically located site (within walking distance of the University of Florida) is undergoing redevelopment with plans that are going forward for a 45,000 square-foot Innovation Hub building that will facilitate biomedical research and development and related enterprises.

The price fluctuations in housing in recent years were unforeseen during the completion of the 2000-2010 Comprehensive Plan. During the rise in housing prices a few years ago, moderate income households had more difficulty finding the housing that they wanted. However, with the onset of the recent recession housing prices have fallen in many instances, leaving many people "upside down," in their mortgages, where the amount owed on the mortgage is more than the current value of the home.

The economic recession has also impacted state funding for housing programs. The reduction of funding for housing programs in general has reduced the number of people that can be helped by the various programs offered by the City and other housing agencies and providers.

The economic recession has impacted the Wild Spaces – Public Places sales tax revenue. The \$12 million that the City will receive for park improvements and the acquisition of environmentally sensitive lands is less than the \$14.2 million that was originally expected when the referendum was put together. Because the tax will not generate as much money as originally projected, certain improvements were removed from the list of projects that would be funded.

***Future Land Use Element*****Analysis of Objectives and Policies**

There are no existing policies in the Future Land Use Element (FLUE) that promote the use of green technologies and green development or provide incentives for their use. The FLUE

## City of Gainesville Evaluation and Appraisal Report

### Issue 7: Navigate the New Economy

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currently does not contain the Innovation Zone Map and policies that support the Innovation Economy. Those policies and the map are currently under the Intergovernmental Coordination Element.

#### **Recommended Changes**

The recommended changes needed to address Major Issue 7 are as follows:

- Relocate the Innovation Zone Map and associated policies in the Intergovernmental Coordination Element (ICE) to the Future Land Use Element for more prominence.
- Amend current ICE Policy 1.7.1 (which will move to FLUE) to include use of the City's Strategic/Action Plan for Economic Development in encouraging development of the Innovation Zone.
- Amend current ICE Policy 1.7.2 to delete the formal review requirement, and to reflect the fact that amendments to the comprehensive plan and/or land development code will be made when the need becomes evident during the long-term process of developing the Innovation Zone.
- Amend the Innovation Zone Map to include the Business Industrial land use area proximate to the Gainesville Regional Airport at the former Alachua County Fairgrounds site to help develop the Innovation Economy as defined in ICE Element Objective 1.7.
- Add a new policy to the Future Land Use Element that requires Land Development Code amendments to add green energy technologies (such as solar generation stations) to appropriate zoning categories.
- Add a new policy to the Future Land Use Element that requires Land Development Code amendments and/or changes to the Density Bonus Points Manual to include incentives for green development and use of green technologies.
- Add new policies that implement changes in state law related to HB 697.
- Add a new policy that supports local food production, food co-ops, and community gardens.

#### ***Intergovernmental Coordination Element***

##### **Analysis of Objectives and Policies**

See above discussion and recommended changes concerning moving the Innovation Zone Map and policies in the Intergovernmental Coordination Element to the Future Land Use Element.

#### ***Capital Improvements Element***

##### **Analysis of Existing Objectives and Policies and Needed New Policies**

The Capital Improvements Element 5-Year Schedule of Capital Improvements does not have any projects specifically listed that are related to the Innovation Zone. Currently, ICE Policy 1.7.3 (recommended for relocation to FLUE) states that the City will work to ensure that adequate public infrastructure is in place for development in the Innovation Zone. An inventory of needs has not yet been completed. When the inventory is finalized, the City can include recommended infrastructure projects related to LOS standards in the 5-Year Schedule of Capital Improvements.

**City of Gainesville Evaluation and Appraisal Report**

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**Issue 7: Navigate the New Economy****Recommended Changes**

The recommended change needed to address Major Issue 7 is as follows:

- Update the 5-Year Schedule of Capital Improvements as new funding sources for infrastructure needs related to LOS in the Innovation Zone are identified.

***Housing Element*****Analysis of Existing Objectives and Policies and Needed New Policies**

The policy of the Housing Element that pertains to Issue 7 is Policy 3.1.9. Through efforts such as the Enterprise Zones, Community Redevelopment Areas, and CDBG/HOME program target areas, the City has demonstrated a desire to provide economic development help to low-income areas. The policy has been achieved and is ongoing; the recommendation is that it be revised to add “very low-income and extremely low-income areas” to the policy because the City provides economic development assistance to these areas.

**Recommended Changes**

The recommended change needed to address Major Issue 7 is as follows:

- Amend Policy 3.1.9 to add, “very low-income and extremely low-income areas,” to the policy because the City provides economic development assistance to these areas.

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**City of Gainesville Evaluation and Appraisal Report**

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**Issue 8: Strengthen Natural Resource Protection****Issue 8: Strengthen Natural Resource Protection.**

The City's comprehensive plan provides considerable protection for many of the natural resources within city limits, but additional protections are needed. The 2010 environmental update will implement some policies of the Conservation, Open Space & Groundwater Recharge Element, but the update has generated new policy direction that will need to be reflected in comprehensive plan amendments regarding Alachua County Strategic Ecosystems, significant plant and wildlife habitat, significant uplands, listed plant and animal species, high aquifer recharge areas, and archaeological and geologic features.

There is considerable concern about the long-term water supply for our region, and the City and Alachua County are very likely to be designated by the St. Johns River Water Management District as a Priority Water Resource Caution Area. If and when this occurs, amendments to Gainesville's comprehensive plan will be required within 18 months of the designation. Such amendments could include increased water conservation measures and greater expansion of reclaimed water service.

***Unforeseen or Unanticipated Changes***

Energy and environmental issues have risen to the forefront in the past decade. This is reflected in the City's identification of greenhouse gas reduction and natural resource protection as two of its eight major issues. The City is also responding to the State's passage of HB 697, which modifies F.S. 163.3177(6) (d) to require comprehensive plan policies addressing energy conservation.

Alachua County's Strategic Ecosystems program was codified during this planning period to provide additional protection to sensitive lands. Land development regulations to accommodate and protect annexed Strategic Ecosystems are currently under consideration, and will result in increased protection for annexed Strategic Ecosystems. (The LDC update will require some changes to the Comprehensive Plan, referred to throughout the EAR as the '2010 environmental update').

Another unforeseen issue is potential changes in Gainesville's water supply planning, evidenced by the expected Priority Water Resource Caution Area (PWRCA) designation (see above). In addition, the State has mandated new water supply LOS and concurrency requirements.

***Housing Element*****Analysis of Existing Objectives and Policies**

The objective and policies of the Housing Element that pertain to Issue 8 are Objective 4.1 and Policy 4.1.2. Policy 4.1.1 is also related to this Major Issue. The objective and the policies have been achieved through land use and zoning regulations and Article VIII, Environmental Management, all within the Land Development Code. These regulations exist and are ongoing, and should remain in place.

**Recommended Changes**

None.

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**City of Gainesville Evaluation and Appraisal Report**

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**Issue 8: Strengthen Natural Resource Protection*****Conservation, Open Space & Groundwater Recharge Element*****Analysis of Objectives and Policies**

The Conservation, Open Space & Groundwater Recharge Element has largely succeeded in protecting Gainesville's natural resources during the planning period of 2000-2010. The objectives and policies of the Conservation, Open Space & Groundwater Recharge Element that pertain to Issue 8 are as follows:

- The 2010 environmental update currently under consideration by the City identifies and protects Alachua County's strategic ecosystems, which until recently were not recognized by the City on annexed land. This represents a key improvement in the City's environmental regulation.
- Additional protection is also extended to significant plant and wildlife habitats, significant uplands, listed plant and animal species, high aquifer recharge areas, and archaeological and geologic features as a result of the 2010 environmental update.

**Recommended Changes**

The recommended changes needed to address Major Issue 8 are as follows:

- Revise Policy 1.1.1 f. to provide more specific guidance for protection of uplands.
- Revise Policy 4.2.2 to address a wider range of potential pollutants (e.g., coliform bacteria, nitrogen, and phosphorus) that impair water quality.
- Update various policies to reflect the stronger natural resource protections expected with the adoption of the 2010 environmental update.
- Add policies to address potential changes to water supply planning that will be determined in 2011.
- Add a policy to reference new water conservation policies that will be added under Objective 1.5 of the Potable Water & Wastewater Element.

***Recreation Element*****Analysis of Objectives and Policies**

The Recreation Element has policies concerning the acquisition of land with significant natural features and the preservation of those features for parks. The objective and policies of the Recreation Element that pertain to Issue 8 are Objective 2.2 and Policies 2.2.1, 2.2.2, and 2.2.3. The objective and the policies have been achieved and are ongoing; the recommendation is that they remain in place.

**Recommended Changes**

None.

***Potable Water & Wastewater Element*****Analysis of Objectives and Policies**

There are currently no policies in the Potable Water & Wastewater Element that address the statutory water supply level of service (LOS) requirements. Also, there are no existing policies that require the City to adopt into its comprehensive plan alternative water supply projects within

## **City of Gainesville Evaluation and Appraisal Report**

### **Issue 8: Strengthen Natural Resource Protection**

18 months of adoption by either the Suwannee River Water Management District or St. Johns Water Management District. Amendments are needed for some existing water conservation policies.

#### **Recommended Changes**

The recommended changes needed to address Major Issue 8 are as follows:

- Add a new policy to address water supply level of service. As a cross-reference, this will also require a new policy in the Capital Improvements Element concerning water supply concurrency.
- Add a new policy stating that within 18 months of adoption of water supply plans by the relevant water management districts, the City will adopt the alternative water supply project(s) into its comprehensive plan.
- Add additional water conservation policies under Objective 1.5.
- Add a policy under Objective 1.5 concerning how the City of Gainesville will conserve water.
- New policy concerning working with Alachua County and the water management districts to create a model ordinance or plan to better regulate private irrigation wells.
- Update Policy 1.1.1 potable water treatment plant capacity LOS based on new data and analysis. Establish a conservation benchmark LOS standard after the Water Supply Plan is adopted.
- Amend Policy 1.5.3 to change from “inverted block rate” to “conservation rate structure and indicate that this now applies year round.”
- Amend Policy 1.5.5 to change the term “xeriscaping” to “Florida Friendly landscaping.”
- Amend Policy 1.5.7 to require use of reclaimed water in reclaimed water service areas.

#### ***Stormwater Management Element***

##### **Analysis of Objectives and Policies**

The policy of the Stormwater Management Element that pertains to Issue 8 is Policy 1.7.2. Although the policy has been achieved and is ongoing, the recommendation is that it be updated to address the acquisition of other environmentally sensitive lands. As written, the policy refers only to wetland areas. There are currently no policies in the Stormwater Management Element that address the Low Impact Development (LID) concept. It is recommended that a new policy be developed to encourage the use of LID concepts and possibly adopt any LID guidelines that may be created by the DEP and the water management districts. Finally, the Environmental Protection Agency (EPA) is sponsoring a reuse assessment for the Cabot-Koppers Superfund Site, and in conjunction with this, the City Commission expressed a desire for a policy to ensure that stormwater runoff from the site is treated and does not pose a danger to the community.

#### **Recommended Changes**

The recommended changes needed to address Major Issue 8 are as follows:

- Update Policy 1.7.2 to address the acquisition of other environmentally sensitive lands.



**City of Gainesville Evaluation and Appraisal Report**

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**Issue 8: Strengthen Natural Resource Protection**

- Add a new policy that addresses Low Impact Development.
- Add a policy under Objective 1.3 to ensure that stormwater runoff from the Cabot-Koppers site is treated and poses no threat to the community.

***Capital Improvements Element*****Analysis of Existing Objectives and Policies and Needed New Policies**

The Capital Improvements Element (CIE) connects level of service standards policies with the concurrency management system. A new policy is required concerning adequate water supplies and timing requirements. And, the new policy number in the Potable Water/Wastewater Element for adequate water supply will have to be added to the CIE.

**Recommended Changes**

The recommended changes needed to address Major Issue 8 are as follows:

- Add a new policy under Objective 1.2 concerning concurrency requirements that adequate water supplies be available to serve new development no later than the certificate of occupancy issuance date per Ch. 163.3180 (2)(a), F.S.
- Add the new LOS standard policy number for adequate water supply when it is created in the Potable Water/Wastewater Element.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of Plan Elements**

## **Chapter Four Assessment of Plan Elements**

### **Introduction**

In addition to the Major Issues analyses performed above, further changes are recommended for each element of the Comprehensive Plan, as detailed below.

Staff reviewed each objective and policy of each element, determined whether the policy had been achieved during the 2000-2010 planning period, and developed recommendations for what changes, if any, were needed. A summary of each element is shown below; the policy-by-policy analysis, presented in matrix form, may be found in Appendix B.

### **Future Land Use Element**

#### ***Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Future Land Use Element.
- 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.
- The City has continued to promote transportation choice through the expansion of walkable mixed-use areas, bicycle facilities, and transit availability.
- 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 Area policies; and infill and redevelopment.

#### ***Successes***

- Downtown Gainesville continues to thrive and evolve. Recent successes include the Depot 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.
- 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 1<sup>st</sup> Avenue and 2<sup>nd</sup> Street and provides 855 parking spaces.
- 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 23<sup>rd</sup> 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.

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Future Land Use Element

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- 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, additional multiple-family residential development has provided more housing for students and professionals. The reconfiguration of SW 2<sup>nd</sup> Avenue provides an improved corridor offering multi-modal transportation options for residents to travel between the University and the downtown.
- 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 2<sup>nd</sup> Avenue and SW 6<sup>th</sup> 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.
- The City finalized the purchase of the CSX rail property along 6<sup>th</sup> Street and began construction of a rail trail through central Gainesville. The new trail will extend from NW 16<sup>th</sup> 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 6<sup>th</sup> Street and 2<sup>nd</sup> Avenue into a roundabout.
- The City continues to implement policies that protect natural resources and historic sites.
- 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***

- 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.
- 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 are being 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.

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Future Land Use Element

- 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.

#### **Strategic Regional Policy Plan**

- The City of Gainesville comprehensive plan is required to be in compliance with The North Central Florida Strategic Regional Policy Plan (NCFSRPP). 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 is applicable to the City of Gainesville Comprehensive Plan. Policy 4.2.9 states, “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.”
- The 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 in Appendix B 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. As part of the activity centers update, text changes are recommended to the following Objectives and Policies:
  - Objective 1.1; Policies 1.1.1 - 1.1.6

**City of Gainesville Evaluation and Appraisal Report****Chapter Four Assessment of the Future Land Use Element**

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- 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 policies throughout the Element be revised to convey the same essential message with clear, specific, and implementable language.
  - Staff recommends a new goal with 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.
  - Policies 1.2.5, 1.2.7, and 1.2.9 are substantially the same and may be consolidated into a single policy.
  - Policy 1.2.10 calls for the front door of a multi-family development to be oriented to the street. Staff recommends a change that orients the front entrance to the street because this policy is unclear.
  - 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.
  - Policy 2.1.4 establishes the Urban Infill and Redevelopment Area, which is now superseded by the City-wide TCEA. This policy and the related map should be removed.
  - Objective 3.1 and its policies are identical to policies in the Conservation, Open Space & Groundwater Recharge Element. Staff recommends that the Future Land Use Element refer to conservation strategies in general terms, and reference the Conservation Element for detailed policies.
  - Within Policy 4.1.1, several land use categories set a maximum floor area allowable for commercial uses. Staff proposes a study that evaluates whether these maximums may limit potential for redevelopment and adaptive reuse.
  - Policy 4.1.5 refers to both SW and NW 13<sup>th</sup> Street – these goals for SW 13<sup>th</sup> Street have largely been met by a special area plan, so staff recommends the policy only refer to NW 13<sup>th</sup> Street.
  - On the advice of the City’s Neighborhood Planner, Objective 5.1 and associated policies regarding the neighborhood planning program are being scaled back.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Transportation Mobility Element**

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## **Transportation Mobility Element**

### ***Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Transportation Mobility Element.
- The Transportation Mobility Element needs new policies that adopt LOS standards for transit and pedestrians.
- The element should be updated to reflect the Complete Streets framework for new roads and reconstruction of existing roads (as that occurs).
- The element contains several policies that are unclear, redundant, or not easily measured. The element should have a major re-write for clarity and combination of redundant policies
- An updated inventory of pedestrian/bicycle facilities is needed, which should include areas annexed since 2000.
- The element currently does not include relevant provisions/policies from the adopted Transit Development Plan.
- The element currently does not reflect the new 2035 Long Range Transportation Plan, which will be adopted prior to the EAR-based amendments.
- The element should add a LOS standard for bicycles.

### ***Successes***

- The element has strongly reflected the City's commitment to transportation choice and has been used with the Concurrency Management Element to establish the transportation planning vision for Gainesville.
- Many policies have been achieved during the 2000-2010 planning period or adequately reflect the ongoing status of the City's transportation planning.

### ***Shortcomings***

- The lack of clarity, overall organization, and redundancy in the element text makes it difficult to read and, in some cases, difficult to implement.
- The element was not updated to reflect the adopted Transit Development Plan.
- The element was not updated to meet the State requirement for adoption of transit and pedestrian levels of service.
- The element was not updated to reflect the completion of some projects associated with policies in the element.
- The element needs to be updated to reflect the new 2035 Long Range Transportation Plan.
- The element has not been updated to meet the HB 697 greenhouse gas reduction requirements.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Transportation Mobility Element**

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***Impact of Rule Changes on the Transportation Mobility Element***

The primary rule change that impacts this element is the HB 697 greenhouse gas reduction requirements. In addition, the State law requirement to adopt peak hour LOS for transit has not been met and requires amendments to the element.

***Recommended Changes***

The major recommended changes that are needed to update the Transportation Mobility Element are:

- Adoption of transit, bicycle, and pedestrian levels of service in the element.
- Major re-write of the element to reduce redundancy, clarify several policies, and reorganize the element.
- Addition of policies that reflect the relevant policies in the Transit Development Plan.
- Policies about the fuel efficiency of transit vehicles.
- Adoption of policies concerning Complete Streets and Context Sensitive Streets.
- Revision of policies concerning the inventory of deficient sidewalk and bicycle facilities.
- Revision of the element to meet the HB 697 requirements for Transportation Mobility element.
- Add policies concerning accessibility at curb ramps and transit stops and relate to CRA strategic planning in CRA districts.

The recommended minor changes that are needed to update the Transportation Mobility Element are:

- Updating of dates.
- Deletion of policies that have been accomplished.
- Add clarifying language in several policies.
- Amend all maps so that they correctly reflect city limits.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Concurrency Management Element**

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## **Concurrency Management Element**

### ***Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Concurrency Management Element.
- The Concurrency Management Element was largely updated in 2009 to reflect the State law requirements for Transportation Concurrency Exception Areas (TCEA) in Dense Urban Land Areas (2009 Senate Bill 360).
- Several changes are recommended to strengthen policies and clarify issues.

### ***Successes***

- The City's TCEA has created an ongoing funding source for transportation mobility projects. Several projects, including sidewalk and bus shelter construction, bus purchases, and roadway engineering studies have been completed since adoption of the Concurrency Management Element.
- The special design (especially as associated with automotive-oriented uses) and landscaping requirements in the Concurrency Management Element have produced several quality developments in the city.
- Redevelopment and infill incentives have been provided by the TCEA zone structure adopted in the Concurrency Management Element.
- The adoption of the TCEA reduced confusion related to failing roads and inability to issue development orders.

### ***Shortcomings***

- Revenues from the TCEA will continue to be insufficient to fund all needed transportation mobility projects.
- Reduced development activity in recent years has limited collection of TCEA funds to pay for transportation mobility projects. While this is not a shortcoming of the element, it is a problem for the funding needed for transportation mobility projects.
- The connectivity language in the element needs to be strengthened to reduce the number of cases where abutting properties are not interconnecting and to preserve future interconnections.

### ***Impact of Rule Changes on the Concurrency Management Element***

The element was fully updated in 2009 to comply with 2009 SB 360 requirements. At this stage, there are legal questions as to what will happen to 2009 SB 360, and the City awaits the final outcome of the legal proceedings.

### ***Recommended Change***

The major recommended changes that are needed to update the Concurrency Management Element are:



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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Concurrency Management Element**

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- Addition of a NW 6<sup>th</sup> Street special transportation concurrency redevelopment trip credit area from NW 8<sup>th</sup> Avenue to U.S. 441 to serve as an incentive for redevelopment in this area. Examine the possibility of reducing required Zone B standards by as much as 25% in this area. Adopt a map of the area in the element (similar to what was done for NW 13<sup>th</sup> Street) and analyze where the eastern and western boundaries should be located.
- Add stronger language requiring connectivity and stub-outs to abutting developments in Policy 1.1.4.b and include pedestrian connectivity.
- Add a new policy concerning required vehicular/pedestrian connections for abutting properties. Include within that policy provisions for stub-outs and preservation of future interconnectivity. Also include language that guarantees the future connection will be allowed by the developer when abutting properties are developed or redeveloped.
- Additions/deletions to the list of standards and priorities for each TCEA zone based on completion of projects prior to the EAR-based amendments (such as the Traffic Management System) and new projects defined by updates to the 5-Year Schedule of Capital Improvements.
- If annexations west of I-75 occur in the Newberry Road corridor area, the City will need to add new TCEA Zone D projects and priorities in Policies 1.1.9 and 1.1.10 to reflect transportation mobility needs relevant to that area.
- Amend the standards in TCEA Zones B, C, D, E, and M to allow accessibility improvements at sidewalk curb ramps and transit stops to be used as a standard to meet concurrency requirements.
- Currently, there is no policy that requires a TCEA Special Use Permit for car washes in the TCEA. However, they are specifically called out as an automotive-oriented use in Policy 1.3.2. A new policy should be added requiring the City to adopt Land Development Regulations to require special design requirements for car washes since they are a specially regulated use in the Land Development Code.

The recommended minor changes that are needed to update the Concurrency Management Element are:

- In Policy 1.1.14, add clarifying language about how and from where the measurement for the “within ¼ mile of UF” is calculated to reference the main UF campus.
- In Policy 1.1.19, clarify that the developer provides the trip generation and trip credit information.
- Amend Policy 1.1.21 to state that the TCEA shall be evaluated during every Evaluation and Appraisal Report, as required by State law.
- Amend Policy 1.2.3 to indicate that this applies to non-residential development also.
- Amend Policies 1.2.4 and 1.2.5 to change the reference from Existing and Potential Transit Hubs map to Existing and Potential Transit Centers and Stations so that there is consistency with RTS terminology and changes being made in the Transportation Mobility Element.

**City of Gainesville Evaluation and Appraisal Report****Chapter Four Assessment of the Concurrency Management Element**

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- Amend Policy 1.2.5 to clarify that expansions of existing uses also qualify for the redevelopment trip credits.
- For Policy 1.2.8, during the period from submittal of EAR to adoption of EAR-based amendments, monitor the progress of the upcoming BRT Alternatives study to determine whether the 2015 date is feasible.
- Amend Policy 1.3.1 to include a provision for modifying the build-to line citywide based on right-of-way or utility constraints and/or significant environmental or tree features at the site. The modification should follow the procedures set out in the Central Corridors section of the Land Development Code.
- In Policy 1.3.2, add language that regulates redevelopment of existing automotive-oriented uses when demolition is not occurring to all or part of the structures at the site.
- In Objective 1.8, add the City of Alachua as a local government to coordinate with on developments in the TCEA.
- Add a new policy under Objective 1.8 concerning coordination with the City of Alachua on TCEA issues.
- Delete Policy 1.8.2 because the County can now qualify for a TCEA under the urban service area criteria in State law and would not have to match the City's policies. This may be subject to change due to legal challenges to 2009 SB 360.
- Amend Policy 1.10.1.b. and e. to change Certificate of Occupancy to building permit for consistency with State law requirements for transportation concurrency.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Housing Element****Housing Element*****Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Housing Element.
- Florida has been hard hit by the recent national recession, and the housing sector has been hit particularly hard. Home prices in the state have dropped significantly in recent years, including home prices locally. The decline in home value leads to a drop in equity for many households leaving many people “upside down,” in their mortgages. This is a situation where the amount owed on the mortgage is more than the current value of the home. The recovery could be a slow one if unemployment continues to be a problem and families cannot regain the lost capital as a result of the decline in the stock market.
- Homelessness continues to be a challenge. The estimated number of homeless persons in Alachua County declined from approximately 1,600 in 2009 to approximately 1,300 in 2010, according to a survey conducted by the Alachua County Coalition for the Homeless and Hungry. The biggest reason for the drop was a reduction in the number of homeless schoolchildren reported by the School Board of Alachua County. The homeless number compares to about 800 homeless estimated in Alachua County in 1996, just before the previous EAR process was started. However, on average during the period from 2006 to 2010, the number of homeless in Alachua County averaged approximately 1,280, according to surveys done by the Coalition.
- A one-stop service center, known as GRACE Marketplace, is moving through the rezoning and subdivision processes at a location off of NW 53<sup>rd</sup> Avenue in the 800 block. The center is expected to provide housing, counseling, meals and assistance as well as personal services such as showers and laundry facilities for the homeless.
- The City completed the Cedar Grove II housing development in 2006. This project included the construction of 131 single-family homes for low, very-low and moderate income homebuyers. The City of Gainesville, through the Housing Division, served as developer of the project after receiving funding to upgrade the original roads and drainage facilities that were installed in 1971. No homes were ever built in the subdivision until the City started this project.
- During the planning period, three subsidized housing developments in the City have been closed, which brings attention to the issue of relocating displaced residents. Kennedy Homes in southeast Gainesville had issues concerning poor maintenance and crime problems. The complex was closed in 2003 after a fire exposed major building code violations in the apartments. In 2007, the City purchased and cleared the property. There are currently plans to redevelop the site into a mixed-income community.

In 2009, residents of Seminary Lane were forced to move out of their subsidized housing units in the 1200 block of N.W. 5<sup>th</sup> Avenue, after the costs to maintain the property had become cost-prohibitive. The U.S. Department of Housing and Urban Development (HUD) had provided annual funding to the residents of the 52 housing units, but that ended in 2009. It is unclear how the property will redevelop in the future. The City of Gainesville could

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Housing Element**

purchase the land as part of the Fifth Avenue Community Redevelopment District. Alternatively, the nonprofit Gainesville Housing Corporation, Inc., which owns the property, could provide low to moderate income housing with some type of mixed-use development.

Also in 2009, the Glen Springs Manor apartment complex closed due to poor living conditions. The nonprofit agency that owns the complex received federal funding that subsidized the rent of low-income tenants. Eligible tenants were provided with housing vouchers to be used at participating apartments. This was another 134 units that were lost. The recent vacancy rate in the area meant that vacant rental units have been available; however if a landlord is not willing to accept a housing voucher, then the displaced tenant does not have a place to rent.

***Successes***

- The completion of the Cedar Grove II housing project is a key success. The project involved the construction of 131 single-family homes for sale to low, very-low and moderate income homebuyers. Construction was completed in 2006.
- The City of Gainesville introduced a strategic initiative to reduce energy use in low-income homes, with the intent of reducing the amount of energy bills and delaying the need for new energy generating capacity. Gainesville Regional Utilities Low-income Energy Efficiency Program (LEEP) weatherized 262 homes prior to fiscal year 2010, and received federal and local funding for an additional 276 homes to be completed in fiscal year 2010.
- Porter's Garden is a development located at S.W. 3<sup>rd</sup> Street and Depot Avenue. It involves the construction of five new single-family homes that will offer first-time homebuyers an opportunity to purchase a new home. The intent of the project is to revitalize this area of the community by providing attractive, affordable housing and drawing investors and developers to this Depot Avenue corridor area. The plan is for the development to be mixed-income, with houses designed to be compatible with the existing homes in the neighborhood. Currently, two homes are completed and have attracted buyers.

***Shortcomings***

- The provision of an adequate amount of affordable housing and the housing of the homeless are concerns. A limitation within the land development code on the number of homeless persons to be housed in a homeless shelter has hampered efforts by local homeless shelter providers to provide beds for all of the homeless within the community. One potential method of providing affordable housing within the existing housing stock would be to allow accessory residential units under certain limitations. The issue of allowing accessory residential units in single-family zoned areas has been addressed in the past, but was later removed due to local concerns about neighborhood stability and student rentals.

The Affordable Housing Advisory Committee's (AHAC's) 2008 Incentive Review and Recommendation Report discussed the possible allowance of accessory residential units in residential zoning districts. Such units can be a means to provide affordable housing at little governmental cost in neighborhoods where it can be costly to provide new housing. Accessory units can also help provide mixed-income housing throughout a city. The AHAC

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Housing Element**

report noted that particularly, given the issue of student housing in residential neighborhoods, further study is needed.

Planning staff recommends that the subject of the limited allowance of accessory residential units in single-family residential areas be undertaken and completed within 12 months after the EAR is determined to be sufficient by the state land planning agency (DCA). Should the study conclude and should the City Commission determine that accessory residential units should be allowed within single-family residential areas, then comprehensive plan amendments might be required. Should any amendments to the Housing or other plan elements be needed, such amendments should coincide with the EAR-based comprehensive plan amendments that are to be made within 18 months after the EAR is determined to be sufficient by the state land planning agency (DCA), pursuant to Sec. 163.3191 (10), F.S.

- The recent vacancy rate in the area meant that vacant rental units have been available. Eligible tenants who may have been displaced by the closing of housing developments may have been provided housing vouchers to be used at participating apartments. However if a landlord is not willing to participate in the utilization of housing vouchers, then the displaced tenant does not have a place to rent.

***Impact of Rule Changes on the Housing Element***

- Chapter 163, Section 163.31771, “Accessory dwelling units,” of the Florida Statutes, encourages local governments in Florida to permit accessory dwelling units in single-family residential areas in order to increase the availability of affordable rental units for extremely-low-income, very-low-income, low-income, or moderate-income persons. Upon a finding that there is a shortage of affordable rental units within its jurisdiction, a local government may adopt an ordinance to allow accessory dwelling units in any area zoned for single-family residential use.
- Chapter 163.3187 (1)(c)1.f. states that residential land use as a small-scale development amendment is allowed when the proposed density is equal to or less than the existing future land use category. Under certain circumstances, affordable housing units are exempt from this limitation. The City of Gainesville complies with this statute and no amendment is needed.
- Chapter 163, Section 163.31771(1), (2), and (4) states that if a local government has adopted an ordinance in compliance with this section, an application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant which states that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons. The Housing Element would need to add a policy to state compliance with Section 163.31771.
- Chapter 2006-69, Laws of Florida (LOF), section 27 creates a Community Workforce Housing Innovation Pilot Program to provide affordable rental and home ownership community workforce housing for essential services personnel affected by the high cost of housing. A comprehensive plan amendment that would implement a project under the pilot program would require review under an expedited adoption process.
- Chapter 2006-69, LOF, section 28 allows a density bonus to any landowner who voluntarily donates property to the local government for the purpose of providing affordable housing.

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Housing Element

The local government must adopt a comprehensive plan amendment for the receiving land that incorporates the density bonus. The amendment may be adopted as a small-scale amendment that is exempt from the twice per year limitation on the frequency of plan amendment adoptions.

- Chapter 163.3180 (17) allows an exemption from concurrency for certain workforce housing. The City of Gainesville is a Dense Urban Land Area (DULA) Transportation Concurrency Exception Area (TCEA), so no amendment is needed.
- Chapter 163.3184 (19) allows expedited comprehensive plan amendments for those proposals identified in the comprehensive plan of a local government that are consistent with the local housing incentive strategies identified in s. 420.9076 and authorized by the local government.
- Chapter 163.3177 (6) (f) 1.h. and i. indicate that a housing element must include standards, plans, and principles that address energy efficiency in the design and construction of new housing and in the use of renewable energy resources. Add policies to the Housing Element that indicate that the City will require certain energy efficiency standards in the design and construction of new housing and encourage the utilization of renewable energy resources.

### ***Recommended Changes***

The recommended changes that are needed to update the Housing Element and that are unrelated to Major Issues are:

- Delete Policy 1.1.3 because the residential development has been completed. Add a policy to reflect the City's new project concerning infill housing.
- Policy 1.2.1 should be updated to reference, "Planning and Development Services" within the policy.
- Revise Policy 1.2.4 to remove the words "implement and promote," and to state that the City shall continue to provide the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income and extremely low-income housing.
- Revise Policy 1.2.5 to add very low-income and extremely low-income to the last sentence of the policy.
- Policy 1.4.4 should be deleted.
- Policy 2.1.1 should be deleted. Chapter 8, Article V, Fair Housing, of the City of Gainesville Code of Ordinances governs the equal opportunity for people to attain the housing of their choice.
- Consider revising Policy 3.1.1 to change the language from, "Neighborhood Planning Program," to "City," in case the neighborhood program ends. Due to organizational and budgetary reasons, it is not clear how much longer there will be a Neighborhood Planning Program.
- The City should consider revising Policy 3.1.4 to change the language from, "Neighborhood Planning Program," to "City," in case the neighborhood program ends. The City of

**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Housing Element**

Gainesville would continue to address neighborhood stability, housing, safety, infrastructure, and character including historic resources.

- Revise Policy 3.1.6 to change the reference from, “Housing Division” to, “Housing and Community Development Division.” Delete “moderate-income” from the policy because moderate income families do not qualify.
- Revise Policy 3.1.7 to change the reference from, “Community Action Agency,” to “Central Florida Community Action Agency” (CFCAA). Add, “low-income and extremely low-income,” to the policy.
- Policy 3.1.8 needs new dates to reflect the upcoming planning period.
- Amend Policy 3.1.11 to indicate that the City shall allow Heritage Overlay Districts, as needed, for neighborhood stabilization.
- Amend Policy 3.2.2 to remove reference to revolving loan funds.
- Amend Policy 3.3.1 to change the reference from, “Housing Division” to, “Housing and Community Development Division.”
- Amend Policy 3.3.2 to add moderate-income to the policy.
- Delete Policy 3.5.1 since the City has eliminated the program and UF did not implement one. With the current budget environment and the state of the local housing market, they are unlikely to implement this type of program.
- Revise Policy 3.5.2 to indicate that the City shall continue to implement recommendations on increasing the desirability of owner-occupancy in the University Context Area.



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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Conservation Element****Conservation, Open Space & Groundwater Recharge Element*****Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Conservation, Open Space & Groundwater Recharge Element.
- The Land Development Code (LDC) has incorporated protections for creeks, wetlands, lakes, wellfields, and groundwater recharge areas as prescribed by the Comprehensive Plan. However, wetland acreage and function have been lost within the city limits (see Shortcomings section below for further explanation).
- City staff has effectively coordinated with Alachua County and the water management districts to preserve and protect water quality and quantity, plant and animal habitat, and natural resources.

***Successes***

- Wetland, flood channel, and lake buffers have been adopted in the LDC and implemented in the development review process.
- The City is in the process of considering a major update to the LDC that implements Objective 2.4. Adoption of the ordinance is expected in 2010, and will result in increased protection for annexed Strategic Ecosystems, significant plant and wildlife habitat, significant uplands, listed plant and animal species, high aquifer recharge areas, and archaeological and geologic features. The LDC update will require some changes to the Comprehensive Plan, referred to throughout the EAR as the '2010 environmental update'.
- The City and private developers have succeeded in planting trees at a rate exceeding what is required by the comprehensive plan.
- The City has adopted a Green Building ordinance that incentivizes LEED-certified buildings for private development, and requires it for City-constructed buildings. To date, the City has begun planning or construction of five buildings that achieve at least LEED Silver certification.

***Shortcomings***

- While the City has provided protection to wetland areas and required mitigation for wetlands that have been impacted (lost), the definition and appropriate protection of significant upland areas is insufficient.
- Basin management plans have not been developed. Preparation of these plans is outside the scope of City staff, so staff will continue to rely on County and water management district information. Should the City delete the requirement of developing basin management plans, wetland mitigation will continue to occur as it now does, within the listed mitigation basins.
- The goal of mitigating the loss of wetland function within the same basin has been met through implementation of the State of Florida's UMAM (Universal Mitigation Assessment Methodology) requirements. However, the basins extend outside the City's political boundaries, and wetland acreage and function have been lost within city limits. Since April 2004, at least 21.5 acres of wetlands have been lost within the listed basins, and at least 9



## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Conservation Element

acres of wetlands have been created, for an overall loss of 12.5 acres (\*). Losses of wetland acreage within city limits are allowed by the comprehensive plan but not within the listed basins (although it is allowed by UMAM). If the City wishes to reduce the area of wetland loss in the listed basins, then it may wish to adopt stronger restrictions on impact and mitigation similar to those in Alachua County's Land Development Code, section 406.47. The County Code permits mitigation only if four criteria are met. The most restrictive criterion requires that development must not impact more than ½ acre of wetland for every 10 acres of wetland on the development site. Alternatively, the City could choose to delete the requirement for preservation of the existing level of wetland acreage in the listed basins, but staff does not recommend this because it could lead to increased wetland acreage loss. (\* One development project with wetland impacts is Gainesville Auto Town Center, which removed five acres of wetlands on site (within the Hogtown Creek basin) yet preserved approximately 25 acres of existing wetlands off site (within the Newnan's Lake basin). Another example is Gatorland Toyota, which removed approximately 11 acres of wetlands, created nearly 11 acres of wetlands on site, and preserved an 80-acre natural area (that includes approximately 54 acres of wetlands) adjacent to Newnan's Lake.)

### ***Impact of Rule Changes on the Conservation, Open Space & Groundwater Recharge Element***

#### **Changes to Chapter 163 F.S.:**

- 163.3177(6)(d), adopted in 2002, requires the consideration of a regional water supply plan in the preparation of the Conservation, Open Space & Groundwater Recharge Element.
- 163.3191(2)(l), adopted in 2005: the Evaluation and Appraisal Report must determine whether the local government has been successful in identifying alternative water supply projects, including conservation and reuse, needed to meet projected demand. Also, the Report must identify the degree to which the local government has implemented its 10-year water supply workplan.
- 163.3177(6)(d) The Conservation, Open Space & Groundwater Recharge Element must include factors that affect energy conservation. Ch. 2008-191, LOF.

#### **Changes to the Strategic Regional Policy Plan (SRPP)**

The SRPP contains one updated policy that is applicable to the City of Gainesville Comprehensive Plan:

**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 EAR assessment of pertinent comprehensive plan elements will include a determination as to whether updates are needed to

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Conservation Element

the adopted Environmentally Significant Land and Resources map series (which include the Floridan Aquifer Recharge map) to be consistent with this policy of the NCFSRPP.

#### ***Recommended Changes***

The changes that are recommended for the Conservation, Open Space, and Groundwater Recharge element, and that are unrelated to Major Issues are:

- Update the Wetland Mitigation Basins map to reflect a new basin that has been annexed (Policy 1.1.1 b.5).
- Throughout the element, use consistent terminology for general references to targeted resources. The recommended terminology is “significant plant and wildlife habitat” to replace such terms as “environmentally significant resources” and “significant natural communities.” This affects Policies 2.4.1, 2.4.2, 2.4.4, 2.4.7, 2.4.9, 2.4.11, and 2.4.12.
- Revise Policy 1.1.1 b. to strengthen restrictions on wetland impacts in order to reduce the loss of wetland acreage. The City Plan Board at its May 12, 2010 EAR workshop expressed concern over wetland losses and recommended that Objective 2.1 (requires wetland acreage and function to be maintained in the listed basins) be revised so that the wetland acreage requirement can be met. Subsequent review by staff concluded that this could best be achieved by amending Policy 1.1.1 b.
- Revise Policy 1.1.1 b.2 to reflect statutory changes to the use of mitigation ratios.
- Delete Policy 1.1.3, which is made obsolete by the adoption of the 2010 environmental update.
- Delete Policy 1.1.5 (requires basin management plans) which cannot be met with the City’s current staff resources.
- Revise Policy 2.1.1 to show that the City does not have its own wetlands inventory, but uses inventories from outside agencies.
- Remove the words “and the Central City District” from Policy 2.2.1.
- Policy 2.2.2 concerning impervious parking surface area needs minor revision.
- Policy 2.2.4 needs minor revision to better reflect how the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code are implemented.
- In Policy 2.2.5, delete sub-policies b. and f. since they have not been adopted in the LDC and are intended only as supplemental to existing water management district policies.
- Revise Objective 2.3 to clarify language and reflect policy changes.
- Revise Policy 2.3.4 to address water conservation policies without requiring a water conservation ‘plan.’
- Revise Policy 2.3.5 to refer to Alachua County’s map of prime groundwater recharge areas.
- Delete Policy 2.3.6; it is obsolete if 2.3.5 is completed.

**City of Gainesville Evaluation and Appraisal Report****Chapter Four Assessment of the Conservation Element**

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- Revise Policy 2.4.1 to clarify language and to state that regulations apply whether or not a resource is mapped.
- Remove the words ‘environmentally significant’ from Policy 2.4.6 to indicate protection for all wetlands, lakes, and regulated creeks.
- Revise date in Objective 2.5.
- Revise Policy 2.5.1 to reflect that the recommended regulations have been adopted, and that the adopted policy should be retained.
- Revise Policy 2.6.2 to reflect that the Green Building ordinance has been adopted.
- Update Objective 3.1 to show that a new tree inventory was completed in 2005. The City Arborist recommends a change in the policy to require that the total percentage of tree canopy be within 5 percent of the baseline.
- Remove “that are not subject to development plan approval” from Policy 3.1.3.
- Review Policy 3.1.4 after adoption of the updates to the landscaping code, which are currently under consideration and expected to be adopted in 2010.
- Remove Policy 3.1.6; it is redundant.
- Update Policy 3.1.7 to state the City’s commitment to protection for all trees and special protection for heritage and champion trees.
- Delete Objective 4.1 and Policy 4.1.1; they are redundant with the on-going work of City and County environmental programs.
- Update dates in Policy 4.2.1, and revise to show that the NPDES permit needs to be periodically updated.
- Revise Policy 4.2.4 to provide continuing support for Depot Park and other Sweetwater Branch stormwater projects.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Recreation Element****Recreation Element*****Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Recreation Element.
- On November 4, 2008, the Wild Spaces - Public Places (WSPP) referendum was approved by Alachua County voters. It is a two-year, half-cent sales tax that will fund land acquisition for preservation and improvements to public recreation facilities in Alachua County and the nine municipalities. The City of Gainesville will receive about \$12 million for park improvements, park renovations and the acquisition of environmentally sensitive lands. The City expects to use approximately \$2.5 million of the WSPP funds, along with existing funding of \$850,000 in green space acquisition funds to purchase environmentally sensitive lands. Twenty capital facilities and park improvement projects were approved for partial or total funding by the City Commission in September, 2009. Some improvements have been completed while others are just beginning to get underway or are in the design phase of the project.
- The major city project that is to be funded with Wild Spaces - Public Places funding is the Senior Center at Northside Park. The City of Gainesville is planning to establish a senior recreation center at the park. The park is centrally located in the most densely populated area of Alachua County, and there is land available on the property to build the proposed facility. The senior recreation center would serve the growing population of seniors in Alachua County, as well as the public at large for certain recreation events when the center is available. Both the City and Alachua County have dedicated \$1.5 million towards the project. In addition, there is a grant from the State of Florida for \$2 million, for a total of \$5 million for this facility. This project is currently in the early design phase.
- After the sales tax ends on December 31, 2010 for Wild Spaces - Public Places, the City must continue to look for funding to support the existing recreation programs, maintain existing facilities, acquire additional properties and add facilities to existing parks. In accordance with Objective 1.8, the City will look to partnerships, grants, fees and various other funding sources to maintain or exceed minimum level of service standards.
- Annexation has had an impact on the existing level of service standards for recreation. The City has annexed approximately 8,347 acres since 2000. The population has increased from approximately 95,000 in 2000 to as estimated 125,904 in April 2009, based on growth within the City and annexation. Included within these annexations are active and natural park areas, including Forest Park in the southwest and Split Rock Conservation Area located west of Interstate 75. Split Rock is a 241-acre conservation area that is intended to protect forest and wetland areas and adds to the level of service for nature parks. Forest Park has both a conservation area and an active recreational area with soccer fields, basketball goals, and a dog run. The addition of this community park acreage will help the city maintain its level of service for community parks. (See level of service standards for Parks and Facilities in Table 7).

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Recreation Element

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- A major focus of the Recreation Element continues to be the provision of public access to recreation. A major component of this effort is the long-term development of a greenway system including development of public access trails or boardwalks along Hogtown Creek. The idea is to form an interconnected system of open space and trails throughout the urban area. These “linear corridors” pass through and connect several significant open spaces and existing parks. They also connect these natural areas with residential areas, which help to maximize access to the open space. This is all part of the “emerald necklace” concept (from the element’s data and analysis), which envisions an open space system surrounding the Gainesville urban area, interconnected by the greenway system. Plans are underway to construct the West 6<sup>th</sup> Street Corridor Rail-Trail, an extension of the Gainesville-Hawthorne Rail Trail, from the current northern terminus west of S.E. 4<sup>th</sup> Street to N.W. 16<sup>th</sup> Avenue along the existing CSX abandoned railroad right-of-way. It is 2.1 miles in length, to be added to the approximately 16-mile asphalt trail used by bicyclists and pedestrians that runs from the city of Hawthorne to Boulware Springs in Gainesville. It is planned to continue northward into downtown Gainesville in the future, where it can eventually connect with the Depot Avenue trail and be part of a bike loop around the City.

#### ***Successes***

- As previously stated, the Wild Spaces - Public Places referendum was approved by Alachua County voters. The money raised by this half-cent, two-year sales tax will fund and supplement existing funding of recreation projects. These improvements will enhance the recreational experience for citizens and improve the city's overall recreation level of service.
- The City of Gainesville is planning to establish a senior recreation center at Northside Park, using Wild Spaces - Public Places funding. The City is partnering with Alachua County on funding for the facility and the project has received a grant from the State of Florida.
- The City is currently in the process of establishing the Hogtown Creek Headwaters Nature Park. The City of Gainesville purchased the approximately 70 acre property in 2008 with the help of the Florida Communities Trust, a division of the Florida Department of Community Affairs (DCA). In accordance with the grant award agreement between the City and the DCA, the City has agreed to develop the overall property as the Hogtown Creek Headwaters Nature Park, a public nature park that will also include some active recreational and educational amenities.
- The Depot Park Project is an effort to clean up and restore brownfield properties in the area of Depot Avenue and South Main Street. The City of Gainesville, through Gainesville Regional Utilities (GRU), will clean up the environmental contamination, which was caused by a coal gasification plant that once operated on Depot Avenue across from the historic Depot building. The City will develop the site as a stormwater treatment facility to serve the downtown area, and as a public park to provide green space and recreation activities that will provide an economic boost to this area of the community. The park is centrally located near the historic center of the community. The restoration and redevelopment of the area will provide more opportunities for economic development in the area.
- The City established the Cofrin Nature Park in 2005, a 30-acre former horse farm on N.W. 8<sup>th</sup> Avenue, north of the Corporate Park special area zoning district in the middle of an urbanized area of west Gainesville. The City purchased the property in 2003 with the help

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Recreation Element**

of the Florida Communities Trust, Alachua County Forever, a voter-approved program to acquire, improve and manage environmentally significant lands, and a donation from Mrs. Gladys Cofrin. Beville Heights Creek runs through the property, which includes a half-mile long hiking trail among the forest and wetland areas. The John Mahon Nature Park, just south of Newberry Road east of N.W. 44<sup>th</sup> Street, was also established in 2005, as a memorial to Dr. John Mahon, a University of Florida history professor and environmentalist. The 10-acre site features a loop trail through an upland forest and hydric hammock. As mentioned earlier, Split Rock Conservation Area protects acres of forest and wetland areas on an undeveloped tract of land annexed into the City of Gainesville in 2001.

- The Eastside Recreation Center at Cone Park on East University Avenue was funded through an EDI-Special Project Grant from the U.S. Department of Housing and Urban Development and funding from the Gainesville City Commission, the Alachua County Board of County Commission and the Greater Gainesville Park and Development Group, Inc. This facility was dedicated in 2004 and provides a place for organized sports, a venue for the arts, and a safe place for kids to go after school to do homework, work with computers and watch movies.

***Shortcomings***

- Along with the unanticipated opportunity of the Wild Spaces - Public Places initiative is the unanticipated problem of the economic recession. The \$12 million that the City will receive for park improvements, park renovations and the acquisition of environmentally sensitive lands is less than the \$14.2 million that was originally projected when the referendum was put together. Because the tax will not generate as much money as originally expected, certain improvements proposed at Loblolly Woods Nature Park and Alfred A. Ring Park were removed from the list of projects that would be funded.
- The fact that a major tax initiative was needed to provide adequate recreational facilities in the community is the major shortcoming concerning the Recreation Element. After the two-year period ends for the Wild Spaces – Public Places sales tax initiative, the issue will remain concerning where to find adequate funding to provide and maintain recreational facilities and programs. Although the current level of service standard meets the adopted recreation level of service, continued population growth will generate additional demand for recreational services. Funds will be needed to provide the additional facilities necessary to maintain adequate levels of service.

***Impact of Rule Changes on the Recreation Element***

- Chapter 163.3177(6) (e), Florida Statutes, added waterways to the system of sites addressed by the recreation and open space element. All local governments must include waterways in the recreation and open space element of their comprehensive system of public and private sites for recreation. This provision is aimed at the preservation of recreational and commercial working waterfronts. This rule change has minimal impact on the City's recreation element. The City's creeks and lakes are mapped within the recreation element. The City's Palm Point Park on Newnans Lake is noted for bird watching and provides the public direct access to the water.



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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Recreation Element**

- There are no changes to Chapter 163 Florida Statutes, Rule 9J-5, F.A.C., the State Comprehensive Plan, or the Strategic Regional Policy Plan that would require amendments to the Recreation Element of the City's comprehensive plan.

***Recommended Changes***

The recommended changes that are needed to update the Recreation Element and that are unrelated to Major Issues are:

- Policy 1.2.2 needs a new target date.
- Policy 1.3.1 needs revised language to say the City and Alachua County will continue to coordinate recreation planning and management services for the urban area.
- Policy 1.3.2 needs to be deleted.
- Policy 1.3.3 needs a new target date or acknowledgement of individual agreements with specific school sites.
- Policy 1.6.1 needs revised language to say that the City will continue to implement the policy.
- Consider adding language to Policy 2.1.2 to note that comprehensive plan policies also promote the establishment of the trail network described in Objective 2.1.
- Policy 3.1.2 should be amended to change the reference from the Public Recreation Board and the Nature Centers Commission being responsible for updates to City staff being responsible for updates.
- Review the level of service standards to consider amending them (adding and/or deleting facilities or switching to an acreage based standard).
- Consider adding a policy to address the need for better marketing and public knowledge of the programs.
- Consider adding language to Policy 1.8.3 indicating the City will continue to look at alternative means of funding, including: donation boxes at parks to collect funds to help with tasks such as maintenance and clean-up; provision of opportunities for sponsorships of parks; and a recreation fee on multiple-family developments to be used for maintenance and expansion of recreation facilities. The fee would be based on projected demand created by the new residents of the development.

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Recreation Element

**Table 7 LOS Standards for Parks and Facilities**

<b>Facility</b>	
Swim Pool (50 m)	3 pools total; 2 are 50m in size.
Swim Pool (25 yd)	Third pool is less than 50m in size
Softball Field (adult)	12
Soccer Field	6 not including SBAC or colleges; 24 including all SBAC sites; (8 at UF, 1 at Santa Fe). We count 14; 6 plus 8 at Lincoln.
Trail/ Linear Corridor/ Greenway	30 miles not including any of Gainesville/Hawthorne trail
Basketball Court	56 hoops (an estimated 28 courts)
Tennis Court	22
Racquetball Court	14 (15 at UF, 8 at Santa Fe)
Equipped Play Area	28
<b>Park</b>	
Local Nature/CON	2,270.6 (City only, including Palm Point, not Depot Park)
Sports Complex	If Boulware Springs is counted as before, 103 acres.
Community Park	266 acres (Community park acreage minus Boulware S.)
Neighborhood Park	161.3 acres (not including SBAC)

<b>FACILITY</b>	<b>Existing 2000 LOS Standard</b>	<b>Current LOS Standard (2010)</b>
Swim Pool (50m)	1 per 85,000	1 per 62,952
Swim Pool (25 yd)	1 per 75,000	1 per 41,968
Softball Field (adult)	1 per 14,000	1 per 10,492
Soccer Field	1 per 11,000	1 per 20,984 without SBAC; 1 per 8,993 with SBAC
Trail/Linear Corridor/Greenway	1 mile per 4,500	1 mile per 4,197*
Basketball Court	1 per 4,500	1 per 4,497
Tennis Court	1 per 6,000	1 per 5,722
Racquetball Court	1 per 12,000	1 per 8,993
Equipped Play Area	1 per 10,000	1 per 4,497**
<b>PARK</b>	<b>Existing 2000 LOS Standard</b>	<b>Current LOS Standard (2010)</b>
Local Nature/Conservation	6.00 acres	18.03 acres**
Sports Complex	0.50 acres	0.82 acres
Community Park	2.00 acres	2.11 acres
Neighborhood Park	0.80 acres	1.28 acres
Total Acres Per 1000	9.30 acres	10.08 acres

\* Does not include Duval Stormwater Park

\*\* Does not include Depot Park.

**NOTES:**

- \* The LOS is based on the April 1, 2009 estimated City of Gainesville population of 125,904
- \* Park standards are in acres per 1,000 people.
- \* SBAC - School Board of Alachua County



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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Historic Preservation Element**

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## **Historic Preservation Element**

### ***Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Historic Preservation Element.
- Since the last update, the Historic Preservation Element has guided staff in surveying, evaluating and nominating cultural resources in the City of Gainesville. The recognition, protection, enhancement and use of such resources is a public purpose and essential to the economic, educational, cultural and general welfare of the public; and it results in enhancement of property values, stabilization of neighborhoods, and fostering of civic pride in the beauty and noble accomplishments of the past.
- The overarching goals of the historic preservation element are to preserve, protect, enhance and support the historic, archaeological and cultural resources within the city and secure public support and awareness for historic preservation/conservation efforts.
- While meeting the goals, objectives and policies, the Historic Preservation Element did not provide strategies for:
  - Studying the use of other legal tools, such as preservation easements, to protect historic and archaeological resources.
  - Identification of commercial areas in Gainesville appropriate for designation as a “Florida Main Street Community.”
  - Increasing public awareness that parks, landscapes and gardens may constitute historic resources.
  - Coordination with the Gainesville Area Chamber of Commerce, the Alachua County Office of Tourist Development, the Downtown Redevelopment Agency, other local governments, and other organizations to promote historic tourism.

### ***Successes***

- In 2008, Gainesville was designated as a Preserve America Community. Preserve America is a federal initiative that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage. Gainesville’s page on the Preserve America website can be found at <http://www.preserveamerica.gov/FLgainesville.html>.
- The City has been very successful in surveying and registering historic districts, properties and neighborhoods. Since 2000, the City has listed on the Local Register of Historic Places: the University Heights Historic Districts – North and South and the Baldwin House, the last remaining residential building in the downtown. The National Register of Historic Places listing of the University Heights Historic Districts is pending. The local listing process is almost complete for the A. Quinn Jones House and the Old Gainesville Depot, and approval is anticipated. These buildings are on the National Register of Historic Places.
- Surveying of the N.W. 5<sup>th</sup> Avenue neighborhood for potential eligibility as a locally nominated historic district was also achieved. The N.W. 5th Avenue neighborhood was

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Historic Preservation Element

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determined to be eligible to be listed on the Local Register of Historic Places and possibly on the National Register of Historic Places. Another potential historic district is a multiple-property thematic district, consisting of nearly 150 native chert (stone) buildings.

- Because demolition by neglect is the cause of 98 percent of the demolitions that occur inside and outside of the historic district, the City maintains a list of historic structures within the historic districts that are threatened by demolition by neglect.
- In addition to the City's effort, in 2006 the University of Florida expanded the historic district on campus (6 contributing & 13 noncontributing buildings).
- Another potential neighborhood protection that has been adopted is the Heritage Overlay program, which requires voluntary neighborhood action.
- Communication with owners, agents, and investors has been enhanced by the City's historic preservation page on the City's website at [planning.cityofgainesville.org](http://planning.cityofgainesville.org). It is the primary educational portal with comprehensive City history, processes and forms, maps, guidelines for owners and a large list of related websites for research, repairs and preservation knowledge. Also on the website are an updated brochure on "Living in a Historic District" and an updated COA form and requirement sheet that provide owners with more information on the process and on the tax advantage of living in historic districts.
- Adopted in 2001, the *Historic Preservation Rehabilitation and Design Guidelines* is a nearly 300-page document that provides advice and assistance to property owners, building and city officials on the purpose of maintaining, rehabilitating and preserving historic buildings.
- The historic preservation program has been further advanced by implementing procedures that coordinate with the Building Department and Code Enforcement. A procedure requiring posting of a Certificate of Appropriateness (COA) during construction was established, which coordinates with City building inspectors and informs neighbors that the process has been completed. An after-the-fact COA fee has been implemented in an effort to deter incompatible additions.
- The City amended Chapter 6 of the Codes of Ordinances and added Appendix A – Building and Fire Codes for Historic Buildings, which provides alternative building regulations for preserving, restoring or rehabilitating historic buildings or structures. This allows for a more flexible application in building review of historic properties.
- The City's historic preservation program partners with many groups to advance preservation of the City's cultural resources. The City coordinates with Historic Gainesville, Inc. and the Alachua County Historic Trust: Matheson Museum, Inc. to promote preservation and archaeological resources. The Historic Preservation Board coordinates with Historic Gainesville, Inc. to conduct informational sessions on City processes, and it provides educational material and technical workshops for homeowners on rehabilitation.
- During 2010, the Preservation/Conservation ordinance and the Guidelines will be revised and will consider updates to demolition by neglect, heritage tourism, sustainability and weatherization of historic buildings.

## City of Gainesville Evaluation and Appraisal Report

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### Chapter Four Assessment of the Historic Preservation Element

- There is a strong intern partnership with the University of Florida's College of Law and College of Design, Construction and Planning that benefits the interns and advances the preservation program and projects.

#### ***Shortcomings***

The policies below have not been achieved:

**Policy 1.3.2** The City shall study the use of other legal tools, such as preservation easements, to protect historic and archaeological resources.

**Policy 1.4.1** By 2004, the City shall identify commercial areas in Gainesville appropriate for designation as a "Florida Main Street Community."

**Policy 1.4.2** The City shall encourage Santa Fe Community College to develop a master plan for its downtown campus to ensure that future development is sensitive to the historic character of the Pleasant Street Historic District.

(The City of Gainesville has met several times with Santa Fe College in an attempt to coordinate the City's plan for the historic neighborhood and the College's Master Plan for their Downtown Campus. To date, the Santa Fe College has not officially provided the City with a copy of the Master Plan for the Downtown Campus. The lack of coordination resulted in two houses that were contentious for several years in the Pleasant Street Historic District falling into total disrepair (demolition by neglect). These houses were eventually removed from the sites in 2009.)

**Policy 1.4.3** The residential character of an historic district, as defined by the National Register jurisdictional line, shall be protected from encroachment of incompatible non-residential uses.

(This policy should be removed from the Historic Preservation Element's Goals, Objectives and Policies. Encroachment of incompatible non-residential uses and uses are not generally a threat to the historic district because of the zoning that is in place.)

**Policy 1.4.4** The character of an historic district shall be protected from encroachment of incompatible uses.

(This policy should be removed from the Historic Preservation Element's Goals, Objectives and Policies. Encroachment of incompatible non-residential uses and uses are not generally a threat to the historic district because of the zoning that is in place.)

**Policy 1.5.2** The City shall increase public awareness that parks, landscapes and gardens may constitute historic resources.

**Policy 2.2.1** The City shall work with the Gainesville Area Chamber of Commerce, the Alachua County Office of Tourist Development, the Downtown Redevelopment Agency, other local governments, and other organizations to promote historic tourism.

#### ***Impact of Rule Changes on the Historic Preservation Element***

There are no changes to Rule 9J-5, Chapter 163, the State Comprehensive Plan, or the Strategic Regional Policy Plan that impact the Historic Preservation Element.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Historic Preservation Element**

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### ***Recommended Changes***

The recommended changes that are needed to update the Historic Preservation Element and that are unrelated to Major Issues are:

- The City should resurvey the Downtown, Golfview and Hibiscus Park neighborhoods. In addition, the City should also evaluate and survey subdivisions built in the 1940s – 1960s for potential historic district status. In addition, the City has identified at least 20 individual properties which merit evaluation for listing on the Local or National Register of Historic Places.
- Delete Target Dates on Policies
  - **Policy 1.2.3** By 2003, the City shall survey and nominate to the National Register of Historic Places Gainesville’s “native stone” buildings.
  - **Policy 1.4.1** By 2004, the City shall identify commercial areas in Gainesville appropriate for designation as a “Florida Main Street Community.”
- Delete Policies
  - **Policy 1.1.3** The City shall coordinate with groups that are surveying and identifying cemeteries in Gainesville.
  - **Policy 1.3.2** The City shall study the use of other legal tools, such as preservation easements, to protect historic and archaeological resources.
  - **Policy 1.3.4** The City shall continue to ensure enforcement of the Historic Preservation/Conservation Ordinance, by procedures such as requiring the posting of a copy of an approved Certificate of Appropriateness (COA) application along with a building or demolition permit, and requirement of an after-the-fact COA for fee, according to a schedule.
  - **Policy 1.3.5** By 2003, the City shall prepare a conservation district overlay ordinance and identify distinctive neighborhoods in Gainesville for inclusion. The conservation overlay shall seek to preserve those neighborhoods from significant alterations of architectural features through adoption and implementation of policies to be placed in the Land Development Regulations.
  - **Policy 1.4.3** The residential character of an historic district, as defined by the National Register jurisdictional line, shall be protected from encroachment of incompatible non-residential uses.
  - **Policy 1.4.4** The character of an historic district shall be protected from encroachment of incompatible uses.

**City of Gainesville Evaluation and Appraisal Report****Chapter Four Assessment of the Potable Water and Wastewater Element**

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**Potable Water & Wastewater Element*****Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Potable Water & Wastewater Element, and it continues to do so on an ongoing basis.
- The element must be updated to reflect Ch.163.3180(2)(a) concurrency changes related to water supply level of service and concurrency.
- Establish revised LOS standards for potable water and wastewater treatment plant capacity based on updated information.
- Amend Policy 1.5.3 to reflect that the inverted block rate structure for potable water charges has changed to a conservation rate structure that is applicable year round.
- Delete the term xeriscaping and change it to Florida Friendly landscape.
- Add policies concerning required use of reclaimed water.
- After the regulating water management districts approve a regional water supply plan, the City must update the Potable Water & Wastewater Element within 18 months to incorporate alternative water supply projects. The element will have to identify alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified and include a work plan, covering at least a 10-year planning period for building public, private, and regional water supply facilities, including development of alternative water supplies to serve existing and new development.
- Additional water conservation policies are needed.

***Successes***

- The treatment plant capacity increase to 14.9 mgd at the Kanapaha Water Reclamation Facility was completed during the planning period.
- Gainesville Regional Utilities (GRU) has been able to provide potable water and wastewater services in the urban service area at adopted LOS standards during the planning period.
- Scheduled Potable Water and Wastewater capital improvements identified over the years in the 5-Year Schedule of Capital Improvements have been fully funded and completed such that no deficiencies in LOS have occurred.
- GRU has maintained its utility bond ratings successfully during the planning period.

***Shortcomings***

- The element does not reflect the required water supply level of service standard.
- The element does not reflect that within 18 months of adoption of regional water supply plan(s) by the Suwannee River and St. Johns Water Management Districts, the City must adopt the alternative water supply project or projects from the regional water supply plan(s).
- Additional water conservation policies are needed.

**City of Gainesville Evaluation and Appraisal Report****Chapter Four Assessment of the Potable Water and Wastewater Element**

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***Impact of Rule Changes on the Potable Water & Wastewater Element***

The primary changes impacting this element are the water supply level of service standard and the requirement that the City must adopt the alternative water supply project(s) from the regional water supply plans of the relevant water management districts.

Chapter 163.3180(2)(a) requires that the City adopt a water supply LOS standard so that adequate water supplies are available to serve new development.

In addition, Chapter 163.3177(6)(c) requires that the Potable Water Element be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects.

F.S.163.3191 (2)(l) requires the EAR to assess “the extent to which the local government has been successful in identifying alternative water supply projects and traditional water supply projects, including conservation and reuse, necessary to meet the water needs identified in s. 373.709 (2)(a) within the local government’s jurisdiction. The report must evaluate the degree to which the local government has implemented the work plan for building public, private, and regional water supply facilities, including development of alternative water supplies, identified in the element as necessary to serve existing and new development.”

The St. Johns and Suwannee Water Management Districts’ water supply plans are not final and are not expected to be completed and approved until approximately June 2011. The City of Gainesville is not presently within a Priority Water Resource Caution Area (PWRCA), and is therefore not subject to the requirements of F.S. 373.709(2) (a). The anticipated water supply plans, however, are expected to include the City in a PWRCA. After the Water Management Districts’ water supply plans are approved, the City must update the Potable Water & Wastewater Element within 18 months to incorporate alternative water supply projects. The element will have to identify alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified and include a work plan, covering at least a 10-year planning period for building public, private, and regional water supply facilities, including development of alternative water supplies to serve existing and new development.

***Recommended Changes***

The recommended changes that are needed to update the Potable Water & Wastewater Element and that are unrelated to Major Issues are:

- Amend Policy 1.1.1 concerning LOS for treatment plant capacity based on updated data and analysis. Amend Policy 1.1.2 concerning LOS for wastewater capacity based on updated data and analysis.
- Delete Policy 1.2.1 because that capital improvement has been completed.
- Add new policies, as needed, under Objective 1.2 to reflect water/wastewater capital improvements.
- Delete Policy 1.5.4 because UF/IFAS is providing this information now.
- Delete Policy 1.5.8 because the guide has been completed.



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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Solid Waste Element****Solid Waste Element**

Alachua County is authorized through the County Charter to regulate solid waste collection and disposal throughout the county. The County delegated to the City the authority to collect solid waste within city limits. Alachua County is exclusively responsible for the disposal of all solid waste within the county.

***Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Solid Waste Element.
- Gainesville Regional Utilities (GRU) and American Renewables have recently gained approval from Florida's Public Service Commission to develop a 100-megawatt biomass facility, to be located on GRU's Deerhaven Generating Station property. American Renewables will build, own and operate the plant, and GRU will buy and own 100 percent of the energy produced. The plant will be fueled by biomass, including a local supply of leftover clean woody waste, wood processing wastes and logging residues. The plant will require approximately one million tons of fuel annually, with source material from within a 75-mile radius of the site. American Renewables reports that an independent forestry consultant has confirmed that there are enough fuel resources within this radius to adequately fuel this development. Construction is expected to begin in late 2010 and begin operations in 2013.
- The Waste Reduction Model (WARM) of the U.S. Environmental Protection Agency (EPA) indicates that for every ton of waste recycled instead of being landfilled, there is a corresponding reduction of 2.97 metric tons of carbon dioxide equivalent. Approximately 5,600 tons of recyclable waste are collected annually from non-residential properties in the City, which represents 16,632 metric tons of CO<sub>2</sub> (carbon dioxide) each year. This is a 35 percent compliance rate for businesses. The City has used education instead of enforcement as a mechanism to increase the compliance rate for mandatory commercial recycling. The City would like to increase participation by 10 percent annually using focused education combined with enforcement. It is estimated that this would result in a 10 percent increase in tonnage each year. This equals an additional 3,417 tons collected, resulting in an additional reduction of 10,148 metric tons of carbon dioxide over a five-year period.
- Since the date of the last EAR for the Solid Waste Element, the Leveda Brown Environmental Park and Transfer Station has been built and is in operation. The facility opened in December of 1998 and included a transfer station, an administration and education building, a scalehouse, and storage space for tires and tree debris. The Alachua County Hazardous Waste Collection Center (HWCC) is located at the Leveda Brown facility, and opened at the end of 1999. The Alachua County Environmental Protection Department provides countywide management of hazardous and toxic materials, and the HWCC provides a facility for the storage of hazardous materials for the public and qualified small businesses. The Recovered Materials Processing Facility (RMPF) is the recycling facility at the Leveda Brown Environmental Park. The RMPF opened in 2001 and is operated by the SP Recycling Corporation. This facility sorts the materials from the

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Solid Waste Element**

residential blue and orange bin curbside collection program. Yard waste, pallets, waste tires, scrap metal and appliances are also processed at the facility.

- The City of Gainesville signed a new collection contract with Emerald Waste Services effective November 1, 2009. Changes from the previous solid waste contract include a four-day collection week, additional items available for recycling such as pasteboard (cereal boxes, shoe boxes, beverage cartons, etc.), bulk and yard trash changes, and the ability to register customer service complaints on-line.

***Successes***

- Alachua County residents have the opportunity to properly dispose of various hazardous waste items. Pharmaceutical wastes including over-the-counter medications can be safely disposed of at four locations within the county. Home heating oil can be pumped out of a home heating oil tank by staff members from the Alachua County Environmental Protection Department (ACEPD), which is then properly disposed of by Hazardous Waste Collection Center staff. Citizens must call ACEPD to schedule an inspection of the tank and be placed on a list for the pump-out. Fluorescent lamps need proper collection and recycling because they contain mercury; they can be dropped off at the HWCC, one of the five Rural Collection Centers within the county, or at several local retailers. Used oil can be properly disposed of at the HWCC, rural collection centers, or at participating automotive repair shops and parts stores. Also, the HWCC is participating in a pilot program to collect non-digital thermostats which contain mercury, as well as other mercury-containing devices such as mercury fever thermometers. The HWCC has a program for Alachua County residents that provides free products such as paint, cleaning products, fertilizer, pool chemicals and automotive fluids. If items are dropped off by citizens in their original containers with directions for use, they are placed in the Reuse/Recycling Area at the HWCC and are available to residents.
- In January of 2009, junk mail, office paper, yogurt cups and margarine tubs were added to the recycling program. As previously stated, the City of Gainesville signed a new collection contract in the fall of 2009. Other items were added to the recycling program including pasteboard, in addition to the items that continue to be collected including glass and plastic bottles and jars, metal cans, empty aerosol cans, newspaper, magazines, catalogs, brown paper bags, and corrugated cardboard.
- Successful events that have occurred since the date of the last EAR on the Solid Waste Element include the opening of the Leveda Brown Environmental Park and Transfer Station, the opening of the Hazardous Waste Collection Center, the opening of the Recovered Materials Processing Facility, and the closing of the Southwest Landfill.

***Shortcomings***

- One weakness of the Solid Waste program is the difficulty in imposing penalties on businesses that refuse to participate in the commercial recycling program. Although there is ordinance language indicating that penalties can be enforced, the ordinance is weak regarding enforcement measures. Solid Waste staff has brought this issue to the attention of the City Commission. Suggestions have included a system of fines based on the square footage of the business and a sliding scale so that repeat offenses will result in larger fines.



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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Solid Waste Element**

- As noted earlier in this report, the transfer station at the Leveda Brown Environmental Park is having financial difficulty because the amount of waste coming into the facility is less than anticipated. The transfer station was designed to receive 1,000 tons of garbage a day but is now receiving approximately 400 tons a day. The amount of garbage coming in is down about 1,000 tons a week since late January 2010 when Emerald Waste Services opened its own transfer station at the former Waste Management facility on Bear Archery Road. The company started hauling waste from their commercial routes to this facility and then on to a Waste Management landfill in southern Georgia that charges lower tipping fees than the publicly owned New River Solid Waste Association landfill in Raiford, where Alachua County hauls its trash. Emerald Waste officials have expressed interest in taking over operations at the transfer station, which they estimate could save the county more than \$5 million over seven years. A reduction in waste delivered to the transfer station could affect future plans to develop a resource recovery business park, where private companies would manufacture goods and products with some of the waste that would otherwise be in a landfill. County staff has stated that potential firms could make biodiesel out of discarded food waste or reuse old tires, carpeting and mattresses.
- One of the operational goals of the Public Works Department is to improve litter pick-up in neighborhoods where the City is encouraging economic development and housing rehabilitation.

***Impact of Rule Changes on the Solid Waste Element***

There are no changes to Chapter 163 Florida Statutes, Rule 9J-5, F.A.C., the State Comprehensive Plan, or the Strategic Regional Policy Plan that require amendments to the Solid Waste Element of the City's comprehensive plan.

***Recommended Changes***

The recommended changes that are needed to update the Solid Waste Element and that are unrelated to Major Issues are:

- Continue to investigate the possibility of adopting a program to collect food and organic waste from restaurants and institutions for composting and producing methane gas for use as fuel.
- Policy 1.1.2 needs to develop a way to measure the effectiveness of the recycled paper procurement policy.
- Policy 1.1.3 needs to change the date by which the City will certify a certain percentage of city households are backyard composting their food and yard wastes.
- Policy 1.1.4 needs to change the name in the policy and change the dates to reflect the upcoming 2010-2020 planning period. Change "Let's Talk Trash" brochure to "Curbside Manners."
- Policy 1.1.5 needs to change the date and increase the requirement to 98 percent.
- Policy 1.1.7 needs to change the dates to 2010 and 2020.
- Policy 1.1.9 needs to delete the date and indicate that the City will continue to expand the two-bin program throughout the mandatory collection area of the City.

**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Solid Waste Element**

- Amend the language in Policy 1.3.1 that concerns the name of the annual grant proposal where information concerning trends in solid and hazardous waste disposal is placed.
- Amend the language in Policy 1.3.3 concerning the name of the report that information concerning trends in solid and hazardous waste disposal is placed in and indicate that the City shall provide information to the County describing trends in solid waste, hazardous waste, recycling and the location and operating hours of waste and recycling facilities.
- Update Policy 1.5.1 to show that the interlocal agreement for solid waste management services between the City and the County is in effect until December 31, 2018.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Stormwater Management Element**

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## **Stormwater Management Element**

### ***Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Stormwater Management Element.
- The Depot Park Project is an effort to clean up and restore brownfield properties in the area of Depot Avenue and South Main Street. The City of Gainesville, through Gainesville Regional Utilities (GRU), will clean up the environmental contamination, which was caused by a coal gasification plant that once operated on Depot Avenue across from the historic Depot building. The City will develop the site as a stormwater treatment facility to serve the downtown area and as a public park to provide green space and recreation activities and that will provide an economic boost to this area of the community. The park is centrally located near the historic center of the community. The restoration and redevelopment of the area will provide more opportunities for economic development in the area.
- The Duval Neighborhood Stormwater Park is located at 505 N.E. 21<sup>st</sup> Street. This is an urban stormwater retrofit project that is designed to improve water quality in Newnans Lake. Newnans Lake is an impaired water body with an established Total Maximum Daily Load (TMDL), which is a calculation of the maximum amount of a pollutant that a waterbody can receive and still meet water quality standards. The 26.4-acre stormwater park site will provide a water quality treatment credit “bank” that the City may draw upon during implementation of revitalization projects in the Duval neighborhood to improve infrastructure deficiencies. The park will also provide passive recreational opportunities through nature and fitness trails that will be placed around the wetlands and the stormwater pond. Total funding for the project is over \$1.1 million and is expected to be completed this year.
- The City continues to work on the Sweetwater Branch/Paynes Prairie Sheetflow Restoration Project. This proposal is intended to restore Sweetwater Branch sheetflow to Paynes Prairie and eliminate discharges of excess nitrogen and other pollutants from Sweetwater Branch into Alachua Sink. This will be done primarily by an enhanced stormwater management and water quality improvement wetland, which will reduce levels of nitrogen, phosphorus, total suspended solids and other pollutants from Sweetwater Branch and produce a high-quality, low-nutrient water source for Paynes Prairie. This project has an estimated cost of over \$22 million and will involve multiple organizations in its implementation including the City of Gainesville, Alachua County, the Florida Department of Environmental Protection, St. Johns River Water Management District, and the Florida Department of Transportation. The Sweetwater Branch Restoration – Phase 1 is underway and will involve the construction of three regional stormwater management facilities, a trash trap, grade control structures and restoration of a severe stream bank erosion site.
- As noted earlier, the Public Works Department completed a strategic plan in 2007. One of the challenges to be met in the coming years is the evaluation of the long-term capital improvement needs associated with meeting requirements of the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program and TMDL programs and the revenue streams available to provide necessary funding. An additional 25

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Stormwater Management Element**

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cents per Economic Residential Unit (ERU) per budget year has been added to help meet the funding demands to meet NPDES and TMDL programs. Other sources of funding including grants and earmarks through state and federal appropriations have been obtained and continue to be pursued.

- The level of service, as implemented, provides sufficient management of stormwater runoff at each developed site to maintain system capacity and provide water quality treatment that meets the standards of the impacted water management district through 2010.

### ***Successes***

- The City's stormwater management utility continues to be an effective funding source for stormwater management needs.
- As indicated above, the Depot Park Project and the Duval Neighborhood Stormwater Park continue to move forward. The development of regional stormwater management facilities in activity centers and especially in the downtown, will allow for a more compact development pattern while also accomplishing remediation of existing deficiencies related to the Depot Park Project. The Alachua County Criminal Court Facility Storm Sewer Connection project will add one block of storm sewer and two junction boxes at the court facility that will direct stormwater runoff from the court to the stormwater treatment facilities in Depot Park. Project construction is pending the reconstruction of S. Main Street by the Florida Department of Transportation (FDOT).
- The S.E. 12<sup>th</sup> Street and Culvert project will be completed this year and includes the reconstruction and widening of S.E. 12<sup>th</sup> Street between University Avenue and S.W. 2<sup>nd</sup> Avenue. Curb and gutter was added to the street, as well as a storm drain system, sidewalks, accessible ramps and some resurfacing of S.E. 2<sup>nd</sup> Avenue. The project also involves building a stormwater basin, replacing a culvert headwall, and stream bank restoration for the nearby Rosewood Branch.
- The Northeast Boulevard/Duck Pond Improvements project was completed in 2004. It is located between N.E. 10<sup>th</sup> Avenue and N.E. 5<sup>th</sup> Avenue. This project rebuilt the Duck Pond into a free-flowing stream by removing the concrete banks around the stream and planting nutrient removing vegetation along the banks. A system of alternating ponds/wetlands and stream segments was created in order to improve water management. Improvements to Northeast Boulevard, including traffic control devices, were also part of the project.
- The Hogtown Creek Sediment project, located at N.W. 34<sup>th</sup> Street and Hogtown Creek was completed during the planning period. Sedimentation control facilities were constructed to reduce the amount of sediment that collects at this location. This also helps to reduce the incidences of flooding in the area.
- The S.W. 5th Avenue Tumblin Creek regional stormwater park basin located in the 600 block of S.W. 5th Avenue was completed during the planning period. The basin will improve the water quality of Tumblin Creek and the receiving waters at Bivens Arm by reducing sediment load and nutrient loads. The basin has provided stormwater credits to commercial and residential developments within the Tumblin Creek watershed such as University Corners, The Lofts, The City's Parking Garage, Jefferson 2<sup>nd</sup> Avenue and The Sanctuary.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Stormwater Management Element**

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- The Kirkwood Drainage project will construct a storm drain system to prevent flooding at S.W. 25<sup>th</sup> Place in the Kirkwood neighborhood. Funding for this project is through the Hazard Mitigation Grant Program from the Federal Emergency Management Agency (FEMA). FEMA has approved funding for construction and the project is expected to be completed this year. The Clear Lake Drainage project will improve the drainage between Clear Lake and the adjacent wetland by constructing a 24-inch reinforced concrete pipe cross drain. Construction is pending funding approval by FEMA and is expected to be completed this year.

### ***Shortcomings***

- Funding opportunities will continue to be a challenge as government budgets at all levels continue to be restricted. This may delay several projects that have been identified and planned. State and federal appropriations through grants and earmarks will continue to be pursued.
- The Westbrook Neighborhood Drainage Improvement project is underway. This involves the construction of a stormwater system in the 200 block of N.W. 22<sup>nd</sup> Drive to reduce neighborhood flooding and direct flows to a controlled drainage outfall system for over 15 acres in an older residential neighborhood. Some homeowners in the area were reluctant to grant the required drainage easements, resulting in project design and construction delays.

### ***Impact of Rule Changes on the Stormwater Management Element***

There are no changes to Chapter 163, Florida Statutes, Rule 9J-5, F.A.C., the State Comprehensive Plan, or the Strategic Regional Policy Plan that require amendments to the Stormwater Management Element.

### ***Recommended Changes***

The recommended changes that are needed to update the Stormwater Management Element and that are unrelated to Major Issues are:

- Policy 1.2.2 needs a revised list of the Level 1 capital improvements for 2010 through 2020.
- The date referring to the Master Flood Control Planning Maps in Policies 1.3.1, 1.3.5, and 1.3.8 needs to be amended or deleted.
- Policy 1.3.2 needs to change the date for completion of an inventory of all city-maintained retention/detention basins.
- Policy 1.3.4 needs to eliminate the date and state that the City shall continue to study existing deficiencies identified in the needs assessment and that proposed capital improvements shall be prioritized.
- Policy 1.4.1 needs revised language to say that the regular inspection program for all system components shall continue.
- Policy 1.7.3 needs to be updated for consistency with wetland requirements of the Conservation, Open Space and Groundwater Recharge Element.
- Amend Policy 1.9.1 to add trails as an example of the type of passive recreation that the City would like to promote for joint use with retention/detention basins.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Stormwater Management Element**

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- Policy 1.11.1 needs to eliminate the first date and indicate that the City shall continue to update the Master Flood Control Planning Maps to include all areas annexed on or before December 31, 2010.
- Policy 1.11.2 needs to eliminate the first date and indicate that the City shall continue to inventory all channels and culverts in the areas annexed on or before December 31, 2010.
- Policy 1.11.3 needs to revise the date to indicate that the City shall update the Master Flood Control Planning Maps and shall inventory all channels and culverts in all areas annexed after December 31, 2010, within two years of annexation.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Capital Improvements Element**

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## **Capital Improvements Element**

### ***Key Findings***

- The City of Gainesville has substantially met the goals, objectives, and policies of the Capital Improvements Element, and it continues to do so on an ongoing basis.
- As revenue sources are identified to fund transportation choice, these should be added to the 5-Year Schedule of Capital Improvements during the annual update process.
- The Capital Improvements Element needs to be updated to reflect Ch. 163.3180 concurrency changes related to public schools and water supply concurrency.

### ***Successes***

- The City has maintained a financially feasible Comprehensive Plan during the 2000-2010 planning period.
- New revenue sources (Local Option Fuel Tax and Wild Spaces, Public Places) have funded transportation and recreation capital improvements during recent years.

### ***Shortcomings***

- Funding opportunities and revenue sources will continue to be a challenge as government budgets at all levels continue to be restricted. This may delay several projects that have been identified and planned.
- Reduced development activity in recent years has limited collection of Transportation Concurrency Exception Area (TCEA) funds to pay for transportation mobility projects.
- The lack of funding for a new bus maintenance facility limits the ability of the Regional Transit System to purchase new buses using Federal Transit Administration grants and also excludes maintenance of articulated buses that will form the backbone of a Bus Rapid Transit system.

### ***Impact of Rule Changes on the Capital Improvements Element***

The primary rule change impacting the Capital Improvements Element relates to the financial feasibility requirements in State law ((163.3177(3)(b)F.S. and 163.3164(32)F.S.). The City has annually updated the 5-Year Schedule of Capital Improvements, and thus is in compliance with this requirement.

### ***Recommended Changes***

The recommended changes that are needed to update the Capital Improvements Element and that are unrelated to Major Issues are:

- Policy 1.1.1 should be amended to add public schools to the list of facility types with required LOS standards. Amend the 9J-5, F.A.C. citation to instead reference Chapter 163.3180 because 9J-5 is not being updated in a timely fashion and does not reflect current State law. Amend the language to clarify what facility expenditure information will be included in the 5-Year Schedule of Capital Improvements.

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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Capital Improvements Element**

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- Policy 1.1.10 should be amended to state that annexed areas should be analyzed for existing level of service to determine existing and projected deficiencies.
- Policy 1.2.4 should be amended to change sub-paragraphs b. and d. to reflect that Florida Statutes require the facilities to be in place no later than the issuance of a certificate of occupancy.
- Policy 1.2.5 should be amended to change sub-paragraphs a. and b. to reflect that recreation facilities must be in place no later than 1 year after the issuance of a certificate of occupancy; and the acreage for such facilities shall be dedicated or acquired by the local government prior to the issuance of a certificate of occupancy.
- Policy 1.2.6 may need to be amended if policy numbers change during the update of each LOS-related Element.
- Policy 1.3.6 should be amended to include the phrase “transportation mobility impacts” instead of “traffic circulation impacts.”



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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Intergovernmental Coordination Element**

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## **Intergovernmental Coordination Element**

### ***Key Findings***

- The City of Gainesville has substantially met the majority of the objectives, and policies of the Intergovernmental Coordination Element.
- There are no policies in the ICE of the 2000-2020 Comprehensive Plan that address the major issue of funding transportation choice (e.g., transit). Should the City wish to obtain additional transportation funds (from increased sales taxes) then a new policy for the ICE should be developed. The new policy should address coordinating with Alachua County because the additional funding sources require the approval and participation of the County.
- There has been limited coordination with Santa Fe College (SFC) with respect to the master plan for expansion of its downtown campus. Policy 1.1.15 needs to be revised to reflect the fact that the Santa Fe College master plan for its downtown campus exists, and that its continuing implementation needs to be coordinated with the City.
- Planning staff has concluded that Santa Fe College is not interested at this time in developing an interlocal agreement regarding SFC development proposals that would be subject to review by the City. Staff recommends deletion of the sentence in Policy 1.1.16 that calls for an interlocal agreement.
- Coordination efforts with the County regarding development of a countywide “fair share” housing ordinance for dispersal of affordable housing units (Sub-policy e. of Policy 1.4.1) have occurred, but the County elected not to proceed with such an ordinance.
- The ICE Objective (1.7) and its related policies have been successful with respect to the long-term development of the Innovation Zone.

### ***Successes***

The City of Gainesville has substantially met the majority of the objectives, and policies of the Intergovernmental Coordination Element. A few highlights are as follows:

- The City has successfully coordinated with the University of Florida in various efforts to stabilize and strengthen neighborhoods in the university context area. See Policy 1.1.14. In addition, the City, in its implementation of Policy 1.1.13, has signed the Agreement pertaining to the Campus Master Plan that was prepared pursuant to Florida Statutes.
- The City has entered into, updated twice, and has implemented the required Interlocal Agreement for Public School Facility Planning. This agreement is between the School Board and various cities and towns within our county, and is required by Objective 1.1 and Policy 1.1.1.
- The City has been successful in coordinating with the Gainesville/Alachua County Regional Airport Authority to ensure that incompatible land uses are kept out of the airport noise zone, as required by Policy 1.1.10. The most recent example of this is the 498-acre Hatchet Creek PUD that was adopted in December 2009, and which permits no residential development within the 60-75 dB LDN noise contour.

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Intergovernmental Coordination Element

- The City has been successful with many of the annexations it has initiated within the Urban Reserve Area. The goal of annexing half of the 124-square mile utility service area by 2010 has been met (the area of the City is currently 62.6 square miles). See Objective 1.2 and its related policies.
- The City has successfully worked with various community partners to encourage development of the Gainesville Innovation Zone. See Objective 1.7 and Policies 1.7.1 – 1.7.5.

#### ***Shortcomings***

The City of Gainesville has substantially met the majority of the objectives, and policies of the Intergovernmental Coordination Element, but there have been the following shortcomings:

- There has been limited coordination with Santa Fe College (SFC) with respect to the master plan for expansion of its downtown campus. Policy 1.1.15 needs to be revised to reflect the fact that the Santa Fe College master plan for its downtown campus exists, and that its continuing implementation needs to be coordinated with the City. See Policy 1.1.15.
- Policy 1.1.6 has not been met with respect to entering into an interlocal agreement with SFC that describes the types of development proposals by Santa Fe that would be subject to review by the City. City staff has approached the college about this issue and has concluded that Santa Fe is not interested in entering into such an agreement. See Policy 1.1.16.

#### ***Impact of Rule Changes on the ICE Element***

- A new policy is needed to address coordination of the comprehensive plan with regional water supply plans, as required by F.S. 163.3177(6) (h).
- Policy 1.1.12 needs to be revised to reference the intergovernmental dispute resolution process prescribed in Section 186.509, F.S. This is required by 163.3177(6) (h) 1.c., F.S.
- A new policy is needed regarding an interlocal agreement pursuant to s.333.03 (1) (b), F.S., between adjacent local governments, regarding airport zoning regulations.
- A new policy is needed to recognize the Airport Master Plan, pursuant to s. 163.3177(6) (h) 1.b., F.S.

#### ***Recommended Changes***

The recommended changes that are needed to update the ICE and that are unrelated to Major Issues are:

- Objective 1.1 needs to be revised to indicate that an interlocal agreement between the School Board and various local governments is in effect.
- Policy 1.1.8 needs to be deleted because SFC has designated a representative to the MTPO Technical Advisory Committee.
- Policy 1.1.10 needs to be revised to reflect the new airport noise contours.
- Policy 1.1.12 needs to be revised to reference the intergovernmental dispute resolution process prescribed in Section 186.509, F.S., and to delete the phrase concerning dues-paying member of the regional planning council.

**City of Gainesville Evaluation and Appraisal Report****Chapter Four Assessment of the Intergovernmental Coordination Element**

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- Policy 1.2.3 is no longer needed and should be deleted because the City has met this annexation goal.
- Policy 1.3.4 will have changes recommended after EAR assessment of the Transportation Mobility Element. LOS standards need to be added for transit, bicycles and pedestrians.
- Policy 1.3.6 needs to be revised regarding comprehensive plan and plan amendments within transportation concurrency exception areas. This policy also needs to be expanded to include City of Alachua plan amendments that may have transportation LOS impacts in Gainesville, and City of Gainesville amendments that may impact LOS standards in the City of Alachua.
- Policy 1.3.7 needs to be revised to reference the FEMA FIRM maps.
- Policy 1.3.8 needs to be revised for consistency with Florida DEP requirements that took effect in July 2010.
- Policy 1.4.3 needs revision to make it clear that the County's tourism plan is prepared by the County. The requirement of City sponsorship of an economic study should be replaced by text indicating that the City is supportive of the County's efforts on such a study.
- Policy 1.4.4 needs to delete reference to a proposed joint planning agreement.
- Policy 1.5.4 needs revision to sub-policy b. to limit it to support of existing monitoring programs, and expansion of sub-policies d. and e. to include contamination sites in general rather than brownfield sites only.
- Delete Policy 1.5.5. This policy requires the City to work with FDEP and Alachua County to develop a plan regarding water discharge by Sweetwater Branch into Paynes Prairie. A Basin Management Action Plan was developed by City, County and State staffs and adopted by the Florida Department of Environmental Protection. A major component of the Plan is the Sweetwater Branch/Paynes Prairie Sheet Flow Restoration Project, which is being implemented.
- Move Objective 7 and its policies to the Future Land Use Element, and move the Innovation Zone Map to the Future Land Use Map Series.
- Amend the Innovation Zone Map to include the Business Industrial land use area proximate to the Gainesville Regional Airport to promote infill and redevelopment at the former Alachua County Fairgrounds site in East Gainesville.
- A new policy is needed regarding an interlocal agreement pursuant to s.333.03 (1) (b), F.S., between adjacent local governments, regarding airport zoning regulations.
- A new policy is needed to recognize the Airport Master Plan, pursuant to s. 163.3177(6) (h) 1.b., F.S.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Urban Design Element****Urban Design Element*****Key Findings***

The City of Gainesville has substantially met the goals, objectives, and policies of the Urban Design Element.

***Successes***

- The City has adopted and implemented several special area plans during this planning period that have helped to preserve and promote traditional urban character. These include University Heights, College Park, and Traditional City, Central Corridors, and SW 13<sup>th</sup> Street.
- Many of the urban design policies are implemented through new policies that define and expand the City's use of activity centers. These new policies are being considered at the time of the writing of the EAR, and are referred to throughout this document as the '2010 activity centers update.'
- The City has continued to implement a variety of policies that provide for the comfort and safety of bicycles and pedestrians, including expanded facilities, connectivity, and design requirements.
- The City has effectively collaborated with the Community Redevelopment Agency to implement projects in a variety of special areas including the University Avenue and Main Street corridors, the 5<sup>th</sup> Avenue/Pleasant Street area, the Depot Stormwater Park, east Gainesville, and the College Park and University Heights neighborhoods.
- The Traditional Neighborhood Development and Planned Development ordinances have been implemented.
- The City continues to support neighborhood planning efforts.
- The City enhanced its off-street trail network, including development of a rail trail along 6<sup>th</sup> Street.

***Shortcomings***

- The Urban Design Element articulates a vision for the city that provides limited direction in terms of implementation. In many cases the ideas are excellent but are difficult to translate into policy.
- As an element of the Comprehensive Plan, Urban Design is generally overlooked.
- The additional layer of regulation created by overlay districts is often perceived as confusing.
- The requirements of the Urban Design Element apply to special areas and certain other locations, but do not address the form of development outside these specified areas.
- The City did not adopt an Urban Design Master Plan or Urban Design Toolbox as directed by the policies below.

## City of Gainesville Evaluation and Appraisal Report

### Chapter Four Assessment of the Urban Design Element

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- Design requirements for large corporate chain stores have not been adopted. The 2010 activity centers update addresses some concerns related to large-format retail.
- The City did not adopt special area plans for the NW 13<sup>th</sup> Street or Westgate Shopping Center areas. However, both are addressed by the 2010 activity centers update.

#### ***Impact of Rule Changes on the Urban Design Element***

There are no changes to Rule 9J-5, Chapter 163, the State Comprehensive Plan, or the Strategic Regional Policy Plan that impact the Urban Design Element.

#### ***Recommended Changes***

Gainesville is unique in its inclusion of Urban Design as an optional element of the Comprehensive Plan. While the addition of this element is a strong statement of the City's priorities, in practice the unfortunate result is that the policies of this element are frequently overlooked.

Evaluation of this element finds that it is in need of substantial revision. Some of the policies have been implemented, and others have not as priorities have shifted. The focus of the element is on special area plans, while staff's focus is shifting away from zoning overlays toward form-based zoning and other methods for improving the built environment citywide. Finally, the visionary writing style of the element has resulted in policies that are difficult to implement, leading staff to conclude that many policies need to be rewritten and clarified.

Having considered the scope of changes needed in the Urban Design Element and its status in the Comprehensive Plan as a whole, staff recommends that this chapter be eliminated. All policies recommended for retention should be incorporated into other elements, including a new goal in the Future Land Use Element that specifically addresses urban design. Staff believes this will eliminate redundancy, elevate the status of these policies, and result in a stronger show of support for quality urban design.

The matrix in Appendix B evaluates each policy of the Urban Design Element, and provides a preliminary recommendation as to where the policy should be moved. It should be assumed that recommended changes apply to these policies at their final destination.

Recommended changes include the following:

- General editing and clarification to provide more straightforward policy direction.
- Removal of policies that are redundant with policies in other elements.
- Consider consolidating overlay districts into one urban design district that serves all areas where higher urban design standards are desired.
- Incorporate Objective 1.1 into Future Land Use Element, and re-frame the intent of walkable urban form to address the relationship of urban form to greenhouse gas reduction (Major Issue 2).
- Shift the focus of Policy 1.1.6 away from specific locations to affect all new development and redevelopment.

**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Urban Design Element**

- Policy 1.1.8 addresses the conversion of conventional shopping centers to town centers. Staff recommends that, along with the activity center policy update, the specific strategies for infill and redevelopment be addressed in the Land Development Code.
- Policy 1.2.9 provides some guidance for orientation of building entrances; staff recommends this policy be revised to direct that the orientation of entrances as well as the relationship of buildings to streets and to other buildings be regulated in the Land Development Code.
- Policy 1.2.10 requires retail, office or residential uses on the first floor of parking structures. In order to expand flexibility while still providing quality urban design, staff recommends architectural detailing and other façade treatments be allowed in lieu of mixed uses.
- Policy 1.4.1 requires revision, as transportation choice is sought in all areas of the City. Parking is allowed in front of buildings in some circumstances.
- An Urban Design Master Plan was not implemented as directed in Objective 3.1. Staff recommends that citywide urban design goals be implemented through zoning.
- Many of the policies under Goal 3 have been implemented through the special area plans, or duplicate policies already established. Staff recommends removing many of these and incorporating the retained policies into the FLUE and TME.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Four Assessment of the Cultural Affairs Element****Cultural Affairs Element*****Key Findings***

The City of Gainesville has substantially met the goals, objectives, and policies of the Cultural Affairs Element.

Since the last update, the City has incorporated the 2004 Cultural Plan goals and information from *Arts and Economic Prosperity III*, a national survey of the economic impact of the non-profit arts and cultural organizations and their audiences, conducted by Americans for the Arts in 2007 in which the City participated.

The overarching goals of the cultural affairs element are to expand the role of the city to meet the need for services, coordination, leadership and funding for the cultural growth of the community and foster the growth of a community where the arts are incorporated as a part of daily life for all citizens.

Many of the objectives and policies need to be deleted because the CRA now oversees the downtown including the banners and the plaza. The City has little control over educational organizations, so Objective 2.3 needs to be deleted. In addition, Cultural Affairs is anticipating combining and restructuring the remaining objectives and policies in a revised element.

***Successes***

- Creation and implementation of the Public Art Master Plan
- Full funding for the Art in Public Places Trust projects
- Major increase in attendance at Downtown Plaza Free Friday performances: from an average of 120 attendees to over 400 each night.
- National recognition of the Downtown Festival and Art Show and the Hoggetowne Medieval Faire as award winning cultural events for the past 8 years.
- Overwhelming success of a visitor information initiative, Tour by Cell, which allows visitors to historic sites the ability to retrieve information about the site on their cell phone. This is a project funded by Alachua County Tourist Tax dollars.

***Shortcomings***

Lack of a professional outdoor gated venue for large performances and other public events has limited the growth, quality and size of City and private offerings for the public.

***Impact of Rule Changes on the Cultural Affairs Element***

There are no changes to Rule 9J-5, Chapter 163, the State Comprehensive Plan, and the Strategic Regional Policy Plan that impact the Cultural Affairs Element.



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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Four Assessment of the Public Schools Facilities Element**

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## **Public Schools Facilities Element**

### ***Key Findings***

The City of Gainesville has substantially met the goals, objectives, and policies of the Public Schools Facilities Element.

### ***Successes***

The School Board of Alachua County is maintaining a financially feasible plan, school capacity is now incorporated into all residential development reviews, and the school siting process has progressed smoothly. (Source: April 26, 2010 e-mail from Gene Boles, FAICP, Director, Center for Building Better Communities, Department of Urban & Regional Planning, University of Florida, and consultant to the SBAC.)

The City has continued to reduce hazardous walking conditions consistent with Florida's Safe Paths to School program.

Per Policy 4.3.3 and as provided in the Interlocal Agreement, the City continues to annually provide the School Board a report on residential growth and development trends within its municipal boundaries for the preceding calendar year. The report is for the School Board's consideration in allocating projected student enrollment into school attendance zones.

### ***Shortcomings***

The land development regulations have not yet been amended (per Policy 2.1.2) to include school concurrency provisions. However, school concurrency determinations are made for all applicable (residential) land use, zoning and land development applications, and annual residential building permit data is provided in the annual report (described in Successes) to the School Board.

### ***Impact of Rule Changes on the Public Schools Facilities Element***

There have been no changes to Rule 9J-5, Chapter 163, the State Comprehensive Plan, or the Strategic Regional Policy Plan that impact the PSFE Element that was adopted in December 2008.

### ***Recommended Changes***

The recommended changes that are needed to update the PSFE (see Table 2, Evaluation Matrix – Public Schools Facilities Element) and that are not related to Major Issues are:

- Objective 2.6 and Policy 2.6.1 (annual adoption in the City's Capital Improvements Element of the School Board's annually updated 5-Year District Facilities Work Program) should be revised to incorporate the annually updated work program by reference.



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**City of Gainesville Evaluation and Appraisal Report**  
**Chapter Five Coordination Requirements and TCEA Analysis**

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## **Chapter Five**

### **Coordination Requirements and TCEA Analysis**

#### **Coordination of the Plan with Public Schools**

Comprehensive plan coordination with existing public schools and planned (identified in the applicable educational facilities plan adopted pursuant to Section 1013.35, F.S.) public schools is required to be assessed in the EAR. The statute further requires that the assessment shall address, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision-making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities.

The City of Gainesville adopted a Public School Facilities Element (PSFE) in December 2008. The PSFE requires all new residential development to meet the requirements for public school concurrency. The School Board of Alachua County, the County, the City of Gainesville and other municipalities within Alachua County coordinated the writing and adoption of the Public School Facilities Element (PSFE) and the related amendments to the Intergovernmental Coordination and Capital Improvements Elements. This coordination ensured consistency with respect to public school concurrency among all local government comprehensive plans within the County and with School Board plans.

The Interlocal Agreement between the School Board and the local governments within Alachua County was comprehensively updated in 2008 to address school concurrency requirements, and is in effect. The School Board served as the lead agency in the process of developing the updated agreement. This process was coordinated by the Staff Working Group that included staff from the School Board, the School Board's consultant (University of Florida's Center for Building Better Communities), Alachua County, the City of Gainesville, and other municipalities.

#### **Assessment of Common Methodology for Concurrency Management**

The City of Gainesville and Alachua County have a longstanding, close working relationship on traffic studies and transportation methodology analysis. Both governments largely use the same transportation methodology for trip generation, trip distribution, and intersection analysis.

Alachua County staff is invited to all transportation methodology meetings for new developments impacting Alachua County road facilities, and the County receives copies of all relevant traffic studies. The City and the County also jointly participate in the annual transportation level of service report update process, which is performed by the North Central Florida Regional Planning Council.

Several Comprehensive Plan policies support these coordination efforts and have since the adoption of the 2000 Plan. The relevant policies are replicated in full below. They are: Intergovernmental Coordination Policies 1.1.6 and 1.1.7 and Concurrency Management Element Policy 1.8.1. Because the City now is designated entirely as a Transportation Concurrency Exception Area (TCEA), some additional modifications to the Concurrency Management Element policy were adopted in 2009 as part of the amendment to adopt the citywide TCEA.

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**City of Gainesville Evaluation and Appraisal Report**

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**Chapter Five Coordination Requirements and TCEA Analysis**

One change that is recommended is greater inclusion of the City of Alachua in transportation study meetings and increased sharing of reserved trip information for the concurrency management systems. This coordination is encouraged as a two-way communication for Gainesville and Alachua. The City of Gainesville will add policy language about transportation coordination with the City of Alachua in the update of its Comprehensive Plan.

***Plan Policies Pertaining to Transportation Methodology Coordination*****Intergovernmental Coordination Element****Policy 1.1.6**

The City shall provide notice of proposed land use amendments and development proposals to Alachua County and the several municipalities within the County and provide an opportunity for the concerns of these local governments to be addressed in the review process.

**Policy 1.1.7**

The City shall continue to participate in the Metropolitan Transportation Planning Organization (MTPO) to provide coordinated transportation planning for the Urbanized Area in conjunction with the FDOT, Alachua County, Gainesville/Alachua County Regional Airport Authority, SBAC, UF, FDEP, and North Central Florida Regional Planning Council (NCFRPC).

**Concurrency Management Element****Policy 1.8.1**

For developments generating more than 100 net, new average daily trips within ¼ mile of a County-maintained road or the unincorporated area, or for any projects within the TCEA that generate more than 1,000 net, new average daily trips, County staff will be forwarded any development plans and associated traffic studies. County staff shall have the opportunity to comment on the proposed development and its impacts on County-maintained roads or State-maintained roads and any standards proposed/required to be met under Policies 1.1.6, 1.1.7, 1.1.9, 1.1.11, and 1.1.13. County staff may raise the trip threshold for review of plans at any time by informing the City of such change, in writing. The City shall require large developments that trip the State DRI threshold to address their regional impacts on facilities.

**Assessment of Transportation Concurrency Exception Area**

The City first established a TCEA (Zones A and B) in 1999 (effective date 2000) with the adoption of the Concurrency Management Element. The TCEA was designated as a redevelopment TCEA under the provisions of Chapter 163.3180(5). The primary focus was on redevelopment of existing structures and uses within the TCEA. In 2005, Zone C was added to the TCEA by a Comprehensive Plan amendment found in compliance by the Department of Community Affairs. Zone C was made up of the SW Archer Road area annexed in 2002.

As annexations occurred after 2005, the City did not extend the TCEA limits and instituted the proportionate fair-share method for those new areas where transportation concurrency problems limited development and redevelopment.

However, with the adoption of 2009 SB 360 (now known as Chapter Law No. 2009-96) and Gainesville's designation as a dense urban land area (DULA), the entire area within city limits is

## **City of Gainesville Evaluation and Appraisal Report**

### **Chapter Five Coordination Requirements and TCEA Analysis**

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a TCEA. The City was notified by the Florida Department of Community Affairs that the Comprehensive Plan amendments to implement a citywide TCEA (final adoption December 17, 2009) are in compliance and meet State requirements.

The following is a list of general principles for the City's TCEA:

- Incentives for redevelopment so that blight associated with vacant or abandoned buildings can be reduced and allow more dense and/or intense uses in built-up areas.
- Requirements for larger vacant parcels to contain a mix of residential and non-residential uses to facilitate a reduction in vehicle miles traveled and promote energy-efficient land use patterns.
- Required TCEA standards to fund mobility within the city.
- Incentives for infill development in built-up areas.
- Requirements for new multi-family development in the University of Florida Context area (as mapped in the UF Campus Master Plan) to fund transit capital needs associated with that area.
- Support for alternatives modes of transportation as benefiting the overall transportation system.
- Design requirements in the TCEA as a critical component.
- A tiered system of standards/requirements in the TCEA zone policies that recognizes that higher mobility funding requirements in areas more distant from the city core is necessary to support mobility in those areas and serves as an incentive for redevelopment and infill development in core areas.

In assessing the impact of the City's TCEA since its 1999 adoption, the following are notable achievements:

- Better urban design for new construction and redevelopment projects. Of particular note is the design of drive-through facilities and gas stations under the TCEA regulations.
- Allowing redevelopment and intensification of development (as long as standards were met) on congested roads. The Plaza Royale project is an excellent example of a development that could not have been built without the TCEA. Such projects have prevented urban blight from vacant buildings.
- Funding of multi-modal projects as a result of developer contributions in TCEA zones. Examples include: the purchase of new buses; construction of new sidewalks (such as on NW 53<sup>rd</sup> Avenue and SW 62<sup>nd</sup> Boulevard); assistance with the Traffic Management System to ease congestion through signal timing improvements; and the construction of numerous bus shelters to enhance the transit experience.

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**City of Gainesville Evaluation and Appraisal Report**

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**Appendix A Supplemental Documents**

**Appendix A  
Supplemental Documents**

A1.	Letter of Understanding from DCA .....	A-2
A2.	Community Assessment Maps and Tables .....	A-4
A3.	Public Participation Plan.....	A-13
A4.	Changes to State Law Related to Comprehensive Planning .....	A-18
A5.	5-Year Schedule of Capital Improvements .....	A-41

**City of Gainesville Evaluation and Appraisal Report**

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**Appendix A Letter of Understanding from DCA**

**Letter of Understanding from DCA**



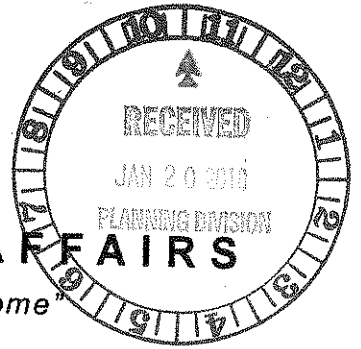
STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary



January 15, 2009

Mr. Erik A. Bredfeldt, AICP  
Director, Department of Planning  
and Development Services  
City of Gainesville  
Post Office Box 490  
Gainesville, Florida 32602-0490

Dear Mr. Bredfeldt:

The Department of Community Affairs has reviewed your letter dated December 21, 2009 which outlines the major issues that will be the focus of the City's Evaluation and Appraisal Report. I am confident that your report will build upon the City's public involvement process. The Department agrees with the summary of the issues as set forth in the attached list of eight (8) major community issues. This letter serves as confirmation of our understanding. As we discussed, there is an expectation that the applicable requirements under Chapter 163.3191(2)(a) through (p), Florida Statutes, will be fully assessed in the Evaluation and Appraisal Report. As a result of the assessment, there may need to be proposed changes to the comprehensive plan to better implement the intended planning objectives.

We appreciate the cooperation and effort of you and your staff in working with us to successfully complete this Evaluation and Appraisal Report. If you and your staff should have any questions or require further assistance, please contact Ana Richmond, Principal Planner, at (850) 922-1794 or via email at [anastasia.richmond@dca.state.fl.us](mailto:anastasia.richmond@dca.state.fl.us).

Sincerely,

Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/ar

Enclosures: Major Community Issues Relating to the City Plan for EAR

cc: Mr. Dean Mimms, AICP, Chief of Comprehensive Planning  
Mr. Scott Koons, Executive Director, North Central Florida Regional Planning Council

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)  
♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦  
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

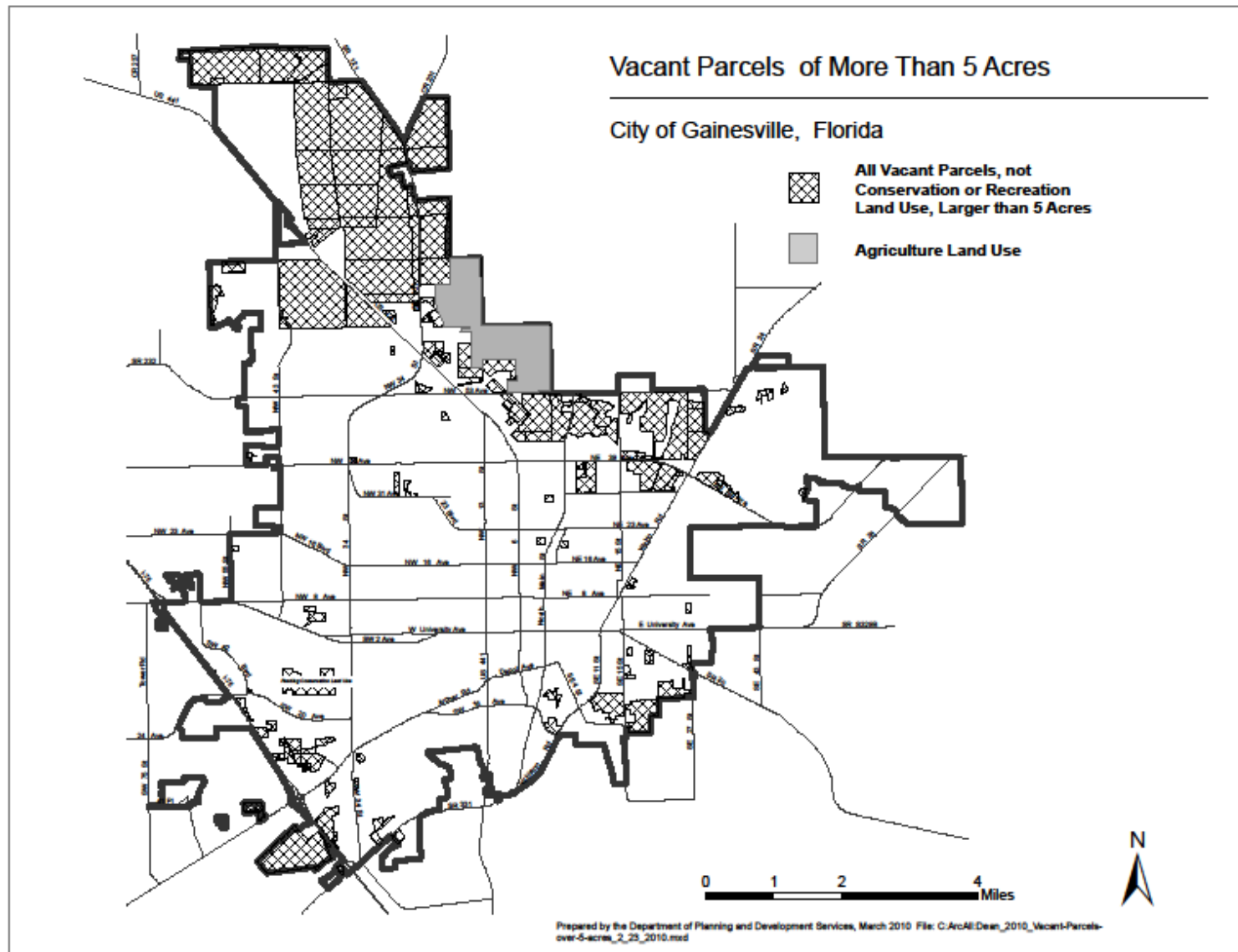
**City of Gainesville Evaluation and Appraisal Report**

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**Appendix A Community Assessment Maps and Tables**

**Community Assessment Maps and Tables**



**City of Gainesville Evaluation and Appraisal Report****Appendix A Community Assessment Maps and Tables****Figure 3 Map of Vacant Parcels of More Than 5 Acres**

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Community Assessment Maps and Tables

**Table 8 Privately-Initiated Land Use Amendments**

Annexed Land?	Petition	Name	Address	Acres	From	To	Ord. #	DCA Cycle
	107LUC-02PB	Lofts	605-613 W University Avenue	0.6	MU-L	PUD	0-03-14	03-S2
	29LUC-03PB	Villas at Greenbriar	1804 NW 34th Street	5	SF	PUD	0-03-64	03-S4
	102LUC-03PB	Newberry Road Medical Plaza	4300 blk Newberry Road	8.75	SF	PUD	0-04-08	04-S1
	157LUC-03PB	(vacant)	2500 blk N. Main Street	0.82	MUM	C	0-04-15	04-S2
	9LUC-04PB	University House	8th Avenue at 7th Street	7.6	O/RM/MUL	PUD	0-04-49	04-S5
	101LUC-04PB	(vacant)	2001 NE 2nd Street	6.49	RM	RL	0-04-63	04-S6
	146LUC-04PB	(vacant – accounting/arch office parking)	1708 NW 7th Street	0.4	RL	O	0-04-98	04-S7
	163LUC-04PB	Tusawilla Hills	635-637 NW 13th Street	0.36	C	MUL	0-05-01	04-S8
	167LUC-04PB	Blues Creek		2.37	SF	RL	0-05-05	05-1
	52LUC-05PB	Kirkwood	3190 S. Main Street	31	SF	CON	0-05-56	05-2
	160LUC-04PB	University Corners		4.4	MUR/MUL	PUD	0-05-33	05-S1
	199LUC-04PB	Education Child Care Center	SE 11th Street	0.43	ROW	MUL	0-05-40	05-S2
	27LUC-05PB	(vacant)	800 blk of SE 11th Street	4.8	PF	SF	0-05-44	05-S2
	46LUC-05PB	Girls' Club	2001 NW 39th Avenue	5.3	REC	PF	0-05-52	05-S2
	110LUC-03PB	Wildflowers	1005-1007 SW 13th Street	5.7	RL	PUD	0-05-09	05-S3
	145LUC-05PB	(vacant)	309 NE 39th Avenue	1.25	IND	C	0-06-06	06-S1
	136-LUC-05PB	Shoppes at Pinewood	6600 blk of NW 23rd Terrace	5.28	CON	PUD	0-06-24	06-S2
	40LUC-06PB	Mount Olive AME	837 SE 7th Avenue	1.84	RL	REC	0-06-83	06-S5
	36LUC-06PB	Gatorwood Apartments		9.15		PD	0-06-68	06-S6
	75LUC-06PB	Hunters Walk	5043 NW 43rd Street	4.9	SF	PUD	0-06-102	07-S1
✓	28LUC-07PB	Landmar/Plum Creek	Multiple	1754	MULTI	MULTI	0-07-119	08-2
	73LUC-06PB	Mallory Square	3600 SW 34th Street	8.35	RM	MUL	0-08-90	08-S2
✓	44LUC-08PB	Prairie View Trust (Value	5200 blk of SW 41st Blvd	7.5	AC/TENT	C	0-08-21	08-S3

# City of Gainesville Evaluation and Appraisal Report

## Appendix A Community Assessment Maps and Tables

Annexed Land?	Petition	Name	Address	Acres	From	To	Ord. #	DCA Cycle
		Place)						
	115LUC-07PB	Fat Tuscan	725 NE 1st Street	0.23	O	PUD	0-08-04	08-S4
✓	PZ-09-129LUC	Townhomes at Westwood		13	AC/Med-Hi	RM/CON	0-09-43	09-2
	PZ-09-59LUC	1500 NW 45th Avenue	1500 NW 45th Avenue	61.6	Multiple	CON	0-09-40	09-2
	23LUC-07PB	Hatchet Creek	2100 NE 39th Avenue	498	SF/IND/REC	PUD	0-07-97	09-2
	PZ-08-125LUC	Florida Buffet	2501 N. Main Street	2.4	MUM	C	0-09-20	09-S1
	PZ-09-43LUC	The Villas	39 NW 39th Avenue	7.5	RL	C	0-09-41	09-S2
	PZ-09-61LUC	1500 NW 45th Avenue	1500 NW 45th Avenue	8.8	RL	REC	0-09-60	09-S4
	PZ-09-46LUC	IBEW	2510 NW 6th Street	3.2	CON	O	0-09-63	09-S5
	PZ-09-143LUC	Council on Aging	4700 blk of Archer Road	29.3	AC/LOW	PUD/CON		2010
	PB-09-80LUC	Fairgrounds	2800 & 3100 NE 39th Avenue	74.5	PF/CON	BI	0-09-55	2010
✓	110LUC-05PB	(vacant - Hawley)	4405 NW 39th Avenue	1.26	AC/COMM	PUD	0-06-22	
	31LUC-06PB	Lakeshore PD	2306 SW 13th Street	5.1	MUM	RH	0-06-85	

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Community Assessment Maps and Tables

**Table 9 City-Initiated Land Use Amendments**

Annexed Land?	Petition	Name	Address	Acres	From	To	Ord. #	DCA Cycle
✓	130LUC-02PB	SW Conservation	Multiple	61.3	County LU	City LU (see ord)	0-03-49	03-1
✓	130LUC-02PB	Ironwood	Multiple	240	County LU	City LU (see ord)	0-03-39	03-1
✓	130LUC-02PB	Archer Road	Multiple	256	County LU	City LU (see ord)	0-03-43	03-1
✓	130LUC-02PB	Blues Creek	Multiple	749	CON/LOW (AC)	SF	0-03-47	03-1
✓	130LUC-02PB	Buckridge	Multiple	1314	County LU	City LU (see ord)	0-03-51	03-1
	114LUC-02PB	University Heights Neighborhood	Special Area Plan	57	OF	MU-L/RH	0-03-35	03-1
✓	130LUC-02PB	North Florida Regional Doctor's Office Park	1131-1201 NW 64th Terrace	2.2	OFF/M (AC)	O	0-03-41	03-S3
	130LUC-02PB	UF Foundation	5100 blk of NW 53rd Avenue	4	REC (AC)	CON	0-03-45	03-S3
✓	168LUC-03PB	North Florida Regional Doctor's Office Park	900 blk of NW 64th Terrace	6.08	OFF/MD(AC)	O	0-04-22	04-S3
✓	19LUC-04PB	St. Elizabeth's Greek Orthodox Church	5129 NW 53rd Avenue	7.3	INST (county)	SF	0-04-37	04-S4
✓	24LUC-04PB	Oak Hammock		160	AC/INST/RES	O	0-05-19	05-1
✓	48LUC-05PB	Blues Creek	7200 blk of NW 52nd Terrace	18	AC/LOW	RL	0-05-54	05-2
✓	16LUC-05PB	Portofino	SW 24th Avenue	34	AC/LOW	SF	0-05-42	05-2
	36LUC-05PB	UMU1 and UMU2		273	many land uses	UMU1/UMU2	0-05-76	05-2
✓	30LUC-05PB	Suntrust Bank	3814 NW 43rd Street	0.95	AC/COMM	O	0-05-61	05-S4
✓	32LUC-05PB	(vacant)	3600 SW 14th Place	8.7	AC/High/AC/LOW	RL	0-05-63	05-S5
	51LUC-05PB	Cofrin Park	4810 & 4910 NW 8th Avenue	30	SF	CON/PF	0-06-31	06-1
✓	172LUC-05PB	(vacant)	900 blk of SW 34th Street	13	AC/LOW	CON	0-06-56	06-2
✓	16LUC-06PB	Phoenix Playground	2611 SW 31st Place	0.1	RM	REC	0-06-49	06-S3

## City of Gainesville Evaluation and Appraisal Report

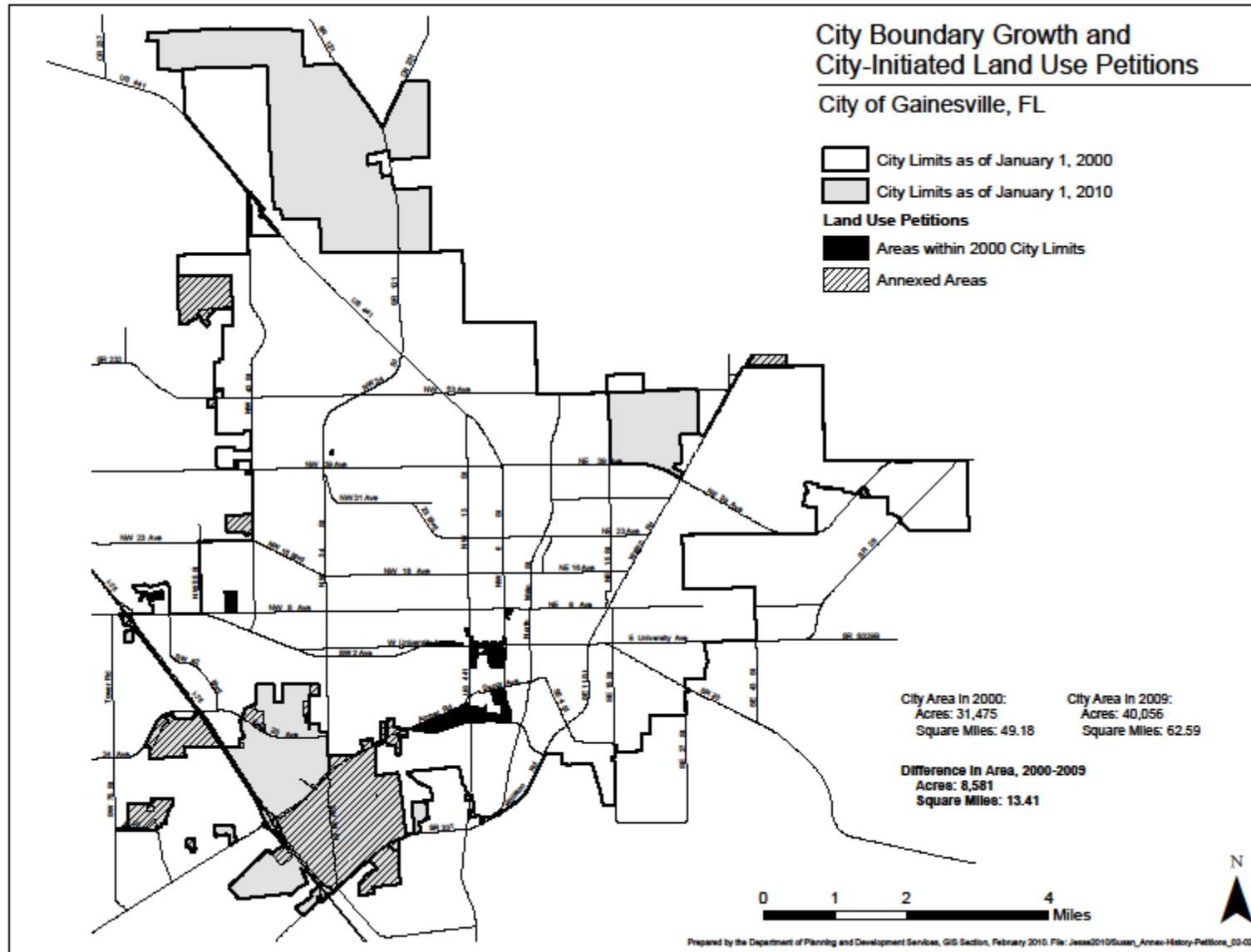
### Appendix A Community Assessment Maps and Tables

Annexed Land?	Petition	Name	Address	Acres	From	To	Ord. #	DCA Cycle
	91LUC-06PB	University Heights Neighborhood	Special Area Plan	5	RH	UMU2	0-06-81	06-S4
✓	179LUC-06PB	Biltmore Corporation/Alamar Gardens	4400 blk of SW 20th Avenue	40.5	County LU	MUM	0-07-26	07-1
✓	24LUC-08-PB	Broken Arrow Bluff Park	5724 SW 46th Place	11	AC/MED	CON	0-08-27	08-2
✓	23LUC-08PB	Bear Archery	4600 SW 41st Blvd	25.8	AC/IND	IND	0-08-23	08-2
✓	33LUC-08PB	Gain Development	5901 NE Waldo Road	51.5	AC/IND	IND	0-08-18	08-2
	84LUC-07PB	Fire Station #8	4127 NW 34th Street	4.04	PUD	PF	0-07-89	08-S1
✓	22LUC-08PB	Airport East	6600 blk of NE 39th Avenue	6.2	AC/R/AG	CON	0-08-32	08-S5
✓	25LUC-08PB	Chili's	3530 SW Archer Road	0.9	AC/COM	C	0-08-34	08-S6
✓	21LUC-08PB	Airport West	NE 39th Avenue	2.06	AC/IND	PF	0-08-30	08-S7
✓	58LUC-08PB	UF TREEO Center	3900 SW 63rd Blvd	5	AC/C-1	ED	0-08-36	08-S8
	26LUC-08PB	Kanapaha Water Treatment Facility		134	AC/REC	PF	0-08-25	09-2
	94LUC-08PB	GPD	400 blk of NW 8th Avenue	2.5	MUL, RL, O	PF	0-08-90	09-S3
✓	20LUC-09PB	Hunter-Lane		0.3	AC/Med-Hi	RM/CON	0-09-64	09-S6

# City of Gainesville Evaluation and Appraisal Report

## Appendix A Community Assessment Maps and Tables

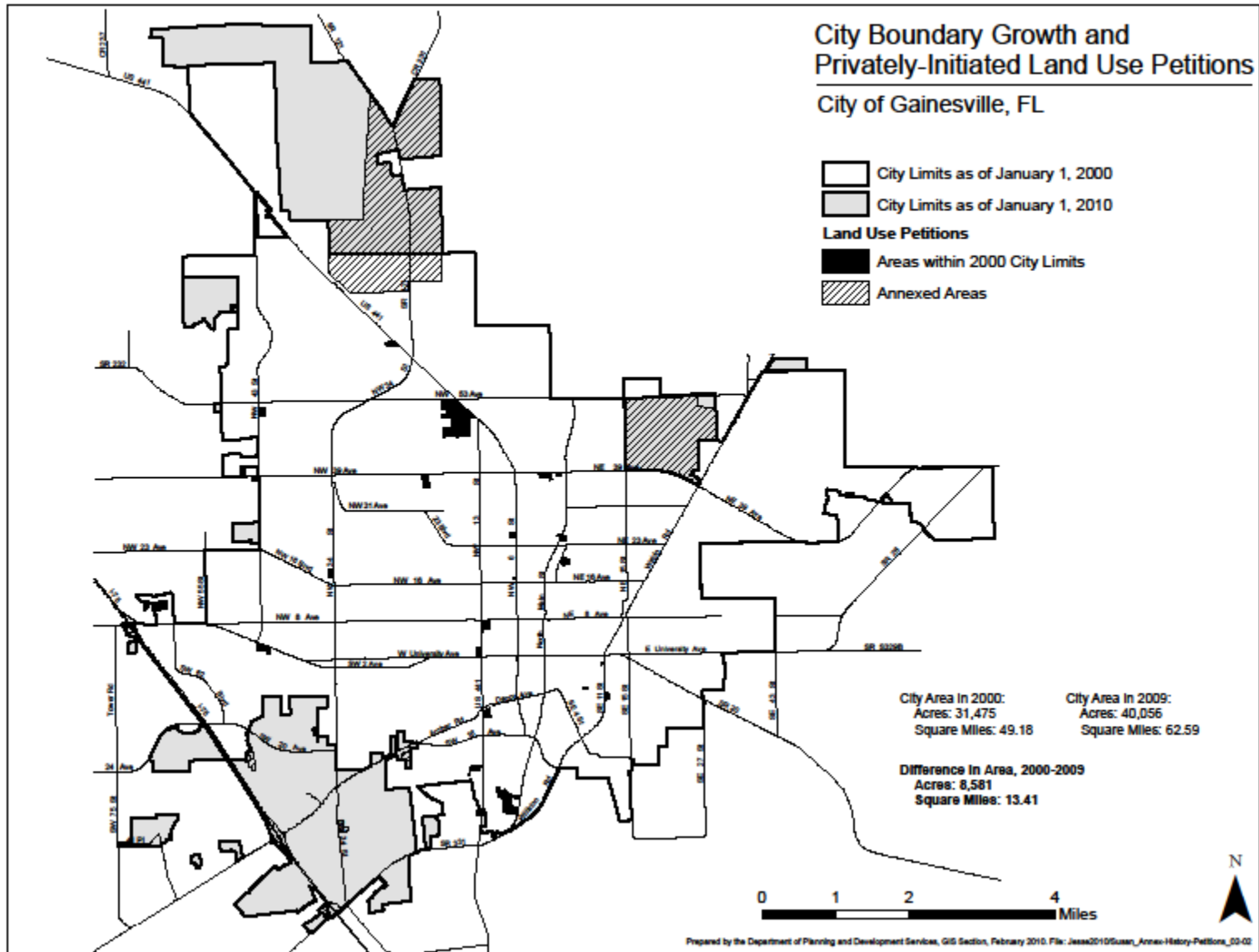
**Figure 4 Map of City Boundary Growth & City-Initiated Land Use Petitions**



# City of Gainesville Evaluation and Appraisal Report

## Appendix A Community Assessment Maps and Tables

**Figure 5 Map of City Boundary Growth & Privately-Initiated Land Use Petitions**



## **City of Gainesville Evaluation and Appraisal Report**

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### **Appendix A Community Assessment Maps and Tables**

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**City of Gainesville Evaluation and Appraisal Report**

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**Appendix A Public Participation Plan**

## **Public Participation Plan**

### **Introduction**

The following outline details the public participation plan for the Evaluation and Appraisal Report (EAR) on the City of Gainesville's 2000-2010 Comprehensive Plan.

In the previous EAR completed in September 1998, the process was heavily weighted towards an element-by-element analysis as required by applicable state requirements, and not an issue-by-issue analysis. The Florida Department of Community Affairs (DCA) has since revised its requirements so that major issues that affect a community's ability to achieve its goals must be thoroughly evaluated in the EAR. Each element is only required to be briefly evaluated for its successes and shortcomings beyond the required evaluation of policies specifically pertaining to major issues. However, this is an opportunity to do a more in-depth analysis of the plan elements to help prepare for the post-EAR update of the comprehensive plan.

Staff proposes an extensive public participation process that provides for evaluation of major issues and of comprehensive plan elements in the upcoming EAR. The public participation process may be summarized as follows:

- Major issues will be identified and will be reviewed in public workshops.
- A second set of public workshops will focus on the 15 elements of the Comprehensive Plan.
- The City's website will be used extensively to advertise workshops and public hearings, share EAR-related documents, and collect comments from the public.
- Workshops will be advertised in a newspaper of general circulation and publicized in the City's Notice of Meetings.
- Television Channel 12 and other resources of the City's Communications & Marketing Department will be used to promote public participation in the EAR.
- Develop a basic PowerPoint for use in presentations on the EAR to community groups/organizations (e.g., school groups, college/university organizations). Such presentations are an opportunity to increase public participation in the EAR and to explain the importance of city planning to quality of life in Gainesville.
- Following the workshops on the major issues and comprehensive plan elements, the draft EAR will be presented to the City Plan Board at a public hearing, in which the Plan Board will make a recommendation to the City Commission.
- The draft EAR will be presented to the City Commission in August or September 2010. The Commission may choose one of the following options:
  - adopt it and transmit it to the FL Department of Community Affairs for required review, or
  - send it to DCA as a draft and request comments from DCA (and other review agencies). In this case, adoption hearing must be held by November 1, 2010.

### **EAR Public Participation Activities**

December 2008

- Plan Board meeting – December 8, 2008

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Public Participation Plan

- Plan Board received draft EAR Public Participation Plan
- City Commission meeting – December 18, 2008
  - City Commission received draft EAR Public Participation Plan

January 2009

- Plan Board meeting –January 22, 2009
  - Plan Board discussed EAR Public Participation Plan

March 2009

- Plan Board Workshop – March 4, 2009
  - Began identification of Major Issues for City's 2010 EAR
- Begin drafting Major Issues

April 2009

- Preserve America/EAR Event, April 24, 2009 4:30 PM at Matheson Museum (513 E. Univ. Ave.)

May/June 2009

- Plan Board Workshop – May 5, 2009, 6:00 PM
  - Review draft Major Issues
- City Commission Town Hall Meetings with EAR public workshop component:
  - District 1 – May 4<sup>th</sup>, 6:00 PM, Springhill Missionary Baptist Church  
(120 SE Williston Road)
  - District 2 – May 11<sup>th</sup>, 6:00 PM, Gainesville High School  
(1900 NW 13<sup>th</sup> Street)
  - District 3 – June 1<sup>st</sup>, 6:00 PM, Doyle Conner Building  
(1911 SW 34<sup>th</sup> Street)
  - District 4 – June 15<sup>th</sup>, 6:00 PM, United Church of Gainesville  
(1624 NW 5<sup>th</sup> Avenue)
  - Receive input on proposed Major Issues for EAR at these meetings.
- Presentation to Univ. Park Neighborhood Association's Board of Directors, June 2, 2009, 7:00 PM
- Presentation to Sierra Club Executive Committee, June 11, 2009, 7:00 PM
- Plan Board Workshop – June 29, 2009, 6:00 PM
  - CCOM referrals on Design Criteria for Neighborhood Centers and on SW 13<sup>th</sup> ST Corridor Special Area Plan
  - Draft Large-Scale Retail Regulations
  - Update on EAR process

July/September 2009

- Presentation to Builders Association of North Central FL (BANCF) July 22, 2009, 12:00 PM

August 2009

- Presentation to Alachua County Community Planning Group, August 4, 2009, 9:00 AM
- Plan Board Workshop – August 19, 2009, 10:00 AM, GRU
  - Low-Impact Development

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Public Participation Plan

- Green-building/LEED
  - Final Report of Alachua County Energy Conservation Strategies Commission
- EAR Scoping Meeting - Invite Alachua County and municipalities, NCFRPC, FDOT, UF, Water Management Districts, Gainesville Regional Airport, and GRU. August 27, 2009, 10:00 AM, GTEC
  - Scope of EAR
  - Input on proposed Major Issues from participating agencies
  - Input as to pertinent data from participating agencies

#### September 2009

- Presentation to Women for Wise Growth, Sierra Club, Alachua Audubon Society, and League of Women Voters of Alachua County - September 22, 2009, 7:00 PM

#### October/November 2009

- Presentation of Major Issues document dated Oct. 15, 2009 to Plan board - October 22, 2009
- EAR Presentation to Chamber of Commerce group - October 26, 2009, 3:00 PM

#### December 2009

- Presentation of Major Issues document dated Oct. 15, 2009 to City Commission on December 17, 2009. Request that CCOM endorse the Major Issues and direct staff to submit the Major Issues document to DCA with a request for a Letter of Understanding expressing DCA's agreement with the Major Issues.
- Note: Request for Letter of Understanding from DCA is optional, but recommended to help minimize any misunderstandings when DCA reviews EAR for sufficiency following adoption.

#### January 2010 - 2010

- Incorporate Major Issues into Draft EAR
- Hold public workshops on Comprehensive Plan Elements and EAR
- Provide Plan Board a brief status report each month
- Hold Plan Board workshops if and as needed.

#### February 2010

- EAR Update to Plan Board February 25, 2010
  - New State requirements since adoption of 2000-2010 Plan
  - Population growth and changes in land area since adoption of 2000-2010 Comprehensive Plan
  - TCEA Achievements

#### March 2010

- EAR Update to Plan Board March 25, 2010
  - Extent of vacant and developable land
  - Location of existing development
  - Transportation methodology coordination for concurrency management
- Plan Board EAR Workshop March 31, 2010
  - Historic Preservation Element
  - Cultural Affairs Element

**City of Gainesville Evaluation and Appraisal Report****Appendix A Public Participation Plan**

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- Recreation Element

**April 2010**

- Plan Board EAR Workshop April 28, 2010
  - Intergovernmental Coordination Element
  - Recreation Element

**May 2010**

- Plan Board EAR Workshop May 12, 2010
  - Stormwater Management Element
  - Conservation, Open Space & Groundwater Recharge Element
- EAR Update to Plan Board May 27, 2010
  - Capital Improvements Element
  - Financial feasibility of implementing the Comprehensive Plan
  - Public Schools Facilities Element
- EAR Progress Report to City Commission May 20, 2010
  - Historic Preservation Element
  - Recreation Element
  - Cultural Affairs Element
  - Intergovernmental Coordination Elements

**June 2010**

- EAR Progress Report to City Commission June 3, 2010
  - Stormwater Management Element
  - Conservation, Open Space & Groundwater Recharge Element
  - Capital Improvements Element
  - Financial feasibility of implementing the Comprehensive Plan
- Plan Board EAR Workshop June 30, 2010
  - Potable Water & Wastewater Element
  - Solid Waste Element
  - Housing Element

**July – August 2010**

- Plan Board EAR Workshop August 4, 2010
  - Urban Design Element
  - Future Land Use Element
- Plan Board EAR Workshop August 18, 2010
  - Concurrency Management Element
  - Transportation Mobility Element
- EAR Progress Report to City Commission August 19, 2010
  - Public Schools Facilities Element
  - Potable Water & Wastewater Element
  - Solid Waste Element
  - Housing Element

**September 2010**

- EAR Progress Report to City Commission September 2, 2010

**City of Gainesville Evaluation and Appraisal Report****Appendix A Public Participation Plan**

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- Urban Design Element
- Future Land Use Element
- Concurrency Management Element
- Transportation Mobility Element

- Plan Board EAR public hearing September 15, 2010

October 2010

- City Commission EAR Public Hearing on October 7, 2010 (complete by October 21, 2010 or earlier to meet November 1, 2010 EAR adoption deadline)
- Transmit draft or adopted EAR for DCA for review (sufficiency review for adopted EAR)
  - Copies must also be sent to each state and regional review agency, adjacent local governments, and to any citizens that have requested a copy (163.3191(5), F.S.)

Years 2011 – 2012

- Update of Comprehensive Plan
  - Future Land Use Element (incorporates previously separate Urban Design Element)
  - Transportation Mobility Element
  - Recreation Element
  - Housing Element
  - Conservation, Open Space & Groundwater Recharge Element
  - Concurrency Management Element
  - Potable Water & Wastewater Element
  - Stormwater Management Element
  - Solid Waste Element
  - Public School Facilities Element
  - Capital Improvements Element
  - Intergovernmental Coordination Element
  - Historic Preservation Element
  - Cultural Affairs Element

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

## Changes to State Law Related to Comprehensive Planning

The City of Gainesville's comprehensive planning process is guided by three state-level requirements: Chapter 163 of the state statutes, Rule 9J-5 of the Florida Administrative Code, and the State Comprehensive Plan. Additionally, the City's comprehensive plan is subject to applicable requirements of the North Central Florida Strategic Regional Policy Plan (SRPP), which is adopted by the North Central Florida Regional Planning Council.

As part of the EAR process, any changes to these requirements that have been made since 2000 are reflected in the analysis of individual elements.

### Changes to State Comprehensive Plan

Gainesville's and other local government's comprehensive plan are required to be consistent with the State Comprehensive Plan (first adopted in 1985 as Chapter 187, Florida Statutes). In 2002, *Goal (1) Education* and its associated policies were deleted (see Section 1056 of Chapter 2002-387, Laws of Florida).

In 2008, the following changes were made (see Section 5 of Chapter. 2008-227, Laws of Florida):

a) A new policy was added under *Goal (10) Air Quality*:

6. Encourage the development of low-carbon-emitting electric power plants.

b) *Goal (11) Energy* was revised as follows:

Florida shall reduce its energy requirements through enhanced conservation and efficiency measures in all end-use sectors and shall reduce atmospheric carbon dioxide by, while at the same time promoting an increase use of renewable energy resources and low-carbon-emitting electric power plants.

c) A new policy was added under *Goal (15) Land Use*:

8. Provide for the siting of low-carbon-emitting electric power plants, including nuclear power plants, to meet the state's determined need for electric power generation.

These changes to the State Comprehensive Plan do not place specific requirements on local governments, so no changes to the City's comprehensive plan are needed to address them.

### Changes to North Central Florida 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. The 2003 amendments to the NCFSRPP included updates to regional indicators and related data, and one updated policy (see Policy 4.2.9, below) that is applicable to the City of Gainesville Comprehensive Plan.

**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

**City of Gainesville Evaluation and Appraisal Report****Appendix A** Changes to State Law Related to Comprehensive Planning

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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 EAR assessment of pertinent comprehensive plan elements will include a determination as to whether updates are needed to the adopted Environmentally Significant Land and Resources (which include the Floridan Aquifer Recharge map) to be consistent with this policy of the NCFSRPP.

**Changes to Rule 9J-5, Florida Administrative Code**

Rule 9J-5 establishes the minimum criteria for comprehensive plans and plan amendments pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, F.S. There have been no changes to Rule 9J-5 that have occurred since adoption of the City's last EAR-based amendments in 2002, according to the table of changes to Rule 9J-5 that is on the Florida Department of Community Affairs web site.

**Changes to Chapter 163, Florida Statutes**

Chapter 163, Florida Statutes, Part II provides for growth policy, county and municipal zoning, and land development regulation. Subsection 163.3161 and subsequent sections comprise the Local Government Comprehensive Planning and Land Development Regulation Act, which governs comprehensive planning in Florida.

There have been numerous changes to Chapter 163 since the last EAR-based amendments were adopted in 2002 for the City's 2000-2010 City of Gainesville Comprehensive Plan. These changes are assessed in the table of changes to F.S. 163. (see below). The table provided by the Florida Department of Community Affairs, the state planning agency, was used as a basis for the assessment.

**City of Gainesville Evaluation and Appraisal Report**

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**Appendix A** Changes to State Law Related to Comprehensive Planning

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## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

**Table 10 Changes to State Law Related to Comprehensive Planning**

**2002:** [Ch. 2002-296, ss. 1 - 11, Laws of Florida]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	Required that all agencies that review comprehensive plan amendments and rezoning include a <b>nonvoting representative of the district school board</b> .	163.3174	Public Schools Facilities Element; Interlocal Agreement for Public School Facility Planning; and Sec. 30-353, Gainesville Code of Ordinances	No
2	Required <b>coordination of local comprehensive plan</b> with the regional water supply plan.	163.3177(4)(a)	EAR review	EAR-based amendments to Conservation and ICE
3	<b>Plan amendments for school-siting</b> maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)	N/A	No
4	Required that by <b>adoption of the EAR</b> , the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and <b>include a 10-year work plan</b> to build the identified water supply facilities.	163.3177(6)(c) Amended 2004 & 2005	N/A	
5	Required <b>consideration of the regional water supply plan</b> in the preparation of the conservation element.	163.3177(6)(d)	EAR review	EAR-based amendment to Conservation
6	Required that the <b>intergovernmental coordination element (ICE)</b> include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)	EAR review	EAR-based amendment to ICE
7	Required the local governments adopting a public educational facilities element execute an <b>inter-local agreement</b> with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4.	Interlocal Agreement for Public School Facility Planning	No
8	Required that counties larger than 100,000 population and their municipalities submit an <b>inter-local service delivery agreements</b> (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6., 7., & 8.	N/A	
9	Required local governments and special districts to provide <b>recommendations for statutory changes for annexation</b> to the Legislature by February 1, 2003. NOTE: this requirement repealed by Ch. 2005-290, s. 2, LOF.	163.3177(6)(h)9. [Now repealed]	N/A	

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
10	Added a <b>new Section 163.31776</b> that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776 [New]	N/A	
11	Added a <b>new Section 163.31777</b> that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.	163.31777 [New]	Interlocal Agreement for Public School Facility Planning	No
12	<b>Added a provision</b> that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)	The City is in a DULA TCEA that was adopted on 12/17/09	No
13	<b>Expanded the definition of “affected persons”</b> to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)	N/A	No
14	<b>Expanded the definition of “in compliance”</b> to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)	N/A	No
15	<b>Streamlined the timing</b> of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)	N/A	No
16	Required that local governments provide a <b>sign-in form</b> at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)	Procedure is in effect. Names & addresses are provided to DCA as required by this statutory provision.	No
17	<b>Exempted amendments</b> related to providing transportation improvements to enhance life safety on “controlled access major arterial highways” from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)	N/A	No
18	Required <b>Evaluation and Appraisal Reports</b> to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163-3191(2)( <del>4</del> )	(1) EAR review (2) N/A	(1) EAR-based amendments to Conservation, Potable Water & Wastewater, and ICE Elements (2) No
19	Allowed local governments to <b>establish a special master process</b> to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215	N/A	No
20	Created the <b>Local Government Comprehensive Planning Certification Program</b> to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246	N/A	No

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
21	Added a provision to Section 380.06(24), <b>Statutory Exemptions</b> , that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a “boating facility siting plan or policy” (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)	N/A	
22	Prohibited a local government, under certain conditions, from denying an <b>application for development approval</b> for a requested land use for certain proposed solid waste management facilities.	163.3194(6)	N/A	No

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

**2003:** [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	Creates the <b>Agricultural Lands and Practices Act</b> . (2): Provides <b>legislative findings and purpose</b> with respect to agricultural activities and duplicative regulation. (3): <b>Defines the terms “farm,” “farm operation,” and “farm product”</b> for purposes of the act. (4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a <b>bona fide farm operation</b> on land that is classified as agricultural land. (4)(a): Provides that the act does <b>not limit the powers of a county</b> under certain circumstances. (4)(b): Clarifies that a <b>farm operation</b> may not expand its operations under certain circumstances. (4)(c): Provides that the act does not limit the <b>powers of certain counties</b> . (4)(d): Provides that certain county ordinances are not deemed to be a <b>duplication of regulation</b> .	163.3162 [New]	N/A	No
2	Changes “State Comptroller” <b>references</b> to “Chief Financial Officer.”	163.3167(6)	N/A	
3	Provides for certain <b>airports</b> to abandon DRI orders.	163.3177(6)(k)	N/A	
4	Throughout s.163.3177, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31776	Public Schools Facilities Element	No
5	Throughout s.163.31777, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31777	Interlocal Agreement for Public School Facility Planning	No

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

**2004:** [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, Laws of Florida.]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	(10): Amended to <b>conform to the repeal</b> of the Florida <b>High-Speed Rail</b> Transportation Act, and the creation of the Florida High-Speed Rail Authority Act. (13): Created to require local governments to identify adequate <b>water supply sources</b> to meet future demand for the established planning period. (14): Created to limit the effect of <b>judicial determinations</b> issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167	(10) N/A  (13) EAR review  (14) N/A	(13) Amendments to Potable Water & Wastewater and Capital Improvements Element  (14) No
2	(1): Provides <b>legislative findings</b> on the compatibility of development with <b>military installations</b> . (2): Provides for the <b>exchange of information</b> relating to <b>proposed land use decisions</b> between counties and local governments and military installations. (3): Provides for <b>responsive comments</b> by the commanding officer or his/her designee. (4): Provides for the county or affected local government to <b>take such comments into consideration</b> . (5): Requires the representative of the military installation to be an <b>ex-officio, nonvoting member</b> of the county's or local government's land planning or zoning board. (6): Encourages the commanding officer to provide <b>information on community planning assistance grants</b> .	Creates 163.3175.	(1) N/A (2) N/A (3) N/A (4) N/A (5) N/A (6) N/A	
3	(6)(a): Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with <b>military installations</b> . Changed to encourage <b>rural land stewardship area</b> designation as an overlay on the future land use map. (6)(c): Extended the deadline adoption of the <b>water supply facilities work plan</b> amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments. ( <b>amended in 2005</b> ) (10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for <b>military installations</b> . (11)(d)1. Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to	163.3177	(6)(a) N/A (6)(c) N/A (10)(1)N/A (11)(d)1. N/A (11)(d)2. N/A (11)(d)3.-4. N/A (11)(d)6.j. N/A (11)(e) EAR review: Future Land Use Element (11)(f) EAR review: Future Land Use Element	(11)(f) EAR review of FLUE concluded that the Urban Infill and Redevelopment Area policy and map should be deleted

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
	<p><b>rural land stewardship areas.</b></p> <p>(11)(d)2.: Provides for <b>multi-county rural land stewardship areas</b>.</p> <p>(11)(d)3.-4: Revises requirements, including the acreage threshold for designating a <b>rural land stewardship area</b>.</p> <p>(11)(d)6.j.: Provides that <b>transferable rural land use credits</b> may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.</p> <p>(11)(e): Provides legislative findings regarding mixed-use, high-density <b>urban infill and redevelopment</b> projects; requires DCA to provide technical assistance to local governments.</p> <p>(11)(f): Provides legislative findings regarding a program for the transfer of development rights and <b>urban infill and redevelopment</b>; requires DCA to provide technical assistance to local governments.</p>			
4	<p>(1): Provides legislative findings with respect to the shortage of <b>affordable rentals</b> in the state.</p> <p>(2): Provides <b>definitions</b>.</p> <p>(3): Authorizes local governments to permit <b>accessory dwelling units</b> in areas zoned for single family residential use based upon certain findings.</p> <p>(4) An application for a building permit to construct an accessory dwelling unit must include an <b>affidavit from the applicant</b>, which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons.</p> <p>(5): Provides for certain <b>accessory dwelling units</b> to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan.</p> <p>(6): Requires the <b>DCA to report</b> to the Legislature.</p>	Creates 163.31771	<p>(1) No</p> <p>(2) N/A</p> <p>(3) Not allowed in Single Family land use category</p> <p>(4) N/A</p> <p>(5) N/A</p> <p>(6) N/A</p>	No
5	<b>Amends the definition of "in compliance"</b> to add language referring to the <b>Wekiva Parkway and Protection Act</b> .	163.3184(1)(b)	N/A	
6	<p>(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to <b>military installations</b> do not count toward the limitation on frequency of amending comprehensive plans.</p> <p>(1)(n): Created to provide that amendments to establish or implement a <b>rural land stewardship area</b> do not count toward the limitation on frequency of amending comprehensive plans.</p>	163.3187	N/A	

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
7	Created to provide that <b>evaluation and appraisal reports</b> evaluate whether criteria in the land use element were successful in achieving land use compatibility with <b>military installations</b> .	163.3191(2)(n)	N/A	

### **2005** [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, Laws of Florida]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	Added the <b>definition</b> of “ <b>financial feasibility</b> .”	163.3164(32) [New]	Capital Improvements Element (CIE) as amended 12/1/08	No
2	(2): Required comprehensive plans to be “ <b>financially</b> ” rather than “economically” <b>feasible</b> . (3)(a)5.: Required the comprehensive plan to include a <b>5-year schedule of capital improvements</b> . Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be <b>guaranteed</b> in the form of a <b>development agreement or interlocal agreement</b> . (3)(a)6.b.1.: Required plan amendment for the <b>annual update</b> of the schedule of capital improvements. <b>Deleted</b> provision allowing updates and change in the date of construction to be accomplished by ordinance. (3)(a)6.c.: Added <b>oversight and penalty</b> provision for failure to adhere to this section’s capital improvements requirements. (3)(a)6.d.: Required a <b>long-term capital improvement schedule</b> if the local government has adopted a long-term concurrency management system.	163.3177	(2) CIE as amended 12/1/08 (3)(a)5. CIE (3)(a)6.b.1. Statutory requirement is met with each annual update of City’s schedule of capital improvements in CIE (3)(a)6.c. N/A (3)(a)6.d. DULA TCEA is in effect	(2) No (3)(a)5. Annual updates of CIE (3)(a)6.b.1. Annual updates of CIE (3)(a)6.c. No (3)(a)6.d. No

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
2	<p>(6)(a): <b>Deleted</b> date (October 1, 1999) by which school siting requirements must be adopted.</p> <p>(6)(a): Requires the future land use element to be based upon the <b>availability of water supplies</b> (in addition to public water facilities).</p> <p>(6)(a): Add requirement that future land use element of <b>coastal counties</b> must encourage the preservation of working waterfronts, as defined in s.342.07, F.S.</p> <p>(6)(c): Required the <b>potable water element</b> to be updated within 18 months of an updated regional water supply plan to incorporate the <b>alternative water supply projects</b> and traditional water supply projects and conservation and reuse selected by the local government to meet its projected water supply needs. The ten-year water supply work plan must include public, private and regional water supply facilities, including development of alternative water supplies. Such amendments do not count toward the limitation on the frequency of adoption of amendments.</p> <p>(6)(e): Added <b>waterways</b> to the system of sites addressed by the <b>recreation and open space element</b>.</p> <p>(6)(h)1.: The intergovernmental coordination element must address coordination with <b>regional water supply authorities</b>.</p>	163.3177	<p>(a) EAR review of availability of water supplies and facilities. See (6)(c) below.</p> <p>(a) Coastal counties requirement – N/A</p> <p>(c) EAR review of availability of water supplies and facilities. City is likely to be designated as a Priority Water Resource Caution Area by the SJRWMD in the updated District Water Supply Plan that that is to be adopted in 2011. Such designation will require the City in coordination w/GRU to develop and adopt a 10-year water supply work plan within 18 months of adoption of the District Water Supply Plan.</p> <p>(e) EAR review: Recreation and Open Space Element</p> <p>(h) EAR review: ICE</p>	<p>(b) Based on EAR review of availability of water supplies and facilities. See (6)(c) below.</p> <p>(c) Amendment of Potable Water &amp; Wastewater Element based on EAR review, and as may be required due to the updated SJRWMD Water Supply Plan to be adopted in 2011.</p> <p>(e) EAR-based amendment of Recreation and Open Space Element</p> <p>(h) EAR-based amendment of ICE</p>
2	<p>(11)(d)4.c.: Required <b>rural land stewardship areas</b> to address <b>affordable housing</b>.</p> <p>(11)(d)5.: Required a <b>listed species survey</b> be performed on <b>rural land stewardship receiving area</b>. If any listed species present, must ensure adequate provisions to protect them.</p> <p>(11)(d)6.: Must enact an ordinance establishing a <b>methodology</b> for creation, conveyance, and use of <b>stewardship credits</b> within a <b>rural land stewardship area</b>.</p> <p>(11)(d)6.j.: Revised to allow <b>open space and agricultural land</b> to be just as important as environmentally sensitive land when assigning stewardship credits.</p>	163.3177	<p>(11)(d)4.c. N/A</p> <p>(11)(d)5. N/A</p> <p>(11)(d)6. N/A</p> <p>(11)(d)6.j N/A</p>	No



## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
2	(12): Must adopt <b>public school facilities element</b> . (12)(a) and (b): A <b>waiver</b> from providing this element will be allowed under certain circumstances. (12)(g): Expanded list of items to be to include <b>collocation, location of schools proximate to residential areas</b> , and use of schools as <b>emergency shelters</b> . (12)(h): Required local governments to provide maps depicting the general <b>location</b> of new schools and school improvements within future conditions maps. (12)(i): Required DCA to establish a <b>schedule for adoption</b> of the public school facilities element. (12)(j): Established <b>penalty</b> for failure to adopt a public school facility element.		(12) Public Schools Facilities Element (PSFE) adopted December 2008	No
	(13): ( <b>New section</b> ) Encourages local governments to develop a “ <b>community vision</b> ,” which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources. (14): ( <b>New section</b> ) Encourages local governments to develop an “ <b>urban service boundary</b> ,” which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).	[New]	N/A	No
3	163.31776 is <b>repealed</b>	163.31776 <b>[Now Repealed]</b>		
4	(2): Required the <b>public schools interlocal agreement</b> (if applicable) to address requirements for <b>school concurrency</b> . The <b>opt-out provision</b> at the end of Subsection (2) is deleted. (5): Required <b>Palm Beach County</b> to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements. (7): Provided that counties exempted from <b>public school facilities element</b> shall undergo <b>re-evaluation</b> as part of its <b>EAR</b> to determine if they continue to meet exemption criteria.	163.31777	(2) Interlocal Agreement for Public School Facility Planning (5) N/A (7) N/A	No
5	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178	N/A	No
6	(1)(a): Added “ <b>schools</b> ” as a required concurrency item. (2)(a): Required consultation with water supplier prior to issuing building permit to ensure “ <b>adequate water supplies</b> ” to serve new development will be available by the date of issuance of a certificate of occupancy.	163.3180	(1)(a) PSFE adopted 12/08 (2)(a) CIE and Potable Water & Wastewater Elements (2)(c) Concurrency	(1)(a) No (2)(a) No (2)(c) No (4)(c) Only if concurrency

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
	<p>(2)(c): Required <b>all transportation facilities</b> to be in place or under construction within <b>3 years</b> (rather than 5 years) after approval of building permit.</p> <p>(4)(c): The concurrency requirement, except as it relates to transportation and public schools, may be waived in urban infill and redevelopment areas. The waiver shall be adopted as a plan amendment A local government may grant a concurrency exception pursuant to subsection (5) for transportation facilities located within an urban infill and redevelopment area.</p> <p>(5)(d): Required <b>guidelines for granting concurrency exceptions</b> to be included in the comprehensive plan.</p> <p>(5)(e) – (g): If local government has established <b>transportation exceptions</b>, the guidelines for implementing the exceptions must be “<b>consistent with and support a comprehensive strategy, and promote the purpose of the exceptions.</b>” Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.</p>		<p>Management Element. City is a DULA TCEA.</p> <p>(4)(c) City has a designated urban infill and redevelopment area. Entire city is a TCEA.</p> <p>(5)(d) Concurrency Management Element</p> <p>(5)(e) – (g) Concurrency Management Element</p>	<p>waiver requested.</p> <p>(5)(d) No</p> <p>(5)(e)-(g) No</p>
	<p>(6): Required local government to <b>maintain records</b> to determine whether 110% <b>de minimis transportation impact</b> threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p> <p>(7): Required consultation with the Department of Transportation prior to designating a <b>transportation concurrency management area</b> (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.</p>		<p>(6) Gainesville does not use <i>de minimis</i> exceptions</p> <p>(7) N/A</p>	<p>(6) No</p>
	<p>(9)(a): Allowed adoption of a <b>long-term concurrency management system for schools</b>.</p> <p>(9)(c): (<b>New section</b>) Allowed local governments to issue approvals to commence construction notwithstanding s. 163.3180 in areas subject to a <b>long-term concurrency management system</b>.</p> <p>(9)(d): (<b>New section</b>) Required evaluation in <b>Evaluation and Appraisal Report</b> of progress in improving levels of service.</p>		<p>(9)(a) N/A</p> <p>(9)(c) N/A</p> <p>(9)(d) We do not have a long-term concurrency management system. We are a DULA TCEA</p> <p>(10) State requirement</p>	<p>(9)(d) No</p> <p>(10) No</p>

Page  
A-31

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
	consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.			
	(16): ( <b>New 2005 section</b> ) Required local governments to adopt by <b>December 1, 2006</b> a method for assessing <b>proportionate fair-share mitigation options</b> . FDOT will develop a model ordinance by December 1, 2005.		Adopted in land development code prior to 12/1/06	No
7	(17): ( <b>New 2005 section</b> ) If local government has adopted a <b>community vision</b> and <b>urban service boundary</b> , state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184 [New]	No	No
7	(18): ( <b>New 2005 section</b> ) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.		Gainesville has an adopted urban infill and redevelopment area	No
8	(1)(c)1.f.: Allowed approval of residential land use as a <b>small-scale development amendment</b> when the proposed density is equal to or less than the existing future land use category. Under certain circumstances, <b>affordable housing units</b> are exempt from this limitation.	163.3187	Gainesville does this in accordance with these statutory provisions.	No
8	(1)(c)4.: ( <b>New 2005 provision</b> ) If the small-scale development amendment involves a <b>rural area of critical economic concern</b> , a 20-acre limit applies.	[New]		
8	(1)(o): ( <b>New 2005 provision</b> ) An amendment to a <b>rural area of critical economic concern</b> may be approved without regard to the statutory limit on comprehensive plan amendments.	[New]		

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
9	<p>(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the <b>Evaluation and Appraisal Report</b> whether the local government continues to meet the exemption criteria in s.163.3177(12).</p> <p>(2)(l): (<b>New 2005 provision</b>) The <b>Evaluation and Appraisal Report</b> must determine whether the local government has been successful in identifying <b>alternative water supply projects</b>, including <b>conservation and reuse</b>, needed to meet projected demand. Also, the Report must identify the degree to which the local government has implemented its 10-year water supply workplan.</p> <p>(2)(o): (<b>New 2005 provision</b>) The <b>Evaluation and Appraisal Report</b> must evaluate whether any <b>Multimodal Transportation District</b> has achieved the purpose for which it was created.</p> <p>(2)(p): (<b>New 2005 provision</b>) The <b>Evaluation and Appraisal Report</b> must assess <b>methodology for impacts on transportation facilities</b>.</p>	163.3191	<p>(2)(k) PSFE and Interlocal Agreement for Public School Facility Planning</p> <p>(2)(l) EAR review of water supplies</p> <p>(2)(o) N/A</p> <p>(2)(p) EAR review</p>	<p>(2)(k) No</p> <p>(2)(l) Amendments anticipated within 18 months of the 2011 adoption of the 2010 District Water Supply Plan</p> <p>(2)(p) EAR-based amendment to specifically include the City of Alachua in ICE policy pertaining to transportation concurrency coordination</p>
	(10): The <b>Evaluation and Appraisal Report</b> -based amendment must be <b>adopted within a single amendment cycle</b> . Failure to adopt within this cycle results in <b>penalties</b> . Once updated, the comprehensive plan must be submitted to the DCA.		No	No
10	<p>(10) New section designating Freeport as a <b>certified community</b>.</p> <p>(11) New section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.</p>	163.3246 [New]	<p>(10) N/A</p> <p>(11) Only applies to unincorporated areas</p>	

### **2006** [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, Laws of Florida]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	Establishes plan amendment procedures for <b>agricultural enclaves</b> as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5) [New]	N/A	
2	Defines <b>agricultural enclave</b> . Ch. 2006-255, LOF.	163.3164(33) [New]	No	No

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
3	(6)(g)2.: Adds new paragraph encouraging local governments with a <b>coastal management element</b> to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2. [New]	N/A	
4	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a <b>rural land stewardship area</b> . Ch. 2006-220, LOF.	163.3177(11)(d)6.	N/A	
5	Recognizes “extremely-low-income persons” as another income groups whose housing needs might be addressed by <b>accessory dwelling units</b> and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.3177(1), (2) and (4)	EAR review of Housing and Future Land Use Elements	No
6	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of <b>updated regional hurricane evacuation plans</b> . Ch. 2006-68, LOF.	163.3178(2)(d)	N/A	
7	Changes the definition of the <b>Coastal High Hazard Area (CHHA)</b> to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(2)(h)	N/A	
8	Adds a new section allowing a local government to comply with the requirement that its comprehensive <b>plan direct population concentrations away from the CHHA</b> and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	163.3178(9)(a) [New]	N/A	
9	Adds a new section establishing <b>a level of service for out-of-county hurricane evacuation</b> of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b) [New]	N/A	
10	Requires local governments to amend their <b>Future Land Use Map and coastal management element</b> to include the new definition of the <b>CHHA</b> , and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)	N/A	
11	Allows the <b>sanitary sewer concurrency requirement</b> to be met by onsite sewage treatment and disposal systems approved by the Department of Health. Ch. 2006-252, LOF.	163.3180(2)(a)	Potable Water & Wastewater Element	No
12	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)	No	No
13	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1.f.	No	No

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
14	Creates a new section related to <b>electric distribution substations</b> ; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.	163.3208 [New]	Allowed in all zoning categories by Sec. 30-343 (Permitted utility uses)	No
15	Creates a new section preventing a local government from requiring for a permit or other approval vegetation maintenance and tree pruning or trimming within an established <b>electric transmission and distribution line right-of-way</b> . Ch. 2006-268, LOF.	163.3209 [New]	No	No
16	<b>Community Workforce Housing Innovation Pilot Program</b> ; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project.	New	EAR review: Housing Element	No
17	<b>Affordable housing land donation density incentive bonus</b> ; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.	New	EAR review: Housing Element	No

#### **2007** [Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
	(26) Expands the definition of “ <b>urban redevelopment</b> ” to include a community redevelopment area. Ch. 2007-204, LOF.	163.3164	No	No



## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	(32) Revises the definition of “ <b>financial feasibility</b> ” by clarifying that the plan is financially feasibility for transportation and schools if level of service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved. In addition, the provision that level of service standards need not be maintained if the proportionate fair share process in s.163.3180(12) and (16), F.S., is used is deleted. Ch. 2007-204, LOF.		CIE	No
	(2) Clarifies that <b>financial feasibility</b> is determined using a five-year period (except in the case of long-term transportation or school concurrency management, in which case a 10 or 15-year period applies). Ch. 2007-204, LOF.	163.3177	CIE	No
2	(3)(a)6. Revises the citation to the MPO’s <b>TIP and long-range transportation plan</b> . Ch. 2007-196, LOF. (3)(b)1. Requires an annual update to the Five-Year Schedule of Capital Improvements to be submitted by December 1, 2008 and yearly thereafter. If this date is missed, no amendments are allowed until the update is adopted. Ch. 2007-204, LOF. (3)(c) Deletes the requirement that the Department must notify the Administration Commission if an annual update to the <b>capital improvements element</b> is found not in compliance (retained is the requirement that notification must take place is the annual update is not adopted). Ch. 2007-204, LOF. (3)(e) Provides that a comprehensive plan as revised by an amendment to the future land use map is <b>financially feasible</b> if it is supported by (1) a condition in a development order for a development of regional impact or binding agreement that addresses proportionate share mitigation consistent with s.163.3180(12), F.S., or (2) a binding agreement addressing proportionate fair-share mitigation consistent with s.163.3180(16)(f), F.S., and the property is located in an urban infill, urban redevelopment, downtown revitalization, urban infill and redevelopment or urban service area. Ch. 2007-204, LOF.	163.3177	(a)(6) N/A (b)1. Annual updates to CIE. SB360 of changed date to 12/1/2011 (3)(c) No (3)(e) Superseded by SB360 in 2009	(b)1. Annual updates to CIE (3)(c) No (3)(e) No
	(6)(f)1.d. Revises the housing element requirements to ensure adequate sites for affordable <b>workforce housing</b> within certain counties. Ch. 2007-198, LOF. (6)h. and i. Requires certain counties to adopt a plan for ensuring <b>affordable workforce housing</b> by July 1, 2008 and provides a penalty if this date is missed. Ch. 2007-198, LOF.	163.3177	N/A	



## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
3	<p>(4)(b) Expands transportation concurrency exceptions to include <b>airport facilities</b>. Ch. 2007-204, LOF.</p> <p>(5)(b)5 Adds specifically designated <b>urban service areas</b> to the list of transportation concurrency exception areas. Ch. 2007-204, LOF.</p> <p>(5)(f) Requires consultation with the state land planning agency regarding mitigation of impacts on Strategic Intermodal System facilities prior to establishing a <b>concurrency exception area</b>. Ch. 2007-204, LOF.</p> <p>(12) and (12)(a) Deletes the requirement that the comprehensive plan must authorize a <b>development of regional impact</b> to satisfy concurrency under certain conditions. Also, deletes the requirement that the development of regional impact must include a residential component to satisfy concurrency under the conditions listed. Ch. 2007-204, LOF.</p> <p>(12)(d) Clarifies that any <b>proportionate-share mitigation</b> by development of regional impact, Florida Quality Development and specific area plan implementing an optional sector plan is not responsible for reducing or eliminating backlogs. Ch. 2007-204, LOF.</p> <p>(13)(e)4. A development precluded from commencing because of <b>school concurrency</b> may nevertheless commence if certain conditions are met. Ch. 2007-204, LOF.</p> <p>(16)(c) and (f) Allows <b>proportionate fair-share mitigation</b> to be directed to one or more specific transportation improvement. Clarifies that such mitigation is not to be used to address backlogs. Ch. 2007-204, LOF.</p> <p>(17) Allows an exemption from concurrency for certain <b>workforce housing</b> developed consistent with s.380.061(9) and s.380.0651(3). Ch. 2007-198, LOF.</p>	163.3180	<p>(4)(b) Gainesville is a DULA TCEA.</p> <p>(5)(b)5. Concurrency Management Element. Gainesville is a DULA TCEA.</p> <p>(5)(f) Occurred during development of TCEA, prior to its adoption.</p> <p>(12) No</p> <p>(13)(e)4. EAR Review: Public Schools Facilities Element</p> <p>(16)(c) and (f) Addressed in land development regulations</p> <p>(17) Gainesville is a DULA TCEA</p>	No amendments needed
4	Allows a local government to establish a <b>transportation concurrency backlog authority</b> to address deficiencies where existing traffic volume exceeds the adopted level of service standard. Defines the powers of the authority to include tax increment financing and requires the preparation of transportation concurrency backlog plans. Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3182 [New]	Gainesville is a DULA TCEA	No
5	Allows plan amendments that address certain <b>housing</b> requirements to be expedited under certain circumstances. Ch. 2007-198, LOF.	163.3184(19) [New]	EAR Review: Housing Element	No
6	Exempts from the twice per year limitation on the frequency of adoption of plan amendments any amendment that is consistent with the <b>local housing incentive strategy</b> consistent with s.420.9076. Ch. 2007-198, LOF.	163.3187(1)(p) [New]	No	No

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
7	Add an amendment to integrate a <b>port master plan</b> into the coastal management element as an exemption to the prohibition in ss.163.3191(10). Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3191(14) [New]	N/A	
8	Extends the duration of a <b>development agreement</b> from 10 to 20 years. Ch. 2007-204, LOF.	163.3229	No	No
9	Establishes an <b>alternative state review process pilot program</b> in Jacksonville/Duval, Miami, Tampa, Hialeah, Pinellas and Broward to encourage urban infill and redevelopment. Ch. 2007-204, LOF.	163.32465 [New]	N/A	
10	If a property owner contributes right-of-way and expands a state transportation facility, such contribution may be applied as a <b>credit against any future transportation concurrency requirement</b> . Ch. 2007-196, LOF.	339.282 [New]	No	No
11	Establishes an expedited plan amendment adoption process for amendments that implement the <b>Community Workforce Housing Innovation Pilot Program</b> and exempts such amendments from the twice per year limitation on the frequency of adoption of plan amendments. Ch. 2007-198, LOF.	420.5095(9)	No	No

### **2008** [Ch. 2008-191 and Ch. 2008-227, Laws of Florida]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	The future land use plan must discourage urban sprawl. Ch. 2008-191, LOF.	163.3177(6)(a)	EAR Review: Future Land Use Element, Objective 1.5	To be determined in EAR review.
2	The future land use plan must be based upon energy-efficient land use patterns accounting for existing and future energy electric power generation and transmission systems. Ch. 2008-191, LOF.	163.3177(6)(a)	EAR Review: Future Land Use Element	EAR-based amendment needed
3	The future land use plan must be based upon greenhouse gas reduction strategies. Ch. 2008-191, LOF.	163.3177(6)(a)	EAR Review: Future Land Use Element	EAR-based amendment needed
4	The traffic circulation element must include transportation strategies to address reduction in greenhouse gas emissions. Ch. 2008-191, LOF.	163.3177(6)(b)	EAR Review: Transportation Mobility Element	EAR-based amendment needed
5	The conservation element must include factors that affect energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)	EAR Review: Conservation Element	EAR-based amendment needed

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

6	The future land use map series must depict energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)	EAR Review: Future Land Use Element	EAR-based amendment needed
7	The housing element must include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources. Ch. 2008-191, LOF.	163.3177(6)(f)1.h. and i.	EAR Review: Housing Element	EAR-based amendment needed.
8	Local governments within an MPO area must revise their transportation element to include strategies to reduce greenhouse gas emissions. Ch. 2008-191, LOF.	163.3177(6)(j)	EAR Review: Transportation Mobility Element	EAR-based amendment needed
9	Various changes were made in the State Comprehensive Plan (Chapter 187, F.S.) that address low-carbon-emitting electric power plants. See Section 5 of Chapter 2008-227, LOF.	State Comprehensive Plan	N/A	

### 2009 [Chapters 2009-85 and 2009-96, Laws of Florida]

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
1	Changes “Existing Urban service area” to “ <b>Urban service area</b> ” and revises the definition of such an area. Section 2, Chapter 2009-96, LOF.	163.3164(29)	CIE	No
2	Adds definition of “ <b>Dense urban land area.</b> ” Section 2, Chapter 2009-96, LOF.	163.3164(34)	Concurrency Management Element	No
3	Postpones from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be <b>financially feasible</b> . Section 3, Chapter 2009-96, LOF.	163.3177(3)(b)1.	Annual updates of CIE	Annual updates of CIE
4	Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near <b>public use airports</b> . For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.	163.3177(6)(a)	EAR Review: Future Land Use Element	No
5	Requires the intergovernmental coordination element to recognize <b>airport master plans</b> . Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1.b.	EAR Review: Intergovernmental Coordination Element	EAR-based amendment needed
6	Requires the intergovernmental coordination element to include a mandatory (rather than voluntary) <b>dispute resolution process</b> and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	163.3177(6)(h)1.c.	EAR Review: Intergovernmental Coordination Element	EAR-based amendment needed

## City of Gainesville Evaluation and Appraisal Report

### Appendix A Changes to State Law Related to Comprehensive Planning

	Changes to Chapter 163, F.S.	Chapter 163, F.S. Citations	Addressed (where/how)	Amendment Needed By Element
7	Requires the intergovernmental coordination element to provide for <b>interlocal agreements</b> pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding <b>airport zoning regulations</b> . Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1.d.	EAR Review: Intergovernmental Coordination Element	EAR-based amendment needed.
8	Defines “ <b>rural agricultural industrial center</b> ” and provides for their expansion through the plan amendment process. Section 1, Chapter 2009-154, LOF	163.3177(15)(a) [New]	N/A	
9	Allows a <b>municipality</b> that is not a dense urban land area to amend its comprehensive plan to designate certain areas as <b>transportation concurrency exception areas</b> . Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)2.	N/A	
10	Allows a <b>county</b> that is not a dense urban land area to amend its comprehensive plan to designate certain areas as <b>transportation concurrency exception areas</b> . Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)3.	N/A	
11	Requires local governments with state identified <b>transportation concurrency exception areas</b> to adopt land use and transportation <b>strategies to support and fund mobility</b> within such areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)4.	Fund Transportation Choice is one of the Major Issues TCEA and strategies to fund and support	
12	Except in <b>transportation concurrency exception areas</b> , local governments must adopt the level-of-service established by the Department of Transportation for roadway facilities on the <b>Strategic Intermodal System</b> . Section 4, Chapter 2009-96, LOF.	163.3180(10)	N/A	
13	Defines a <b>backlogged transportation facility</b> to be one on which the adopted level-of-service is exceeded by existing trips, plus additional projected background trips. Section 5, Chapter 2009-85, LOF.	163.3180(12)(b) & (16)(i)	Concurrency Management Element	No

**City of Gainesville Evaluation and Appraisal Report**

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**Appendix A 5-Year Schedule of Capital Improvements**

**5-Year Schedule of Capital Improvements**

This update to the Capital Improvements Element was adopted July 19, 2010.

# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

**Table 11 5-Year Schedule of Capital Improvements (FY ~~09/10~~ 10/11 –~~13/14~~ 14/15) (in \$1,000s)**

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
	<b>Mass Transit</b>						
1.	2 New buses for <u>proposed new Transit</u> Route 62	800	800	2013/2014	TCEA Zones B & M	FDOT; Fed. Transit Administration; TCEA; & <u>other</u> <u>local funds</u> <u>proportionate</u> <u>fair share funds</u>	Yes
<del>2.</del>	<del>1 New bus for Route 21</del>	<del>370</del>	<del>370</del>	<del>2011/2012</del>	<del>See Map 6</del>	<del>FDOT; Fed. Transit Administration; TCEA; &amp; proportionate fair share funds</del>	<del>Yes</del>
<del>3.</del>	<del>Added bus service NW 39<sup>th</sup> Ave./NW 43<sup>rd</sup> St. area</del>	<del>30 902</del>	<del>30 902</del>	<del>2008/2009 2011/2012</del>	<del>See Map 6</del>	<del>TCEA &amp; proportionate fair share funds</del>	<del>Yes</del>
<del>4.</del> <u>2.</u>	Transit Route 35	440 440 440 440 440 440 440	440 440 440 440 440 440 440	2008/2009 2009/2010 2010/2011 2011/2012 2012/2013 2013/2014 2014/2015	See Map 6	Local Option Fuel Tax (5 cents)	Yes
<del>5.</del> <u>3.</u>	<u>6</u> Articulated buses	5,600	5,600	<u>2019/2020</u>	TCEA Zones <u>A</u> , <u>B</u> , <u>C</u> , & M	TCEA or developer contributions	Yes
<del>6.</del> <u>4.</u>	New <del>or expanded</del> bus maintenance and operations facility phased program ( <u>see</u> <u>Phases 1-4 below</u> )	50,000 <u>66,046,</u> <u>if built in</u> <u>separate</u> <u>phases</u>	<del>50,000</del> <u>46,550</u> <u>62,596, if</u> <u>built in</u> <u>separate</u> <u>phases</u>	<del>2030</del> <u>2024/2025</u> ( <u>all</u> <u>phases</u> )	<del>Not</del> <del>located yet</del> <u>See Map 6</u>	Developer contributions and city & county funding; \$4.3 <u>3.45</u> million from SAFETEA-LU funding is available to begin <u>expanding</u> <u>constructing</u> the maintenance facility; <u>TCEA</u>	Yes

# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
	Phase 1 (new facility to maintain & store 50 buses)	<u>12,688</u>	<u>9,238</u>	<u>2011</u> <u>2012/2013</u>			
	Phase 2 (expand to maintain & store 50 additional buses)	<u>20,631</u>	<u>20,631</u>	<u>2014/2015</u>			
	Phase 3 (expand to maintain & store 65 additional buses)	<u>24,165</u>	<u>24,165</u>	<u>2019/2020</u>			
	Phase 4 (expand to maintain & store 50 additional buses)	<u>8,562</u>	<u>8,562</u>	<u>2024/2025</u>			
<u>5.</u>	<u>Smart bus bay with 4 transit shelters &amp; pedestrian signal system</u>	<u>663</u>	<u>0</u>	<u>2010/2011</u>	<u>See Map 6</u>	<u>SAFETEA-LU grant funds on account</u>	<u>Yes</u>
<del>7-6.</del>	<del>3 transit superstops with turnout facilities; 4 transit superstop funded for construction 6/10</del>	<del>750</del> <u>2,100</u>	<del>750</del> <u>2,100</u>	No date	Not located yet	<del>TCEA or developer contributions &amp; federal funding</del>	
<del>8-7.</del>	<del>Park and Ride facility in SW area</del>	850	850	No date	SW Archer Rd./I-75 area	TCEA or developer contributions	Yes
<del>9.</del>	<del>2 new buses for Route 22</del>	800	800	<u>2012/2013</u>	<u>Zone M</u>	<del>TCEA or developer contributions and FTA funding</del>	<u>Yes</u>
<u>8.</u>	<u>Proposed new Transit Route 25 with 2 new buses at 30 minute peak hour frequencies (UF to the Airport)</u>	<u>800</u>	<u>800</u>	<u>2011/2012</u>	<u>See Map 6</u>	<u>FDOT funds with local matching funds from the Local Option Fuel Tax (5 cents)</u>	<u>Yes</u>
<u>9.</u>	<u>Multi-modal Transportation Center (site acquisition &amp; construction)</u>	<u>3,394</u>	<u>3,394</u>	<u>2013/2014</u>	<u>Not located yet</u>	<u>FDOT funds and local matching funds</u>	<u>Yes</u>

# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
	<b>Potable Water</b>						
10.	Murphree Water Treatment Plant Filter System Upgrade (expands max day capacity to 65-60 mgd)	2,097 2,097 419	2,097 2,097 419	2007/2008 2008/2009 2009/2010	See Map 6	Utility bond proceeds	Yes
11.	Water Main on NW 53 <sup>rd</sup> Ave. from NW 37 <sup>th</sup> St. to NW 43 <sup>rd</sup> St. and south on NW 43 <sup>rd</sup> St. to NW 46 <sup>th</sup> Ave. Pressure improvement	671	671	2007/2008	See Map 6	Utility bond proceeds	Yes
12. 10.	Water main (on NW 51st Terrace from 4100 block to NW 33rd Avenue) Pressure improvement	42 839 420 420	42 839 420 420	2008/2009 2009/2010 2010/2011 2011/2012	See Map 6	Utility bond proceeds	Yes
13. 11.	Water main on NW 33 <sup>rd</sup> Ave. from NW 51 <sup>st</sup> Terr. to NW 63 <sup>rd</sup> St. and south on NW 63 <sup>rd</sup> St. from NW 33 <sup>rd</sup> Ave. to NW 23 <sup>rd</sup> Ave. Pressure improvement	44 1,202 65 1,200	44 1,202 65 1,200	2009/2010 2010/2011 2011/2012 2012/2013	See Map 6	Utility bond proceeds	Yes
14. 12.	Water main (on NW 23 <sup>rd</sup> Ave. from NW 63 <sup>rd</sup> St. to I-75) Pressure improvement	93 874 193 875 915	93 874 193 875 915	2010/2011 2011/2012 2012/2013 2013/2014 2014/2015	See Map 6	Utility bond proceeds	Yes
15. 13.	Water main (on NW 23 <sup>rd</sup> Ave. from I-75 to NW Repump Station)	97 100	97 100	2011/2012 2014/2015	See Map 6	Utility bond proceeds	Yes
16. 14.	New Well 16 at Murphree Water Treatment Plant	419 378 700	419 378 700	2007/2008 2008/2009 2010/2011	See Map 6	Utility bond proceeds	Yes
17.	New Well 17 at Murphree Water Treatment Plant	1,929	1,929	2010/2011	See Map 6	Utility bond proceeds	Yes
18.	Murphree Water Treatment Plant Reactor/Clarifier	1,468	1,468	2011/2012	See Map 6	Utility bond proceeds	Yes



# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
	<b>Recreation</b>						
19.	Possum Creek Park Improvements	800	600	2008/2009	See Map 6	FRDAP Grant Funds & City CIRB 2005	Yes
20.	Morningside Nature Park Pavilion	150	75	2008/2009	See Map 6	FRDAP Grant Funds & City CIRB 2005	Yes
21.	Cofrin Park Environmental Center	25 75	25 75	2008/2009 2009/2010	See Map 6	CIRB 2005 & General Capital 2005	Yes
22. 15.	Nature Park Improvements	13.5 129 25	13.5 129 25	2008/2009 2009/2010 2010/2011	See Map 6	CIRB 2005	Yes
16.	Nature Park Land Acquisition	3,000	3,000	2010/2011	Location to be determined	Wild Spaces/Public Places	Yes
17.	Cone Park Development	1,368	1,368	2010/2011	See Map 6	Wild Spaces/Public Places	Yes
18.	Senior Recreation Center	5,000	750	2010/2011	See Map 6	Wild Spaces/Public Places & Florida State Grant for Elderly Affairs	Yes
19.	Hogtown Creek Headwaters Park	390	150	2010/2011	See Map 6	Wild Spaces/Public Places & Donation from Home Depot	Yes
23. 20.	Depot Park Construction	963 2,236.5 2,400 800	963 2,236.5 2,400 800	2008/2009 2009/2010 2011/2012 2012/2013	See Map 6	Recreational Trails Program; HUD EDI; 2005 CIRB Bond; UDAG; T21 Enhancement funds; Wild Space/Public Places	Yes

# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
	<b>Stormwater</b>						
24. 21.	<i>Depot Park Stormwater Basin (East Pond)</i>	4,450 4,100	3,000 2,500	2009/2010 2011/2012	See Map 6	Stormwater Utility; State Revolving Fund; State legislative grant; St. Johns River WMD grant; EPA SPAP grant	Yes
25. 22.	Sweetwater Branch Restoration  Phase 1  Paynes Prairie Sheetflow Restoration (General Government portion)	450 398  1,220 4,000 1,311 1,311 1,311 1,311	450 398  1,220 4,000 838 838 838 838	2008/2009 2009/2010  2008/2009 2009/2010 2010/2011 2011/2012 2012/2013 2013/2014	See Map 6	Stormwater Utility; St. Johns WMD grant; FDOT grant	Yes
26.	<del>Criminal Courthouse Connector</del> (piping system)	25	25	2008/2009	<del>See Map 6</del>	Stormwater Utility	<del>Yes</del>
27.	Duval Neighborhood Basin	1,114.9 15	349.9 15	2007/2008 2008/2009	See Map 6	Stormwater Utility; FDOT Cost Share Grant & FDEP Grant	Yes
28. 23.	Little Hatchett & Lake Forest Creeks Basin Management Action Plan	220 300	220 300	2008/2009 2010/2011	See Map 6	Stormwater Utility	Yes
29.	<del>Pinkoson Outfall</del>	50 300	50 300	2008/2009 2009/2010	<del>See Map 6</del>	Stormwater Utility	<del>Yes</del>
30.	SE 12 <sup>th</sup> Street and Culvert	361.77	361.77	2007/2008	See Map 6	Stormwater Utility & grant funds	Yes
31. 24.	NW 22 <sup>nd</sup> Street Drainage (West Brook)	100	100	2009/2010	See Map 6	Stormwater Utility	Yes

# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
25.	<u>SW 35<sup>th</sup> Terrace Flood Mitigation</u>	<u>310</u>	<u>77.5</u>	<u>2010/2011</u>	<u>See Map 6</u>	<u>Stormwater Utility &amp; HMGP grant</u>	<u>Yes</u>
	<b>Transportation Mobility</b>						
32- 26.	Traffic Management System	7,478 5,826 4,500 4,500 400	2,019 1,573 1,215 1,215 108	2007/2008 2008/2009 2009/2010 2010/2011 2011/2012	Citywide	2005 CIRB; TRIP; Alachua County; UF; TCEA	Yes
33.	<del>SW 40<sup>th</sup> Blvd. extension roadway design</del>	<del>77.08</del>	<del>77.08</del>	<del>2007/2008</del>	<del>See Map 6</del>	<del>TCEA &amp; Developer Agreement revenues on account</del>	<del>Yes</del>
34.	Sidewalk connection: NW 53 <sup>rd</sup> Ave. from Sorrento to NW 24 <sup>th</sup> Blvd.	180	180	2010/2011	See Map 6	TCEA revenues	Yes
35- 27.	Depot Avenue, Phase II Reconstruction with sidewalks & bike lanes (from Archer Rd. to Williston Rd.)	682.3 500 100 3,690 50 3,700	682.3 500 100 3,690 50 3,700	2007/2008 2008/2009 2009/2010 2010/2011 2011/2012 2012/2013	See Map 6	Local Option Fuel Tax (5 cents); 2007 City bond; & LAP	Yes
36.	Depot Avenue, Phase III	4,735.9	4,735.9	2008/2009	See Map 6	Local Option Fuel Tax (5 cents); LAP	Yes
37- 28.	SE 4 <sup>th</sup> Street Reconstruction with sidewalks & bike lanes (from Depot Ave. to Williston Rd.)	600 600 250 250 800	600 600 250 250 800	2008/2009 2010/2011 2011/2012 2012/2013 2013/2014	See Map 6	Local Option Fuel Tax (5 cents)	Yes
38.	NW 45 <sup>th</sup> Avenue sidewalk	75	75	2008/2009	See Map 6	Local Option Fuel Tax (5 cents)	Yes
39- 29.	SW 35 <sup>th</sup> Place sidewalk (from SW 23 <sup>rd</sup> Ter. to SW 34 <sup>th</sup> St.)	100 420 460	100 420 460	2009/2010 2010/2011	See Map 6	Local Option Fuel Tax (5 cents) & TCEA revenues	Yes

# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY1 Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
40.	Roundabout at SW 35 <sup>th</sup> Place/SW 23 <sup>rd</sup> Terrace	120 1,180	120 1,180	2008/2009 2009/2010	See Map 6	Local Option Fuel Tax (5 cents)	Yes
41. 30.	NW 8 <sup>th</sup> Avenue Resurfacing (from 4100 block to NW 6 <sup>th</sup> St.)	360 3,640	360 3,640	2009/2010 2010/2011	See Map 6	Local Option Fuel Tax (5 cents)	Yes
42.	NE 8 <sup>th</sup> Avenue resurfacing	30 270	30 270	2008/2009 2009/2010	See Map 6	Local Option Fuel Tax (5 cents)	Yes
43.	NW 34 <sup>th</sup> St. sidewalk from NW 39 <sup>th</sup> Ave. to US 441	600	600	2011/2012	See Map 6	Projected Proportionate Fair Share Funds	Yes
31.	NW 34 <sup>th</sup> St. sidewalk (from NW 55 <sup>th</sup> Blvd. to US 441)	10 596	0 0	2012/2013 2013/2014	See Map 6	FDOT funds	Yes
44. 32.	Hull Road Extension; partial construction by Canopy development	10,600	10,600	2019/2020	TCEA Zone M	TCEA or developer contributions	Yes
45. 33.	SW 62 <sup>nd</sup> Blvd. Extension with BRT facilities (from Newberry Rd. to Archer Rd.)	100,000	100,000	2019/2020	TCEA Zones B&M	TCEA or developer contributions and federal funds	Yes
46. 34.	SW 40 <sup>th</sup> Blvd. Extension Construction (from Archer Rd. to SW 34 <sup>th</sup> St.) (construction)	3,000 1,000	3,000 1,000	2020 2013/2014	See Map 6	TCEA & Developer Agreement revenues on account & Local Option Fuel Tax (5 cents)	Yes
35.	NW 23 <sup>rd</sup> Ave. at NW 55 <sup>th</sup> St. intersection capacity modification (City portion)	55	55	2010/2011	See Map 6	Local Option Fuel Tax (5 cents)	Yes
36.	NW 22 <sup>nd</sup> St. Resurfacing & intersection modification at NW 5 <sup>th</sup> Ave.(from W. Univ. Ave. to NW 8 <sup>th</sup> Ave. )	1,000	1,000	2011/2012	See Map 6	Local Option Fuel Tax (5 cents)	Yes

## City of Gainesville Evaluation and Appraisal Report

### Appendix A 5-Year Schedule of Capital Improvements

<u>No.</u>	<u>Project Description</u>	<u>Projected Total Cost</u>	<u>Cost to the City</u>	<u>FY<sup>1</sup> Schedule</u>	<u>General Location</u>	<u>Revenue Sources</u>	<u>Consistency with Other Elements</u>
37.	SW 6 <sup>th</sup> St. Reconstruction with sidewalks & bike lanes (from Univ. Ave. to SW 4 <sup>th</sup> Ave.)	1,500	1,500	2011/2012	See Map 6	Local Option Fuel Tax (5 cents)	Yes
38.	NW 6 <sup>th</sup> Street Rail Trail Project: Section 3 (from SW 2 <sup>nd</sup> Ave. to NW 10 <sup>th</sup> Ave.)	665	0	2010/2011	See Map 6	FDOT grant funds available	
39.	NE 2 <sup>nd</sup> St./NE 39 <sup>th</sup> Ave. intersection capacity modification	385.4	385.4	2009/2010 2010/2011	See Map 6	TCEA funds on account	Yes
	<b>Wastewater</b>						
47. 40.	Wet weather disposal	207 2,273 2,273 2,066 200	207 2,273 2,273 2,066 200	2007/2008 2008/2009 2009/2010 2010/2011	Location not yet identified	Utility Bond proceeds	Yes
48. 41.	Reclaimed Water Repump Station (Oakmont)	785 2,000 3,412 2,850	785 2,000 3,412 2,850	2007/2008 2008/2009 2009/2010 2010/2011	See Map 6	Utility Bond proceeds	Yes
42.	Paynes Prairie Sheetflow Restoration (GRU portion)	100 100 2,800 4,800 2,500	100 100 2,800 4,800 2,500	2010/2011 2011/2012 2012/2013 2013/2014 2014/2015	See Map 6	Utility Bond Proceeds and grant funding	Yes
	<b>TOTAL</b>	<b>\$323,925.4</b>	<b>\$303,299.9</b>				

<sup>1</sup>Fiscal year for the City of Gainesville is October 1 through September 30 of the following year.

Source: GRU Capital Budget Detail Report FY 2005-2010 2008-2012; Recreation Department, 2005 2010; Public Works Department, 2005 2010; Regional Transit System, 2010.

# City of Gainesville Evaluation and Appraisal Report

## Appendix A 5-Year Schedule of Capital Improvements

**Table 12 School Board of Alachua County 5-Year District Facilities Work Program**

 (FY ~~08/09~~ 09/10 – ~~12/13~~ 13/14) (in \$1,000s)

<i>Funded Capacity Projects/Location</i>	<i>Amount/Capacity Added</i>	<i>09/10</i>	<i>10/11</i>	<i>11/12</i>	<i>12/13</i>	<i>13/14</i>	<i>5-YR Total</i>
<b><i>Elementary</i></b>							
<b><i>Elem. “F” (West Urban CSA)</i></b>	<b><i>Amount</i></b>	<b><i>\$25,000</i></b>					<b><i>\$25,000</i></b>
	<b><i>Capacity Added</i></b>		<b><i>778 773</i></b>				<b><i>778 773</i></b>
<b><i>Elem. “G” (High Springs CSA)</i></b>	<b><i>Amount</i></b>	<b><i>\$17,500</i></b>	<b><i>\$17,500</i></b>				<b><i>\$17,500</i></b>
	<b><i>Capacity Added</i></b>		<b><i>487</i></b>	<b><i>378</i></b>			<b><i>378 487</i></b>
<b><i>Total</i></b>	<b><i>Amount</i></b>	<b><i>\$25,000</i></b>	<b><i>\$17,500</i></b>				<b><i>\$42,500</i></b>
	<b><i>Capacity Added</i></b>	<b><i>\$42,500</i></b>	<b><i>778 1,260</i></b>	<b><i>378</i></b>			<b><i>1,156 1,260</i></b>
<b><i>Middle School</i></b>							
<b><i>Fort Clark Middle</i></b>	<b><i>Amount</i></b>			<b><i>\$3,990</i></b>			<b><i>\$3,990</i></b>
	<b><i>Capacity Added</i></b>				<b><i>237</i></b>		
<b><i>Total</i></b>	<b><i>Amount</i></b>			<b><i>\$3,990</i></b>	<b><i>237</i></b>		<b><i>\$3,990</i></b>
	<b><i>Capacity Added</i></b>						
<b><i>High School</i></b>							
<b><i>Santa Fe High</i></b>	<b><i>Amount</i></b>	<b><i>\$4,500</i></b>					<b><i>\$4,500</i></b>
	<b><i>Capacity Added</i></b>	<b><i>\$3,400</i></b>	<b><i>225 250</i></b>				<b><i>\$3,400 225 250</i></b>
<b><i>Buchholz High</i></b>	<b><i>Amount</i></b>		<b><i>\$7,320</i></b>				<b><i>\$7,320</i></b>
	<b><i>Capacity Added</i></b>			<b><i>180</i></b>			<b><i>180</i></b>
<b><i>Total</i></b>	<b><i>Amount</i></b>	<b><i>\$4,500</i></b>	<b><i>\$7,320</i></b>				<b><i>\$11,820</i></b>
	<b><i>Capacity Added</i></b>	<b><i>\$3,400</i></b>	<b><i>225 250</i></b>	<b><i>180</i></b>			<b><i>\$3,400 405 250</i></b>
<b><i>Total All Facilities</i></b>	<b><i>Amount</i></b>	<b><i>\$29,500</i></b>	<b><i>\$24,830</i></b>	<b><i>\$3,990</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>\$58,310</i></b>
	<b><i>Capacity Added</i></b>	<b><i>\$45,900</i></b>	<b><i>0 1,003 1,510</i></b>	<b><i>0 558 0</i></b>			<b><i>\$45,900 1,708 1,510</i></b>

Note: None of the facilities in this work program are located within the city limits of Gainesville.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices

## Appendix B Element Matrices

B1.	Future Land Use Element .....	B-3
B2.	Transportation Mobility Element.....	B-53
B3.	Concurrency Management Element .....	See note
B4.	Housing Element .....	B-71
B5.	Conservation Element .....	B-81
B6.	Recreation Element .....	B-97
B7.	Historic Preservation Element .....	B-105
B8.	Potable Water & Wastewater Element .....	B-111
B9.	Solid Waste Element .....	B-117
B10.	Stormwater Management Element .....	B-123
B11.	Capital Improvements Element .....	B-131
B12.	Intergovernmental Coordination Element .....	B-139
B13.	Urban Design Element .....	B-153
B14.	Cultural Affairs Element .....	B-173
B15.	Public Schools Facilities Element .....	B-177

NOTE: There is no matrix for the Concurrency Management Element because it was fully updated in 2009.

**City of Gainesville DRAFT Evaluation and Appraisal Report**

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**Appendix B Element Matrices**

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## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.	See below.	Relate the form of the City to the larger issues of energy conservation and greenhouse gas reduction. Add ‘promote transportation choice’.
<b>Objective 1.1</b> Adopt city design principles which adhere to timeless (proven successful), traditional principles.	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.	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.
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.	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.	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.
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.		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.
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.	A small, mixed-use neighborhood (Townsend) with attached and detached housing was developed during this planning period.	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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.	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.	Revise to reflect changes described in Objective 1.1 above. Subject to revision as part of the 2010 activity centers update.
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.	The LOS standards of the Recreation Element continue to be met.	Revise to reflect changes described in Objective 1.1 above. Subject to revision as part of the 2010 activity centers update.
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 in 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.	Yes, ongoing. The new County Courthouse was built on South Main Street, and the Downtown plaza has a weekly farmers market.	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.
<b>Objective 1.2</b> Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).	Yes, ongoing.	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.
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.	Yes.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
1.2.2 The City should use design standards in the land development code to ensure that higher densities are livable.	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.	Move to a more appropriate objective. Expand the term ‘livable’ to provide more guidance.
1.2.3 The City should encourage mixed-use development, where appropriate.	Yes.	Move to more appropriate objective.
1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.	Yes.	Revise to read “should <u>continue to</u> ...”
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.	Not implemented in LDC.	Consolidate with Policy 1.2.9. Subject to revision as part of the 2010 activity centers update.
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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
1.2.12 The Transportation Concurrency 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 Concurrency 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.
<b>Objective 1.3</b> 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.
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.
<b>Objective 1.4</b> 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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.
<b>Objective 1.5</b> 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).
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.”

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.
<b>Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.</b>		Revise for grammar. Remove 'as needed.'
<b>Objective 2.1</b> 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.' Add specific infill/redevelopment policies for Central and East Gainesville (Major Issue 6).

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<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. Sub-policy (d.) is implemented through the Urban Design policies.</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>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<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>
<b>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.</b>		
<b>Objective 3.1</b> 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.	Yes.	Remove policies that overlap with policies of the Conservation, Open Space & Groundwater Recharge Element. Add a cross-reference that states that environmental guidelines shall be as regulated in the Conservation, Open Space, and Groundwater Recharge Element.
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.	Yes.	Remove; this policy is redundant. All standards are addressed in greater detail by the Conservation, Open Space, and Groundwater Recharge Element.
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.		Remove.
b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority.		Remove.
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.		Remove.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
d. Wellfields: Developments must be consistent with Policy 2.3.2 of the Conservation, Open Space and Groundwater Recharge Element.		Remove.
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.		Remove.
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.		Remove.
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.		Remove; this policy is redundant. All standards are addressed in greater detail by the Conservation, Open Space, and Groundwater Recharge Element.
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.		Add Alachua County as an agency with which the City shall coordinate.
3.1.4 The City shall protect floodplain areas through existing land development regulations that: 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.	Yes, ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.	Yes.	None.
<b>Objective 3.2</b> The City shall protect historic architectural and archaeological resources by using the following policies.	Yes.	None.
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.	Yes.	None.
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.	Yes.	Revise to include archaeological resources.
3.2.3 By 2003, the City shall incorporate known archeological sites into its geographic information system.	Yes, completed.	Remove.
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.	Yes.	Correct to read "...and <u>ensure</u> that utility facilities..."
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.	Yes.	None.
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.	Yes.	None.
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.	Yes.	None.
<b>Objective 3.4</b> The City shall ensure that services and facilities needed to meet and maintain the LOS standards adopted in this Plan are provided.	Yes, ongoing.	None.
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.	Yes, ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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	Yes, ongoing.	None.
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.	Yes, ongoing.	None.
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.	Yes.	None.
<b>Objective 3.5</b> 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.	Yes, ongoing.	None.
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.	Yes, ongoing.	None.
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.	Yes, ongoing.	None.
<b>Objective 3.6</b> Land use designations shall be coordinated with soil conditions and topography.	Yes, ongoing.	None.
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.	Yes, ongoing.	None.
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.	Yes, ongoing.	None.
3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography. the densities and intensities of development.	Yes, ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<b>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.</b>		Remove reference to neighborhood centers. Add language to state that downtown is an important focus for providing goods and services to City residents.
<b>Objective 4.1</b> 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.	Yes.	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.
4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:	See subpolicies below.	See subpolicies below.
Single-Family (up to 8 units per acre) 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.	Yes.	Delete “performance measures”

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Residential Low-Density (up to 12 units per acre)</p> <p>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>	Yes.	Delete “performance measures”.
<p>Residential Medium-Density (8-30 units per acre)</p> <p>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>	Yes, but home occupations are not adopted in the implementing zoning districts.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p><b>Residential High-Density (8-100 units per acre)</b>            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>	Yes.	<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><b>Mixed-Use Residential (up to 75 units per acre)</b>            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>	Yes.	<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>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Mixed-Use Low-Intensity (8-30 units per acre)</p> <p>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.</p> <p>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>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Mixed-Use Medium-Intensity (12-30 units per acre)</p> <p>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>	Yes.	<p>Revise per 2010 activity center update. Remove reference to Traditional Neighborhood Development (TND) and remove minimum 16-acre site requirement.</p>



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Mixed-Use High-Intensity (up to 150 units per acre)</p> <p>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>	Yes.	<p>Revise per 2010 activity center update.</p> <p>Remove reference to Traditional Neighborhood Development (TND) and remove minimum 16-acre site requirement.</p> <p>Remove ‘modest.’</p>
<p>Urban Mixed-Use 1 (UMU-1: up to 75 units per acre)</p> <p>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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>Urban Mixed-Use 2 (UMU-2: up to 100 units per acre)</p> <p>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</p> <p>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.
<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>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p><b>Business Industrial</b> 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.	None.
<p><b>Industrial</b> 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 ‘and requiring buildings to face the street.’ Study whether the 25 percent maximum floor area for non-industrial use reduces the viability of adaptive reuse and other redevelopment strategies.</p>
<p><b>Education</b> 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.	Remove ‘when located outside of neighborhood centers (activity centers).’
<p><b>Recreation</b> 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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p><b>Conservation</b> 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><b>Agriculture</b> 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><b>Public Facilities</b> 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><b>Planned Use District</b> 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.	<p>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>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.	Yes.	None.
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: 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. 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.	Yes, these factors have been applied to each proposed change to the Future Land Use Map.	Revise to clarify the factors. Add a factor concerning needs-based analysis for land use changes, in accordance with Major Issue 5.
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”.	Yes.	Remove.
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 <sup>th</sup> Street Special Area Plan, and with mixed-use land use and Central Corridor designation on NW 13 <sup>th</sup> Street.	Remove ‘and SW 13 <sup>th</sup> Street.’ See Major Issue 6.
<b>Objective 4.2</b> 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.	Yes.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.	Yes.	None.
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.		Replace ‘neighborhood’ with ‘activity.’
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.	Yes, ongoing.	None.
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.	Yes.	None.
4.2.5 The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16th Avenue.	To some extent, although Automotive-oriented Business zoning continues to exist outside this corridor.	None.
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.	Yes, the study was completed and the industrial zoning districts were revised.	Remove.
<b>Objective 4.3</b> The City shall establish protection and enhancement policies, as needed, for selected neighborhood (activity) and regional centers.		Subject to change as a result of the 2010 activity centers update.
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.	This ‘Town Center’ is not depicted on the Future Land Use Map. The [2010 activity center update] supplants this policy.	Remove.
4.3.2 The Morningstar Area shall be regulated by the following:	Yes, ongoing.	No changes recommended to any part of policy or sub-policies.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
a. Any development and/or subdivision of land within the Morningstar Area shall be consistent with the City's land development regulations.		
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.		
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: 1. minimum lot size of 0.50 acres; 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 3. the lot will legally meet the requirement for provision of potable water and disposal of sewage.		
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:	Yes, ongoing.	No changes recommended to any part of policy or sub-policies.
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.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
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.		
h. A minimum of 8 acres shall be provided in common open space for conservation and recreation.		
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.		
j. The planned development zoning ordinance shall provide a uniform signage plan for the planned use district.		



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
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.		
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.		
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. The planned use district shall maximize cross-access vehicle and pedestrian/bicycle connections between uses and shall maximize pedestrian safety and comfort.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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:	Yes, ongoing.	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.
a. Within all land use areas of LandMar:		
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.		
2. Development shall be clustered to inhibit encroachment upon the environmentally significant features of LandMar; and		
3. Wetlands shall not be impacted other than where necessary to achieve interconnectivity between upland properties; and		
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		
5. Stormwater treatment facilities shall not be permitted within required wetland buffers; and		
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		
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		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
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.		
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.		
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.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>c. Single-Family, Residential Low-Density and Planned Use District Land Use Areas</p> <p>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>		
<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>		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<ul style="list-style-type: none"> <li>a. Development that adheres to the principles of “New Urbanism” or “Traditional Neighborhood Development”.</li> <li>b. Clustering of development.</li> <li>c. Bioretention areas or ‘rain gardens.’</li> <li>d. Grass swales</li> <li>e. Permeable pavements</li> <li>f. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.</li> <li>g. Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access.</li> <li>h. Elimination of curb and gutter where appropriate.</li> <li>i. Minimization of impervious surfaces through use of shared driveways and parking lots.</li> <li>j. Reduction in impervious driveways through reduced building setbacks.</li> <li>k. Reduction in street paving by providing reduced street frontages for lots.</li> <li>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.</li> <li>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.</li> <li>n. Reuse of stormwater.</li> <li>o. Use of “Florida Friendly” plant species and preferably native species for landscaping.</li> <li>p. Use of low-volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.</li> </ul>		
5. Implementation of appropriate “firewise” community planning practices shall be identified during the rezoning process and required by the PD zoning ordinances.		
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.		
d. Single-Family Land Use Areas 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 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		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
e. Residential Low-Density Land Use Areas		
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.		
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.		
3. Development shall provide for pedestrian and bicyclist safety and comfort.		
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.		
f. Planned Use District Land Use Area		
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.		
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.		
3. The implementing PDs district zoning for the Planned Use District area shall be subject to the following standards:		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
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.		
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.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
g. Miscellaneous Provisions		
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.		
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.		



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<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"> <li>a. Creation of new roadway interconnectivity between SR 121 and US 441 to better distribute vehicular trips on the impacted SR 121 segment(s);</li> <li>b. Widening of impacted segments of SR 121 to a maximum of four lanes;</li> <li>c. Funding of public transit</li> </ul>		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – 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>		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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:	Yes, on-going.	No changes recommended to any part of policy or sub-policies.
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.		
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.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>1. Within the 60-75 DNL Noise Contour, subject to the Airport Hazard Zoning Regulations:</p> <p>(a) No 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 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>		
<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>		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.		
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.		
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.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<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 &amp; 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>		



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
w. A maximum of one access point shall be allowed along NE 15th Street. Any proposed access point along NE 15th Street shall be included in the planned development district zoning application. Any proposed access point is subject to City of Gainesville approval at the planned development zoning stage, and shall be specified in the PD zoning ordinance.		
x. Additional, limited emergency access will be allowed if the need for such is identified and the access is approved by local government agencies that provide the emergency service(s), and shall be specified in the PD zoning ordinance.		
y. Prior to the application for PD zoning related to the planned use district, a major traffic study shall be submitted that meets the specifications provided by FDOT, Alachua County, and the City of Gainesville, and the traffic methodology used in the study shall be agreed to in a letter between the City, and the owner/developer. Any traffic studies undertaken by the owner/developer prior to the signed methodology letter with the City of Gainesville may be unilaterally rejected by the City.		
z. Prior to the application for PD zoning related to the Hatchet Creek planned use district, a signal warrant analysis for the intersection of NE 53rd Avenue/NE 15th Street and for the project driveway at NE 39th Avenue shall be submitted as part of the major traffic study requirements. The specifications for the signal warrant analyses shall be part of the traffic methodology letter that will be signed with the City of Gainesville. The owner/developer shall be responsible for the costs of any new traffic signals that are warranted as a result of the development's site related impacts, and the costs shall not be counted toward any required contribution for transportation concurrency.		
aa. The owner/developer shall be responsible for the costs associated with tying a new traffic signal at the proposed entrance to the community on NE 39th Avenue into the Traffic Management System to ensure that the new signal communicates with the system, if and when such new traffic signal is installed.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
bb. The following shall be executed and delivered to the City prior to approval of a development plan, prior to recording of a final plat, or prior to issuance of a building permit, whichever first occurs: (1) Avigation and clearance easements granting the City and owner/operator of the Gainesville-Alachua County Regional Airport Authority, and their respective successors and assigns, the right to continue to operate the airport despite potential nuisance effects upon residential and any other uses that are established by this PUD and/or by the required PD zoning ordinance; (2) Notice to Prospective Purchasers and Lessees of potential aircraft overflights and noise impacts; and (3) Declaration of Restrictive Covenants to address the property's proximity to the Airport and the imposition of local, cc. All residential and non-residential development shall be constructed to achieve an outdoor to indoor noise level reduction (NLR) as specified in Appendix F - Airport Hazard Zoning Regulations, Chapter 30 of the Gainesville Code of Ordinances in effect at the time of application for a building permit.		
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		
<b>Objective 4.4</b> 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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.
<b>Objective 4.5</b> 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.
<b>Objective 4.6</b> Provide a mechanism for consistency between the Future Land Use categories and zoning designations.	Yes.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.
<b>Objective 4.7</b> 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.
<b>Objective 4.8</b> 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.
<b>Objective 4.9</b> 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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<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>		None.
<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>		None.
<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>		None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<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.
<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.
<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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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 for any portion of the 44-acre property annexed 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.		
c. The natural constraints of the land shall be considered in light of any proposed development.		
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.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
<p>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.</p> <p>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.</p> <p>b. Extend centralized sanitary sewer facilities as appropriate to all approved new development. Such extensions shall be made in accordance with GRU extension policies.</p> <p>c. Coordinate the extension of water and sewer facilities with the expansion of the GRU treatment plant.</p> <p>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</p> <p>e. Prohibit new development within the neighborhood unless it is connected to a public water supply and a centralized sewer facility unless:</p> <ol style="list-style-type: none"> <li>1. the development is single-family in nature; and</li> <li>2. is being constructed on a lot of 3 acres or more; and</li> <li>3. receives the appropriate permits for either well use, on-site treatment, or both.</li> </ol>		None.
<b>Objective 4.10</b> 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.
<b>Objective 4.11</b> 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



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
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.	No.	Remove.
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.	No.	Remove.
<b>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.</b>		
<b>Objective 5.1</b> 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.	Yes.	Add a qualifier recognizing budget constraints.
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.	Yes.	Revise to provide flexibility to not continue the neighborhood planning program if there is no budget for it.
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.	Yes.	Limit to neighborhood planning program neighborhoods.
5.1.3 Establish Neighborhood Action Teams, comprised of city staff, to assist designated neighborhoods.	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.
5.1.4 The City shall create heritage, conservation or other appropriate overlay districts as needed for neighborhood stabilization.	Yes.	Update based on existing Heritage Overlay District.
5.1.5 The neighborhood planning program should include a neighborhood registration program for all city neighborhoods that choose to participate.	Yes.	Remove.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Future Land Use Element

Objectives and Policies	Objective or Policy Achieved?	Recommended Changes
5.1.6 The City should develop a neighborhood web page for the City’s web site by 2003.	Yes.	Change “develop” to “update.” Set a new due date. Revise to recognize budget constraints.
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.	Yes.	Continue implementing the recommendations of several studies.
<p>Future Land Use Map Series</p> <ul style="list-style-type: none"> <li>• Transportation Concurrency Exception Area</li> <li>• Designated Urban Redevelopment Area</li> <li>• Designated Urban Infill and Redevelopment Area</li> <li>• 100-Year Floodplain</li> <li>• Environmentally Significant Land and Resources               <ul style="list-style-type: none"> <li>• Wellfield Protection Zones</li> <li>• Floridan Aquifer Recharge</li> <li>• Creeks, Lakes, and Wetlands</li> <li>• Uplands</li> </ul> </li> <li>• General Soil Associations</li> <li>• Commercial Excavation Sites</li> <li>• Special Area Study: Idylwild/Serenola</li> <li>• Landmar SR-121</li> <li>• Generalized Future Land Use Map [Note: This map is on file at the Dept. of Community Development. Come to Thomas Center B, Planning Counter]</li> </ul>		<p>Update maps as needed to reflect current city boundaries, best available cartographic information, and for consistency with related maps in the land development code and with related maps of the Public Works Department.</p> <p>Remove Urban Infill and Redevelopment Area map.</p> <p>Relocate the Gainesville Innovation Zone map from the Intergovernmental Coordination Element to the Future Land Map Series.</p>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

#### Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
<b>Goal 1:</b> Develop and maintain a safe, convenient and energy efficient motorized and non-motorized transportation system to accommodate the special needs of the service population and the transportation disadvantaged and which provides access to major trip generators and attractors.	Yes, and ongoing.	Reword the policy for clearer language and to include the term “Complete Streets” as defined by the Department of Community Affairs.
<b>Objective 1.1:</b> Create an environment that promotes transportation choices, compact development, and a livable city.	Yes, and ongoing.	None.
1.1.1 By 2010, the City shall modify University Avenue between downtown and UF (University of Florida) to enhance the connection between these two areas, and promote transportation choice and livability.	Partially. There have been some pedestrian and streetscaping modifications made in this area.	Amend the policy to reflect that in addition to University Avenue, SW 2 <sup>nd</sup> Avenue also has an important role in the connection between the two areas; and change the date to reflect that this is an ongoing process. Include information about the proposed streetcar connection between downtown and UF.
1.1.2 The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.	Yes, and ongoing.	None.
1.1.3 By 2004, the City shall explore with FDOT, enhancements to N.W. 13th Street to increase the pedestrian and multi-modal character of that corridor.	Yes, coordination with FDOT occurred. Pedestrian island installed at Gainesville High School.	Delete this policy and create a new policy that references the “Multimodal Emphasis Corridor” designation on 13 <sup>th</sup> Street from SW 16 <sup>th</sup> Avenue to NW 23 <sup>rd</sup> Avenue as shown in the Long Range Transportation Plan Update.
1.1.4 The City shall coordinate with FDOT to reduce large truck traffic on streets that are not designated truck routes, and direct such traffic to designated truck routes. Improved signs and enforcement shall direct non-local or through trucks to the designated truck route.	Partially. The City has ongoing coordination with FDOT on this. A priority project in the long-range transportation plan is 4-laning of SE 16 <sup>th</sup> Avenue to redirect truck traffic away from UF & the downtown area.	None.
1.1.5 The City shall ensure that street modifications support land use, housing choice, and transportation choice objectives.	Yes and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
1.1.6 The City shall inventory and prioritize enhancements for “A” streets by 2005. An “A” street shall be defined as a street which is designed with, or otherwise characterized by, features that promote the safety, comfort, and convenience of pedestrians.	No.	Delete this policy and create a new policy to reference the “complete streets” terminology that DCA is recommending and reference the priority projects in the MTPO Transportation Improvement Program (TIP) list and the City’s 5-Year Schedule of Capital Improvements.
1.1.7 The City shall coordinate with UF to ensure that the Campus Master Plan is consistent with the goals, objectives and policies of the Transportation Element of the City Comprehensive Plan.	Yes, and ongoing. The City reviews and comments on the Campus Master Plan and coordinates with UF on various transportation issues.	None.
1.1.8 The City, in accordance with the policy adopted by the MTPO in 1999, shall avoid using biased transportation terminology.	Yes, and ongoing.	None.
1.1.9 The City shall encourage the installation of parking garages and shared parking lots within neighborhood (activity) centers, employment centers, and the area between downtown and the UF campus. The land development code shall be amended to ensure that such parking meets performance objectives.	Partially. The City encourages structured parking and shared parking in the development review process; however, this has largely not occurred due to the costs of structured parking and the fact that no minimum parking is required in several areas near campus and downtown.	Revise to provide incentives for structured and shared parking; remove reference to neighborhood centers; clarify what amendments are needed to the Land Development Code for design requirements. Add policy language about evaluation and implementation of the Community Redevelopment Agency Parking Study (2009) to improve parking in the downtown area.
1.1.10 The City shall establish indicators, which track the trends in promoting transportation choice on an annual basis. Such indicators may include, among others, gasoline consumption, bus ridership, jobs/housing balance, vehicle miles traveled, percentage of travel by various forms of travel, and motor vehicle registration.	Minimally. Transit ridership is tracked by RTS. Other indicators have not been tracked due to lack of staff time and resources.	Delete policy due to lack of resources to accomplish this.
1.1.11 Site plans for new developments and redevelopment of non-residential sites shall be required to show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.	Yes, and ongoing during the development review process.	Revise to indicate that this policy also applies to residential sites and to change the term “site plan” to “development plan.”
1.1.12 New development will be encouraged to provide non-motorized vehicle and non-street connections to nearby land uses such as schools, parks, retail, office, and residential when feasible.	Yes, and ongoing.	Revise the policy to clarify that this is referring to pedestrian/bicycle connectivity.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
1.1.13 The City shall strive to implement transportation-related aspects of Plan East Gainesville, including but not limited to:	Partially, see below.	Move this policy under Objective 1.3, which is about transportation coordination.
a. Coordinating with the MTPO to establish a Bus Rapid Transit system connecting east Gainesville with centers of employment and commerce;	Yes, and ongoing.	None.
b. Coordinating with the MTPO and Alachua County to extend East 27th Street from University Avenue to NE 39th Avenue;	Yes, coordination occurred.	Delete because this project has been determined to be infeasible based on environmental constraints (wetlands and floodplains), lack of need, and expense relative to benefit. The project is not shown in the 2035 Long Range Transportation Plan needs list.
c. Coordinating with the MTPO and FDOT to narrow and enhance University Avenue between East 15th Street and East 27th Street;	No.	Delete because this is not in the cost-feasible plan or the 2035 Long Range Transportation Plan. At this time, this project is not a high priority.
d. Coordinating with MTPO and FDOT to modify Waldo Road from NE 16th Avenue to SE 4th Avenue so that this section of road becomes a low-speed, urban gateway boulevard; and	No.	Amend policy for consistency with the 2035 Long Range Transportation Plan to reflect that Waldo Road from E. Univ. Ave. to NE 39 <sup>th</sup> Ave. is proposed as a multi-way boulevard with central travel lanes for through-traffic, medians, one-way access roadways on each side, parking, sidewalks, and street trees.
e. Include in the transportation network provisions for bicyclists, transit users, and pedestrians on NE 15th Street, East University Avenue, Main Street, and NE 8th Avenue, where applicable.	Yes, partially. Main Street reconstruction is nearing completion.	Amend policy for clarity and to indicate this will occur with road reconstruction projects.
<b>Objective 1.2:</b> Ensure that future land use map designations promote transportation objectives by designating residential development of sufficient density in appropriate locations to support transportation choice.	Yes, and ongoing.	Revise policy language to delete “residential development of sufficient density” to “transit-supportive development.”

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
1.2.1 The City’s future land use map shall remain consistent with transportation choice strategies such as: retaining higher residential densities and non-residential intensities near and within neighborhood (activity) centers and within transit route corridors; car-oriented land uses primarily outside of areas oriented toward transportation choice; mixed use designations in appropriate locations; and centrally located community-serving facilities.	Partially. As future land use amendments have been processed, transportation choice and multi-modal access have been major review criteria.	Revise to clarify and indicate that transportation choice is promoted citywide and delete references to neighborhood centers.
1.2.2 The City shall coordinate with the MTPO to increase public awareness of upcoming transportation projects in the approved Year 2020 Livable Communities Reinvestment Cost Feasible Plan.	Yes, and ongoing.	Delete this policy under the objective because it is not relevant to the objective.
<b>Objective 1.3:</b> Ensure that the City coordinates with the Year 2020 Livable Communities Reinvestment Plan and other plans of the MTPO for the Gainesville urbanized area, the Florida Transportation Plan and the FDOT’s Adopted Work Program.	Yes, and ongoing.	Revise to reflect the new long range transportation plan is the 2035 plan.
1.3.1 The City shall coordinate with the MTPO in the Gainesville urbanized area, the FDOT, UF and other related state and regional and local agencies to implement land use, transportation, and parking policies that promote transportation choice.	Yes, and ongoing.	None.
1.3.2 The City shall coordinate with FDOT and Alachua County to implement Access Management, Rule 14-97, F.A.C., and Sections 334.044 (2) and 335.188, F.S.	Yes, and ongoing.	Amend to delete specific F.A.C. and Florida Statutes references because these can change or be added to.
1.3.3 The City shall continue to propose transportation projects that affect the City to the MTPO for consideration in the 5-Year Transportation Improvement Program.	Yes, and ongoing.	None.
1.3.4 The City shall continue to coordinate with FDOT, MTPO, the Community Traffic Safety Team, and Alachua County to improve transportation system management and enhance safety by the continued expansion and upgrade of the traffic signal system and timing, and by installing traffic signal pre-emption for emergency vehicles and buses.	Yes, and ongoing.	Revise to reference the County-wide Traffic Management System and change “signal pre-emption” to “traffic signal priority control.”
1.3.5 The City shall assist the MTPO in issuing a Level of Service Report on all GUATS system roadways annually and shall coordinate with the MTPO to designate backlogged and constrained facilities; these designations shall be amended as appropriate to reflect updated traffic count information and system improvements.	Yes, and ongoing.	Revise policy to remove references to backlogged and constrained facilities.
<b>Objective 1.4:</b> Protect existing and future rights-of-way from building encroachment to the extent that doing so promotes transportation choice.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
1.4.1 By 2005, the City shall continue to work with FDOT, MTPO, and Alachua County to identify future transportation rights-of-way and to provide for development regulations and acquisition programs which will protect such corridors for their intended future use. Such protection and long-range planning shall include pedestrian, bicycle, car, and transit facilities.	Yes, and ongoing.	Delete the date since this is an ongoing coordination effort.
<b>Pedestrians</b>		An overall recommendation is to combine the SOV Travel, Pedestrians, Transit, and Bicycling sections together under the heading of Multi-modal Transportation and Complete Streets to avoid redundancy and have consistency with the new DCA terminology.
<b>Objective 2.1:</b> Establish land use designations and encourage site plans which reduce trip distances.	Yes, and ongoing.	Revise to discuss reductions in vehicle miles travelled and reductions in greenhouse gases.
2.1.1 By 2002, the City shall inventory and prioritize street segments with sidewalk gaps. The following criteria shall be used in prioritizing sidewalk gap improvements: (1) proximity to public schools; (2) proximity to major public parks or cultural facilities; (3) proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking; and (4) proximity to the Traditional City; (5) arterial and collector streets; (6) proximity to transit routes; and (7) proximity to areas of significant blight.	Yes. However, newly annexed areas have not been fully inventoried yet.	Revise the date to indicate this is an ongoing effort. Amend the priority list to simplify it. Combine with Policy 2.1.3, 2.1.6, and 4.1.6.
2.1.2 By 2003, the City shall prioritize and continue a retrofitting program so that at least one linear mile of sidewalk is installed annually.	Yes, and ongoing.	Amend to reflect that this is an annual goal and re-word the policy for clarity.
2.1.3 By 2002, the City shall complete an inventory of sidewalks on all arterial, collector and local streets, and place such an inventory on the city Geographic Information System to assist in the identification of gaps and priorities.	Yes.	Delete date. Combine with Policy 2.1.1, and indicate this is an ongoing activity.
2.1.4 By 2002, the City shall identify arterial and collector segments that should be made more walkable. Raised medians, wider sidewalks, and on-street parking should be used, where feasible, on these selected arterials and collector streets within the urban area—particularly in pedestrian-oriented areas, or adjacent to, such as downtown, UF, and other neighborhood (activity) centers.	Yes, and ongoing.	Delete date and indicate this is an ongoing activity. Reference the complete streets language.
2.1.5 By 2002, all new streets within the City shall, where feasible, include sidewalks on both sides.	Yes.	Delete and substitute language about complete streets.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
2.1.6 The City shall identify, prioritize, and retrofit needed bicycle/pedestrian links between adjacent land uses, where feasible.	Partially, as development has occurred.	Combine with Policy 2.1.1 to reduce redundancy.
2.1.7 Development and redevelopment projects shall be encouraged to provide bicycle and pedestrian access to adjacent properties.	Yes, and ongoing.	Revise policy to require pedestrian/bicycle connectivity or stub-outs for future connectivity.
2.1.8 Street intersection modification, street construction, restriping, reconstruction, and resurfacing shall not increase the difficulty of bicycle and pedestrian travel. Such changes shall include safety features for bicycles and pedestrians to offset any negative impact the modification may otherwise create.	Yes, and ongoing.	None.
2.1.9 The City shall establish, as feasible and appropriate, pedestrian mid-block refuge areas at street mid-points, particularly for streets with continuous left-turn lanes and areas where a large volume of pedestrians and bicyclists are expected or are to be encouraged, or on 5- and 7-lane streets (or any street with a crossing distance greater than 60 feet).	Yes, and ongoing.	None.
2.1.10 In new development or redevelopment, walking and bicycling shall be promoted by establishing modest, human-scaled dimensions such as small street blocks, pedestrian-scaled street and building design, ample sidewalks to carry significant pedestrian traffic in commercial areas.	Partially.	Revise policy to be consistent with recommendations in the Future Land Use/Urban Design Element. Clarify the language and indicate that this does not apply only to commercial areas.
2.1.11 Drive-throughs shall be prohibited or restricted in areas where high pedestrian volumes are expected, or where walkable areas are designated or anticipated. Restrictions shall include number of lanes, width and turning radius of lanes, and entrance to and exit from the drive-through.	Yes, and ongoing.	Regulated in the Concurrency Management Element and by Special Area Plans. Delete policy from Transportation Mobility Element to avoid confusion and redundancy.
2.1.12 Sidewalks shall be kept clear of signs, furniture, and other pedestrian obstacles that reduce the acceptable clear width of the sidewalk.	Yes, and ongoing.	Combine with Policy 2.1.16.
2.1.13 The City, by 2002, in coordination with the CRA, shall prepare a plan that inventories the need for pedestrian enhancements in the downtown Central City District, including filling sidewalk gaps, installing street furniture, adding landscaped curb extensions and other pedestrian enhancements, and shall prepare an affordable and feasible schedule for making such improvements.	Yes.	Delete policy or amend it to reflect that there are ongoing streetscape and sidewalk projects implemented by the CRA.
2.1.14 The City shall work with FDOT and the CRA to enhance and widen sidewalks and provide traffic control and design features to enhance pedestrian activity along University Avenue from W. 38th Street to Waldo Road.	Yes, and ongoing.	Amend policy to reflect that the Long Range Transportation Plan designates University Avenue from Waldo Road to NW 34 <sup>th</sup> Street as a Multimodal Emphasis Corridor.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
2.1.15 The City shall amend the Land Development Code to require new development and redevelopment to provide safe and convenient on-site pedestrian circulation with features such as, but not limited to sidewalks, speed tables and crosswalks that connect buildings and parking areas at the development site.	Yes.	Delete reference to speed tables because of concerns from Gainesville Fire Rescue Service because of response time issues.
2.1.16 At least 5 feet of unobstructed width shall be maintained on all sidewalks, except as necessitated by specific physical and/or natural feature constraints that require a more narrow dimension for a short length within a standard width sidewalk. Under no circumstances shall the sidewalk be less than 36 inches in width.	Yes, and ongoing.	Combine with Policy 2.1.12.
<b>Transit</b>		An overall recommendation is to combine the SOV Travel, Pedestrians, Transit, and Bicycling sections together under the heading of Multi-modal Transportation and Complete Streets to avoid redundancy and have consistency with the new DCA terminology.
<b>Objective 3.1:</b> Design the City Regional Transit System (RTS) to strike a balance between the needs of those who are transit-dependent, and the need to become a viable service designed for the substantially larger market of those who have a choice about using the bus. Viable service shall be supported by ensuring that the bus system serves major trip generators and attractors such as the UF campus and neighborhood (activity) centers, and that employment and housing are adequately served by safe, pleasant and convenient transit stops, while also providing for the transportation-disadvantaged.	Yes, and ongoing.	Delete reference to neighborhood centers for consistency with the Activity Center proposals in the Future Land Use Element.
3.1.1 The City shall strive to increase the amount of land designated for multi-family development, when appropriate, on the Future Land Use Map near important transit stops along arterials and collectors.	Partially.	Amend policy to use the term “transit-supportive development” instead of multi-family. Provide more emphasis on mixed use. Delete reference to important transit stops and substitute transit stations and transit centers for consistency with RTS adopted plans and policies.
3.1.2 The City shall strive to link its land use and transportation planning by establishing neighborhood (activity) centers as “transit-oriented developments.” Ideally, transit hubs will evolve into having a sense of place and community.	Partially.	Amend to clarify language and delete reference to neighborhood center. Delete reference to transit hubs and reference transit centers and transit stations for consistency with RTS.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
3.1.3 By 2005, the City shall evaluate the citywide bus stops to identify needs for bus stop improvements such as well-designed shelters, bicycle parking, route information, benches, waste receptacles, or the need for a new bus stop.	Yes.	Delete policy or amend to discuss maintenance of the inventory.
3.1.4 The City shall acquire additional buses to accommodate expanded services and increased ridership.	Yes, and ongoing.	Add language tying this to the 5-Year Schedule of Capital Improvements.
3.1.5 The City shall support expansion of the Bus Card Pass membership to include Shands employees, and consider establishing a program that would provide one to more city residents.	Yes.	Revise policy to use the “Employee Bus Pass Program” as the reference.
3.1.6 Upon completion of the Bus Rapid Transit (BRT) study, if a BRT route is found to be feasible, the City shall implement the BRT route by FY 2015 if sufficient funding for capital and operating costs from developers and other sources is available to support the route. In the interim period, the City shall explore express bus service on that route as a precursor to eventual BRT service, if funding is available.	Ongoing.	Delete policy. It is redundant with Concurrency Management Element Policy 1.2.8, which is recommended for a minor revision.
<b>Objective 3.2:</b> Increase transit ridership. Strive to carry 8 million riders per year by 2005 and 10 million riders per year by 2010.	Yes.	Amend to include 2015 and 2020 ridership goals.
3.2.1 The City shall strive for a residential density of at least 8 units per acre for developments in areas that are or will be served by frequent transit.	Partially.	Amend policy to discuss transit-supportive development.
3.2.2 The City shall equip new RTS bus stops with easy-to-understand timetable and route information and an easily recognizable RTS logo.	Yes, and ongoing at bus shelters.	Amend stops to say shelters.
3.2.3 The City shall strive to provide main bus service within 1/4 mile of 80 percent of all medium and high density residential areas identified on the Future Land Use Map of the Comprehensive Plan, and within the RTS service area.	Yes, and ongoing.	Combine this policy with adoption of a new transit LOS standard. Amend to include activity centers that will be identified on the Future Land Use Map.
3.2.4 The City bus service shall be expanded to serve a diverse cross-section of Gainesville residents.	Unclear, but RTS attempts to serve the entire Gainesville citizenry.	Ambiguous terminology. Amend to state that service will be expanded in an equitable fashion across the community.
3.2.5 The City bus service shall be enhanced to improve reliability and expand weekday evening and weekend service.	Yes, and ongoing.	None.
3.2.6 In recognition of the value to the community of the many strong, stable, residential neighborhoods in the City, in no case shall Policies 3.1.1, 3.1.2, 3.2.1 or 3.2.3 indicate a presumption that the City shall support a change of designation of land use for any parcel. Any such action shall take into account the full range of appropriate factors such as overall compatibility of the proposal, surrounding land uses, environmental constraints, and others, in addition to the factor of the City’s support of transit.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
<b>Bicycling</b>		An overall recommendation is to combine the SOV Travel, Pedestrians, Transit, and Bicycling sections together under the heading of Multi-modal Transportation and Complete Streets to avoid redundancy and have consistency with the new DCA terminology.
<b>Objective 4.1:</b> Strive to increase the number of bicycle trips within city limits.	Yes, and ongoing.	None.
4.1.1 The City shall strive to provide an interconnected bicycle system with a route to every major destination in the city.	Yes, and ongoing.	None.
4.1.2 The City, in cooperation with the County and FDOT, shall strive to ensure that the installation of a turn lane will retain or include a continuous bike lane on the curb lane through the intersection.	Yes, consistent with FDOT standards.	Amend policy to indicate that bicycle lanes will be consistent with FDOT design standards for those facilities.
4.1.3 The City, in cooperation with the County and FDOT, shall install or encourage the installation of bicycle detection devices at traffic-activated signals on arterial and collector streets.	Yes, consistent with FDOT standards.	Amend policy to indicate that bicycle detection devices will be consistent with FDOT standards.
4.1.4 By 2003, computerized traffic signalization in the Traditional City shall be designed to strike a balance between the needs of the pedestrian, bus, bicycle, and car, with particular consideration given to locations with high pedestrian volumes, bicycle volumes, or both. The crossing time provided at crosswalks shall take into account the speed of those non-motorized users with the slowest crossing speed.	Partially.	Delete this policy and include a new policy on Complete Streets. This policy should not be directed only at the Traditional City area and should include broader pedestrian-oriented areas within the city.
4.1.5 By 2003, the City shall identify all arterials and collector segments which are not currently designed for in-street bicycle transportation, and determine the most appropriate design to accommodate such transportation, where appropriate. The City's Bicycle/Pedestrian Advisory Board shall be consulted to prioritize such modifications.	Partially. An inventory was conducted. However, as annexations have occurred, the inventory has not been updated.	Amend policy to indicate that an updated inventory is needed and that coordination with other agencies (FDOT and Alachua County) is needed.
4.1.6 The following criteria shall be used in prioritizing bicycle facility improvements: (1) proximity to major public parks or cultural facilities, public schools, high-density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a relatively high volume of bicycle traffic; (2) arterial and collector streets; (3) promotion of bicycle route continuity; (4) lack of alternative parallel routes; (5) streets serving important transit stops such as park-n-ride; (6) areas exhibiting a high incidence of car crashes with bicycles; and (7) proximity to the Traditional City.	Priorities have generally been set by the MTPO in coordination with the Citizen's Advisory Committee (CAC), the Technical Advisory Committee (TAC), and the Bide/Ped Board.	Combine with Policy 2.1.1. Revise policy to indicate that coordination with the Bike/Ped Board, CAC, TAC, and MTPO is necessary.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
4.1.7 By 2003, when sufficient right-of-way is available and when not an “A” street, all new construction, reconstruction, and resurfacing of arterials and collectors shall be designed to accommodate in-street bicycle transportation as approved by state bicycle facility design standards. Designation as an “A” street does not preclude in-street bicycle lanes, nor do in-street bicycle lanes preclude designation as an “A” street.	Partially, when feasible under State standards.	Revise policy. Delete date and language about “A” streets and substitute the Complete Streets terminology.
4.1.8 The City shall continue routine maintenance programs for all designated bicycle and pedestrian facilities in city rights-of-way. Maintenance shall include sweeping of bicycle lanes, filling potholes, and confirming calibration of bicycle detection devices at signalized intersections.	Yes, and ongoing.	Delete policy. This is routine practice and does not need to be a Comprehensive Plan policy.
4.1.9 By 2003, the City shall conduct an inventory of the major streets network within city limits to identify bicycle hazards and barriers, and prepare a plan for removing or mitigating such impediments.	Yes, completed as part of the Bicycle Master Plan.	Delete policy. This has been accomplished.
4.1.10 The City shall continue to equip each transit system bus to carry bicycles.	Yes, and ongoing.	Combine with a transit policy to reduce redundancy.
4.1.11 All new park-n-ride lots shall be designed to accommodate bicycle parking.	Yes, and ongoing.	None.
4.1.12 By 2005, the City shall strive to have bicycle parking facilities designed in conformance with City bicycle parking standards at all major transit stops and transfer points within city limits.	Partially. Work is ongoing.	Delete date and indicate this is an ongoing activity.
4.1.13 The City shall support continuation of provision of bicycle and pedestrian safety programs in Alachua County schools.	Yes, and ongoing. The City has a Bicycle/Pedestrian Coordinator.	None.
4.1.14 The City shall support implementation of the Alachua Countywide Bicycle Master Plan adopted by the Metropolitan Planning Organization in 2001 to the extent that it does not conflict with policies in this plan.	Yes, and ongoing.	Update to include the addendum to the Bicycle Master Plan.
<b>Objective 4.2:</b> Improve bicycle-related security.	Yes, and ongoing.	Delete objective. An overall recommendation is to combine the SOV Travel, Pedestrians, Transit, and Bicycling sections together under the heading of Multi-modal Transportation and Complete Streets to avoid redundancy and have consistency with the new DCA terminology.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
4.2.1 The City’s bicycle parking design guidelines shall only allow bicycle racks which provide durability, security, ease of use, attractiveness, adaptability to different styles of bicycles and lock types, and minimal hazard to pedestrians. Examples include bicycle lockers and the “inverted U” bicycle rack.	Yes, and ongoing.	Delete. This is too specific for Comprehensive Plan policy language and is already part of the Land Development Code requirements.
<b>Trail Network</b>		
<b>Objective 5.1:</b> Develop, by 2006, an average of at least one mile of trail designed for bicycles, pedestrians, and wheelchairs annually.	Yes, and ongoing.	Delete date and indicate this is an ongoing objective.
5.1.1 The City shall fill gaps in the Trail Network, as identified in the Data and Analysis Report and the Bicycle Master Plan, by 2010.	Yes for all that were feasible.	Delete policy. All of the gaps that are feasible to complete have been filled. Replace with a new needs list based on the 2035 Long Range Transportation Plan for trail systems within city limits.
5.1.2 The City shall extend the Trail Network by cooperating with Alachua County in County efforts to expand the Network—both for corridor acquisition and trail construction—particularly for extensions of the Waldo Rail-Trail, the Gainesville-Hawthorne Rail-Trail, and the Archer Road corridor.	Yes, and ongoing.	None.
5.1.3 The City shall amend the land development code to require new development and redevelopment to provide pedestrian and bicycle access to nearby trails, where feasible, or to enable a future retrofit connection.	Partially. Additional Land Development Code language needed.	None.
5.1.4 The City shall evaluate public lands for pedestrian and bicycle trail connections that link various land use destinations by 2003. Utility and stormwater management rights-of-way and easements will also be evaluated for such connections.	Yes, and ongoing as part of the Bicycle Master Plan.	Delete date and indicate this is an ongoing practice.
5.1.5 The City shall strive to make conversions of rail corridors to rail-trails permanent and not subject to revision, unless a “rails-with-trails” program is established.	Yes, and ongoing.	Delete the “rails-with-trails” reference due to liability issues. The City prefers permanent conversions.
5.1.6 The City shall encourage adaptive re-use of rarely used or out-of-service rail spurs into bicycle and pedestrian facilities.	Yes, as part of the Rails-to-Trails program for out-of-service rail facilities.	Delete “rarely used” due to liability issues and change the policy to reference the Rails-to-Trails program.
5.1.7 Rail-banking shall be pursued as a way to promote additional trail opportunities, and to keep options open for future inter-city passenger rail corridors.	No.	Delete policy.
<b>Livable streets that promote safety and quality of life</b>		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
<b>Objective 6.1:</b> Revise street design standards and continue installing street design features so that construction of new streets and repair of existing streets will create a safe, balanced, livable street that can be used for all forms of travel—to the benefit of neighborhoods, local businesses, and the overall community.	Yes, and ongoing.	Revise this objective to mention Complete Streets and Context Sensitive solutions and add the term “maintain” after create. The policies under this objective all need revision to reflect Complete Streets and Context Sensitive solutions to road design.
6.1.1 In the Traditional City, University Heights, and College Park, the City shall use design features such as wide sidewalks, street trees, on-street parking, narrow travel lanes, reduced use of turn lanes, bus stops, traffic calming, prominent crosswalks, modest building setbacks, and signal timing to achieve more modest average car speeds (no more than 25-30 mph) in order to create a more livable street system rich in transportation choice. The design of streets shall promote land uses that are intended along streets in this portion of the city, such as healthy and walkable retail, residential, office, and civic uses.	Partially, and ongoing.	Revise policy to either focus only on all CRA areas or to be more broadly applicable to all city roadways.
6.1.2 Use traffic calming, where appropriate, to promote transportation choice and to reduce the negative impacts of car travel, alter driver behavior, and improve conditions for non-motorized street users.	Yes, and ongoing.	Revise policy to reflect that traffic calming is primarily used to improve safety.
6.1.3 The City shall make low-speed urban street design specifications and geometrics the normal, default practice for street construction, modification, and reconstruction, and shall encourage the same policy be adopted by FDOT and the County within city limits. Higher speed design shall only be used when specifically warranted.	Yes, and ongoing.	Delete policy because street design is based on its purpose and this is handled by standard practices and adopted regulations (including the MTPO street design guidelines). This can be handled as part of a Complete Streets set of policies.
6.1.4 The City shall use street resurfacing projects as an opportunity to install or enhance sidewalks, bicycle lanes, raised medians, and brick or brick-imprinted, paver, or painted crosswalks, where feasible. If not a City project, the City shall recommend that the State or the County make such enhancements.	Yes, and ongoing.	Delete policy and include these concepts in the new Complete Streets policies.
6.1.5 The City shall work with the State and the County to protect the linear continuity of raised medians as a strategy to promote safety, to provide pedestrian refuge, traffic calming, space for landscaping, and discourage strip commercial development.	Unknown.	Delete policy because it is unclear how it can be measured or implemented.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
6.1.6 The street layout of new developments shall be coordinated with the streets and parking of surrounding areas. This shall be done by establishing street connections to adjacent or potentially adjacent streets and parking lots, when feasible, unless natural features prevent such a connection. When not feasible, the end of the street shall establish a right-of-way connection to adjacent, off-site property so that a future motorized or non-motorized connection to an adjacent street or property is not foreclosed.	Yes, and ongoing.	Delete this policy. Combine the concepts in the new Complete Streets policies. Coordinate the connectivity issues in this policy with the recommended new connectivity policy in the Concurrency Management Element.
6.1.7 The City should de-emphasize the hierarchical street system in terms of relying on a few large streets to carry the bulk of trips, and shall incrementally move toward a more balanced, connected system whereby trips are more dispersed throughout the entire street system. Additional connections should be added where needed and feasible to make our overall street system more functional, with respect for existing natural and man-made features.	Partially.	Delete this policy. These concepts will be in the new Complete Streets and Context Sensitive Streets policies. Coordinate the connectivity issues in this policy with the recommended new connectivity policy in the Concurrency Management Element
6.1.8 The City shall set aside at least one day each year as a designated and publicized sustainable transportation day to encourage citizens to switch from single-occupant car use to another commuting form of travel.	Yes, and ongoing.	None.
<b>SOV Travel</b>		An overall recommendation is to combine the SOV Travel, Pedestrians, Transit, and Bicycling sections together under the heading of Multi-modal Transportation and Complete Streets to avoid redundancy and have consistency with the new DCA terminology.
<b>Objective 7.1:</b> Strive, by 2010, to have at least 8 percent of all trips within the city be made by a means other than single-occupant vehicle.	No. However, the City has made exceptional strides in multi-modal transportation, especially in student-oriented areas with high transit accessibility.	Delete objective because of the difficulty in measuring “all trips.” Create a new objective
7.1.1 The maximum number of travel lanes for a new or widened street within city limits shall not exceed 4 travel lanes.	Yes, and ongoing.	Possible amendment to make an exception for I-75 facilities and to allow additional travel lanes for transit vehicles or for high occupancy vehicle lanes.
7.1.2 The City shall review turn lanes on a case-by-case basis to ensure that intersections are safe for all modes of travel.	Yes, and ongoing.	None.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
7.1.3 The City shall amend its Land Development Code to ensure that parking standards are adequate to meet the needs of the community.	Yes, and ongoing.	Delete. Several amendments to the parking section of the Land Development Code have been accomplished since adoption of this element.
7.1.4 The City shall encourage new public and private schools to provide bicycle and pedestrian connections to nearby residentially designated lands.	Yes, and ongoing.	None.
7.1.5 The City shall use the Transportation Concurrency Exception Area as shown in the Transportation Mobility Element map series to encourage redevelopment within the city, and to promote transportation choices.	Yes, and ongoing.	Delete policy since the entire city is now a TCEA. In addition, this policy is redundant with policies in the Concurrency Management Element.
7.1.6 The City shall adopt LOS “C” for the Florida Intrastate Highway System and LOS “D” for State two-way arterials. Development within the Gainesville Transportation Concurrency Exception Area (TCEA) shall be regulated as shown in the Concurrency Management Element.	Yes, but this is no longer applicable to properties with City land use designations because the TCEA is citywide.	Amend to include LOS for Strategic Intermodal System (SIS) facilities. State law requires that the City maintain LOS standards even though Gainesville is a Dense Urban Land Area TCEA citywide.
7.1.7 The City shall adopt LOS “E” for non-state streets (including Non-state streets functioning as arterials) which are city-maintained facilities in the street network. Development within the Gainesville TCEA shall be regulated as shown in the Concurrency Management Element.	Yes, but this is no longer applicable to properties with City land use designations because the TCEA is citywide.	None. State law requires that the City maintain LOS standards even though Gainesville is a Dense Urban Land Area TCEA citywide.
7.1.8 The City shall adopt LOS “D” for non-state streets which are Alachua County-maintained facilities in the street network, as shown in the “Average Annual Daily Traffic Level of Service Report”. Development within the Gainesville TCEA shall be regulated as shown in the Concurrency Management Element.	Yes, but this is no longer applicable to properties with City land use designations because the TCEA is citywide.	None. State law requires that the City maintain LOS standards even though Gainesville is a Dense Urban Land Area TCEA citywide.
7.1.9 Whenever redevelopment or reuse of a site would result in the combination of one or more parcels of land that had previously operated as separate uses, having separate driveways and parking, which are now proposed to operate jointly or to share parking facilities, the total number and location and width of driveways shall be reviewed. In order to reduce access points on the street system, driveways shall be eliminated when the area served can be connected within the site.	Yes, and ongoing.	None.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
7.1.10 The City shall coordinate the transportation network with the Future Land Uses shown on the Future Land Use Map Series in order to encourage compact development patterns and to provide safe and convenient access for work, school, shopping and service-related trips to protect the cultural and environmental amenities of the City, and to protect the integrity of the Florida Intrastate Highway System.	Yes, and ongoing.	Include reference to the SIS.
7.1.11 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, and ongoing.	None.
7.1.12 The City shall work with and encourage large employers to develop incentives to offer employees to reduce single-occupant vehicle trips to work, such as flex hours, subsidized transit passes or parking cash-out policies, for their employees.	Yes, and ongoing. There is an employee bus pass program available from RTS and this has been used as a way of meeting TCEA standards.	Amend language about subsidized transit passes to “employee bus passes.”
<b>Objective 7.2:</b> Reduce car dependency to obtain environmental, financial, and social benefits.	Partially, and ongoing.	Delete this objective. Create a new objective with policies that reference greenhouse gas reduction.
7.2.1 Widening a street will not be used as a first response strategy to reduce car congestion. The City shall consider alternative solutions such as intersection modification, signal timing, round-abouts, and strategies that promote bus use, bicycling, and walking.	Yes, and ongoing.	Change the term “bus use” to “transit use.”
7.2.2 The City will encourage the use of more sustainable forms of travel, more transportation choice, and a better retail environment to reduce the level of traffic congestion in order to improve the city’s transportation level of service.	Yes, partially.	Re-word this policy for clarity or possibly delete and include a different policy about Complete Streets.
7.2.3 Decision-makers will incorporate the impacts of induced traffic when evaluating results of travel modeling.	Unknown.	Delete. This policy cannot be measured.
<b>Accessibility for the Disabled</b>		
<b>Objective 8.1:</b> Eliminate existing barriers for people with disabilities.	Partially, and ongoing.	None.
8.1.1 Curb ramps and raised crosswalks shall be installed incrementally, in conjunction with other street modifications or in response to specific problem locations.	Partially, and ongoing.	Amend the policy to include RTS facilities (bus stops and shelters) and tie implementation to ADA measurable standards.
8.1.2 The City shall continue to equip RTS buses to carry people with disabilities.	Yes, and ongoing.	None.
8.1.3 Car parking spaces for persons who have disabilities shall conform to the Florida Accessibility Code for Building Construction standards.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
<b>Aviation</b>		
<b>Objective 9.1:</b> Promote the Gainesville Regional Airport as the aviation facility for Gainesville and its air service area, and support the implementation of the 1987 Gainesville Airport Master Plan as long as its improvements and operations are consistent with the City's Comprehensive Plan.	Yes, and ongoing.	Amend date of Airport Master Plan.
9.1.1 The City shall monitor the ridership potential for main bus service to the Gainesville Regional Airport, and institute such service when the City Commission determines that demand warrants transit service to the airport and the surrounding area.	Yes. A new route (Route 25) from the University to the Airport will begin fall 2010 as a limited demonstration project for one year.	Delete policy since this has been accomplished.
9.1.2 The City shall use the 1987 Gainesville Regional Airport Master Plan as the future land use guide for development in and around the airport.	Yes, and ongoing.	Update the date of Airport Master Plan
9.1.3 The City shall ensure that airport improvements are in compliance with the City's Conservation, Open Space and Groundwater Recharge Element.	Yes, and ongoing.	None.
<b>Objective 9.2:</b> Continue to eliminate incompatible land uses within airport noise contours and hazardous obstructions affecting the landing, takeoff, or maneuvering of aircraft, and coordinating the siting of new (or expansion of existing) airports, or related facilities with the Future Land Use and Conservation, Open Space and Groundwater Recharge Elements.	Yes, and ongoing. New noise contours have been adopted in the Land Development Code.	Add a new policy that references the noise contours adopted in the Land Development Code.
9.2.1 The City's Future Land Use Element shall designate compatible land uses within the vicinity of the airport.	Yes, and ongoing. A new Future Land Use Category (Business Industrial) was adopted for this purpose.	None.
9.2.2 The City shall continue to work with Alachua County to ensure that incompatible land uses within the 65, 70 and 75 Ldn airport noise contours are eliminated.	Yes, and ongoing.	Add the 60 Ldn contour based on the Phase I Part 150 study and City Commission action.
9.2.3 The City shall encourage the Gainesville-Alachua County Regional Airport Authority to acquire adjacent land which is not compatible with the Airport as identified in the FAR Part 150 Study, and determined to be economically feasible by federal and state land acquisition regulations.	Yes, and ongoing.	Add reference to the FAR Part 150 Study to indicate it is Phase 1.
<b>Objective 9.3:</b> Coordinate proposed airport expansions by the Gainesville-Alachua County Regional Airport Authority with transportation plans by the Florida Department of Transportation and the Metropolitan Transportation Planning Organization.	Yes, and ongoing.	None.
9.3.1 The City shall continue to ensure that future aviation projects and the Airport Industrial Park are integrated with the City's traffic circulation system and with other forms of transportation, such as transit and bicycling.	Yes, and ongoing.	Amend "traffic circulation system" to say "transportation system", which would include the other forms of transportation.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Transportation Mobility Element

Objective or Policy	Achieved?	Recommended Changes
<b>Objective 9.4:</b> Continue to coordinate airport growth with appropriate aviation or other related organizations.	Yes, and ongoing.	None.
9.4.1 The City shall continue to work with the Gainesville-Alachua County Regional Airport Authority on all of its aviation projects.	Yes, and ongoing.	None.
9.4.2 The Gainesville-Alachua County Regional Airport Authority shall coordinate with the City, the Federal Aviation Administration, the Florida Department of Transportation, North Central Florida Regional Planning Council, the Continuing Florida Aviation System Planning Process and other appropriate agencies on all of its aviation projects.	Yes, and ongoing.	None.
<b>Transportation Mobility Element Map Series</b>		
• Functional Classification of Streets	NA	Update to show new city limits
• Limited and Controlled Access Facilities	NA	Update to show new city limits
• Major Parking Facilities	NA	Update facilities based on new data and show new city limits
• Parking Garages	NA	Update facilities based on new data and show new city limits
• Transit Routes (Walking Service Area)	NA	Update routes based on new data and show new city limits. Delete walking service area because this is not a requirement.
• Transit Routes (Bicycle Service Area)	NA	Delete map because the bicycle service area is not required to be shown.
• Existing & Potential Transit Hubs, Terminals, Transfer Stations	NA	Update based on new data and show new city limits. Rename this map Existing & Potential Transit Centers, Stations, and Park and Ride Facilities to match RTS terminology
• Transportation Concurrency Exception Area	NA	Update to show new city limits as needed
• Gainesville Trail Network	NA	Update based on new data and show new city limits
• Bicycle Facility Types	NA	Update based on new data and show new city limits
• Rail & Airport Facilities	NA	Update based on new data and show new city limits

**City of Gainesville DRAFT Evaluation and Appraisal Report****Appendix B Element Matrices – Transportation Mobility Element**

<b>Objective or Policy</b>	<b>Achieved?</b>	<b>Recommended Changes</b>
• Airport Clear Zones and Obstructions	NA	Update based on new data and show new city limits
• Maintenance Responsibility	NA	Update based on new data and show new city limits
• Number of Lanes	NA	Update based on new data and show new city limits
• Major Trip Generators & Attractors	NA	Update based on new data and show new city limits
• Existing Street LOS, 6/00	NA	Update based on new data and show new city limits
• Natural Disaster Emergency Evacuation Routes	NA	Update based on new data and show new city limits

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

#### Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1:</b> Provide technical assistance and information on available city-owned parcels for low-income, very low-income and extremely low-income housing developments to private or non-profit housing providers who request housing assistance.		
<b>1.1.1</b> The City shall continue to develop a working relationship or partnership with the private sector by disseminating information in the form of brochures annually on new housing techniques involving innovative ways to save energy and water, utilize alternative building materials, better protect indoor air quality and encourage cost-effective construction techniques. Brochures on codes and grants available to facilitate the production of affordable housing for low-income, very low-income and extremely low-income residents will also be made available.	Yes, and ongoing.	None.
<b>1.1.2</b> The City shall provide available city-owned parcels to private and non-profit housing developers for the development of affordable housing for low-income, very low-income and extremely low-income households.	Yes, and ongoing.	None.
<b>1.1.3</b> The City shall continue to develop the city-owned Cedar Grove II Subdivision with affordable single-family residential units.	Yes, and achieved.	Cedar Grove II has been finished. Add a policy in reference to the Booker T. Washington infill project.
<b>1.1.4</b> The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.	Yes, and ongoing. Staff reviews and evaluates each petition to monitor the impact on affordable housing.	None. The City's Affordable Housing Advisory Committee (AHAC) periodically reviews land development regulations, policies, procedures, etc. to insure that requirements continue to be reasonable and do not limit lower income groups in securing affordable housing.
<b>1.1.5</b> The University of Florida (UF) and the private sector shall be responsible for providing housing for college students.	Yes, and ongoing.	None.
<b>1.1.6</b> Housing programs and projects, where feasible, shall be coordinated with Alachua County, the Housing Authorities and any other groups involved in providing affordable housing.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.1.7</b> Lobby the State Legislature for broad based sources of recurring revenue to provide funds to pay for the construction of new housing units for low-income, very low-income and extremely low-income households.	Yes, and ongoing.	None.
<b>1.1.8</b> The City shall continue to implement the Fast Track permitting process, which can reduce the time that applications for new residential, residential additions and residential interior remodeling spend in the review process.	Yes, and ongoing.	None.
<b>Objective 1.2:</b> Provide a variety of housing types and densities for low-income, very low-income, extremely low-income and moderate-income people.		
<b>1.2.1</b> The Department of Community Development through the First Step Program shall continue to assist private and non-profit housing developers in identifying sites for low-income, very low-income and extremely low-income housing and manufactured housing.	Yes, and ongoing.	Update to, “Planning and Development Services.”
<b>1.2.2</b> The City shall allow mobile home parks in areas designated Residential-Low on the Future Land Use Map.	Yes, and ongoing.	None.
<b>1.2.3</b> The City shall allow manufactured housing built to the Standard Building Code in residential areas as designated on the Future Land Use Map.	Yes, and ongoing.	None.
<b>1.2.4</b> The City shall implement and promote the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income and extremely low-income housing.	Partially. The City allows zero lot line development and cluster subdivisions but there is no active promotion of these provisions.	Revise the policy to remove the words “implement and promote,” and to state that the City shall continue to provide the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income and extremely low-income housing.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.2.5</b> The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and State Housing Initiative Program (S.H.I.P.), as well as not-for-profit organizations in the State, to support the dispersal of low-income housing units throughout the City.	Yes, and ongoing.	Add very low-income and extremely low-income to the last sentence of the policy.
<b>1.2.6</b> The City shall coordinate with Alachua County on the development of a countywide “fair share” housing ordinance for the dispersal of affordable housing units.	No, there is no countywide “fair share” housing ordinance for the dispersal of affordable housing units at this time. The County studied this issue and decided not to implement such an ordinance.	None. If there is interest in Alachua County to develop a countywide ordinance for the “fair share” of affordable housing units, the City will coordinate with the County on the development of this ordinance.
<b>Objective 1.3:</b> The City shall allocate sufficient acreage in appropriate locations to meet the housing needs of the City’s residents.		
<b>1.3.1</b> The Land Use Element shall designate land for residential use to meet the existing and projected future housing needs through the year 2010, including low-income, very low-income and extremely low-income and moderate-income housing and mobile homes.	Yes, and ongoing. The Land Use Element establishes land use designations that allow sufficient acreage for residential uses at appropriate locations to meet the needs of the projected population.	Change the date to 2020 to reflect the upcoming planning period.  <i>See Major Issue 5</i>
<b>Objective 1.4:</b> The City shall work with private homeowners and landlords to rehabilitate 861 substandard housing units and to demolish all dilapidated housing units by the year 2010 to ensure that all housing units within the City meet the City’s Minimum Housing Code.		
<b>1.4.1</b> The City shall continue to enforce the Minimum Housing Code by working with private homeowners and landlords to rehabilitate substandard units and to deconstruct or demolish dilapidated units until all housing units are brought up to code.	Yes, and ongoing, in compliance with the provisions of Chapter 13, Housing and Commercial Building Codes, of the City’s Code of Ordinances.	None.
<b>1.4.2</b> The City shall continue to inspect dangerous buildings, regardless of location, to ensure that all housing units within the City meet the City’s Minimum Housing Code.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.4.3</b> The City shall spend Community Development Block Grant (CDBG) and HOME funds in accordance with an adopted multi-year plan (the Consolidated Plan).	Yes, and ongoing.	None.
<b>1.4.4</b> By 2005, the City shall conduct a housing conditions survey of all rental housing units within the University Context Area.	No specific survey of rental units within the context area was done. A survey was done of unsafe buildings.	Delete the policy.
<b>Objective 1.5:</b> The City shall work with architects, designers and other housing professionals (providers) to encourage the innovative design of affordable housing.		
<b>1.5.1</b> By 2001, the Traditional Neighborhood Development District (TND) will offer opportunities for innovative and creative design for all development within the district, including affordable housing.	Yes. The TND was adopted and allows for rowhouses, single-family houses and outbuildings as detached accessory use buildings that can be used for residential use. However, it has never been used since adoption.	If the TND is eliminated as a district, the policy will need to be deleted.
<b>1.5.2</b> The City shall continue to seek innovative ways to encourage affordable housing which could include use of alternative building materials, reduced lot size requirements, design competitions for affordable housing and a design advisory committee to advise housing providers on the development of affordable housing designs.	Yes, and ongoing. The City is in the process of allowing its first shipping container house.	None.
<b>Objective 2.1</b> Provide fair housing opportunities for all residents of Gainesville, regardless of race, religion, sex, age, handicap, family status or national origin.		
<b>2.1.1</b> The City shall continue to implement the provisions of the Gainesville Area Fair Housing Study.	The study was updated in 1996.	Delete the policy. Chapter 8, Article V, Fair Housing, of the City of Gainesville Code of Ordinances governs the equal opportunity for people to attain the housing of their choice.
<b>Objective 2.2:</b> Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the homeless and elderly housing.		
<b>2.2.1</b> The City shall continue to comply with the State Department of Children and Families regulations concerning the provision of information on requirements and procedures for siting group homes and foster care facilities.	Yes, and ongoing.	None.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>2.2.2</b> The City shall continue to allow foster family homes for children and adults, adult day care homes and family day care homes in all residential districts.	Yes, and ongoing. These uses are allowed by right in all residential districts. Adult day care homes are not listed under the RMU zoning district as an allowed use.	None to the policy. The RMU zoning district is under review as to its future viability. A text change to the Land Development Code is recommended to add adult day care homes as a use by right in the RMU zoning district if it continues as a district. <i>See Major Issue 3</i>
<b>2.2.3</b> Realizing the need for appropriate sites in dispersed locations for group home facilities, the City shall continue to provide siting guidelines and requirements that are consistent with the site selection provisions of s.419.001, F.S. for units licensed by the Florida Department of Children and Families. Such guidelines ensure adequate dispersal throughout the community.	Yes, and ongoing.	None.
<b>2.2.4</b> The City shall continue to have Land Development Regulations that designate areas throughout the City where housing for the homeless will be allowed. Some criteria for such designations include proximity to public transportation routes, social service agencies, employment centers and medical services, and potential impact on existing and future neighborhoods and businesses.	Yes, and ongoing. Residences for destitute people are allowed by Special Use Permit in OR, OF, BUS, BT, MU-1, MU-2, CCD, MD, and PS. They are also allowed as accessory uses to places of religious assembly.	None.
<b>2.2.5</b> The City shall continue to examine methods to mitigate the special needs of the homeless including living arrangements for homeless families with children, transitional housing for the employed homeless including single-room occupancy (SRO) facilities, and low demand or “safe space” shelters (safe, alternative locations for the homeless that are separate from emergency shelter facilities and that provide weather protection, security, bathroom and shower facilities, lockers, telephones and locations that are within walking distance of social service facilities).	Yes, and ongoing. A one-stop service center, known as GRACE Marketplace, is moving through the rezoning process at a location off of NW 53 <sup>rd</sup> Avenue in the 800 block. The center is expected to provide housing, counseling, meals and assistance as well as personal services such as showers and laundry facilities for the homeless.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>2.2.6</b> The City shall encourage the development of elderly housing near activity centers and bus routes by providing sufficient siting opportunities that allow congregate living facilities in multi-family areas near bus routes and activity centers.	Yes, and ongoing. Housing for the elderly is allowed by right in all of the multi-family districts except RMU, which is within the College Park Special Area Plan area. Multi-family development that allows for elderly housing and congregate living facilities is located adjacent to activity centers which are on major transportation arteries and mass transit routes.	None to the policy. The RMU zoning district is under review as to its future viability. A text change to the Land Development Code is recommended to add housing for the elderly as a use by right in the RMU zoning district if it continues as a district. <i>See Major Issue 3</i>
<b>Objective 3.1:</b> The City shall continue to establish housing programs to implement the goals, objectives and policies of the Housing Element.		
<b>3.1.1</b> The City shall use the Neighborhood Planning Program to work with neighborhoods on housing issues.	Yes, the program has helped provide new and existing information to neighborhoods and receives information from neighborhoods.	Consider changing the language from, “Neighborhood Planning Program,” to “City,” in case the neighborhood program ends. Due to organizational and budgetary reasons, it is not clear how much longer there will be a Neighborhood Planning Program.
<b>3.1.2</b> The City shall maintain and rehabilitate publicly-owned infrastructure and facilities in older neighborhoods in order to prevent neighborhood decline.	Yes, and ongoing. The Public Works Department is responsible for the maintenance and rehabilitation of publicly-owned infrastructure and facilities, including streets, stormwater facilities and sidewalks.	None.
<b>3.1.3</b> The Historic Preservation Program shall continue to identify historically significant housing and promote the conservation and restoration of housing that has special historic, architectural or aesthetic values.	Yes, and ongoing. Refer to the Historic Preservation Element of the Comprehensive Plan.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>3.1.4</b> The Neighborhood Planning Program shall help neighborhoods develop plans that address neighborhood stability, housing, safety, infrastructure, and character including historic resources.	Yes, and ongoing.	Consider changing the language from, “Neighborhood Planning Program,” to “City,” in case the neighborhood program ends. The City of Gainesville would continue to address neighborhood stability, housing, safety, infrastructure, and character including historic resources.
<b>3.1.5</b> The City shall facilitate communication and dialogue with neighborhood groups regarding proposed developments in and around their neighborhoods.	Yes, ongoing, through the Neighborhood Workshop process as stated in Section 30-350, Citizen Participation. This was first adopted in 2001.	None.
<b>3.1.6</b> Local non-profit agencies, such as the Neighborhood Housing and Development Corporation (NHDC), that work to preserve and rehabilitate neighborhood housing stock shall complement the City Housing Division as the major entity in preventing the decline of extremely low, very low, low and moderate-income neighborhoods.	Yes, and ongoing.	Change the reference from, “Housing Division” to, “Housing and Community Development Division.” Delete “moderate-income” from the policy because moderate income families do not qualify.
<b>3.1.7</b> The City shall continue to coordinate with and fund the efforts of non-profit agencies, such as the Neighborhood Housing and Development Corporation and the Community Action Agency, to provide assistance for housing conservation and rehabilitation in very low-income and redevelopment areas of the City.	Yes, and ongoing.	Change the reference from “Community Action Agency” to “Central Florida Community Action Agency” (CFCAA). Add” low-income and extremely low-income” to the policy.
<b>3.1.8</b> The City shall update the Data and Analysis section of the Housing Element for the 2000-2010 Comprehensive Plan no later than 18 months after publication of the 2000 census housing data.	No.	Recommend the dates be changed to reflect the new planning period.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>3.1.9</b> Realizing the connection between economic stability and the preservation of affordable housing, the City, through technical assistance and loan programs for economic development, shall continue to provide economic development assistance to low-income areas in order to create and retain jobs and to enhance and preserve surrounding neighborhoods.	Yes, and ongoing.	Delete “Realizing the connection between economic stability and the preservation of affordable housing” since the end of the policy generally states the purpose. Add, “very low-income and extremely low-income areas,” to the policy because the City provides economic development assistance to these areas. <i>See Major Issue 7</i>
<b>3.1.10</b> The City shall study the feasibility of an in-town housing program that would utilize pre-approved housing designs that are appropriate for specific locations where affordable housing should be encouraged. The approved plans and associated building permits would be fully processed and made available to builders who want to use them, to reduce costs and delays.	Yes, and ongoing.	None.
<b>3.1.11</b> The City shall create heritage, conservation or other appropriate overlay districts, as needed, for neighborhood stabilization.	Yes, and ongoing. The City adopted a Heritage Overlay District enabling ordinance in 2010.	Amend the policy to indicate that the City shall allow Heritage Overlay Districts, as needed, for neighborhood stabilization. <i>See Major Issue 3</i>
<b>Objective 3.2:</b> Assist 100 low-income, very low-income and extremely low-income households each year with the maintenance and repairs of owner-occupied units.		
<b>3.2.1</b> The City shall continue to make available to all residents, especially low-income, very low-income and extremely low-income households, a do-it-yourself manual on routine home repairs, maintenance and yard care.	Yes, and ongoing.	
<b>3.2.2</b> The City shall designate CDBG funds or other funds for homeowner rehabilitation grants or revolving loan funds to assist 100 low-income, very low-income and extremely low-income households.	Yes, and ongoing.	Remove reference to revolving loan funds.
<b>Objective 3.3:</b> Assist 75 low-income, very low-income, extremely low-income and moderate-income households each year in locating and affording existing low-cost rental and owner-occupied housing.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Housing Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>3.3.1</b> The City Housing Division shall continue to act as a housing information and referral service for first-time homebuyers and renters.	Yes, and ongoing.	Change the reference from “Housing Division” to “Housing and Community Development Division.”
<b>3.3.2</b> The City shall seek funds from both the State and Federal government in order to provide financial assistance to first time low-income, very low-income and extremely low-income homebuyers.	Yes, and ongoing.	Add moderate-income to the policy.
<b>Objective 3.4:</b> The City shall assist all residents displaced by redevelopment activities involving Federal, State or local government funds.		
<b>3.4.1</b> The City shall assist all displaced persons by complying with regulations stated in the Uniform Relocation Act and the City of Gainesville Local Relocation Policy and Procedures.	Yes, and ongoing. The City adopted the Tenant Relocation Assistance Program in 2009.	None.
<b>Objective 3.5:</b> The City shall develop strategies to increase the level of owner-occupancy in the University Context Area.		
<b>3.5.1</b> The City shall coordinate with the University of Florida to explore the possibility of developing an owner-occupancy incentive program to encourage employees and faculty to purchase homes in the University Context Area.	Partially. The City had an incentive program which has since been eliminated due to budget cuts.	Delete Policy 3.5.1 since the City has eliminated the program and UF did not implement one. With the current budget environment and the state of the local housing market, the City and UF are unlikely to implement this type of program.
<b>3.5.2</b> The City through its Community Development Committee shall develop recommendations on increasing the desirability of owner-occupancy in the University Context Area.	Yes, a list of recommendations has been developed and most of them have been implemented.	The policy should be revised to indicate that the City shall continue to implement recommendations on increasing the desirability of owner-occupancy in the University Context Area.
<b>Objective 4.1:</b> The City shall continue to have Land Development Regulations which ensure that new housing developments preserve on-site environmental features and conserve environmental resources.		

**City of Gainesville DRAFT Evaluation and Appraisal Report****Appendix B Element Matrices – Housing Element**

<b>Objective or Policy</b>	<b>Objective or Policy Achieved?</b>	<b>Recommended Changes</b>
<b>4.1.1</b> The City shall encourage infill housing and cluster subdivisions in order to protect environmentally sensitive lands and to promote energy conservation.	Yes, and ongoing. Section 30-190 has the cluster subdivision provisions, which establish a process where environmentally sensitive lands and infill sites can be developed without strict adherence to the dimensional requirements of the zoning code.	None. <i>See Major Issues 2 and 8</i>
<b>4.1.2</b> The City shall continue to have Land Development Regulations that guide the siting, building orientation and landscaping of new housing developments to promote energy and water conservation, ensure compatibility with the surrounding area, minimize impacts on the environment, and enhance visual appeal.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

#### Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1</b> Upon adoption of this Plan, the City shall protect all significant environmental lands and resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. The City shall continue to identify environmentally significant open space and recreation sites for acquisition.		None.
<b>Policy 1.1.1</b> 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.		None.
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	Yes	None.
b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority. Degradation or loss of function that is unavoidable shall be minimized, and the applicant must demonstrate that the project is clearly in the public interest, with final administrative approval by the city commission on appeal, if necessary. The City shall develop and implement land development regulations that at a minimum:	Yes, but Policy should be strengthened.	Revise Policy 1.1.1 b. to strengthen restrictions on wetland impacts in order to reduce the loss of wetland acreage. The City Plan Board at its May 12, 2010 EAR workshop expressed concern over wetland losses and recommended that Objective 2.1 (requires wetland acreage and function to be maintained in the listed basins) be revised so that the wetland acreage requirement can be met. Subsequent review by staff concluded that this could best be achieved by amending Policy 1.1.1 b.
1. Establish criteria that are at least consistent with the relevant criteria of Section 373.414(1), F.S. for determining whether the project is clearly in the public interest.	Yes 30-302.1(e)(1)	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
2. Establish mitigation ratios for wetland preservation, enhancement, restoration and creation. The mitigation ratios shall be at least 5:1 (acreage of mitigation area to impacted area) for impacts to natural wetlands or wetlands created as part of a mitigation project; and shall be at least 1:1 for impacts to created wetlands (e.g., livestock watering ponds, borrow pits, drainage ditches, etc.) that were not created as part of a mitigation project. Should there be irreconcilable differences between the mitigation required by the City and that required by the state (water management district or FDEP), then the mitigation requirements of the state will prevail where there are irreconcilable differences.	Mitigation ratios have been made obsolete by state law (F.S. 62-345).	Revise per statute.
3. Wetland creation is presumed to be the least desirable mitigation strategy.	Yes. Land development regulations reflect the City's priorities as preservation of wetlands first; restoration, enhancement, and improvement second; and mitigation third.	None.
4. Establish bonding, long-term monitoring and enforceable long-term maintenance requirements for wetland mitigation projects to ensure that all the negative impacts have been mitigated. Monitoring should be reviewed by the Alachua County Environmental Protection Department, the appropriate water management district, the University of Florida, or other appropriate monitoring agency or reviewing entity, with regulatory fees paid by the permitted applicant. The mitigation plan must be approved prior to the initiation of the project.	Yes. Monitoring is reviewed by the St. Johns River Water Management District.	None.
5. Require off-site mitigation to be performed within the same sub-basin and basin (the basins are depicted on the map entitled Wetland Mitigation Basins that is on file with the Community Development Department and is in the Data & Analysis section of this comprehensive plan element) in which the impact occurred, unless it is shown that mitigation outside the sub-basin is more appropriate. The order of preference for the location of the mitigated area(s) in relation to the impacted areas will be established in the land development regulations (LDRs).	Yes, on-going.	Update map and LDC to reflect new basin that has been annexed. Projects with larger wetland impacts tend to mitigate these impacts outside the city limit, resulting in a loss of wetland acreage and function within the city limits. If the City wishes to maintain wetland acreage and function within the city limits, it may wish to consider further restrictions on the location of mitigation.
6. Require that development shall not cause hydrological or wetland impacts off-site;	Yes, on-going.	None.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
7. A minimum buffer distance of 35 ft. and an average buffer distance of 50 feet shall be required between the landward extent of any wetland or surface water and the developed area. Larger buffers may be warranted. The criteria for buffer expansion will be developed in the land development regulations;	Yes, on-going.	None.
8. Specify that the protections for wetlands shall be extended to all wetlands delineated in accordance with Section 62-340, F.A.C., regardless of whether they are currently mapped by the City of Gainesville;	Yes	None.
9. Require review and approval of wetland mitigation projects by qualified professionals.	Yes	None.
10. Outstanding Florida Waters, as listed in Section 62-302.700, F.A.C., shall have a minimum buffer of 200 feet. The City shall develop and implement land development regulations that establish appropriate setbacks for wetlands containing listed plant or animal species. Where these distance requirements preclude all economic development of a parcel, exceptions can be made upon approval by a majority of the city commission and with appropriate mitigation of wetland loss	Yes	None.
11. Wetlands damaged on or subsequent to the effective date of this policy shall either be restored to their original function and condition prior to such damage, at the owner's expense or mitigated for, pursuant to the mitigation requirements of this comprehensive plan element.	Yes	None.
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.	Yes	None.
d. Wellfields: Development must be consistent with Policies 2.3.2 and 2.3.3 of this Element.		None, update policy numbers if needed.
e. Major Natural Groundwater Recharge Areas: Development within this area must be consistent with Policies 2.3.3 and 2.3.5 of this Element.		None, update policy numbers if needed.
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.	<i>See Table 1, Major Issue 8</i>	
<b>Policy 1.1.2</b> The City shall use the environmentally significant properties inventory/ranking report to identify viable populations of native plant and animal species, environmentally significant areas, and unique geological or historic features that should be preserved, and show connectivity with other public lands and environmentally significant areas that should be maintained.	<i>See Table 1, Major Issue 8</i>	

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 1.1.3</b> The City shall keep in force land development regulations that require new developments to dedicate land and easements, within federal constitutional guidelines, particularly for the creation of buffers along and around surface waters and natural reservations and to facilitate the development of greenways and other open space.	Yes. Provisions for this are in the subdivision ordinance.	Delete policy. Need for policy obviated by the 2010 environmental code update.
<b>Policy 1.1.4</b> The City shall allocate a minimum of \$300,000 per year for the purchase and/or management of environmentally significant open space and of active and passive recreation sites.	Yes.	None.
<b>Policy 1.1.5</b> The City shall work with local, regional and state environmental agencies (including Alachua County and the St. Johns and Suwannee River Water Management Districts) to develop basin management plans, which shall identify wetlands of special concern, disturbed wetlands, and appropriate sites for mitigation. The plans shall also consider those factors affecting the structure and functions of wetlands.	Basin management plans are outside the scope of the City's current environmental staff.	The city may wish to delete this requirement. Deleting this requirement will mean that wetland mitigation will occur project by project, as it does now, within one of the listed mitigation basins.
<b>Objective 1.2</b> The City shall coordinate with Alachua County on the Alachua County Forever program, and with other potential funding sources for land acquisition for environmental and open space protection.	Yes, on-going.	None.
<b>Policy 1.2.1</b> The City shall seek to maximize the protection of environmentally sensitive lands through the nomination of properties for acquisition with Alachua County Forever and other relevant funds.	Yes, on-going.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>Objective 2.1</b> Upon adoption of this Plan, existing levels of wetland acreage and functions within the listed basins (shown on the map entitled Wetland Mitigation Basins that is on file with the Community Development Department and is in the Data &amp; Analysis section of this comprehensive plan element) shall be maintained to the extent feasible through the year 2010.</p>	<p>This objective has not been achieved. Wetland acreage has been lost within the listed basins. Since April 2004, at least 21.5 acres of wetlands have been lost within City limits, and at least 9 acres of wetlands have been created, for an overall loss of 12.5 acres. However, the State of Florida's UMAM (Universal Mitigation Assessment Methodology) requirements for wetland mitigation have been met.</p>	<p>The City Plan Board at its May 12, 2010 EAR workshop expressed concern over wetland losses and recommended that this objective be revised so that the wetland acreage requirement can be met.</p> <p>If the City elects to retain the existing level of wetland acreage, the City could either allow no wetland impacts (which staff does not recommend), or require that any loss of wetland acreage be matched by an equal area of created wetlands. Wetland creation is the least desirable wetland mitigation strategy (Policy 1.1.1 b.3). Rather than require wetland creation, the City could adopt stronger restrictions on wetland impacts. For example, a maximum percentage of wetland area to be impacted (by a development) could be established in the comprehensive plan, with exceptions for low-quality wetlands to be established in the LDRs.</p> <p>Staff recommends adoption of stronger restrictions on wetland impacts in order to reduce the loss of wetland acreage, but does not recommend that wetland creation be required. Revisions within Policy 1.1.1.b. rather than to Objective 2.1 are recommended.</p>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 2.1.1</b> The City shall continue to update, augment and maintain an inventory of wetlands, and adopt land development regulations designed to conserve wetland acreage and preserve natural functions within the listed basins (shown on the map entitled Wetland Mitigation Basins that is on file with the Community Development Department and is in the Data & Analysis section of this comprehensive plan element). When wetlands are unavoidably lost to development, mandatory mitigation shall be required to ensure no net loss of acreage and functions occurs. Mitigation location protocol shall follow Policy 1.1.1 b.5.	The City does not have its own wetlands inventory, but uses wetlands information from outside agencies and provides information to keep these inventories up to date. Development activity has resulted in a net loss of wetland acreage. See above comments on Objective 2.1.	Revise to reflect the fact that the City does not have its own wetlands inventory.
<b>Policy 2.1.2</b> Each basin management plan shall include, if technically and scientifically justifiable, the creation of one or more local mitigation banks or offsite regional mitigation areas in accordance with Section 373.4135, F.S.	No.	See Policy 1.1.1 b.5.
<b>Objective 2.2</b> The City shall improve the quality of stormwater entering City lakes and creeks by requiring development and redevelopment to meet the adopted water quality standards of this Element and the Stormwater Management Element.	See below.	None.
<b>Policy 2.2.1</b> The City shall continue to require stormwater quality treatment facilities for redevelopment of non-residential sites and the Central City District, particularly within stream-to-sink basins.	Yes, adopted regulations apply to all non-residential development but do not specify the Central City District.	Delete reference to Central City District.
<b>Policy 2.2.2</b> The City shall adopt land development regulations that reduce the amount of impervious parking surface allowed within any environmentally significant area, as compared to impervious allowances outside these areas.	Yes.	Revise to reflect that such land development regulations are adopted and in effect.
<b>Policy 2.2.3</b> The City shall continue to have land development regulations that meet or exceed best management practices for stormwater management.	Yes, on-going	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>Policy 2.2.4</b> The City shall adopt land development regulations that require the handling of hazardous materials in such a way as to prevent degradation of the natural environment. At a minimum, this shall be achieved by complying with the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code, which:</p>	<p>The City does not have its own hazardous materials regulations, but complies with the County’s code. However, the City’s land development code requires a wellfield protection permit or a wellfield special use permit for new or existing development within the Murphree Wellfield Protection Zones that will intensify, expand or modify a use directly associated with the storage of hazardous materials.</p>	<p>This policy needs to be revised to better reflect how these County Codes are addressed.</p>
<p>a. Prohibit certain new, hazardous materials facilities and underground storage tank systems from siting within the unconfined zone of the Floridan aquifer;</p>		
<p>b. Prohibit new, hazardous materials facilities from siting within the primary and secondary wellfield protection zones of the Murphree wellfield, and establish requirements for siting of hazardous materials facilities within the tertiary protection zones of the Murphree wellfield. Within the secondary zone, vehicular fuel storage subject to Florida Statutes 376.317 may be allowed.</p>		
<p>c. Require new, Class C and D hazardous materials facilities as identified in the Alachua County Hazardous Materials Management Code to maintain large setbacks from surface waters, wells, and floodplains; and require stringent hazardous materials storage and containment designs, periodic monitoring, inspections, a management plan, fees, and penalties for non-compliance.</p>		
<p><b>Policy 2.2.5</b> The City shall continue to have land development regulations that supplement the standards of the applicable Water Management District to promote the natural cleansing of water in creeks. Such standards include: a. Limiting creek dredging; b. Prohibiting channelization; c. Requiring sedimentation controls during and after construction; d. Protecting creek banks and vegetation; e. Requiring treatment of the first “one inch” of runoff; f. Restoring previously channelized creeks identified for restoration by the City, when feasible.</p>	<p>Items b. and f. have not been adopted in the City’s LDRs. However, these items are intended as supplemental to Water Management District requirements, so water quality is not affected.</p>	<p>Delete sub-policies b. and f.</p>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 2.2.6</b> The City shall maintain an inventory of altered creek segments suitable for restoration to a more natural condition.	The City maintains an inventory of all waterways, both natural and altered. Altered segments may be considered for restoration as funding is available.	None.
<b>Objective 2.3</b> The City shall only permit activities that maintain drinking water resources to meet the demands of population projected for the year 2010.		Revise to clarify language and summarize policies below.
<b>Policy 2.3.1</b> The City shall continue to cooperate with the Alachua County Environmental Protection Department, the Florida Department of Environmental Protection (FDEP), the Water Management Districts, and the Environmental Protection Agency (EPA) and shall support the appropriate agencies with efforts to accomplish the following: <ol style="list-style-type: none"> <li>Identify areas of pollution to surface waters and groundwater;</li> <li>Establish a monitoring program that provides an annual report describing present environmental conditions and cleanup status;</li> <li>Identify parties responsible for polluted areas, and require such parties to mitigate pollution problems.</li> </ol>	Yes, the City is part of the Clean Water Partnership that includes the City (both GRU and general government), Alachua County and FDOT which is dedicated to working with the Gainesville community for healthy waterways.	None.
<b>Policy 2.3.2</b> The City shall allow land uses and facility design within wellfield protection zones (and other “community water system” cones of influence as defined by Fla. Administrative Code Chapter 62550.200 (Drinking Water Standards, Monitoring, and Reporting, Definitions for Public Water Systems) and Chapter 9J-5.003(27) (Definitions, “cone of influence”) and identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series, that are in compliance with the Murphree Wellfield Protection Code.	Yes	None.
<b>Policy 2.3.3</b> The City shall only allow new development in commercial, institutional, and industrial districts to place septic tanks: <ol style="list-style-type: none"> <li>In compliance with Division 3., Wellfield Protection Special Use Permit of the City’s Land Development Code, and if the development is in compliance with the Alachua County Hazardous Materials Management Code.</li> <li>In areas not shown as regulated creek, lake, and wetland areas identified in the Environmentally Significant Land and Resources map series of the Future Land Use Map Series.</li> </ol>	<ol style="list-style-type: none"> <li>Yes.</li> <li>Yes. New septic tanks have to be at least 150 feet from wetlands, creeks, or lakes.</li> </ol>	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 2.3.4</b> The City shall continue to have a water conservation plan consistent with the Water Management Districts' plans (Sec. 373.175 & 373.246, F.S., and Chap. 40C-21, F.A.C.). The plan shall include strategies to deal with emergency conditions, implement public education campaigns regarding the nature of groundwater resources and the need to protect and conserve them, provide a public information program on water reuse systems, and develop potable water rate structures to encourage water conservation.	GRU does not have a formalized water conservation plan document, but has several conservation programs. These include public education, inverted block conservation rates, and rebates for irrigation audits & rain sensor replacements. Also, GRU is actively expanding the water reuse distribution system, does public outreach for reuse at various events, and has a water reuse brochure.	Revise to address water conservation activities without requiring a 'plan.'
<b>Policy 2.3.5</b> Pursuant to Section 373.0395, F.S., Water Management Districts are to map "prime" groundwater recharge areas within the County. Should such areas be identified within City limits, the areas will be mapped and included in the adopted comprehensive plan, and City land development regulations shall be amended to protect such areas if they are not already protected by existing regulations and programs.	This map only became available in 2009.	Revise to refer to Alachua County's map of prime groundwater recharge areas.
<b>Policy 2.3.6</b> Until such time as prime recharge areas are mapped, the City shall use the Floridan Aquifer recharge maps prepared by the St. Johns River Water Management District and the Suwannee River Water Management District (see Environmentally Significant Land and Resources map series within the Future Land Use Map Series). City land development regulations shall be amended to protect such areas if existing regulations and programs do not already protect them.	Yes.	Delete. Obsolete if 2.3.5 is completed.
<b>Policy 2.3.7</b> Final development orders shall require compliance with septic tank rules (Chapter 64E-6, F.A.C.).	Yes, on-going.	None.
<b>Policy 2.3.8</b> The City shall inform the public of the requirements of Section 373.62, Florida Statutes, regarding automatic lawn sprinkler systems.	The City Commission recently adopted a resolution allowing Alachua County to enforce the SJRWMD watering restriction within the City limits.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 2.4</b> The City shall amend its land development regulations as necessary to conserve environmentally significant surface waters; major natural groundwater recharge areas; threatened or endangered or listed (or candidates for being listed) plants, animals and habitats; and prevent the spread of invasive vegetation. The adopted regulations shall be designed to maintain viable populations of these existing plant and animal species and allow development activities which are compatible with identified environmentally significant lands and resources. (See Environmentally Significant Land and Resources map series within the Future Land Use Map Series.)	Yes. Met by a combination of adopted regulations and additional regulations (2010 environmental update, landscape plan update) now under consideration.	None.
<b>Policy 2.4.1</b> The City shall maintain an updated inventory of identified environmentally significant resources identified in the Environmentally Significant Land and Resources map series within the Future Land Use Map Series. If additional resources are identified, these properties shall be subject to regulations keyed to the resource present at the site. The Future Land Use Map Series shall be amended to include these properties.	Yes, on-going.	Revise to clarify language.
<b>Policy 2.4.2</b> The City shall adopt land development regulations that protect identified threatened or endangered or listed (or candidates for being listed) plants, animals or habitats. These regulations shall require developments of parcels within the environmentally significant areas to submit an ecological inventory of the parcel.	Yes, on-going. Sec. 30-309 (Significant ecological communities district) was adopted in 2004, and will be replaced once the 2010 environmental code update is completed.	Revise language to use consistent terminology.
<b>Policy 2.4.3</b> The City shall continue to have guidelines for the design of stormwater basins that require the use of native vegetation and basin slopes suitable for stormwater treatment that promote highly diverse plant and animal habitats, particularly within stream-to-sink basins, and that enhance the hydrological and ecological functions of related wetland areas.	Yes, on-going.	None.
<b>Policy 2.4.4</b> Future road alignments shall minimize their impact on environmentally significant animal habitats.-	Yes, on-going	Revise language from “environmentally significant animal habitats” to “significant plant and wildlife habitat”.
<b>Policy 2.4.5</b> The City shall continue to require construction design consistent with existing terrain by discouraging contouring, cut and fill, or other practices where they might be shown to cause soil erosion.	Yes, on-going.	None.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>Policy 2.4.6</b> The City shall continue to have land development regulations for environmentally significant wetlands, lakes and regulated creeks that require:</p> <ul style="list-style-type: none"> <li>a. Setbacks from regulated creeks, lakes and wetlands;</li> <li>b. Prohibition of development that would cause erosion and sediment pollution to regulated creeks, lakes and wetlands;</li> <li>c. No net increase in the rate of runoff from development sites adjacent to regulated creeks, lakes and wetlands;</li> <li>d. Retention or detention of the first inch of runoff of developments adjacent to regulated creeks, lakes and wetlands, through on-site filtration;</li> <li>e. Retention of vegetation integral to the ecological value of regulated creeks, lakes and wetlands;</li> <li>f. Compliance with the City’s adopted criteria for controlling sediment and erosion;</li> <li>g. Allowance of a transfer of development intensity and density from lower to higher elevations of a site; and</li> <li>h. Prohibition on the installation of all septic tanks.</li> </ul>	Yes, items a through h are implemented in the LDC.	Revise language to remove ‘environmentally significant’ so as to indicate protection for all wetlands, lakes, and regulated creeks.
<p><b>Policy 2.4.7</b> The City shall periodically conduct an inventory of environmentally significant plants, animals, and habitats within at least two city-owned parks or open space parcels; prepare a list of plants, animals, and habitats to protect; and prepare a plan for the maintenance of viable populations of these plants and animals.</p>	Yes, on-going. This function is provided by the Natural Resources Management division of the Parks and Recreation Department.	None.
<p><b>Policy 2.4.8</b> Chemical control efforts by the City to manage pest species shall only include use of chemicals that are safe for wildlife and public health. Chemical control will be used only when non-chemical controls do not abate the pest problem.</p>	Yes, on-going.	None.
<p><b>Policy 2.4.9</b> The City shall coordinate with Alachua County, FDEP and the Water Management Districts to conserve environmentally significant plant communities by submitting relevant land development proposals for review to the Alachua County Environmental Protection Department, the applicable Water Management District, and FDEP for comment and recommendation.</p>	Yes, on-going.	Revise to refer to “significant plant and wildlife habitat”. The proposed environmental ordinance uses this terminology, as does the County.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>Policy 2.4.10</b> The City shall protect floodplains through existing land development regulations that at a minimum:</p> <ul style="list-style-type: none"> <li>a. Prohibit development within the flood channel or floodplain without a City permit;</li> <li>b. Prohibit filling in the flood channel by junk, trash, garbage, or offal;</li> <li>c. Prohibit permanent structures in the flood channel, except for those necessary for flood control, streets, bridges, sanitary sewer lift stations, and utility lines;</li> <li>d. Prohibit the storage of buoyant, flammable, explosive, toxic or otherwise potentially harmful materials in the flood channel;</li> <li>e. Prohibit development within the floodplain that would reduce the capacity of the floodplain;</li> <li>f. Prohibit development that would cause or create harmful soil erosion, stagnant water, and irreversible harmful impacts on existing flora and fauna;</li> <li>g. Limit flood channel uses to agriculture, recreation, lawns, gardens, and parking areas; and</li> <li>h. Limit floodplain uses to launching areas for boats and structures at least one foot above the 100-year flood elevation, in addition to those allowed in the flood channel.</li> </ul>	Yes, on-going.	None.
<p><b>Policy 2.4.11</b> The City’s land development regulations shall protect environmentally significant lands and resources by:</p> <ul style="list-style-type: none"> <li>a. Controlling permissible uses through regulatory overlay districts;</li> <li>b. Providing opportunities for alternative and innovative site development;</li> <li>c. Providing setback and parking standards;</li> <li>d. Providing mandatory mitigation to ensure no net loss of acreage and functions when wetlands are unavoidably lost;</li> <li>e. Allowing for, or requiring the clustering of development away from environmentally significant resources; and</li> <li>f. Restricting on-site waste disposal systems.</li> </ul>	Yes, on-going.	Revise to refer to “significant plant and wildlife habitat”. Such revision will provide clear, standardized terminology for targeted resources.
<p><b>Policy 2.4.12</b> At a minimum, conservation strategies for significant natural communities shall include:</p> <ul style="list-style-type: none"> <li>a. Required conservation of native upland natural communities;</li> <li>b. Installation of native vegetation landscaping and removal of invasive trees and shrubs; and</li> <li>c. Setbacks.</li> </ul>	Yes, on-going.	Revise to refer to “significant plant and wildlife habitat”. Such revision will provide clear, standardized terminology for targeted resources.
<p><b>Objective 2.5</b> The City shall continue existing programs and institute new programs as necessary to maintain air quality levels which comply with county, state and national ambient air quality standards through the year 2010.</p>	Yes.	Revise date.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 2.5.1</b> Adopt citywide regulations restricting or prohibiting the burning of plastics, particularly with regard to local government, institutional, or commercial incineration.	Yes, on-going.	Revise to reflect that this is adopted policy, and that the revised policy should be retained.
<b>Policy 2.5.2</b> The City shall encourage transportation choice by adopting new programs and strategies as may be needed to encourage public transit use, bicycling, walking, and higher urban development densities near neighborhood centers.	Yes, on-going	None
<b>Objective 2.6</b> The City shall continue to promote and practice natural resource conservation and pollution prevention in order to reduce negative impacts on the environment. To accomplish this, the City shall continue to incorporate natural resource-saving and pollution prevention policies in this Element and other elements of the Comprehensive Plan (such as Solid Waste, Future Land Use, and Transportation Mobility).	<i>See Major Issue 2</i>	
<b>Policy 2.6.1</b> The City shall continue to provide customers with education and incentive programs to encourage natural resource conservation and pollution prevention.	Yes, on-going	None
<b>Policy 2.6.2</b> The City shall establish by 2003 a Green Building Program in order to encourage environmentally friendly and energy-efficient construction.	<i>See Major Issue 2</i>	
<b>Objective 3.1</b> The total percentage of tree canopy coverage within the City shall not fall below the 1994 percentage of tree canopy, as estimated by the City Manager or designee, except in the event of natural catastrophe.	Yes, on-going.	Update to reflect new tree canopy inventory completed in 2005. Revise to require total percentage to be within 5 percent of baseline.
<b>Policy 3.1.1</b> The City shall continue to plant at least 400 trees (or 650 inch-diameters at chest height) within City limits annually, and encourage developers and citizens to plant at least 600 trees annually. At least 75 percent of the trees should be native to north Florida.	<i>See Major Issue 8</i>	

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>Policy 3.1.2</b> The City shall adopt land development regulations for new development that require the following:</p> <ul style="list-style-type: none"> <li>a. Use of native and drought-tolerant plants (“xeriscape”) and a reduction in allowable turf area;</li> <li>b. Energy conservation through tree and shrub canopy requirements in the Land Development Code that result in shade for buildings and pavement;</li> <li>c. Species diversity in new plantings (no more than 50 percent of any one genus on any site plan except those within airport flight paths, or except for street tree plantings, which, on a given street should be uniform with respect to genus, size and shape; however, street tree diversity is to be attained citywide, even though it may not be attained on an individual street) to reduce the effect of loss of a tree species due to insect or disease outbreaks; and</li> <li>d. A plan for the removal of invasive trees and shrubs shall be submitted at the time of final development review.</li> </ul>	Yes.	None.
<p><b>Policy 3.1.3</b> The City shall continue to require that removal of regulated trees that are not subject to development plan approval shall be mitigated by on or off-site tree planting (or an equivalent exaction of fees).</p>	Yes	Revise to remove ‘that are not subject to development plan approval’.
<p><b>Policy 3.1.4</b> By 2003, the City shall prepare tree-lined streetscape guidelines which require the preservation and establishment of tree-lined streets and compatibility with existing infrastructure. In order to promote compatibility with infrastructure, strategies such as placing overhead utilities underground, using aerial (or tree) cabling, planting trees that are compatible with overhead utilities and reserving street right-of-way for trees shall be implemented, when economically feasible. All trimming within the public right-of-way shall use the National Arborist Association’s approved tree-pruning practices to minimize the physical and aesthetic harm to trees that must be pruned.</p>	Yes, the City Beautification Board adopted street design guidelines in 2003.	Review this policy and associated guidelines after adoption of the landscaping code update, which is currently under consideration.
<p><b>Policy 3.1.5</b> The City shall continue to remove invasive trees and shrubs from its rights-of-way and property and to inform private property owners of the benefits of removing invasive vegetation.</p>	Yes, on-going.	None.
<p><b>Policy 3.1.6</b> The City shall continue to exclude invasive vegetation from plant material permitted in landscape plans.</p>		This policy is redundant and should be removed.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.1.7</b> The City shall continue to have land development regulations that protect heritage and champion trees as an important community resource. The regulation at a minimum shall include: a. Variances from land development regulations to save and preserve trees; b. Levy of fines for the unlawful removal of trees as provided by the Code of Ordinances; and c. Setback requirements to protect trees before, during and after construction.	Yes.	Update language to delineate protection for all trees and special protection for heritage and champion trees.
<b>Objective 4.1</b> The City shall participate in an environmental monitoring program designed to identify problems and trends in local air, surface water, groundwater, and plant and animal habitat quality. This program shall also be used to evaluate the effectiveness of protective regulations.	This was not implemented, and is redundant with the on-going work of the City and County environmental programs.	Delete policy.
<b>Policy 4.1.1</b> The City shall work with the Alachua County Environmental Protection Department and other appropriate organizations to design and implement a comprehensive and on-going monitoring program for Gainesville’s environmental resources. This program should have at least an urban area scope and shall produce a “state of the environment” report at least every five years.	This was not implemented, and is redundant with the on-going work of the City and County environmental programs.	Delete policy.
<b>Objective 4.2</b> The City shall identify pollution problems and parties responsible, and establish strategies to mitigate, remediate, or assist in the mitigation or remediation of these problems in all watersheds within Gainesville’s city limits. In consideration of the importance of water quality of the creeks in our community, priority shall be given to improving the quality of water entering Sweetwater Branch, Tumblin Creek and Hogtown Creek.	As stated below, yes.	None.
<b>Policy 4.2.1</b> By 2003, the City shall submit a National Pollutant Discharge Elimination System (NPDES) permit application to FDEP in order to improve surface water quality.	Yes, the permit was submitted in 2003 and renewed in 2007. The current permit will run through 2012.	Revise language to indicate need to periodically renew permit.
<b>Policy 4.2.2</b> The City shall continue to explore projects for improving water quality, including the study of sedimentation problems, in the Hogtown Creek watershed with the goal of reducing sediment accumulation in the vicinity of NW 34th Street by 2010.	<i>See Major Issue 8</i>	
<b>Policy 4.2.3</b> The City shall continue to explore projects for improving water quality in Tumblin Creek that are identified in the City of Gainesville Master Stormwater Plan.	Yes, on-going.	None.
<b>Policy 4.2.4</b> To enhance the quality of water entering Sweetwater Branch, the city will construct a master stormwater basin to treat flow from downtown Gainesville.	This project is underway.	Revise language to provide continuing support for the Depot Park and any other Sweetwater Branch stormwater projects.

**City of Gainesville DRAFT Evaluation and Appraisal Report****Appendix B Element Matrices – Conservation, Open Space, and Groundwater Recharge Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 4.2.5</b> The City shall coordinate with the Alachua County Environmental Protection Department and other governmental entities in identifying pollution problems and providing documentation and other relevant assistance as appropriate and feasible towards the mitigation and remediation of pollution problems, including assistance as necessary in cases where sanctions may be imposed for violations of applicable environmental regulations.	Yes, on-going.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Recreation Element

#### Recreation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1:</b> The City shall maintain the minimum level of service (LOS) standards, park design standards and the Park and Facility Substitution Standards throughout the planning time frame.	Yes, ongoing.	
<b>1.1.1</b> The City shall maintain LOS standards adopted in Table 1, the park design standards described in the Recreation Element and the Park and Facility Substitution Standards of the Recreation Element.	Yes, ongoing.	Review the level of service standards (Exhibit 1) to consider amending them by adding and/or deleting facilities or switch to an acreage based standard.
<b>1.1.2</b> The City shall maintain a computer inventory of all recreation and open space sites with actual or potential public access. This inventory shall include site acreages, facilities and condition of facilities, surveys of actual usage and the most recent inventory dates.	Yes, ongoing.	None.
<b>1.1.3</b> The City shall continue to use the criteria described by the “Land Acquisition” portion of the Recreation Element and use such criteria for prioritizing land acquisitions for parks. These criteria include: <ul style="list-style-type: none"> <li>• <b>Population Density</b> Parcels near high population densities;</li> <li>• <b>Proximity to Existing Parks</b> Parcels that are remote from existing parks;</li> <li>• <b>Access to Environmentally Significant Open Space</b> Parcels that improve public access to environmentally significant open space;</li> <li>• <b>Trail Access</b> Parcels that are served by an existing or potential recreational trail;</li> <li>• <b>Greenbelt Value</b> Parcels that would serve as a component in a greenbelt system;</li> <li>• <b>Connectivity</b> Parcels useful in connecting or extending the size of existing parks or open spaces;</li> <li>• <b>Multiple Use</b> Parcels able to provide active and passive forms of recreation, as well as conservation of natural resources;</li> <li>• <b>Rarity and Diversity</b> Parcels that contain rare or diverse forms of environmental or historical features, or a combination of these features;</li> <li>• <b>Ecosystem Preservation</b></li> </ul>	Yes, ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Recreation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>Parcels necessary for preserving the integrity of an important ecosystem;</p> <ul style="list-style-type: none"> <li>• <b>Cost</b> Parcels that are relatively low in acquisition and maintenance cost;</li> <li>• <b>Willingness to Sell</b> Parcels with an owner willing to sell all or part of the rights to the parcel;</li> <li>• <b>Development Pressure</b> Parcels that are likely to be developed in the near future;</li> <li>• <b>Jurisdiction</b> Parcels within or near the boundaries of the City; and •</li> <li>• <b>Environmental Degradation</b> Parcels able to accommodate recreation without degrading environmentally significant features</li> </ul>		
<p><b>1.1.4</b> The City shall continue to use the following criteria to rank recreation capital improvements within the Capital Improvements Element.</p> <p><b>Degree of Deficiency</b>  <i>A. Largest Absolute Deficiency.</i> Those areas with the highest acreage or facility deficiency are prioritized  <i>B. Lowest Current Level of Service.</i> Those areas with the lowest current level of service are prioritized. Implicit in both “A” and “B” is the need to prioritize urban area facilities before quadrant facilities.</p> <p><b>Proximity to Similar Facilities</b>  Those dysfunctional or deficient facilities which are at least one mile from the same type facilities are prioritized. This distance can include hazard-oriented barriers such as major roadways, as well as geographical distance.</p> <p><b>Program Dependency</b>  Those dysfunctional or deficient facilities which are necessary for the provision of the largest number of needed recreation programs are prioritized. Includes pools, basketball courts and all parks.</p> <p><b>Park Reclassification</b>  Those dysfunctional or deficient facilities which enable the park to be reclassified to the next higher park type, in an instance where the higher park type is needed by the area, are prioritized.</p> <p><b>Urban Area Deficiency</b>  Urban area facilities that are deficient are prioritized. Urban area facilities include 50-meter pools, sports-complexes, and local nature parks.</p> <p><b>Recent Park Acquisition</b>  A new project at a park may be within the same area as another park of the same type. If</p>	<p>Partially achieved. This will be addressed in an upcoming Parks, Recreation and Cultural Affairs Master Planning Process.</p>	<p>None.</p>



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Recreation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
this other park was acquired over the past three years, the new project is de-prioritized.		
<b>1.1.5</b> In instances where the City or new residential developments are unable to comply with Objective 1.1, compliance with the substitution system described by the “Park and Facility Substitution” portion of the Recreation Element shall be required.	Partially achieved. This will be addressed in an upcoming Parks, Recreation and Cultural Affairs Master Planning Process.	None.
<b>Objective 1.2:</b> Establish mechanisms for the efficient design and maintenance of city-owned community, neighborhood, mini, sports-complex, and nature parks to maximize the enjoyment of such parks by park users.	Yes, ongoing.	
<b>1.2.1</b> Site plans shall be developed for proposed city-owned community, neighborhood, mini, sports-complex, and nature parks, in accordance with the park design standards described in the Recreation Element Review criteria shall include safety, traffic circulation, emergency communication and service, conservation or restoration of natural features, desires expressed by park users and nearby property owners, minimization of operation and maintenance costs, facility hazard or obsolescence, durability, minimization of liability due to accident, and multiple-use potential. The review shall be in accordance with adopted procedures for public review and suggestions. The review shall result in the filing of a report to the City Commission describing the improvements called for by the review and the estimated cost of the improvements. The City shall incorporate any approved capital improvements into the Capital Improvements Element for implementation.	Yes, ongoing.	None.
<b>1.2.2</b> By 2006, the City shall seek to maintain all recreational facilities in at least “good” condition as defined in the “Condition of City Recreation Facilities” portion of the Recreation Element. The City shall incorporate the capital improvements necessary to attain this standard into the Capital Improvements Element for implementation.	The Department has a site inspection program to insure that facilities are in “good” condition.	Policy 1.2.2 needs a new target date.
<b>1.2.3</b> New recreational facilities shall be constructed in accordance with standards described by the “Minimum Facility Design Standards” portion of the Recreation Element.	Yes, ongoing.	None.
<b>Objective 1.3:</b> Eliminate conflicts and maximize coordination among service providers in the planning and management of recreation and open space within the urban area to maximize efficiency and equity in the provision and funding of recreation services.		
<b>1.3.1</b> By 2004, the City shall prepare a report describing the feasibility of coordinating City and County recreation planning and management services for the urban area. If deemed feasible, such coordination shall be implemented and arranged with Alachua County.	Yes. The report was implemented in 2005.	Policy 1.3.1 needs revised language to indicate that the City and County will continue to coordinate recreation planning and management services for the urban

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Recreation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
		area.
<b>1.3.2</b> By June 2004, the City shall adopt and use criteria to evaluate requests for funding by outside agencies engaged in providing recreation services. The criteria shall include (1) assurance that such services do not duplicate services available elsewhere and (2) assurance that such services do not detract from the City's own recreation program. The City Commission shall refer all such requests to the Public Recreation Board for a recommendation prior to taking action on the funding request.	No. The City does not provide funding to outside agencies that provide recreation services.	Delete the policy.
<b>1.3.3</b> By 2004, the City shall reach an interlocal agreement with SBAC regarding public use of school facilities for recreational purposes.	Individual agreements with specific school sites have been developed and will continue to be site specific.	Revise for either a new target date or acknowledge agreements with individual schools.
<b>1.3.4</b> The City shall seek the joint use of recreation facilities with other public providers such as the SBAC, Alachua County and the State of Florida, wherever possible, in order to minimize public investments needed to provide needed recreational facilities.	Yes, ongoing.	None.
<b>1.3.5</b> The City shall prepare contracts and cooperative agreements with semi-private and private entities to provide recreation facilities, maintenance and programs, particularly programs designed to meet the recreational needs of youth. Such agreements shall include private sponsorships, community service projects and establishment of a civilian conservation corps.	Yes, ongoing.	None.
<b>Objective 1.4:</b> Disposal or sale of city-owned land or facilities shall not be detrimental to important recreational needs.		
<b>1.4.1</b> Prior to the disposal of non-recreational city-owned land or facilities, the City shall prepare a report that evaluates the potential use of such land or facilities for recreation, and whether such land or facilities are needed to maintain or enhance the standards described in Objective 1.1.	Yes, ongoing.	None.
<b>1.4.2</b> The City shall prepare a report for the City Manager recommending the disposal of, or adaptive reuse of recreation facilities or properties that are no longer serving recreational needs. Such a report shall be prepared on a case by case basis.	Yes, and the reports will be prepared as needed.	None.
<b>1.4.3</b> Proceeds from the disposal or sale of any city-owned recreation and park properties shall be used for recreation and park infrastructure enhancements and improvements.	Yes, ongoing.	None.
<b>Objective 1.5:</b> The City shall continue to use a user fee system for City recreation programs and		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Recreation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
facilities that shall favor City residents and that shall not be an obstacle to low-income City residents.		
<b>1.5.1</b> Except in the context of a City-County cooperative agreement, softball, swimming, and other fee-based recreation and nature park programs shall be designed, administered and priced so as to give preference to City residents over non-city residents.	Yes, ongoing.	None.
<b>1.5.2</b> Certain specialized recreation facilities and programs used by a relatively small proportion of recreation users, such as golf courses and water theme parks, shall be provided and generally offered on a fee-for-service basis aimed at financial self-sufficiency.	Yes, ongoing.	None.
<b>1.5.3</b> The City shall establish fee waiver reductions to ensure that lower income City residents/youth are not deprived of recreation services because of financial limitations.	Yes, ongoing.	None.
<b>Objective 1.6:</b> Improve access to parks for all categories of users		
<b>1.6.1</b> By 2002, all City community parks shall provide bicycle and pedestrian access meeting Traffic Engineering standards along all arterials that serve the parks, except where right-of-way does not exist along such arterials. When justified by transit demand estimates, each community park shall also be regularly served by the City bus system.	Yes, ongoing.	Policy 1.6.1 needs revised language to say the City will continue to implement the policy.
<b>1.6.2</b> The City shall continue to utilize Land Development Regulations requiring the provision of public trails that pass through or are adjacent to new developments. In addition, the City shall continue to study the feasibility of using publicly owned (but undeveloped) dedicated road rights-of-way for recreational use.	Yes, ongoing. Staff recommends connection to sidewalks and trails that pass through or are adjacent to new developments during development plan review, in accordance with policies that promote walkability and connectivity.	None.
<b>1.6.3</b> Safe access to parks shall be incorporated into park construction and road improvement projects through City Land Development Regulations that minimize the need to use or cross major roads at grade.	Yes, ongoing.	None.
<b>1.6.4</b> All community and neighborhood parks shall continue to be designed to provide recreational facilities, programs, and access to the handicapped/disabled, elderly and other individuals with physical limitations.	Yes, ongoing.	None.
<b>Objective 1.7:</b> The development of recreation programs for youth is the most important recreational priority. Given this, the City shall establish youth recreation programs sufficient to meet the unmet needs for such programs by city youth.		

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Recreation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.7.1</b> The City shall continue to coordinate with the University of Florida and SBAC, a recreational tutorial after-school program for elementary and middle school-aged city youth.	Yes, ongoing.	None.
<b>1.7.2</b> The City shall establish contracts and cooperative agreements, as described in Policy 1.3.5, for the improvement of youth recreation programs.	Yes, ongoing.	None.
<b>Objective 1.8:</b> The City shall strive to provide funding to maintain or exceed the minimum level of service standards and create a sustainable economic base for recreation by the year 2010.		
<b>1.8.2</b> The City shall continue to seek monies from a wide variety of funding sources including grants and joint public-private partnerships.	Yes, ongoing.	None.
<b>1.8.3</b> The City shall seek various funding sources including, but not limited to, general bond issues, recreation impact fees, utility fee transfers and recreation park tax districts.	Yes, ongoing.	None.
<b>Objective 2.1:</b> A trail network, shall be established by the acquisition and development of proposed and existing parks in a manner that promotes the establishment of such a network. The trail network should include paved and unpaved trails along water bodies, utility corridors, and rail corridors that link environmentally significant natural areas, parks, neighborhoods, schools, shopping areas, cultural centers and job centers to each other and which provide safe and pleasant public access for all citizens, including seniors, children, and the disabled.		
<b>2.1.1</b> The City shall continue to use the criteria described in Policy 1.1.3 to prioritize sites that can be integrated into the trail network identified in Objective 2.1.	Yes, ongoing.	None.
<b>2.1.2</b> The City shall continue to enforce Land Development Regulations that promote the establishment of the trail network described in Objective 2.1. Private developments falling within the network shall be required to promote the linear integrity of the network.	Achieved and ongoing through Section 30-308 (Greenway district) and comprehensive plan policies that promote walkability and connectivity.	Consider adding language to note that comprehensive plan policies also promote the establishment of the trail network described in Objective 2.1.
<b>2.1.3</b> The City shall continue to develop public access trails or boardwalks along publicly owned segments of Hogtown Creek.	Yes, ongoing.	None.
<b>2.1.4</b> Where possible, provide barrier-free public access to all recreation and nature sites through the provision of handicapped parking and access.	Yes, ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Recreation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>2.1.5</b> Trailheads and associated facilities such as automobile and bicycle parking, comfort stations and handicapped facilities should be provided at strategic conjunctions of two or more greenways.	Yes, ongoing.	None.
<b>2.1.6</b> When acquiring lands for trails priority shall be given to parcels, which facilitate the connection of two or more trails.	Yes, ongoing.	None.
<b>Objective 2.2:</b> Acquire, design and manage parks to preserve existing natural features and their functions as described by the “Environmental Management of Public Parks & Open Spaces” portion of the Conservation, Open Space and Groundwater Recharge Element.		
<b>2.2.1</b> The City shall continue to use the park acquisition criteria described in Policy 1.1.3 in order to place a high priority on restoring and preserving significant natural features.	Yes, ongoing.	None.
<b>2.2.2</b> The City shall continue to use policies based on the “Environmental Management of Public Parks & Open Spaces” portion of the Conservation, Open Space, and Groundwater Recharge Element in order to preserve the natural features of existing City parks.	Yes, ongoing. The land development code is currently in the process of being updated to protect additional natural features.	None.
<b>2.2.3</b> The City shall continue to use Land Development Regulations based on the “Environmental Management of Public Parks & Open Spaces” portion of the Conservation, Open Space and Groundwater Recharge Element to maintain the integrity of parks by protecting existing parks from undesirable encroachments such as incompatible land uses, visual disamenities, and noise.	Yes, ongoing. The Land Development Code is currently in the process of being updated to protect additional natural features.	None.
<b>Objective 3.1:</b> Develop programs that increase citizen awareness of urban area natural features and parks and that obtain citizen input on current and future recreational needs.		.
<b>3.1.2</b> By June 2002, the Public Recreation Board and the Nature Centers Commission shall submit an annual report to the City Commission prior to the annual update of the capital improvements program. The report shall assess progress toward implementation of this Element and make recommendations for the coming fiscal year.	Yes, but it is City Staff that provides quarterly updates that are posted on our city web-site.	Change from Boards being responsible to City Staff being responsible.
<b>Objective 3.2:</b> Develop recreation plans consistent with neighborhood desires for each City quadrant.		
<b>3.2.1</b> Minimum LOS standards described in Objective 1.1 shall be adapted to meet the needs and desires of the residents of affected neighborhoods. This shall be attained, in part, by	Yes, the facility substitution criteria are in place to adapt to specific neighborhood needs. The Parks, Recreation, Cultural	Subject to the results of the Master Planning Process, which is scheduled to occur over the next two years.

**City of Gainesville DRAFT Evaluation and Appraisal Report****Appendix B Element Matrices – Recreation Element**

<b>Objective or Policy</b>	<b>Objective or Policy Achieved?</b>	<b>Recommended Changes</b>
using the facility substitution criteria as described by the “Facility Substitution” portion of the Recreation Element.	Affairs staff meets with neighborhoods to discuss what they want in a recreation facility. However, this will be further addressed in an upcoming Parks, Recreation and Cultural Affairs Master Planning Process.	
<b>3.2.2</b> The Recreation and Parks Department shall continue to use two-way communication tools including park user surveys, design charrettes and public hearings to design parks and programs meeting the needs of park users.	Achieved and ongoing; however this will be further addressed in an upcoming Parks, Recreation and Cultural Affairs Master Planning Process.	Subject to the results of the Master Planning Process, which is scheduled to occur over the next two years.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Historic Preservation Element

#### Historic Preservation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1</b> The City shall continue to update the historic, archaeological and cultural resource base survey.		
<b>1.1.1</b> The City shall continue to expand its inventory of historic properties by preparing new Florida Site Files for previously undocumented properties and updating existing site files for properties that have undergone alterations or demolitions.	Yes. Ongoing inventory analysis. The native chert buildings have been surveyed and a multiple-property thematic local nomination is anticipated. The University Heights Historic Districts -North & South FMSF forms have been updated.	None.
<b>1.1.2</b> The City shall identify archaeologically sensitive areas within the City of Gainesville.	Yes. Pending environmental ordinance includes archaeologically sensitive areas.	None.
<b>1.1.3</b> The City shall coordinate with groups that are surveying and identifying cemeteries in Gainesville.	No. The Evergreen Cemetery Board never moved forward with survey and registration.	Delete Policy 1.1.3
<b>Objective 1.2</b> The City shall increase the number of historic resources listed in the Local or National Register of Historic Places.		None.
<b>1.2.1</b> The City shall continue to study and re-evaluate the levels of significance of potential historic districts for listing in the Local or National Register of Historic Places.	Yes. The University Heights Historic Districts– North and South were listed on the Local Register of Historic Places. Listing on the National Register of Historic Places is pending. The N.W. 5 <sup>th</sup> Avenue neighborhood was surveyed and found to be eligible as a locally nominated historic district. The University of Florida’s Historic District was expanded in 2006 (6 contributing & 13 noncontributing buildings) The City should resurvey the Downtown, Golfview and Hibiscus Park neighborhoods. In addition, the City should evaluate and survey subdivisions built in the 1940s – 1960s for potential historic district status.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Historic Preservation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.2.2</b> The City shall continue to evaluate the eligibility of individual historic resources for listing in the Local or National Register of Historic Places.	Yes. The Baldwin House is listed on the Local Register of Historic Places. The local listing process is almost complete on the A. Quinn Jones House and the Old Gainesville Depot, and approval is anticipated. The City has identified at least 20 properties which merit evaluation for listing on the Local or National Register of Historic Places.	None.
<b>1.2.3</b> By 2003, the City shall survey and nominate to the National Register of Historic Places Gainesville’s “native stone” buildings.	Yes. The native chert buildings have been surveyed and a multiple-property thematic local nomination is anticipated.	Delete date.
<b>Objective 1.3</b> The City shall reduce the number of historic resources in need of stabilization and rehabilitation on an annual basis.		
<b>1.3.1</b> The City shall continue to study and, where necessary, amend its land development regulations to include incentives that encourage historic preservation.	Yes. Anticipated completion in 2010. Partnership with the University of Florida’s College of Law, Department of Governmental Responsibility to revise the historic preservation regulations in the Land Development Code.	None.
<b>1.3.2</b> The City shall study the use of other legal tools, such as preservation easements, to protect historic and archaeological resources.	No. Policy not achieved.	Delete Policy 1.3.2
<b>1.3.3</b> The City shall continue to review building, fire and housing codes to identify regulations that restrict the use and rehabilitation of historic structures. Where possible, the City shall amend codes to encourage the use and rehabilitation, relocation to another site for reuse, selective dismantling for reuse, and, only as a last resort, demolition of historic structures.	Yes. Chapter 6 of the Land Development Code, Appendix A – Building and Fire Codes for Historic Buildings provide alternative building regulations for preserving, restoring or rehabilitating historic buildings or structures.	None.
<b>1.3.4</b> The City shall continue to ensure enforcement of the Historic Preservation/Conservation Ordinance, by procedures such as requiring the posting of a copy of an approved Certificate of Appropriateness (COA) application along with a building or demolition permit, and requirement of an after-the-fact COA for fee, according to a schedule.	Yes. A procedure requiring posting of a COA during construction, code enforcement of violations in the Historic District without a COA and an after-the-fact COA fee have been implemented.	Delete Policy 1.3.4



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Historic Preservation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.3.5</b> By 2003, the City shall prepare a conservation district overlay ordinance and identify distinctive neighborhoods in Gainesville for inclusion. The conservation overlay shall seek to preserve those neighborhoods from significant alterations of architectural features through adoption and implementation of policies to be placed in the Land Development Regulations.	Yes. A Heritage Overlay program that has been approved requires voluntary neighborhood action.	Delete Policy 1,3.5
<b>1.3.6</b> The City shall inventory threatened historic structures in the Pleasant Street, Northeast, Southeast and University Heights Historic Districts.	Yes. A list is maintained of historic structures that are threatened.	None.
<b>1.3.7</b> The City shall target a portion of its Community Development Block Grants toward historic districts such as the Pleasant Street and NW Fifth Avenue neighborhoods to better leverage existing resources.	Yes. Rehabilitation funds are used to repair code violations in the Pleasant Street Historic District and the N.W. 5 <sup>th</sup> Avenue neighborhood.	None.
<b>Objective 1.4</b> Ensure that the City's land use, housing, transportation, and economic development policies are consistent with and facilitate historic preservation.		
<b>1.4.1</b> By 2004, the City shall identify commercial areas in Gainesville appropriate for designation as a "Florida Main Street Community."	No. Policy not achieved.	Delete date.
<b>1.4.2</b> The City shall encourage Santa Fe Community College to develop a master plan for its downtown campus to ensure that future development is sensitive to the historic character of the Pleasant Street Historic District.	No. The City of Gainesville has met several times with Santa Fe College in an attempt to coordinate the City's plan for the historic neighborhood and the College's Master Plan for their Downtown Campus. To date, the Santa Fe College has not officially provided the City with a copy of the Master Plan for the Downtown Campus. The lack of coordination has resulted in the two houses that were contentious for several years in the Pleasant Street Historic District falling into total disrepair (demolition by neglect). These houses were eventually removed from the sites in 2009.	None.
<b>1.4.3</b> The residential character of an historic district, as defined by the National Register jurisdictional line, shall be protected from encroachment of by incompatible non-residential uses.	No. Policy not achieved.	Delete Policy 1.4.3

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Historic Preservation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.4.4</b> The character of an historic district shall be protected from encroachment of incompatible uses.	No. Policy not achieved.	Delete Policy 1.4.4
<b>Objective 1.5</b> The City shall develop a program that increases public and private involvement in the preservation, protection, enhancement and support of historic, archaeological and cultural resources.		
<b>1.5.1</b> The City shall coordinate with for-profit and not-for-profit organizations to help defray the cost of preserving historic and archaeological resources.	Yes. The City has coordinated with Historic Gainesville, Inc. & the Alachua County Historic Trust: Matheson Museum, Inc. to promote preservation and archaeological resources. Helping with defraying costs is difficult in this economy.	None.
<b>1.5.2</b> The City shall increase public awareness that parks, landscapes and gardens may constitute historic resources.	No. Policy not achieved.	None.
<b>Objective 2.1</b> The City shall provide education to citizens on awareness, value, use and protection of historic and archaeological resources.		
<b>2.1.1</b> The Historic Preservation Board shall coordinate with other historic preservation organizations to conduct annual informational workshops on historic preservation.	Yes. The Historic Preservation Board coordinates with Historic Gainesville, Inc. to conduct informational sessions on City processes, and provides educational material and technical workshops for the homeowner on rehabilitation.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Historic Preservation Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>2.1.2</b> The City shall produce, and make accessible, educational materials on the preservation of historic and archaeological resources.	Yes. The City’s historic preservation page on the City’s website at <a href="http://planning.cityofgainesville.org">planning.cityofgainesville.org</a> is the primary educational portal with comprehensive City history, processes and forms, maps, guidelines for owners and a large list of related websites for research, repairs and knowledge. Adopted in 2001, the <i>Historic Preservation Rehabilitation and Design Guidelines</i> , a nearly 300-page document that provides advice and assistance to property owners, building and city officials on the purpose of maintaining, rehabilitating and preserving historic buildings. The “Living In A Historic District” brochure was updated as was the COA form and requirement sheets in order to provide owners with more information on process and the tax advantage of living in historic districts.	None.
<b>2.1.3</b> The City shall work with state and local governmental organizations, the University of Florida and other interested parties to promote historic preservation.	Yes. The City partners with Historic Gainesville, Inc. & the Alachua County Historic Trust: Matheson Museum, Inc. to promote preservation. There is a strong internship partnership with the University of Florida’s College of Law and College of Design, Construction and Planning.	None.
<b>2.1.4</b> Develop and maintain a list of historic properties that are threatened by demolition by neglect.	Yes. Develop and maintain a list of buildings that are threatened by demolition by neglect.	None.
<b>Objective 2.2</b> The City shall develop a program that supports, enhances and encourages public awareness of historic tourism as an economic benefit to Gainesville.		

**City of Gainesville DRAFT Evaluation and Appraisal Report****Appendix B Element Matrices – Historic Preservation Element**

<b>Objective or Policy</b>		<b>Objective or Policy Achieved?</b>	<b>Recommended Changes</b>
2.2.1	The City shall work with the Gainesville Area Chamber of Commerce, the Alachua County Office of Tourist Development, the Downtown Redevelopment Agency, other local governments, and other organizations to promote historic tourism.	No. Policy not achieved.	None.
2.2.2	The City shall revise the Historic Preservation/Conservation Ordinance to include historic tourism as a part of the City's historic preservation program.	No, but anticipated. The Preservation/Conservation ordinance is in the process of being revised and will include historic tourism.	None.

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Potable Water and Wastewater Element**

## Potable Water and Wastewater Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1:</b> Water and wastewater services shall be provided at adequate levels of service (LOS) to meet the needs of existing and future populations.	Partially, and ongoing.	<i>See also Table 1, Major Issue 8.</i>
<b>1.1.1</b> The following LOS standards shall be adopted for potable water: <ul style="list-style-type: none"> <li>a. Maximum Day (Peak) Design Flow: 200 gallons daily demand per capita;</li> <li>b. Storage Capacity: 1/2 of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power;</li> <li>c. Pressure: The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions;</li> <li>d. The City shall reserve potable water capacity for the annual water demand projected by the City for the University of Florida and the power plants.</li> </ul>	Yes, but the City is missing a LOS standard for water supply. <i>See also Table 1, Major Issue 8.</i>	Amendments to water treatment plant capacity LOS based on updated data and analysis.
<b>1.1.2</b> The following LOS standards shall be adopted for wastewater services: Average Day Standard: 113 gallons daily flow per capita. Peak Standard: 123 gallons daily flow per capita;	Yes, and ongoing.	None.
<b>1.1.3</b> The City shall maintain forecasts of plant flow requirements and provide for plant capacity and other facility expansions in GRU's annually-updated, five-year capital budget to meet the LOS standards.	Yes, and ongoing.	None.
<b>1.1.4</b> The City shall perform ongoing evaluations and studies to determine the water and wastewater systems' needs to meet the requirements of existing and future customers, with the LOS standards to be employed as minimum criteria. The City shall provide financial resources in GRU's operating and annually-updated, five-year capital budgets to renew, replace, improve and maintain the systems in accordance with prudent utility practice as defined in the Utilities System Revenue Bond Resolution (adopted June 6, 1983).	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Potable Water and Wastewater Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.1.5</b> The City shall not commit to provide water or wastewater service if sufficient capacities or facilities to serve the proposed project cannot be made available at the time that the system impacts of the project will occur. The City shall maintain, as part of its Concurrency Management System, records of the expected amount of system demand from projects to which commitments are made and expected project lead and completion times in order to monitor capacity and facility requirements.	Yes, and ongoing.	None.
<b>1.1.6</b> Every five years, the City shall hire independent and qualified consulting firms to evaluate the condition of the water and wastewater systems and the adequacy of the financial and facilities planning performed to maintain the system.	Yes, and ongoing.	None.
<b>Objective 1.2:</b> The City shall continue to upgrade and expand water/wastewater facilities, as shown in the policies below and in the 5-Year Schedule of Capital Improvements, to meet established LOS standards. The City shall give priority to correcting existing deficiencies in levels of service prior to expanding facilities to new, unserved areas.	Yes, and ongoing.	Add new policies under the objective, as needed, to reflect water/wastewater capital improvements projects.
<b>1.2.1</b> The Kanapaha Water Reclamation Facility capacity shall be increased to 14.9 mgd by the end of FY 2002/2003, as shown in the 5-Year Schedule of Capital Improvements.	Yes.	Delete policy because the capacity has been increased.
<b>Objective 1.3:</b> The City shall provide potable water and wastewater services throughout the urban area in an efficient and economical manner, with the cost of service expansion being borne by those requiring such expansion. Upon Plan adoption, the City of Gainesville, as the urban area service provider of potable water and wastewater through Gainesville Regional Utilities, shall coordinate the extension and increases in capacity of potable water and wastewater facilities outside of city limits through policies established in the Alachua County Comprehensive Plan.	Yes, and ongoing.	None.
<b>1.3.1</b> In order to discourage urban sprawl, Gainesville Regional Utilities shall extend potable water and wastewater facilities outside city limits in accordance with policies in the Alachua County Comprehensive Plan.	Yes, and ongoing.	None.
<b>1.3.2</b> The City shall encourage development of property in close proximity to existing service areas through the continued use of appropriate economic incentives concerning the extension of water and wastewater services as listed below: a. The City shall continue its policy of having all new water and wastewater service connections pay the fully allocated cost of the treatment facilities required to serve them in the form of plant connection fees, and the cost of distribution or collection	Yes, and ongoing.	None.

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Potable Water and Wastewater Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>facilities, unless the service is on a developer-installed system;</p> <p>b. The City shall continue its policy of having development contribute the water and wastewater distribution and collection system internal to a development. Contributions in aid of construction are paid if the City does not project an adequate return on investment for water distribution or wastewater collection system extensions;</p> <p>c. The City shall continue its policy that all facilities constructed and contributed to the utility system must be approved, inspected and built to City standards.</p>		
<p><b>1.3.3</b> The City shall not reserve potable water or wastewater capacity outside of city limits without a determination that the development order is consistent with the Future Land Use Element of Alachua County.</p>	Yes, and ongoing.	None.
<p><b>Objective 1.4:</b> The use of existing water and wastewater facilities shall be maximized by adopting the following policies:</p>	Yes, and ongoing.	None.
<p><b>1.4.1</b> All new developments at equivalent residential densities greater than 2 units per acre that require potable water, within the City of Gainesville, shall be required to connect to the centralized potable water system except as specified in Policy 1.4.5. Equivalent development densities shall be determined as estimated by Gainesville Regional Utilities.</p>	Yes, and ongoing.	None.
<p><b>1.4.2</b> All new developments at equivalent residential densities greater than 2 units per acre that require wastewater treatment, within the City of Gainesville, shall be required to connect to the centralized wastewater system except as specified in Policies 1.4.4 and 1.4.5. Equivalent development densities shall be determined as estimated by Gainesville Regional Utilities. Non-residential development proposed to be on septic tanks must demonstrate that it will not dispose of toxic, hazardous, or industrial waste in the septic tank.</p>	Yes, and ongoing.	None.
<p><b>1.4.3</b> Industrial pre-treatment plants shall be allowed.</p>	Yes, and ongoing.	None.
<p><b>1.4.4</b> New construction of package wastewater plants must meet the relevant standards established by the State of Florida and the Federal government and must connect to central wastewater treatment facilities within 5 years of central wastewater facilities becoming available. New package plants shall be permitted only when:</p>	Yes, and ongoing.	None.
<p>a. The developer of such temporary package treatment plant is required to enter into a legally binding agreement that dedicates and assigns responsibility for the proper</p>		

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Potable Water and Wastewater Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>maintenance and operation of the plant to an appropriate agency of local government; and</p> <p>b. Such agreement shall provide adequate compensation by the developer to the local government agency for the proper operation and maintenance of the plant; and</p> <p>c. The package plant is approved by the appropriate government agency assigned plant operation and maintenance as meeting standards for design, operation and maintenance.</p>		
<p><b>1.4.5</b> New development of existing lots in platted subdivisions and other existing legal lots of record shall be excluded from the requirements stated in Policies 1.4.1 and 1.4.2 unless there are existing distribution or collection facilities in the right-of-way or easements abutting the property.</p>	Yes, and ongoing.	None.
<p><b>1.4.6</b> The City shall continue its connection charge installment program, as outlined in the Code of Ordinances, to encourage users to abandon wells and/or package or on-site wastewater treatment systems and to connect to the centralized potable water and wastewater systems.</p>	Yes, and ongoing.	None.
<p><b>Objective 1.5:</b> Recognizing the importance of potable water supplies, the City shall encourage water conservation through the programs and methods listed below:</p>	Yes, and ongoing.	None.
<p><b>1.5.1</b> The City shall continue to offer water conservation education and information to residential and non-residential customers through its Energy/Water Survey Program.</p>	Yes, and ongoing.	None.
<p><b>1.5.2</b> The City shall continue to minimize water losses from unaccounted sources through its ongoing water loss reduction program.</p>	Yes, and ongoing.	None.
<p><b>1.5.3</b> The City shall continue its policy of inverted block rate residential water charges during the peak irrigation months of April through October, as an economic means of promoting water conservation.</p>	Yes, partially. Inverted block rate has been changed to conservation rate structure and applies year round.	Amend the policy to reflect that the “inverted block rate” has been renamed “conservation rate structure” and that it is applicable year round.
<p><b>1.5.4</b> The City shall continue its policy of providing lists of vegetation classified by water demand to public agencies, residents and developers.</p>	No. In recent years the City has relied upon the UF/IFAS Extension Office to provide this information via pamphlets and their web site.	Delete policy because the UF/IFAS Extension Office is providing this information and service via pamphlets and their web site.
<p><b>1.5.5</b> The City shall continue to include water conservation techniques, including xeriscaping, in the City's landscape ordinance.</p>	Yes, and ongoing.	Amend the policy to change the term “xeriscaping” to “Florida Friendly landscaping” to more correctly reflect water conservation related to landscaping.



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**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Potable Water and Wastewater Element**

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<b>Objective or Policy</b>	<b>Objective or Policy Achieved?</b>	<b>Recommended Changes</b>
<b>1.5.6</b> The City shall continue to offer free water conservation information as part of at least one utility billing statement per year.	Yes, and ongoing.	None.
<b>1.5.7</b> The City shall encourage the use of reclaimed water where it is economically feasible.	Yes, and ongoing.	Amend policy to require use of reclaimed water in reclaimed water service areas.

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Potable Water and Wastewater Element**

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## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Solid Waste Element

#### Solid Waste Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1:</b> By 2001, reduce by 50% the amount of solid waste that would have been disposed of in the absence of landfill diversion practices such as recycling, reuse and composting.	See discussion of Major Issue 2.	
<b>1.1.1</b> The City shall minimize the amount of solid waste that must be disposed of in a landfill. In order of priority, minimization shall be attained by (1) source reduction of waste; (2) re-use; (3) recycling; (4) composting; and (5) landfilling.	See discussion of Major Issue 2.	
<b>1.1.2</b> The City shall continue to utilize procurement procedures that follow State and federal guidelines in terms of the paper purchasing policy by purchasing paper with a minimum of 25% post-consumer recycled content.	Yes, and ongoing, the City of Gainesville has a procurement policy in place to address this.	The Solid Waste Division says there is a need to develop a way to measure the effectiveness of the policy. The issue is measuring the amount of compliance being achieved.
<b>1.1.3</b> By 2005, the City shall certify that at least 12% of all city households are backyard composting their food and yard wastes.	Partially. The County is conducting a research study with the Hinckley Center for Solid and Hazardous Waste to determine participation and diversion through backyard composting.	Change the date by which the City will certify a certain percentage of city households are backyard composting their food and yard wastes.
<b>1.1.4</b> The City shall encourage citizens to use re-usable tote bags for groceries and other retail shopping through the distribution of approximately 5000 "Let's Talk Trash" brochures between 2000 and 2010.	Yes. 22,992 brochures have been distributed since 2005 encouraging citizens to use re-usable bags for shopping.	Change the name in the policy and change the dates to reflect the upcoming planning period. The brochure's name has been changed to "Curbside Manners" but it still provides the same information as before.
<b>1.1.5</b> By 2001, 60% of all multi-family residential and commercial properties shall participate in a recycling program.	Yes.	The Solid Waste Division suggests changing the date and increasing the requirement to 98 percent.
<b>1.1.6</b> The City shall continue to require new multi-family, commercial, and institutional developments to include recycling receptacles or have provisions for access to off-site recycling facilities. Recycling receptacles shall also be placed at public parks, the airport, and other places of public assembly.	Yes, and ongoing..	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Solid Waste Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.1.7</b> The City shall encourage the State to allow only food and beverage containers that are recyclable, returnable, or degradable through the distribution of approximately 5000 "Let's Talk Trash" brochures between 2000 and 2010.	Yes. The City has distributed tens of thousands of brochures encouraging citizens not to purchase food and beverages in containers that are not re-usable or recyclable.	Change the dates to 2010 and 2020.
<b>1.1.8</b> The City shall maintain at least a 50% set out rate for the curbside recycling program.	Yes, and ongoing. The City's weekly set-out rate averages 69 percent.	Amend the policy to say, "residential curbside recycling program," and increase the set out rate to 75 percent.
<b>1.1.9</b> By 2001, the two-bin pilot program to encourage separation of paper recyclables from plastic, metals and glass will be expanded throughout the mandatory collection area of the city.	Yes, and ongoing. The two-bin program is the standard recycling program and it is no longer a pilot program.	Delete the date and indicate that the City will continue to expand the two-bin program throughout the mandatory collection area of the City.
<b>1.1.10</b> The City shall assist the School Board of Alachua County (SBAC) schools in expanding their recycling program.	The City has attempted to assist the schools with ways to expand their recycling programs, but the School Board has been reluctant to budget for more recycling.	The Solid Waste Division is looking into the feasibility of helping the schools within the city limits with the additional cost of setting up a better recycling program.
<b>Objective 1.2:</b> Prevent the disposal of hazardous waste that would cause significant degradation of the environment. Coordinate with hazardous materials service providers to increase the capacity of hazardous materials management facilities.		
<b>1.2.1</b> The City shall enforce illegal dumping laws. Such enforcement shall include efforts to clean up existing illegal dump sites, and develop or revise ordinances to increase the feasibility of prosecuting illegal dumpers.	Yes, and ongoing. On-going efforts by GPD, Code Enforcement and Solid Waste have greatly reduced the frequency of illegal dumping in Gainesville.	None.
<b>1.2.2</b> Through coordination with the County and other waste material handlers, the City will continue to participate in a periodic, convenient special waste collection program for difficult-to-dispose-of waste such as tires, used oil, batteries, and asbestos, and will utilize the Household Hazardous Waste Center to promote increased reuse and recycling by the general public.	Yes, and ongoing. The City continues to work with the Household Hazardous Waste Center and Keep Alachua County Beautiful every year to provide opportunities for the public to dispose of special wastes.	None.
<b>1.2.3</b> The City shall continue to coordinate with the Florida Departments of Transportation and Environmental Protection regarding the transportation of hazardous wastes within city limits.	Yes, and ongoing. The City has coordinated with FDOT on designating through truck routes around the city, and has designated NW and NE 53 <sup>rd</sup> Avenue for no hazardous materials transport from U.S. 441 to Waldo Road due to the wellfield protection zone.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Solid Waste Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.2.4</b> The City shall continue to coordinate with the Alachua County Department of Environmental Protection, which requires submission of a hazardous materials management plan as a contingency for all development approvals for sites where hazardous materials may be handled.	Yes, ongoing.	None.
<b>Objective 1.3:</b> Conduct ongoing education campaigns to maintain citizen awareness of proper solid and hazardous waste management practices.		
<b>1.3.1</b> The City shall continue to receive and publicize an annual report, as set forth by Sec. 403.706(7), F.S., describing trends in city solid and hazardous waste disposal, including amounts by type of waste, amount and type of waste recycled, percent reduction in waste attained by current recycling rate, percent of city population participating in recycling, the full cost of the disposal program, and feasibility of expanding recycling, re-use, and composting programs. This information is published in the State of Florida Recycling and Education Grant proposal submitted annually to the State of Florida Department of Environmental Protection by Alachua County on behalf of all local governments within the County.	According to the County office of Waste Alternatives the County submits an annual report to the FDEP which details county wide solid waste and recycling activities and processes. The grant mentioned in the Objective is no longer available.	Amend language in the policy concerning the name of the annual grant proposal that the information is placed in.
<b>1.3.2</b> The City, in cooperation with Alachua County, shall continue to sponsor solid and hazardous waste education programs for school students and interested citizens.	Yes, and ongoing.	None.
<b>1.3.3</b> The City shall continue to prepare and distribute an educational report describing local trends in local solid waste, hazardous waste, and recycling; the location and operating hours of waste and recycling facilities; the environmental consequences of improper waste disposal (particularly illegal dumping); and proper disposal techniques. This report shall be updated at least annually. This information is published in the State of Florida Recycling and Education Grant proposal submitted annually to the State of Florida Department of Environmental Protection by Alachua County on behalf of all local governments within the County.	This report is prepared by the County.	Delete. This policy is redundant with Policy 1.3.1.
<b>1.3.4</b> The City shall continue to provide information to the local legislative delegation to support State and federal initiatives that encourage source reduction, re-use, recycling, and composting, and discourage use of difficult-to-recycle paper such as "slick" or "glossy" paper and "junk" mail.	Yes, and ongoing. In Gainesville and Alachua County markets are now available for the recycling of glossy paper and junk mail, which are now collected at curbside along with pasteboard.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Solid Waste Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.3.5</b> The City shall continue to follow the provisions of the source reduction and recycling procurement policy that is intended to increase the recycled content of products purchased and used by the City, reduce waste in the manufacture and use of products purchased and used by the City, and encourage businesses that promote recycling to locate within the Gainesville area.	Yes, and ongoing.	None.
<b>Objective 1.4:</b> Establish a level of service (LOS) standard for the disposal of solid waste generated by current and future City waste generators.		
<b>1.4.1</b> The following LOS standard for disposal and collection capacity shall be established: 0.655 tons of solid waste per capita per year disposed (3.6 pounds of solid waste per capita per day disposed). The City shall continue to maintain contracts with solid waste haulers and landfill operators that require replacement and purchase of collection trucks necessary to collect 1.07 tons of solid waste per capita per year (5.9 pounds per capita per day).	Yes, and ongoing.	None.
<b>1.4.2</b> The City shall continue to ensure that waste tonnages being generated within city limits are being accurately monitored by requiring monthly reporting of solid waste tonnages being delivered to disposal facilities as required by Section 403.706(18), F.S. Monthly tonnages shall also be reported for recyclables (including yard trash).	Yes, and ongoing.	None.
<b>Objective 1.5:</b> The City shall coordinate with solid waste management facility providers for future increases in disposal capacity needed to maintain adequate disposal service levels throughout the 10-year planning period.		
<b>1.5.1</b> In accordance with the "Interlocal Agreement for Solid Waste Management Services Between Alachua County and The City of Gainesville, Florida", Alachua County shall develop and maintain solid waste management facilities as necessary for the receipt, processing and/or disposal of all acceptable waste from within city limits. The City shall continue to abide by an interlocal agreement with the solid waste management facility provider(s) (currently Alachua County), effective December 21, 1998, that ensures that disposal capacity is available for the disposal of 3.6 pounds of solid waste per capita per day by City waste generators. This shall include, but not be	Yes. The Agreement has been extended to 2018.	Update the policy to show that the agreement is in effect until December 31, 2018.
necessarily limited to, all residential, commercial, industrial, governmental, and institutional waste. The agreement shall remain in effect until September 30, 2007. Upon mutual agreement of the parties, the agreement may be renewed for additional five-year periods.		

**City of Gainesville DRAFT Evaluation and Appraisal Report****Appendix B Element Matrices – Solid Waste Element**

<b>Objective or Policy</b>	<b>Objective or Policy Achieved?</b>	<b>Recommended Changes</b>
<b>1.5.2</b> If the solid waste management facility provider(s) is, at some future date, unable to provide disposal capacity and landfill space for city waste generators, the City shall increase the rate of citywide re-use, composting and recycling, prepare a report investigating the feasibility of resource recovery [waste-to-energy], and prohibit all development until the City can provide landfill service consistent with the LOS standard or contract with a landfill service provider to dispose of the waste.	The solid waste management facility providers to date have been able to provide disposal capacity and landfill space. The policy should be retained for such time as it may be needed.	None.

**City of Gainesville DRAFT Evaluation and Appraisal Report**

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**Appendix B Element Matrices – Solid Waste Element**

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## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Stormwater Management Element

#### Stormwater Management Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1:</b> The City shall implement Level of Service (LOS) standards to diminish the occurrence of new flooding and to protect or improve water quality. The LOS standards for Stormwater Management are in the Concurrency Management Element.	Yes, and ongoing.	None.
<b>1.1.1</b> The LOS standards for off-site stormwater discharge of all stormwater management facilities shall be the 100-year, critical duration storm. The LOS for water quality treatment shall be treatment of “first one inch” of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025 F.A.C. and 42.035 F.A.C. to ensure that the receiving water quality standards of Chapter 62-302.500 F.A.C. are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302 F.A.C. These standards shall apply to all new development and redevelopment and any exemptions, exceptions, or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.	Yes, and ongoing.	None.
<b>1.1.2</b> The City shall continue to comply with the adopted Land Development Regulations that establish and apply uniform design standards and procedures to the development of water quantity and quality control facilities.	Yes, and ongoing.	None.
<b>1.1.3</b> The City shall continue to comply with the adopted Land Development Regulations that provide standards for the design of facilities in volume sensitive drainage basins.	Yes, and ongoing.	None.
<b>Objective 1.2:</b> The City shall continue to comply with its stormwater management plan that addresses existing deficiencies and identified needs.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Stormwater Management Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>1.2.1</b> Master stormwater basin plans shall be prepared and finalized for each creek watershed. Such plans shall address:</p> <ul style="list-style-type: none"> <li>a. The potential for infill development within each basin;</li> <li>b. The encroachment of existing developed areas in the 100-year floodplain;</li> <li>c. The efficacy of regional stormwater basins and potential locations;</li> <li>d. An assessment of stormwater management facilities with regard to excess and deficiencies in stormwater storage and rate capacity;</li> <li>e. An assessment of stormwater treatment facilities;</li> <li>f. Removal of invasive vegetation from city-owned facilities; and</li> <li>g. Recreating/restoring the natural drainage patterns of watercourses and wetland areas.</li> </ul>	<p>Partially. Stormwater Management Master Plans were drafted for all watersheds in 1993. Revisions include the Sweetwater Branch Watershed Management Plan completed in 2004 and the Tumblin Creek Watershed Management Plan completed in 2006. Further updates will occur on an as-needed basis, when a master stormwater basin is proposed for a watershed area that has not been revised.</p>	<p>None.</p>
<p><b>1.2.2</b> The Level 1 capital improvements for 2000 through 2010 shall be as follows:</p> <ul style="list-style-type: none"> <li>1. Northeast Boulevard/Duck Pond Improvements as shown in the 5-Year Schedule of Capital Improvements. Located between NE 10th Avenue and NE 5th Avenue.</li> <li>2. Brownfield Project. Located south of SE Depot Avenue as shown in the 5-Year Schedule of Capital Improvements.</li> <li>3. Sweetwater Branch-Paynes Prairie Outfall Facilities as shown in the 5-Year Schedule of Capital Improvements. Located on Sweetwater Branch at Paynes Prairie; and</li> <li>4. Hogtown Creek Sedimentation Project as shown in the 5-Year Schedule of Capital Improvements. Located at NW 34th Street and Hogtown Creek.</li> </ul>	<p>Yes. The Hogtown Creek Sedimentation Project has been completed and the Northeast Boulevard/Duck Pond Improvements were completed in 2004. The Brownfield Project is the Depot Park Project and is now underway. The Sweetwater Branch-Paynes Prairie Outfall Facilities is the Sweetwater Branch/Paynes Prairie Sheetflow Restoration Project, and it is now underway.</p>	<p>List the Level 1 capital improvements for 2010 through 2020.</p>
<p><b>Objective 1.3:</b> The City shall ensure that proper and adequate stormwater management facilities are provided to meet future needs.</p>	<p>Yes, and ongoing.</p>	<p>None.</p>
<p><b>1.3.1</b> The City shall continue to conduct assessments at five-year intervals, to determine the performance of design standards and stormwater management projects with regard to maintaining and/or reducing the elevation of the 10-year flood channel and 100-year floodplain as established in the Master Flood Control Planning Maps (1990), especially where such elevations would indicate inundation of existing developed areas. If the assessment indicates that the flood potential has increased, new development shall be restricted until such time as additional standards are implemented and/or stormwater management improvements are provided to meet the impact of such development.</p>	<p>Yes, and ongoing.</p>	<p>Amend or delete the date.</p>
<p><b>1.3.2</b> By 2003, the City shall complete an inventory of all city-maintained retention/detention basins.</p>	<p>Yes, the City has completed an inventory of all city-maintained retention/detention basins.</p>	<p>Indicate that the City will continue to compile an inventory of all city-maintained retention/detention basins.</p>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Stormwater Management Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.3.3</b> Stormwater projects identified in the Stormwater Element shall be included in the Capital Improvements Element of this plan.	Yes, and ongoing.	None.
<b>1.3.4</b> By October 2000, studies of existing deficiencies identified in the needs assessment shall be completed and proposed capital improvements shall be prioritized.	Yes, and ongoing. A review of infrastructure needs is done during the bi-annual budget cycle to identify, prioritize, and place in the capital improvements budget.	Eliminate the date and state that the City shall continue to study existing deficiencies identified in the needs assessment and that proposed capital improvements shall be prioritized.
<b>1.3.5</b> The City shall continue to coordinate with Alachua County and other governmental entities to maintain the existing capacity and function of shared watersheds and to design floodplain elevation standards at or below the 10-year flood channel and 100-year floodplain as established in the Master Flood Control Planning Maps (1990).	Yes, and ongoing.	Amend or delete the date.
<b>1.3.6</b> The City shall continue to comply with adopted stormwater quantity and quality design standards for the redevelopment of existing sites that have substandard or no on-site stormwater management facilities.	Yes, and ongoing.	None.
<b>1.3.7</b> The City shall continue to review information required for site plan submittal for completeness and revise these requirements to reflect current engineering practice.	Yes, and ongoing.	None.
<b>1.3.8</b> The City shall continue to comply with the procedure for amending the Master Flood Control Planning Maps (1990) in order to establish 10-year flood-channel elevations and 100-year floodplain elevations as may be determined by site specific engineering studies.	Yes, and ongoing.	Amend or delete the date.
<b>1.3.9</b> The rate of stormwater runoff from any development shall be limited to the pre-development (conditions existing at the point of adoption of this Plan) rate for a site, and shall not degrade the capacity of existing stormwater facilities.	Yes, and ongoing.	None.
<b>Objective 1.4:</b> The City shall continue the implementation of a maintenance program for all surface drainage systems, that are the responsibility of the City, for the continued effective operation of the stormwater management system.	Yes, and ongoing.	None.
<b>1.4.1</b> A regular inspection program for all system components shall be initiated.	Yes, and ongoing.	Revise language to say that the regular inspection program for all system components shall continue.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Stormwater Management Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.4.2</b> The Stormwater Management Utility Program shall include a maintenance schedule for the regular repair and/or replacement of stormwater facilities for which the City has responsibility.	Yes, and ongoing.	None.
<b>1.4.3</b> Projects to correct existing deficiencies shall be reviewed in accordance with the following priorities in the development of the Stormwater Management Utility Capital Improvement Program: a. Projects designed to reduce or eliminate structure flooding in known problem areas; b. Projects designed to improve the quality of water flowing into receiving creeks, lakes and sinkholes;	Yes, and ongoing.	None.
c. Projects designed to reduce street flooding during storm events ranging up to the 25-year storm; d. Projects designed to reduce or eliminate flooding potential of structures in the 100-year floodplain; e. Projects designed to reduce the channelization of creeks, and to restore habitat and wetlands; f. Projects designed to reduce maintenance costs.		
<b>Objective 1.5:</b> The City shall continue to implement an integrated stormwater management program for redevelopment.	Yes, and ongoing.	None.
<b>1.5.1</b> The City shall implement Land Development Regulations that allow shared or joint-use stormwater facilities, including public or private master stormwater basins.	Yes, and ongoing.	None.
<b>1.5.2</b> Within the Enterprise Zone Area 3 (Downtown/Central City Business District) the City will allow an alternative means of stormwater treatment. If a project is to use an off site stormwater management facility, applicable provisions of the Code of Ordinances will be considered satisfied upon issuance of a Water Management District permit for the project.	See discussion of Major Issue 6.	
<b>Objective 1.6:</b> The City shall continue to comply with adopted Land Development Regulations that improve inspection procedures and improve coordination with other agencies to protect, and preserve or improve the quality of discharges from stormwater management facilities to natural surface waters and aquifers. Additionally, all new stormwater management facilities shall meet the applicable Water Management District's regulations.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Stormwater Management Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.6.1</b> Except as otherwise stipulated in the Stormwater Management Element, water quality LOS standards in all stream to sink basins, river basins and depression basins shall be consistent with the standards of the applicable Water Management District or shall receive treatment of the first "one inch" of runoff, whichever results in greater water quality improvement.	Yes, and ongoing.	None.
<b>1.6.2</b> The City shall continue to comply with adopted Land Development Regulations that restrict activities known to adversely affect water quality within the Murphree Wellfield Protection Zones.	Yes, and ongoing.	None.
<b>1.6.3</b> The City shall continue to comply with adopted Land Development Regulations that regulate erosion and sedimentation both during and after construction.	Yes, and ongoing.	None.
<b>1.6.4</b> The City shall continue to comply with code enforcement procedures and penalties that help obtain compliance with the approved facility design and function.	Yes, and ongoing.	None.
<b>1.6.5</b> Stormwater management facilities shall be inspected during construction and periodically after construction to determine that proper construction, operation and maintenance are ongoing.	Yes, and ongoing.	None.
<b>Objective 1.7:</b> The City shall continue to encourage the preservation and protection of existing drainage features.	Yes, and ongoing.	None.
<b>1.7.1</b> The City shall continue to comply with adopted Land Development Regulations that protect the intrinsic functions of wetlands and accommodate a variety of wetland conditions, such as size of wetland areas, maintenance or restoration of natural hydroperiods, and diversity of vegetation.	Yes, and ongoing.	None.
<b>1.7.2</b> The City shall acquire rights to wetland areas in order to further the open space objectives of the Conservation, Open Space and Groundwater Recharge Element of this Plan, and to retain the intrinsic stormwater management functions of wetland areas. The hydrological and ecological functions of related wetland areas should be preserved, restored, enhanced or created where appropriate.	See discussion of Major Issue 8.	
<b>1.7.3</b> The City shall maintain the existing level of wetland acreage and function.	N/A. This policy preceded revisions to wetlands policies in the Conservation, Open Space and Groundwater Recharge Element, and needs to be updated.	Policy needs to be updated for consistency with wetland requirements of the Conservation, Open Space and Groundwater Recharge Element.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Stormwater Management Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.7.4</b> There shall not be any decrease in the capacity of floodplains nor any destruction of creeks regulated by the “Regulation of Development Near Creeks” ordinance.	Yes, and ongoing.	None.
<b>Objective 1.8:</b> Effective groundwater recharge shall continue to be required where soil conditions permit.	Yes, and ongoing.	None.
<b>1.8.1</b> The City shall continue to comply with adopted Land Development Regulations that promote increased volumes of groundwater recharge, for all new development, where soil conditions permit.	Yes, and ongoing. The Land Development Regulations continue to have provisions for swale systems, which is a method for increased groundwater recharge.	None.
<b>Objective 1.9:</b> The City shall continue to implement stormwater management facility design guidelines that promote dual use and aesthetically pleasing facilities.	Yes, and ongoing.	None.
<b>1.9.1</b> The City shall develop guidelines that promote the following: a. Encourage the joint use of retention and detention basins for passive recreation, habitat and open space; b. Promote the use of vegetation, such as cypress and river birch, in retention and detention basins to enhance stormwater management objectives; c. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping; d. Where possible, maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities; and e. Removal of invasive vegetation.	Yes, and ongoing. Provisions in the landscape section (Sec. 30-251) of the land development regulations require stormwater management areas to be landscaped and integrated with the entire landscape plan for the site; planted with material appropriate to the function of the basin; providing or establishing habitat for native plants, animals or insects; requires the maintenance of an existing wetland function; and the removal of invasive nonnative plant species for new development or redevelopment.	Amend the policy to add trails as an example of the type of passive recreation that the City would like to promote for joint use with retention and detention basins.
<b>1.9.2</b> Stormwater management facilities shall be designed to minimize the need for maintenance.	Yes, maintenance issues with a specific stormwater management facility are addressed during development plan review.	None.
<b>Objective 1.10:</b> The City shall have funds available to pay for the Stormwater Projects listed in the 5-year Schedule of Capital Improvements identified in the Stormwater Management Element.	Yes, and ongoing.	None.
<b>1.10.1</b> The City shall provide at least \$200,000 annually for Stormwater Projects.	Yes, and ongoing.	None.
<b>Objective 1.11:</b> The City shall continue to develop and update baseline data and shall inventory stormwater facilities for the areas annexed into the City since 1991.	Yes, and ongoing.	Change the timeframes to reflect the upcoming planning period.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Stormwater Management Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.11.1</b> By 2001, the City shall update the Master Flood Control Planning Maps to include all areas annexed on or before December 31, 2000.	Yes, the Master Flood Control Planning Maps were used to update the FEMA & FIRM maps, which show those areas annexed into the City prior to December 31, 2000.	Change the date by which the maps will be updated to include all areas annexed on or before December 31, 2010.
<b>1.11.2</b> By 2001, the City shall complete an inventory of all channels and culverts in the areas annexed on or before December 31, 2000.	Yes, the City has completed an inventory of all channels and culverts in the areas annexed on or before December 31, 2000.	Change the date by which the inventory will be completed in the areas annexed on or before December 31, 2010.
<b>1.11.3</b> The City shall update the Master Flood Control Planning Maps and shall inventory all channels and culverts in all areas annexed after December 31, 2000, within two years of annexation.	Yes, the City has updated the Master Flood Control Planning Maps and has inventoried all channels and culverts in areas annexed after December 31, 2000, within two years of annexation.	Change the date to December 31, 2010.

**City of Gainesville DRAFT Evaluation and Appraisal Report**

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**Appendix B Element Matrices – Stormwater Management Element**

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## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Capital Improvements Element

#### Capital Improvements Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1:</b> The City shall use, in its biennial budget process, the 5-Year Schedule of Capital Improvements to set funding levels for the provision, renewal or replacement of public facilities necessary to meet and maintain the adopted Level of Service (LOS) standards for existing and future populations.	Yes, and ongoing.	None.
<b>1.1.1</b> The Capital Improvements Element shall only include facility expenditure information for the facility types with required LOS standards mandated by Chapter 9J-5, Florida Administrative Code (Transportation Mobility, Potable Water, Wastewater, Recreation and Stormwater Management). Existing and projected facility needs identified in those Elements are included in this Element. Other capital expenditures are listed in the biennial budget and the City's 5-Year Capital Improvement Plan or Gainesville Regional Utilities' (GRU) 6-Year Capital Improvement Plan.	Yes, and ongoing.	Add public schools to the list of facility types with required LOS standards because of changes in State law (Ch. 163.3180(1)(a), F.S.). Amend the 9J-5, F.A.C. citation to instead reference Chapter 163.3180 because 9J-5 is not being updated in a timely fashion and does not reflect current State law. Amend the language to clarify what facility expenditure information will be included in the 5-Year Schedule of Capital Improvements.
<b>1.1.2</b> The Capital Improvements Element shall define a capital improvement as land, non-structural improvements to land and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more. The improvement shall have an expected life of at least 2 years.	Yes, and ongoing.	None.
<b>1.1.3</b> The City shall schedule and fund City capital projects shown in the 5-Year Schedule of Capital Improvements included in this Element.	Yes, and ongoing.	None.
<b>1.1.4</b> The City shall annually review and update the Capital Improvements Element and 5-Year Schedule of Capital Improvements during the regular budget planning and adoption process.	Yes, and ongoing.	None.
<b>1.1.5</b> The City and GRU shall continue their policies of annually including capital projects and capital equipment as part of their adopted budgets.	Yes, and ongoing.	None.
<b>1.1.6</b> The City's Capital Improvements Element shall be considered a component of the City's overall Capital Improvements Program (CIP) in the annual budget appropriations	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Capital Improvements Element

and the 5-Year Capital Improvement Plan (5-YR CIP) and items listed in the CIP and 5-YR CIP shall reflect the priorities and needs set in the Capital Improvements Element.		
<b>1.1.7</b> The Potable Water and Wastewater sections of the City’s Capital Improvements Element shall be considered a subset of GRU’s capital budget and 6-Year Capital Improvements Plan (6-YR CIP) and the capital budget and 6-YR CIP shall reflect the priorities and needs set in the Capital Improvements Element.	Yes, and ongoing.	None.
<b>1.1.8</b> The Capital Improvements Element and 5-Year Schedule of Improvements shall reflect the policies and needs set in other Elements of the Comprehensive Plan.	Yes, and ongoing.	None.
<b>1.1.9</b> The City shall replace or renew capital facilities required to maintain adopted LOS standards when deemed necessary by prudent engineering and utility practices. These improvements shall be included in the 5-Year Schedule of Capital Improvements.	Yes, and ongoing.	None.
<b>1.1.10</b> The City shall evaluate all annexation proposals to determine its ability to provide facilities at adopted LOS standards for the residents in the area(s) to be annexed.	Partially. Urban service reports are prepared for each annexation, but LOS standards have not been explicitly evaluated.	Amend the policy to state that annexed areas should be analyzed for existing level of service to determine existing and projected deficiencies.
<b>1.1.11</b> The City’s Capital Improvements Element 5-Year Schedule of Improvements shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions.	Yes, and ongoing.	None.
<b>1.1.12</b> The City shall ensure the financial feasibility, as defined by state law, of all capital improvements in the adopted 5-Year Schedule of Capital Improvements.	Yes, and ongoing.	None.
<b>Objective 1.2:</b> The City shall continue to ensure the provisions of services and facilities needed to meet and maintain the LOS standards adopted in this Plan.	Yes, and ongoing.	None.
<b>1.2.1</b> The City shall continue to use the concurrency management system to issue final development orders conditioned on the following: a. The availability of existing public facilities associated with the adopted LOS standards; b. The funding of public facilities (based on existing or projected funding sources) listed in the 5-Year Schedule of Capital Improvements that are needed to maintain adopted LOS standards.	Yes, and ongoing.	None.
<b>1.2.2</b> If the projected revenues to support capital improvements become unavailable, the City shall amend the relevant LOS standards in the Comprehensive Plan or prohibit any	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Capital Improvements Element

development that would lower the adopted LOS standards.		
<b>1.2.3</b> The City shall continue operation of its Concurrency Management System. The Concurrency Management System is used to determine whether adequate facilities exist, when the impacts of development are expected to occur, to maintain adopted LOS standards set in the Comprehensive Plan. 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 for development, including the densities and intensities of development.	Yes, and ongoing.	Land Development Code update is needed to reflect changes in the Concurrency Management System related to: the citywide TCEA; the addition of public schools concurrency; and adequate water supplies.
<b>1.2.4</b> The concurrency requirements for potable water, solid waste, stormwater management, and wastewater shall be met by any one of the following standards: a. The necessary facilities and services are in place at the time a final development order is issued; b. A final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur;	Yes, and ongoing.	Amend sub-paragraphs b. and d. to reflect that Ch. 163.3180(2)(a) F.S. specifies that the facilities must be in place no later than the issuance of a certificate of occupancy.
c. The necessary facilities are under construction and bonded for completion at the time a final development order is issued; d. The necessary facilities and services are guaranteed in an enforceable development agreement, that includes the provisions listed in Policy 1.2.4 (a-c), which guarantee is secured by a completion bond, letter of credit, or other security acceptable to the City Attorney. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.		
<b>1.2.5</b> The concurrency requirement for recreation shall be met by any one of the standards listed in Policy 1.2.4 or by either of the following standards: a. The necessary facilities and services are the subject of an executed binding contract, bonded for completion and which is acceptable to the City Attorney which provides for the start of construction of the required facilities, or provision of the services, within one year of the issuance of the final development order;	Yes, and ongoing.	Amend sub-paragraphs a. and b. to reflect that Ch. 163.3180(2)(b) F.S. specifies that the recreation facilities must be in place no later than 1 year after the issuance of a certificate of occupancy. And, add the requirement that the acreage for such facilities shall be dedicated or acquired by the local government prior to the issuance of the certificate of occupancy or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction (which would be the building

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Capital Improvements Element

		permit stage).
b. The necessary facilities and services are guaranteed in an enforceable development agreement requiring commencement of actual construction of the facilities or provision of services within one year from issuance of the applicable development order, which guarantee is secured by a completion bond, letter of credit, or other security acceptable to the City Attorney.		
<b>1.2.6</b> The City shall adopt the following LOS standards for public facilities within its jurisdiction as indicated in the relevant Elements of its Comprehensive Plan: Transportation Mobility: Policies 3.2.3, 7.1.6, 7.1.7, 7.1.8, 7.1.11 Stormwater: Policy 1.1.1 Potable Water: Policy 1.1.1 Wastewater: Policy 1.1.2 Recreation: Policy 1.1.1 Solid Waste: Policy 1.4.1 Concurrency Management: Policies 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6, 1.1.7, 1.1.9, 1.1.11, 1.1.13, 1.1.14, 1.1.15 Public School Facilities: Policy 2.2.1	Yes, and ongoing.	May need amendment if policy numbers change during each Element's update or if new LOS standards are added (e.g., for adequate water supply in the Potable Water Element).
<b>Objective 1.3:</b> The City shall continue to require future development to pay for its capital improvements that are required to maintain adopted LOS standards.	Yes, and ongoing.	None.
<b>1.3.1</b> Development shall pay the full cost of stormwater management facilities required by it to maintain the stormwater LOS standards set in the Comprehensive Plan.	Yes, and ongoing.	None.
<b>1.3.2</b> The City shall continue the adopted Land Development Regulations that establish stormwater quantity and quality standards for the development of existing sites with substandard on-site stormwater facilities. Such development shall pay the proportional cost of meeting those standards that it requires.	Yes, and ongoing.	None.
<b>1.3.3</b> The City shall continue its policy of having all new water and wastewater service connections pay the fully allocated cost of the treatment facilities required to serve them in the form of plant connection fees, and the cost of distribution or collection facilities unless the service is on a developer-installed system.	Yes, and ongoing.	None.
<b>1.3.4</b> The City shall continue its policy of having development contribute the water and wastewater distribution and collection system internal to a development. Contributions in aid of construction must be paid if the City does not project an adequate return on investment for water distribution or wastewater collection system extensions.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Capital Improvements Element

<b>1.3.5</b> The City shall continue its policy of having development provide all road improvements within subdivisions as per the City’s subdivision regulations.	Yes, and ongoing.	None.
<b>1.3.6</b> The City shall adopt Land Development Regulations that require that development provide the roadway facilities and/or improvements external to a development that are necessary to mitigate the development’s expected traffic circulation impacts.	Yes, and ongoing. Also adopted in the Concurrency Management Element as related to the City’s TCEA.	Amend the policy to change the phrase “traffic circulation impacts” to “transportation mobility impacts” to more correctly reflect the City’s philosophy and practice concerning transportation. Amendments to the Land Development Code to fully reflect the City’s updated TCEA requirements as shown in the Comprehensive Plan.
<b>Objective 1.4:</b> The facilities necessary to maintain the adopted LOS standards required to serve vested developments shall be available when the impacts of development occur consistent with Objective 1.2 and its policies.	Yes, and ongoing.	None.
<b>1.4.1</b> Vested developments shall be defined as developments that have been issued final development orders that have not expired under the regulations of the City’s Code of Ordinances, were issued prior to adoption of the Comprehensive Plan, and such developments have commenced and are continuing in good faith.	Yes, and ongoing.	None.
<b>1.4.2</b> The City shall continue its tracking of the number of developments with vested development rights that must be served by public facilities at adopted LOS standards through the Concurrency Management System.	Yes, and ongoing.	None.
<b>1.4.3</b> Vested developments must provide or pay for the capital improvements that they were required to provide under the development regulations that existed when they were permitted.	Yes, and ongoing.	None.
<b>Objective 1.5:</b> The City shall continue to schedule General Government Capital Improvements necessary to meet and maintain the LOS standards adopted in this Plan. The schedule shall give priority to correcting existing deficiencies and replacement of worn out or obsolete facilities prior to the extension of new facilities.	Yes, and ongoing.	None.
<b>1.5.1</b> The capital improvement must be within the financial capability of the City (either through debt capacity or ability to fund the improvement outright). The operating costs associated with it shall be identified and shall not exceed the City’s ability to annually fund those costs.	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Capital Improvements Element

<b>1.5.2</b> The City shall consider the plans of state agencies and water management districts in evaluating capital improvements projects.	Yes, and ongoing.	None.
<b>1.5.3</b> First priority shall be given to correcting existing facility deficiencies in adopted LOS standards, elimination of public hazards and meeting regulatory requirements or Federal and/or State mandates. First priority shall also be given to capital improvements that are fully funded by development and that will not cause operating cost deficits for the City.	Yes, and ongoing.	None.
<b>1.5.4</b> Second priority shall be given to replacement of obsolete or worn-out facilities that are projected to cause facility deficiencies in LOS prior to expanding other facilities.	Yes, and ongoing.	None.
<b>1.5.5</b> Third priority shall be given to adding or expanding facilities to serve vested developments.	Yes, and ongoing.	None.
<b>1.5.6</b> Fourth priority shall be given to adding or expanding facilities to serve development needs in designated redevelopment areas that increase the use of existing facilities and promote infill development.	Yes, and ongoing. Capital improvements in designated redevelopment areas funded primarily by the Community Redevelopment Agency.	None.
<b>1.5.7</b> Fifth priority shall be given to adding or expanding facilities for new development in currently unserved areas. Expansions of facilities to unserved areas shall be based on projected growth patterns found in the Future Land Use Element.	Yes, and ongoing.	None.
<b>Objective 1.6:</b> The City, through GRU, shall continue to schedule and fund water/wastewater capital improvements necessary to meet the standards adopted in this Plan. The schedule shall give priority to correcting existing deficiencies and replacing worn out or obsolete facilities prior to the extension of new facilities.	Yes, and ongoing.	None.
<b>1.6.1</b> The capital improvement must be within the financial capability of GRU (either through debt capacity or ability to fund the improvement outright) and the operating costs associated with it shall be identified and shall not exceed GRU's ability to annually fund those costs.	Yes, and ongoing.	None.
<b>1.6.2</b> GRU shall consider the plans of state agencies and water management districts in evaluating capital improvements projects.	Yes, and ongoing.	None.
<b>1.6.3</b> First priority shall be given to projects that correct existing facility deficiencies in adopted LOS standards, eliminate or mitigate public hazards, meet regulatory requirements or Federal and/or State mandates, or promote the reuse and conservation	Yes, and ongoing.	None.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Capital Improvements Element

of resources.		
<b>1.6.4</b> Second priority shall be given to projects to correct projected deficiencies in adopted LOS standards or projects to accommodate new development and redevelopment needs.	Yes, and ongoing.	None.
<b>Objective 1.7:</b> The City General Government shall use the following policies to manage debt in such a way that General Government revenues available to fund on-going operating expenditures are maximized.	Yes, and ongoing.	None.
<b>1.7.1</b> Debt pledged as a general obligation of the City shall not exceed 3% of the non-exempt property valuation within the corporate boundaries.	Yes, and ongoing.	None.
<b>1.7.2</b> Revenue bond debt can be as high as 100% of total debt.	Yes, and ongoing.	None.
<b>1.7.3</b> The maximum ratio of total debt service to total revenue shall not exceed 10%.	Yes and ongoing.	None.
<b>Objective 1.8:</b> GRU shall continue to use the following policy to manage debt.	Yes, and ongoing.	None.
<b>1.8.1</b> In order to issue additional bonds. GRU shall establish and collect rates, fees and other charges for the use or the sale of the output, capacity or services of the Water/Wastewater Systems sufficient so that the revenues of the Systems are expected to yield net revenues that shall be at least equal to 1.4 times the annual debt service on outstanding revenue bonds for each 12-month period within any prospective 60-month period.	Yes, and ongoing.	None.
<b>Objective 1.9:</b> The City shall continue to use the Stormwater Management Utility funds allocated for capital improvements to pay for the Stormwater Projects needed to maintain LOS standards. These projects shall be shown in the 5-Year Schedule of Capital Improvements.	Yes, and ongoing.	None.
<b>1.9.1</b> The City shall provide at least \$200,000 annually for Stormwater Projects.	Yes, and ongoing	None.
<b>Objective 1.10</b> The City shall coordinate with Alachua County on the Alachua County Forever program.	Yes, and ongoing.	None.
<b>1.10.1</b> The City shall seek to maximize the protection of environmentally sensitive lands through the nomination of properties for acquisition with Alachua County Forever funds.	Yes, and ongoing.	None.
<b>5-Year Schedule of Capital Improvements</b>	Yes, and ongoing.	Update annually per State law.

**City of Gainesville DRAFT Evaluation and Appraisal Report**

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**Appendix B Element Matrices – Capital Improvements Element**



**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

### Intergovernmental Coordination Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Objective 1.1 - Within one year of adoption of the Intergovernmental Coordination Element, the City of Gainesville shall enter into interlocal or other formal agreements that describe joint processes for collaborative planning and decision-making with the School Board of Alachua County (SBAC), Santa Fe Community College (SFCC), and other units of local government that provide services but do not have regulatory authority over the use of land, and with Alachua County and the City of Alachua. The joint processes shall include coordination on siting of facilities with countywide significance, including locally unwanted land uses.	Yes, other than the adoption date. There is an interlocal agreement with the School Board in which The City of Gainesville, School Board, Alachua County, and other cities and towns entered into an Interlocal Agreement for Public School Facility Planning in November 2003. The Agreement was updated in August 2006 and December 2008.	Revise to reflect the fact that the interlocal agreement has been adopted.
<b>1.1.1</b> The City shall enter into an interlocal agreement with SBAC which shall describe joint processes for collaborative planning and decisionmaking on population projections and criteria for the selection of school sites in accordance with the goals, objectives and policies of this plan. Per Sub-Sec. 1013.33(1), F.S., the planning effort must also consider the feasibility of keeping central facilities viable, in order to encourage central city redevelopment and efficient use of infrastructure and to discourage urban sprawl.	Yes. See above re: Objective 1.1	None
<b>1.1.2</b> All development proposals by the SBAC shall be reviewed according to the provisions of the City of Gainesville Code of Ordinances and Comprehensive Plan, subject to the provisions and exclusions of Chapter 1013, F.S.	Yes, for any SBAC development proposals within City limits.	None
<b>1.1.3</b> The City shall collect sufficient data from the SBAC, SFCC, UF, Florida Department of Management Services, Alachua County and U.S. Government to document the expected impacts of school site improvements and other government installations for concurrency management purposes regardless of whether fees are assessed or building permits are issued by the City.	Yes, on-going	None
<b>1.1.4</b> In accordance with the provisions of Sections 163.3177(12) and 163.3180, F.S., the City shall coordinate with the SBAC to implement the interlocal agreement described in Policy 1.1.1 and to implement the Public School Facilities Element of the	Yes, on-going and in accordance with the updated Interlocal Agreement and the new Public Schools Facilities Element that were adopted on December 18, 2008.	None

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

<b>Objective or Policy</b>	<b>Objective or Policy Achieved?</b>	<b>Recommended Changes</b>
comprehensive plan to extend concurrency requirements to public schools.		
<b>1.1.5</b> The City shall provide notice of proposed land use amendments and development proposals to governmental agencies providing services that may be affected, including the SBAC, the University of Florida, Santa Fe Community College, applicable Water Management District (WMDs), the Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), and Florida Department of Children and Families, and provide an opportunity for the concerns of these agencies to be addressed in the review process.	Yes, on-going	None
<b>1.1.6</b> The City shall provide notice of proposed land use amendments and development proposals to Alachua County and the several municipalities within the County and provide an opportunity for the concerns of these local governments to be addressed in the review process.	Yes, on-going	None
<b>1.1.7</b> The City shall continue to participate in the Metropolitan Transportation Planning Organization (MTPO) to provide coordinated transportation planning for the Urbanized Area in conjunction with the FDOT, Alachua County, Gainesville/Alachua County Regional Airport Authority, SBAC, UF, FDEP, and North Central Florida Regional Planning Council (NCFRPC).	Yes, on-going	None
<b>1.1.8</b> The City shall recommend both to SFCC and the MTPO that SFCC become a member of the MTPO Technical Advisory Committee.	Yes. Santa Fe College designated Mr. Bill Reese, Associate Vice President for Facilities, as its TAC representative on May 28, 2009.	Delete. Policy is no longer needed.
<b>1.1.9</b> The City shall coordinate with MTPO and FDOT in planning services for the transportation disadvantaged within the Regional Transit System service area. Coordination with the MTPO and FDOT shall be achieved through the City's participation in the Technical Advisory Committee of the MTPO.	Yes, on-going	None
<b>1.1.10</b> The City shall continue to coordinate with the Gainesville/Alachua County Regional	Yes, on-going. The most recent example is the 498-acre Hatchet Creek PUD, adopted on December 17, 2010, which	Revise to reflect the new noise contours in the Revised Airport Hazard Zoning Regulations that were approved on

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Airport Authority to ensure that non-compatible land uses within the 65, 70 and 75 Ldn airport noise contours are eliminated by requesting the Authority's review of proposed Land Use Plan Amendments and Development Plans within the noise contour areas.	permitted no residential development within the 60-75 dB DNL noise contour.	December 3, 2009.
<b>1.1.11</b> The City shall continue to provide information and assistance to the Gainesville Housing Authority, the Alachua County Housing Authority and other agencies providing housing assistance for low-income persons.	Yes, on-going	None
<b>1.1.12</b> The City of Gainesville shall use the NCFRPC to mediate those issues that cannot be resolved through established coordinating mechanisms, as part of the services provided to the city as a dues-paying member of the NCFRPC.	No. The City has not requested mediation by the NCRPC during the planning period. No such mediation has been requested or needed.	Revise to reference dispute resolution process prescribed in Section 186.509, F.S., and to delete phrase re: dues-paying member of the NCFRPC.
<b>1.1.13</b> The City of Gainesville recognizes the adopted University of Florida Campus Master Plan as the campus master plan prepared pursuant to Florida statutory requirements.	Yes, on-going	None
<b>1.1.14</b> The City shall coordinate with the University of Florida in efforts to stabilize and strengthen neighborhoods in the university context area.	Yes, through various efforts. These include but are not limited to: expansion of the context area; the College Park/U. Heights Advisory Board to the CRA and the many infrastructure and redevelopment projects it has supported, UF student membership on MTPO and its advisory boards, student transit fees that help support RTS services and have led to dramatically increased student bus ridership, identifying and limiting the no. of UF Special Event Parking Days, UF Office of Off-campus Living (one function of which is to educate students about the rights and responsibilities of renting houses in single-family neighborhoods), and initiation of a Joint Neighborhood Outreach Program in August and October of 2009 in the UPNA in which City Codes Enforcement partnered with the Office of	None

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
	<p>Off-campus Living, GPD and Solid Waste to contact student tenants residing in the UPNA to welcome them and provide information re: codes, waste disposal, safety, and crime prevention. The neighborhood outreach program is intended to be repeated in 2010. The City's Neighborhood Planning Program has funded several neighborhood enhancement projects in the context area. To address concerns about disorderly parking, the City created the Residential Overlay Parking District. To conserve the character and aesthetics of neighborhoods, the City created the Heritage Overlay District. Both of these overlay districts are available for any neighborhood after public hearing by the City Plan Board and approval by the City Commission.</p> <p><i>See Major Issue 3</i></p>	
<p><b>1.1.15</b></p> <p>The City shall coordinate with Santa Fe Community College to develop a master plan for the expansion of its downtown campus that is sensitive to impacts on the Pleasant Street Historic District, the NW Fifth Avenue neighborhood, and on the West University Avenue corridor.</p>	<p>Partially. City staff met several times with Santa Fe College representatives in an attempt to coordinate the City's plan for the historic neighborhood and the College's Master Plan for the Downtown Campus. The College to date has not provided the City with a copy of the Master Plan for the Downtown Campus, which is located in the Pleasant Street Historic District. The poor coordination resulted in two historic district houses owned by the College falling into total disrepair (demolition by neglect).</p> <p><i>See Major Issue 3</i></p>	

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>1.1.16</b></p> <p>The City shall enter into an interlocal agreement with Santa Fe Community College that describes the types of development proposals of SFCC subject to review by the City. Review of SFCC development proposals will be according to applicable provisions of the City of Gainesville Code of Ordinances and Comprehensive Plan, subject to applicable provisions of the Florida Statutes.</p>	<p>No. City staff has approached Santa Fe about this since adoption of the 2000-2010 Comprehensive Plan, and has concluded that Santa Fe is not interested in such an agreement. Furthermore, unlike the University of Florida, Santa Fe has no statutory requirements for such an agreement. Planning staff recommends that the interlocal agreement requirement be dropped.</p> <p><i>See Major Issue 3</i></p>	
<p><b>Objective 1.2</b> - The City of Gainesville shall continue to initiate annexation(s) of areas within its designated Urban Reserve Area which meet the criteria of “urban in character” outlined in Section 9 of the Alachua County Boundary Adjustment Act, and are projected to be urban in character within the horizon of the Comprehensive Plan.</p>	<p>Yes, on-going</p>	<p>None</p>
<p><b>1.2.1</b></p> <p>The City shall proceed with annexation according to the criteria of the Alachua County Boundary Adjustment Act. Urban areas within its Urban Reserve Area that meet the criteria of “urban in character” outlined in Section 9 of the Boundary Adjustment Act are subject to annexation by the City.</p>	<p>Yes, on-going</p>	<p>None</p>
<p><b>1.2.2</b></p> <p>The City shall work with the County to develop the required urban services report that will address the fiscal issues related to urban services for residents in the Urban Reserve Area that are not yet annexed by the City, and minimize the time that one jurisdiction is providing services to an area for which it is not receiving revenue.</p>	<p>Yes, on-going. Achieved through the Annexation Transition Agreement.</p>	<p>None</p>
<p><b>1.2.3</b></p> <p>It is the intent of the city to: annex areas within the adopted Urban Reserve Area that are urban in character and pursue City-sponsored annexations at a minimum of once every two years; and, by 2010, annex half of the urban reserve area or the extent of the utility service area, whichever is greater.</p>	<p>Yes. A City-sponsored annexation referendum has been held at least once every two years, and the goal of annexing half of the utility service area by 2010 has been met. The 124 square mile electric service area has not changed since the 2002 adoption of the Future Land Use Element and the Generalized Future Land Use Map. The area of the City is currently</p>	<p>Delete</p>

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
	62.6 sq. mi., which is 50.5 percent of the electric service area. This policy is not needed and should be deleted.	
<b>Objective 1.3</b> - Upon adoption of this plan, the City of Gainesville shall coordinate Level of Service (LOS) standards with Alachua County for those services requiring LOS standards that are provided by the City within unincorporated Alachua County and for those services provided by Alachua County within the City and shall share information with other agencies and individual as needed to promote the goals, objectives and policies of the City, County and Regional comprehensive plans.		
<b>1.3.1</b> The City shall adopt the LOS standards for potable water, which are established in the Potable Water and Wastewater Element and in the Concurrency Management Element.	Yes	None
<b>1.3.2</b> The City shall adopt the LOS standards for wastewater, which are established in the Potable Water and Wastewater Element and in the Concurrency Management Element.	Yes	None
<b>1.3.3</b> The City shall set a LOS standard for solid waste per capita as established in the Solid Waste Element and in the Concurrency Management Element.	Yes	None
<b>1.3.4</b> The City shall adopt LOS standards for roads and public transit facilities. For facilities on the Florida Intrastate Highway system as defined in Section 338.001, Florida Statutes, the level of service standards shall be as established by the Florida Department of Transportation. For all other road facilities, the City shall adopt adequate level of service standards. Within the Transportation Concurrency Exception Area, development shall be regulated for roadway level of service standards as shown in the Concurrency Management Element.	Yes, through adoption of the Citywide TCEA in 2009.	State law requires LOS standards for pedestrians, so the first sentence needs to be revised to include pedestrian standards. The second sentence should be revised to include facilities on the Strategic Intermodal System, which also is subject to the level of service standards established by FDOT.

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.3.5</b> The City shall continue to coordinate with Alachua County through the Technical Advisory Committee to the MTPO in implementing the City's Transportation Concurrency Exception Area.	Yes, on-going. The TCEA is citywide, based on SB 360 of 2009.	None
<b>1.3.6</b> The City shall coordinate with Alachua County, FDOT, and other municipalities to adopt concurrency management mechanisms to maintain adopted LOS standards by: <ol style="list-style-type: none"> <li>Reviewing all County Land Use Plan Amendments that may impact adopted LOS standards within the City; and</li> <li>Requesting the County to review and comment on Land Use Amendments that may impact adopted LOS standards within the County.</li> </ol>	Yes, on-going. The Policy should be revised to specifically include the City of Alachua, which as a result of annexations abuts the City of Gainesville.	The Policy should be amended to reflect the fact that a local government's comprehensive plan and plan amendments for land uses within all transportation concurrency exception areas that are designated and maintained in accordance with s. 163.3180(5), F.S. shall be deemed to meet the requirement to achieve and maintain LOS standards for transportation. The Policy should be expanded to include City of Alachua plan amendments that may impact transportation mobility standards within the City, and to request that the City of Alachua review and comment on Gainesville plan amendments that may impact adopted LOS standards within the City of Alachua.
<b>1.3.7</b> The City shall continue to coordinate with Alachua County and other governmental entities to ensure that the capacity and function of shared watersheds are maintained and that stormwater quantity LOS standards are designed to maintain floodplain elevations at or below the 10-year flood channel and 100-year floodplain as established in the Master Flood Control Planning Maps (1990) on file in the Public Works Departments of the City of Gainesville and Alachua County, and the North Central Florida Regional Planning Council.	Yes. The Master Flood Control Planning Maps were used in developing the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). The approved maps have been implemented by ordinances of the City and the County.	Revise to reference the FEMA FIRM maps.
<b>1.3.8</b> The City shall set LOS standards for stormwater quality that meet or exceed the requirements of the applicable Water Management District for stream-to-sink basins.	Yes, the LOS standards are in the Stormwater Management Element.	Revise for consistency with FL Department of Environmental Protection requirements that take effect in July 2010.

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>1.3.9</b> Upon adoption of this plan, the City shall make concurrency management information, inventories and other data as are collected and maintained by the City available to other units of government and the public.	Yes, on-going	None
<b>Objective 1.4</b> - The City shall coordinate with Alachua County to resolve planning issues in the urban area.	Yes, on-going	
<b>1.4.1</b> The City shall continue to work with the County in developing Land Development Regulations that promote the Goals, Objectives and Policies of the City's Comprehensive Plan. Coordination efforts shall include: a. The regulation of land uses and site and facility design in compliance with the Murphree Wellfield Management Code; b. The development of guidelines for the design of stormwater detention and retention facilities that allow increased use of native vegetation suitable for stormwater treatment and that encourage greater diversity of plant and animal habitat, particularly within stream-to-sink basins; c. The adoption of regulations and design criteria to encourage mass transit, bicycle and pedestrian travel; d. The development of a plan, regulations and design criteria for the establishment and preservation of tree-lined streets and giving priority to highly visible streets such as gateways to the City and important activity centers. e. The development of a countywide “fair share” housing ordinance for dispersal of affordable housing units. f. The development of regulations that restrict urban sprawl.	a. Yes, on-going coordination b. Yes c. Yes, on-going through MTPO committees d. Yes e. Partially. Coordination efforts with Alachua County occurred (there were several workshops), but the County elected not to develop such an ordinance. <i>Should Alachua County become interested in developing such an ordinance, the City will coordinate with the County in development of the ordinance.</i> f. Yes	None.
<b>1.4.2</b> The City shall seek an interlocal agreement with Alachua County to coordinate the planning, acquisition and management of recreation and open space lands and facilities within the Urban Reserve Area (URA).	Yes and on-going. Each instance (acquisition, service agreement, etc.) has its own particular interlocal agreement.	None



**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>1.4.3</b></p> <p>As part of a tourism development program, the City shall cooperate with the County to prepare a tourism plan and sponsor an economic study of the impacts of cultural, heritage, and eco-tourism on Gainesville and Alachua County.</p>	<p>Partially. The tourism plan is a 5-year plan that is prepared in-house by the Alachua County Visitors &amp; Convention Bureau and not by the City. The positive working relationship between the Bureau and the City's Department of Parks, Recreation and Cultural Affairs is very supportive of tourism development in our community. Under an interlocal agreement with the County, the Cultural Affairs Division administers the tourism tax grants (Tourism Product Development (TPD) Grants) for the County. There are two part time employees at Cultural Affairs whose salaries are funded by the tourism tax and who work with the TPD grants. The TPD grant is an advertising/operational grant for festivals and events that have as a main purpose the attraction of tourists as evidenced by the promotion to tourists as required by state statute 125.0104.</p> <p>The TPD grant program was developed by the Alachua County Convention &amp; Visitors Bureau and the City's Cultural Affairs Division and is annually reviewed by the Tourist Development Council (TDC). The TDC also scores the grants and determines which grants are to be awarded. Cultural Affairs manages the grants for compliance and invoices the Bureau. Cultural Affairs also holds workshops to assist festivals and events in attracting tourists, creates new programs and products, such as, cell phone tours.</p> <p>Cultural Affairs staff with financial</p>	<p>Revise policy to make it clear that it is the County's tourism plan that is prepared by the County. Due to fiscal and staffing constraints, the requirement of sponsoring an economic study should be deleted and replaced with text indicating that the City is supportive of County efforts on such studies.</p>

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
	support from the City (not counting staff time), the Bureau, and the State of Florida, and with the help of citizen volunteers, also participated in the Americans for the Arts' national study entitled Arts and Economic Prosperity III. Staff and volunteers surveyed approximately 750 attendees at various art/cultural events three years ago, and the report was completed two years ago. Also, 35 financial surveys were completed by local arts organizations (including UF and Cultural Affairs) as part of the information collected by Americans for the Arts. This information was compared to other communities our size throughout the nation. The economic effects of eco-tourism were not part of the study.	
<b>1.4.4</b> The City shall continue to work with Alachua County to promote cooperative planning within the Urban Reserve Area through the Boundary Adjustment Act and the proposed Joint Planning Agreement.	Yes, in large part. The City and County work closely on annexation through implementation of the Boundary Adjustment. Representatives of the City, County, Micanopy, Hawthorne and Waldo have served on the Countywide Visioning and Planning Committee (CVPC) that has met intermittently since 2005, but it has been concluded that the municipalities were not interested in developing joint plans for the unincorporated area.	Delete reference to the proposed Joint Planning Agreement
<b>1.4.5</b> Through joint planning processes, the City and County shall evaluate the impacts of their respective comprehensive plans on “areas of concern” identified in the North Central Florida Regional Policy Plan.	Yes, on-going through review of the impacts of proposed land use changes, rezonings, and development plans on State roadways.	None
<b>1.4.6</b> Upon the annexation of any land, the City shall begin the process of amending the	Yes, on-going	None

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Comprehensive Plan to reflect data and analysis changes, establish land use on newly annexed areas, and provide services to meet adopted LOS standards.		
<b>1.4.7</b> In the interim period between annexation and the amendment of this Comprehensive Plan to include the newly annexed areas, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations.	Yes, on-going	None
<b>Objective 1.5</b> - The City shall continue to work with Alachua County, the several municipalities, SFCC and UF to protect groundwater and other environmental resources throughout Alachua County.	Yes, on-going	None
<b>1.5.1</b> The City shall work with the County to develop and maintain an inventory of wetlands and significant habitat, develop a joint planning effort to conserve and acquire significant habitat in the Urban Reserve Area, develop provisions for offsite mitigation of development impacts upon wetlands, and work towards a county-wide wetlands protection ordinance.	<i>See Table 1, Major Issue 8</i>	
<b>1.5.2</b> The City shall work with the County regarding criteria for the location of hazardous materials collection/transfer treatment facilities. One criterion shall be consideration of potential groundwater contamination.	Yes	None
<b>1.5.3</b> The City shall continue to cooperate with the County and other waste material handlers in the establishment of periodic special waste collection programs for difficult to dispose of waste such as tires, used oil, batteries, and asbestos.	Yes	None
<b>1.5.4</b> The City shall continue to cooperate with the County to identify areas of pollution to surface water and groundwater and to establish a monitoring program that provides an annual report describing present conditions and cleanup status. The City shall assist in identifying the parties responsible for the polluted areas and require such parties to mitigate pollution problems. The City shall continue to cooperate with the Alachua County Environmental Protection Department, the Florida Department of Environmental Protection (FDEP), the Water Management Districts, and the United	a. & b. The City works cooperatively with Alachua County through the Gainesville Clean Water Partnership to identify areas of pollution to surface water and groundwater. The Alachua County Environmental Protection Department (ACEPD) maintains an active monitoring program to identify pollutants in local waterways. ACEPD works with the City	None to a. and c. Revise sub-policy b. so that it is limited to support of existing monitoring programs.  d. & e. Expand to include contamination sites in general.

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>States Environmental Protection Agency (EPA) and shall support the appropriate agencies with efforts to accomplish the following:</p> <ul style="list-style-type: none"> <li>a. Identify areas of pollution to surface waters and groundwater.</li> <li>b. Establish a monitoring program that provides an annual report describing present environmental conditions and clean-up status.</li> <li>c. Identify parties responsible for polluted areas, and require such parties to mitigate pollution problems.</li> <li>d. Discourage the creation of new brownfield sites by implementing existing regulations and improving them as needed; and</li> <li>e. Encourage environmentally sound development and redevelopment of existing brownfield sites.</li> </ul>	<p>to maintain an active Illicit Discharge Detection and Elimination System Program that includes quarterly reports.</p> <ul style="list-style-type: none"> <li>c. Yes, on-going</li> <li>d. Yes, on-going</li> <li>e. Yes, on-going</li> </ul>	
<p><b>1.5.5</b></p> <p>The City shall continue to work with FDEP and Alachua County to prepare a plan which at a minimum will be consistent with National Pollution Discharge Elimination System (NPDES) permitting to ensure that water discharged by Sweetwater Branch into Paynes Prairie will be discharged in a manner that will support the reasonable management objectives of FDEP, and City objectives regarding protection of the Floridan Aquifer, wastewater treatment and stormwater management.</p>	<p>Yes. Staff from the City (general government &amp; GRU), Alachua County and the FL Dept. of Environmental Protection (FDEP) working together developed a Basin Management Action Plan (BMAP) that has been adopted by the FDEP Secretary. A major component of the adopted BMAP is the Sweetwater Branch/Paynes Prairie Sheet Flow Restoration Project. Due to adoption of the BMAP, this policy is no longer needed and can be deleted.</p>	<p>Delete</p>
<p><b>Objective 1.6</b> - The City shall continue to work with state agencies to assure compliance with the State Comprehensive Plan, the North Central Florida Strategic Regional Policy Plan, and agency functional plans.</p>	<p>Yes, on-going</p>	<p>None</p>
<p><b>1.6.1</b></p> <p>The City shall comply with State pollution control requirements at the former</p>	<p>Yes, on-going</p>	<p>None</p>

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Gainesville Airport Landfill and Burn Site described in the Solid Waste Element.		
<b>1.6.2</b> The City shall maintain a water conservation plan consistent with the Water Management Districts' plans.	<i>See Major Issue 8</i>	
<b>1.6.3</b> The City shall pursue agreements with the SBAC for joint use and maintenance of SBAC recreation facilities at schools and develop policies for handling liability for public use of all school recreational facilities.	Yes, on-going	None
<b>1.6.4</b> The City shall improve the development process of group homes and foster care facilities by improving coordination with the Department of Children and Families and by disseminating information on requirements and procedures for siting them.	Yes. The Planning Department maintains records to insure that minimum distance and all other applicable requirements for these State-regulated facilities are met. The Department's good working relationship with the FL Department of Children and Families is an asset in the regulation of these facilities.	None
<b>1.6.5</b> The City shall promote compact urban development by increasing densities, concentrating commercial and office activities in activity centers and improving access to non-auto transportation in the Transportation Concurrency Exception Area.	Yes, on-going	None
<b>1.6.6</b> The City shall evaluate Development of Regional Impact (DRI) proposals that impact the City to ensure appropriate phasing so that the demands of such DRIs are integrated with the expected availability of facilities and services.	Yes, on-going	None
<b>Objective 1.7</b> - The City shall work with community partners such as the University of Florida, Santa Fe Community College, the Gainesville Area Chamber of Commerce, Alachua County, and the Alachua County School Board to help develop the Innovative Economy within the non-residential areas of the Gainesville Innovation Zone. For purposes of this objective, Innovative Economy means those technology firms and/or	<i>See Major Issue 7</i>	<ul style="list-style-type: none"> <li>▪ Move Objective 7 and its policies to the Future Land Use Element, and move the Innovation Zone Map to the Future Land Use Map Series. Amend the Innovation Zone Map to</li> </ul>

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to University driven research, and are generally represented by sectors such as Agritechology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.</p>		<p>include the Business Industrial land use area proximate to the Gainesville Regional Airport to promote infill and redevelopment at the former Alachua County Fairgrounds site in East Gainesville.</p>
<p><b>1.7.1</b></p> <p>The City shall work with its community partners on the Economic Development University Community Committee (EDUCC) to encourage development of the Gainesville Innovation Zone.</p>	<p><i>See Major Issue 7</i></p>	
<p><b>1.7.2</b></p> <p>The City shall review the comprehensive plan and the land development code within 18 months of the effective date of Policy 1.7.2. Should the review conclude that any amendments to the comprehensive plan or land development code are needed for the appropriate development of the Gainesville Innovation Zone, the City shall draft such amendments and present them to the City Plan Board within 24 months of the effective date of Policy 1.7.2.</p>	<p>Partially. Formal review has not occurred, but the need to amend either the comprehensive plan or the land development code with respect to development of the Innovation Zone has not been identified either by the public or private sectors.</p> <p>Note: The City has adopted the Business Industrial land use and zoning categories, which furthers the prospects for the initially defined Innovation Zone and for other areas in the City (e.g., west of the Post Office located on SW 34th ST, and the site of the County Fairgrounds and the Cooperative Extension Service offices on NE 39th Avenue, east of Waldo Road and south of Gainesville Regional Airport) where BI land use and/or zoning have been approved or are pending final approval. The City has also adopted the Urban Mixed Use land use and zoning categories, and has applied them in several</p>	<p>Revise policy to delete the formal review requirement, and to reflect the fact that any such amendments will be made when the need to do so arises in the long-term process of developing the Innovation Zone.</p>

**City of Gainesville DRAFT Evaluation and Appraisal Report**  
**Appendix B Element Matrices – Intergovernmental Coordination Element**

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Objective or Policy	Objective or Policy Achieved?	Recommended Changes
	<p>areas, one of which is the Alachua General Hospital (AGH) site nearby and to the east of the University of Florida, and located within the Innovation Zone. Both the UMU-2 land use and zoning and the Innovation Zone are bearing fruit for the AGH site as staff is presently reviewing the proposed Innovation Hub.</p> <p><i>See Major Issue 7</i></p>	
<p><b>1.7.3</b></p> <p>The City shall work to ensure that adequate public infrastructure is in place for development of the Gainesville Innovation Zone.</p>	<p>Yes, on-going.</p>	<p>None</p>
<p><b>1.7.4</b></p> <p>The City shall work to ensure that pertinent local, state and federal incentive programs are made available to those seeking Innovative Economy development opportunities.</p>	<p>Yes, on-going.</p>	<p>None</p>
<p><b>1.7.5</b></p> <p>The City shall work to ensure that negative impacts resulting from Innovative Economy development within the Gainesville Innovation Zone are minimized, particularly with respect to adjacent residential areas.</p>	<p>Yes, on-going.</p>	<p>None</p>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

#### Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>Objective 1.1</b> By 2003, the City shall adopt urban design standards in select locations in the city. Any adopted urban design standards shall reflect the particular character of that portion of the city, and shall reflect that the city includes transitions in character from urban to suburban. In general, the most comprehensive set of urban design standards should be applied to those areas which were built before World War II, which contain design elements that were common before World War II, or which are designed primarily for pedestrian activity, in addition to bicycle, transit and car travel. The City should also seek to establish these traditional, pedestrian-oriented quality-of-life design features in other areas when the need is identified. The City shall review its existing urban design standards for the Traditional City and Central Corridors as to appropriate boundaries, and establish urban design standards for other particular areas of the city as appropriate.</p>	<p>The City has adopted several special area plans that function as zoning overlay districts to guide urban design standards.</p>	<p>Incorporate into Future Land Use Element, with the following recommendations:</p> <ul style="list-style-type: none"> <li>▪ Completely rewrite this Objective and its Policies for clarity.</li> <li>▪ Re-frame to address the relationship of urban form to greenhouse gas reduction (Major Issue 2).</li> <li>▪ Consider consolidating overlay districts into one form-based code that serves all areas where higher urban design standards are desired.</li> </ul>
<p><b>Policy 1.1.1</b> Indicators of traditional, pedestrian-oriented, urban areas appropriate for urban design standards should include some or all of the following characteristics:</p> <ul style="list-style-type: none"> <li>• Building facades pulled up close to the street, facing the street, and generally aligned.</li> <li>• Relatively high-density mixed use, compactly laid out to accommodate walking.</li> <li>• A mixture of housing types or prices.</li> <li>• Multi-story buildings.</li> <li>• Connected, narrow streets, or streets with modest turning radii.</li> <li>• A connected network of sidewalks.</li> <li>• Mature street trees lined up along the street.</li> <li>• On-street parking.</li> <li>• Off-street parking at sides or rear of buildings.</li> <li>• Narrow, smaller lots.</li> <li>• Front porches.</li> <li>• Garages subservient to primary building.</li> <li>• Short block faces.</li> <li>• Terminated vistas.</li> </ul>	<p>Yes, these indicators of traditional urban design are found to some degree in each special area.</p>	<p>Revise to provide policy direction, rather than just a list of characteristics.</p>



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 1.1.2</b> The City shall establish urban design standards which protect and promote quality of life, in order to encourage redevelopment and new development within city limits rather than in outlying areas by amending the City Land Development Code to adopt additional urban design standards for any particular parts of the city.	Yes, the LDC includes eight zoning overlays that provide additional urban design standards for select locations: Traditional City, College Park, University Heights, Southwest 13 <sup>th</sup> Street, Five Points, Central Corridors, Corporate Park, and 39 <sup>th</sup> Avenue.	See above.
<b>Policy 1.1.3</b> By 2002, based on the indicators in Policy 1.1.1, the Traditional City boundaries shall be analyzed to determine whether the existing boundaries are appropriate, and whether any adjustments need to be made.	Staff prepared preliminary analysis but it was not adopted.	See above.
<b>Policy 1.1.4</b> By 2002, based on the indicators in Policy 1.1.1, the Central Corridors standards and boundaries shall be analyzed to determine whether the existing standards and boundaries are appropriate and whether any adjustments need to be made.	Staff prepared preliminary analysis but it was not adopted.	See above.
<b>Policy 1.1.5</b> By 2002, based on the indicators in Policy 1.1.1, the City shall prepare an analysis of any additional areas where urban design standards shall apply in order to create livable areas designed for comfortable travel by walking, bicycling and transit, as well as car, in order to protect and promote quality of life and create a sense of community in those areas.	This analysis was not completed. However, these standards are implemented through the Concurrency Management Element.	Remove.
<b>Policy 1.1.6</b> In order of priority, new development and redevelopment in the Traditional City, Central Corridors, and existing activity (mostly shopping) centers shall be designed, as guided by appropriate land development regulations, to make these areas accessible for pedestrians, transit and bicycles, as well as cars.	This has been adopted in the Traditional City and Central Corridor SAPs	Revise to read “ <u>All new development and redevelopment</u> shall...” Revise “as well as” to read “and.”

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p><b>Policy 1.1.7</b> In order to encourage neighborhood-serving town centers, the City shall allow for the designation of new town centers only if they, at a minimum, meet the following standards:</p> <ul style="list-style-type: none"> <li>• Modest commercial build-to lines that pull the building up to a wide streetside sidewalk with a row of trees.</li> <li>• Modest instead of abundant off-street parking, located at the rear or side of buildings, and away from pedestrian areas.</li> <li>• A sense of arrival and departure.</li> <li>• A connected sidewalk and path system promoting safety, comfort and convenience by linking buildings within the Center and to adjacent properties.</li> <li>• Building facades facing the street and aligned to form squares, streets, plazas or other forms of a pleasant public realm.</li> <li>• A vertical mix of residences above non-residential uses within the center, and a required percentage of Center floor area that is residential and retail.</li> <li>• No free-standing retail establishment within the center exceeding 30,000 square feet (or some set maximum) of first floor area.</li> <li>• First floor uses promoting entertainment and retail uses, and articulation and glazing for pedestrian interest.</li> <li>• Rules that restrict establishment of auto-oriented uses, or uses that generate significant noise, odor, or dust.</li> </ul>	<p>No. The Comprehensive Plan and LDC do not adequately define “neighborhood-serving town centers” or explain how they would be designated. The 2010 activity centers update addresses these definitions.</p>	<p>Revise as needed to reflect the 2010 activity centers update. Revise to address how new activity centers are designated.</p>
<p><b>Policy 1.1.8</b> The City shall encourage the conversion of activity centers and conventional shopping centers into more traditional, livable town centers through redevelopment or addition of uses, features and structures specified in Policy 1.1.7. Design of such redevelopment shall be supportive of transit. The City should encourage new, additional buildings relatively near the street where site planning allows adequate space, addition of residential units in existing activity centers, and design features that encourage a transformation of shopping centers into appealing, “destination” town centers. The City shall encourage the conversion of surface parking lots to buildings in activity centers being transformed into town centers. Minimum car parking requirements in activity centers shall be reduced as one incentive for the creation of mixed-use activity centers (allowing that former parking area to be used for “liner” buildings).</p>	<p>Activity centers have been poorly defined and inconsistently applied in the LDC. The 2010 activity centers update refines the Comp Plan and LDC language related to activity centers.</p>	<p>Revise to state that specific strategies for infill and redevelopment shall be addressed through the LDC. Revise as needed to reflect the 2010 activity centers update. Remove diagram.</p>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 1.1.9</b> The City shall strive to achieve a land use and transportation vision described in “Concept A” in the Urban Design Data and Analysis. This future growth concept features compact development, mixed use, infill, and higher densities in appropriate locations. Conventional shopping centers are transformed into walkable town centers, and the city is rich in transportation choices. Civic pride is high because of the high quality of urbanism. Residences and commercial development is increasingly attracted to in-town locations because urban qualities, such as walkability, vital and livable streets, safe and human-scaled neighborhoods, sociability, and unique character provide a quality urban experience unavailable in outlying suburbs.	The activity centers concept has been partially applied, as mentioned above.	Remove, as this is redundant with Policy 1.1.8.
<b>Objective 1.2</b> Promote urban livability and aesthetics, including the safety, comfort, and convenience of pedestrians, bicyclists and transit users, while still providing for the needs of car drivers.	Yes.	Incorporate Objective and its Policies into the TME and FLUE.
<b>Policy 1.2.1</b> By 2002, the City shall inventory and prioritize areas in need of street trees, streetside sidewalks (either the filling of gaps or enhancement of the material), modest street light structures, the removal of utility structures and other obstructions from sidewalks, and the undergrounding of utilities. By 2003, the City shall identify funding for such needed public improvements.	This has been partially completed, primarily in CRA areas.	Remove date in first sentence. Remove last sentence.
<b>Policy 1.2.2</b> By 2002, the City shall establish requirements and incentives in the City Land Development Code for new development to install street trees and sidewalks in instances in which they are not required as of the date of adoption of this Element.	Yes.	Remove date and revise to state that the City will ‘continue to require’ street trees and sidewalks.
<b>Policy 1.2.3</b> The Land Development Code should require street trees that will provide appropriate canopy and shading benefits, and that will be aligned in a disciplined manner along streets in order to properly frame the street.	Yes.	Revise “should” to “shall continue to.”
<b>Policy 1.2.4</b> The City shall encourage on-street parking in new developments, and shall re-introduce it in existing areas that would benefit from it—particularly in the Traditional City area.	Yes.	Retain, and revise to encourage on-street parking anywhere in the City that it is feasible.
<b>Policy 1.2.5</b> Sidewalks shall have a minimum clear width of five feet wide—wider in areas with large pedestrian volumes.	Yes, this is implemented through TME 2.1.16.	Remove.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 1.2.6</b> The City shall prohibit the installation of permanent structures—such as utility and traffic signal poles—within sidewalks, unless a clear width of at least 5 feet is maintained. The City shall require dedication of the necessary right-of-way or provision of an easement to keep such structures out of the sidewalk when clear width is otherwise inadequate.	Yes, this is implemented through TME 2.1.16 and CME 1.1.4.	Remove.
<b>Policy 1.2.7</b> By 2002, the City shall identify areas of the city where pedestrian street lighting is appropriate, and develop a plan for installing such lighting by an identified date. Where appropriate, street lighting should be pedestrian-scaled (in both intensity and height), and directed to the street.		Remove.
<b>Policy 1.2.8</b> The City shall reduce minimum off-street parking space requirements, as appropriate.	Yes. Several SAPs have low or no minimum parking standards.	Remove.
<b>Policy 1.2.9</b> The City shall encourage or require primary building entrances to be physically and visually oriented toward streets, parks, and plazas, rather than to interior squares or parking areas.	This is implemented in the SAPs but not in the LDC.	Revise to state that land development regulations shall provide standards for the placement of buildings relative to other buildings, and buildings relative to the street and other features of the surrounding area.
<b>Policy 1.2.10</b> When allowed by the underlying zoning district, some or all of at least the first floor of multi-level parking garages shall be a wrap of residential, retail or office space.	Yes, in some SAPs.	Expand to allow options such as façade treatments and other architectural elements that create visual interest.
<b>Policy 1.2.11</b> Terminating certain streets with a prominent vista—such as a government building, park, or clock tower—should be encouraged when a prominent civic building is to be constructed.	Not in LDC.	Remove.
<b>Policy 1.2.12</b> CPTED (Crime Prevention Through Environmental Design) principles shall be incorporated, where feasible and appropriate, in new projects.	Not in LDC.	Incorporate into Future Land Use Element.
<b>Objective 1.3</b> Any additions or changes to the existing city street network pattern shall be designed to provide interconnected patterns that promote effective circulation of car, transit, bicycle, and foot traffic, and to take some of the pressure off the major arterial streets in the city as the city grows.	Yes, ongoing.	This Objective and its Policies should be incorporated into the TME and FLUE, as appropriate.
<b>Policy 1.3.1</b> Gridded, interconnected street networks with a generally north-south, east-west orientation are encouraged. Streets should be connected with other streets to the maximum extent feasible.	See above.	See above.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 1.3.2</b> Blocks are encouraged to be generally rectangular in shape. Block length and perimeter are encouraged to be modest.	See above.	See above.
<b>Policy 1.3.3</b> Alleys for rear access, when feasible and appropriate, are encouraged.	See above.	See above.
<b>Policy 1.3.4</b> The design of the street network shall make walking within the neighborhood and to neighborhood edges convenient and pleasant.	See above.	See above.
<b>Objective 1.4</b> The City should ensure that the location of off-street surface parking lots reflects quality urban design.	Yes, ongoing. Implemented through the SAPs.	Incorporate Objective and Policies into the FLUE.
<b>Policy 1.4.1</b> In areas where the City seeks to promote transportation choices, all non-residential off-street parking shall be placed to the rear or side of the building, rather than in the front or otherwise adjacent to a street.	This policy is redundant, as transportation choice is sought in all areas of the City.	Remove “In areas where the City seeks to promote transportation choices.” If this is to apply City-wide, revise to acknowledge that one double-loaded row of parking is permitted in some areas.
<b>Policy 1.4.2</b> In locations where the City continues to allow parking in front, off-street parking adjacent to a street should be visually screened with a wall, fence, hedge, or berm	No such design guidelines are in place in areas where parking is allowed in front of the building.	Remove.
<b>Objective 1.5</b> Walls, fences and berms, where provided, shall be designed for aesthetics, security, durability, and access.	Implemented in the College Park and University Heights SAPs.	Remove.
<b>Policy 1.5.1</b> New non-residential and mixed use access points (breaks or openings in walls, fences or berms) shall be required along the side and/or rear of the property, rather than just along the major access street.	No.	Remove.
<b>Policy 1.5.2</b> Off-street parking lots shall be linked with off-street vehicular, bicycle, and pedestrian connections.	Implemented through CME 1.1.4.	Remove.
<b>Policy 1.5.3</b> Chain link fences shall be discouraged in pedestrian-oriented areas.	Implemented in SAPs.	Remove.
<b>Objective 1.6</b> The City shall expand the citywide trail network and park system.	Yes. This is redundant with Objective 5.1 of the Transportation Mobility Element (trails) and Objective 2.1 of the Recreation Element (parks and trails).	Remove.
<b>Policy 1.6.1</b> The City shall continue efforts to acquire and reserve corridors for future trails throughout the city.	Yes. Purchase of the 6 <sup>th</sup> Street Rail Trail was completed in 2009, and construction is underway.	See above.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 1.6.2</b> The City shall identify funding for the development of trails and support facilities.	See above.	See above.
<b>Policy 1.6.3</b> The City shall continue to obtain dedication of trail right-of-way in designated trail corridors and other corridors.	See above.	See above.
<b>Policy 1.6.4</b> Trail designs shall be such that land use linkages, trail continuity, minimal interaction with roads, environmental conservation and education, and minimal maintenance costs are promoted.	See above.	See above.
<b>Policy 1.6.5</b> The City will enhance and add to its park system to improve its quality of life for all residents.	See above.	See above.
<b>Policy 1.6.6</b> The City shall provide access to nature within the City	Yes. The City’s Nature Operations division of the Parks and Recreation Department continues to provide nature access and resource conservation throughout the City.	See above.
<b>Objective 1.7</b> The City shall encourage walkable, vibrant, appealing mixed-use developments through its Traditional Neighborhood Development and Planned Development ordinances.	Yes. These adopted ordinances contain the desired characteristics.	Remove this Objective and its Policies.
<b>Policy 1.7.1</b> The City shall maintain a traditional neighborhood development ordinance that ensures walkable, vibrant mixed-use developments.	No development has ever proceeded under the TND ordinance, and while it represents excellence in urban design, it is unlikely that it will be used.	See above.
<b>Policy 1.7.2</b> The City shall maintain a planned development ordinance that establishes objectives for walkable developments with their orientation toward streets and street-side sidewalks.	Yes.	See above.
<b>Objective 1.8</b> Guide large, corporate, national chain sales and service establishments toward a design that promotes the unique character and identity of Gainesville.	No.	The 2010 activity centers update contains language that addresses “big box” retail and defines where large-format businesses may be located. This Objective and Policy should be incorporated into the FLUE.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 1.8.1</b> By 2002, the City shall establish land development regulations that control wall articulation, entrance orientation, building colors, location, drive-throughs, building setbacks, location and amount of parking, side and rear facades, number of stories, outdoor lighting, building footprint, compatibility with context, and quality of materials for large, retail and service establishments in a manner that promotes civic pride, unique identity and land use objectives.	Such urban design elements have been adopted in SAPs that will regulate large-format retail when it is established within the overlay area, but a targeted “big box” ordinance has not been adopted.	See above.
<b>Objective 2.1</b> The City shall, through appropriate land development regulations, provide residential buildings and neighborhoods that meet the diverse needs of all citizens.	Yes.	Incorporate these Policies into the Future Land Use Element as part of the new Urban Design goal and revisions associated with Major Issue 3.
<b>Policy 2.1.1</b> While providing other housing forms and types at appropriate locations in order to diversify housing choice, the City shall maintain and enhance its existing conventional, single-family neighborhoods as essential and valuable in their provision of stable housing in the city and in their support of nearby mixed-use, commercial, office and retail activity centers.	Yes. The City continues to feature four single-family residential zoning districts with a range of densities.	See above.
<b>Policy 2.1.2</b> The City shall, through appropriate land development regulations, allow and encourage a range of housing patterns, including row house developments, vertical mixed-use-, and other multi-family development at appropriate locations—particularly near town centers.	Yes.	See above.
<b>Policy 2.1.3</b> The City shall revise the “density bonus points manual” referenced in Article IV of the Gainesville Land Development Code to further encourage the development of quality walkable, urban development patterns.	Yes. The density bonus points manual contains a variety of factors that encourage walkable urban development.	Remove.
<b>Objective 2.2</b> The City shall strive to stabilize neighborhoods within the city.	Yes, implemented through Goal 5 of the Future Land Use Element.	Incorporate this Objective and its Policies into the Future Land Use Element, as needed.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 2.2.1</b> The City shall provide neighborhood planning services in order to stabilize and enhance the city’s residential neighborhoods. The neighborhood planning program shall work in partnership with residents, citizen groups, and other interested parties in the neighborhoods in order to improve the planning and physical appearance of the neighborhood, including identification and implementation of appearance-related improvements. These improvements shall include street resurfacing and other modifications, where appropriate and feasible, sidewalk improvements, enhancements to street shoulder areas and rights-of-way, when needed and appropriate, beautification of public and open spaces, provision of features that strengthen neighborhood identity, and other such enhancements.	Yes. The City provided neighborhood planning services as described.	Delete the last sentence (“These improvements shall...”). Change all references to the Neighborhood Planning Program (NPP) to “the City,” “Neighborhood Services,” or something similar. Due to budget and reorganizing issues, the future of the NPP is unclear.
<b>Policy 2.2.2</b> The City shall support neighborhood stabilization through effective code enforcement.	Yes, there is ongoing coordination between the Neighborhood Planning Program and Code Enforcement.	See above.
<b>Policy 2.2.3</b> The City shall explore creation of heritage, conservation or other appropriate overlay districts as needed for neighborhood stabilization.	This Policy is the same as Future Land Use Policy 5.1.4.	Remove.
<b>Objective 3.1</b> By 2001, the City shall develop a Citywide Urban Design Master Plan which will establish high-quality public spaces and accompanying high-quality private development in the city.	No.	Revise to state that the LDC shall include design standards for commercial and mixed-use areas City-wide. Remove all Policies.
<b>Policy 3.1.1</b> The Urban Design Master Plan shall guide a coordinated set of physical improvements in at least the Traditional City portion of the city to link together improvements being undertaken by the City in a variety of focus areas.	No.	See above.
<b>Policy 3.1.2</b> The Master Plan shall include the design of special street corridors (including University Avenue – the Signature Street, Main Street, Central Corridors, and designated Gateways) that will feature modest, human-scaled dimensions, modest and livable design speeds, on-street parking (where feasible), awnings, modest and consistent signs, street trees and street furniture (benches, trash receptacles, bicycle parking, planters, etc.), substantial sidewalks, and other elements which encourage transportation choice and encourage, where appropriate, vital mixed-use and retail environments.	These design features are achieved, to varying extents, by the Special Area Plans.	See above.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.1.3</b> The Master Plan shall include the design of a trail corridor network that is citywide, interconnected, and designed to carry all forms of non-motorized travel. Priority shall be given to the 6th Street Rail Trail and associated linear park near University Avenue.	This policy is redundant with Goal 5 of the Transportation Mobility Element.	Remove.
<b>Policy 3.1.4</b> The Master Plan shall be complemented by regulations addressing placement and design of buildings and parking so that, in selected locations, buildings are pulled up relatively closely to streets, and parking is to the rear or side of buildings.	No; redundant with various other policies.	Remove.
<b>Policy 3.1.5</b> The Master Plan shall include the design of important public spaces such as the downtown Community Plaza, the Thomas Center, and the Stormwater Park.	No.	Remove.
<b>Policy 3.1.6</b> In general, physical improvements undertaken by the City shall be designed to encourage travel by transit, foot, bicycle, as well as by car, and encourage complementing development and redevelopment by the private sector.	Yes. This policy is redundant.	Remove.
<b>Policy 3.1.7</b> The City shall construct or redevelop civic buildings in a manner which increases the high quality of urban design within the Master Plan, including the renovation of the historic train depot as a destination use of high visual quality, and development and redevelopment of the Kelly Power plant in a manner in which the design serves as an impetus to further high-quality development and redevelopment in the depot area. Public buildings will be designed to serve as role models for private projects. Civic design goals shall be implemented through guidelines for civic buildings.	Yes, the development of Depot Park includes renovation of the train depot, and improvements have been made at the Kelly Power Plant. The City has implemented a design review process for public buildings.	Delete reference to Master Plan. Revise Policy to be either specifically directed to the Depot Park area, or generally applicable to all civic projects.
<b>Policy 3.1.8</b> The City shall encourage the establishment of an Urban Design Center, which will feature displays of current development plans and urban design efforts within the city, enabling increased and on-going citizen participation in, and awareness of, such projects.	The Urban Design Center is established, but due to budget constraints it is no longer funded by the City.	Remove.
<b>Objective 3.2</b> The City shall encourage University Avenue to become Gainesville’s “Signature Street” as a potential magnet for high-quality development. The City’s investments in infrastructure on this corridor, from West 38th Street to Waldo Road, shall be the highest priority in the city.	Yes, through the Traditional City, College Park, and University Heights SAPs.	Many of these policies are redundant with policies elsewhere. Staff recommends removing redundant policies and moving the rest to the FLUE and TME. Policies related to University Avenue should be addressed together under one Objective.
<b>Policy 3.2.1</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install durable and appealing street furniture.	Yes, on-going.	Remove.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.2.2</b> The City shall encourage the use of mast arms for traffic signals, where needed.	Yes, on-going.	Revise to tie to existing MTPO policies. Move to TME and apply City-wide.
<b>Policy 3.2.3</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install, where feasible, ample sidewalks and prominent crosswalks.	Yes, on-going. This Policy is redundant.	Remove.
<b>Policy 3.2.4</b> The City shall encourage excellence in development and redevelopment along University Avenue, recognizing that our most important corridor should be faced by development of the best feasible urban design.	Yes. This Policy is redundant.	Remove.
<b>Objective 3.3</b> The City shall implement urban design policies for University Avenue from West 6th Street to West 13th Street to reflect the importance of this segment of University Avenue as a downtown-university connector.	Yes, on-going.	These policies are implemented by the University Heights SAP. Staff recommends removing redundant policies and moving the rest to the FLUE and TME.
<b>Policy 3.3.1</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install widened sidewalks, quality street furniture, and street trees.	Yes.	Retain Policy, expand to apply to CRA redevelopment areas.
<b>Policy 3.3.2</b> Where needed, the City shall coordinate with the Community Redevelopment Agency, as appropriate, to install sheltered bus stops.	Yes.	Remove.
<b>Policy 3.3.3</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install modest height, pedestrian-scaled lights that reduce glare.	Yes.	Remove.
<b>Policy 3.3.4</b> The City should encourage the establishment of on-street parking. The City should encourage off-street parking to be in the rear or on the side of buildings.	Yes.	Remove.
<b>Policy 3.3.5</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install prominent crosswalks (such as textured, colored crosswalks).	Yes.	Remove.
<b>Policy 3.3.6</b> The City shall encourage buildings to be a minimum of 2 stories or equivalent height that include retail and restaurants on the ground floor with awnings, and upper floors occupied by offices, residences, or shops.	Yes.	Remove.
<b>Policy 3.3.7</b> The City shall encourage new buildings to be relatively close to the streetside sidewalk, with large, streetfront building windows.	Yes.	Remove.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.3.8</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to encourage outdoor cafes and street vendors.	Yes.	Remove.
<b>Objective 3.4</b> The City shall encourage improvements on <b>University Avenue</b> east of Main Street to attract economic development and redevelopment, and encourage the extension of “downtown quality attractions” along that corridor.	Yes, ongoing.	Many of these policies are implemented by the Traditional City, College Park, and University Heights SAPs. Staff recommends removing redundant policies and moving the rest to the FLUE and TME.
<b>Policy 3.4.1</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install high-quality streetscaping.	Yes.	Remove.
<b>Policy 3.4.2</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install medians at centers in appropriate locations and crosswalks at appropriate locations.	Yes.	Remove.
<b>Objective 3.5</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to implement urban design improvements for <b>Downtown Gainesville</b> .	Yes.	Many of these policies are implemented by the Traditional City SAP and CRA projects. Staff recommends continued coordination with the CRA, as well as removing redundant policies and moving the rest to the FLUE and TME.
<b>Policy 3.5.1</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to focus design improvements on University Avenue streetscape as a first priority, since it is the “signature street” through downtown and sets the stage for the urban design character of the downtown in general.	Yes, ongoing.	See above.
<b>Policy 3.5.2</b> The City shall increase connections between downtown and the University, including physical improvement to the streetscape along University Avenue between downtown and the University that encourages pedestrian, transit and automobile connections between the two.	Yes, ongoing.	See above.
<b>Policy 3.5.3</b> The City shall increase connections, both pedestrian and vehicular, between downtown and the Depot area, to the extent feasible.	Yes, ongoing.	See above.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.5.4</b> The City shall improve the streetscape in the downtown to provide better sidewalk connections, fill existing gaps in sidewalks, provide pedestrian-level lighting, provide public gathering spaces, and provide street trees.	Yes, ongoing.	See above.
<b>Policy 3.5.5</b> The City shall increase the residential mix in the downtown, and ensure that affordable housing options are available in the downtown.	The City has seen several new housing developments in the downtown area, including student apartments and	See above.
<b>Policy 3.5.6</b> The City shall encourage renovations of historic buildings downtown and new development or redevelopment that is sensitive to the context or scale of historic buildings near the new development or redevelopment.		See above. Replace “sensitive to” with “compatible with.” Add reference to the Design Guidelines for New Construction chapter of the Historic Preservation Rehabilitation and Design Guidelines.
<b>Policy 3.5.7</b> The City shall establish more on-street parking downtown.	Yes.	Remove.
<b>Policy 3.5.8</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to enhance the downtown plaza by creating new dressing rooms for stage acts, encouraging more vendors and entertainment, creating more seating and tables, improving the restrooms, creating more dancing space, and improving the lighting.	Partially.	Remove.
<b>Objective 3.6</b> The City shall enhance and maintain urban design standards in place for <b>College Park</b> , and invest in its streetscape and public infrastructure.	Yes.	Consolidate College Park and University Heights policies, and update to reflect ongoing and future City and CRA projects in these areas. Consider consolidation of these special area plans at a minimum, and potentially other SAPs as well.
<b>Policy 3.6.1</b> The City shall improve its existing College Park Special Area Plan so that the Plan is more readable, lends itself more simply to redevelopment, and includes originally omitted standards such as requiring appropriate room for sidewalks and street trees.	Yes, the SAP was updated in 2004.	Remove.
<b>Policy 3.6.2</b> The City shall recognize the potential of College Park to be a mixed-use, livable neighborhood proximate to the University by maintaining in place a Special Area Plan promoting urbane, mixed-use development.	Yes.	Remove.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.6.3</b> The City shall continue to coordinate with the Gainesville Community Redevelopment Agency to invest in high-quality pedestrian streetscape in College Park, using the NW 16th Street infrastructure near University Avenue as a general model for sidewalks, key crosswalks, street trees and pedestrian-scaled lighting.	Yes, ongoing. Streetscape upgrades have been constructed on NW 17 <sup>th</sup> Street in the College Park area.	Remove.
<b>Objective 3.7</b> The City shall adopt and maintain urban design policies for <b>University Heights</b> and invest in its streetscape and public infrastructure.	Yes.	See Objective 3.6 above.
<b>Policy 3.7.1</b> The City shall recognize the potential of University Heights to be a mixed-use, attractive neighborhood proximate to the University and downtown by adopting and maintaining a Special Area Plan for University Heights as an attractive place to live, work, and shop.	The University Heights SAP is adopted.	Remove.
<b>Policy 3.7.2</b> The City shall continue to coordinate with the Community Redevelopment Agency to invest in appealing pedestrian streetscape in University Heights in order to encourage livability of this neighborhood near the city's center and provide walkable, and inviting sidewalks.	The University Heights – College Park area is established as a redevelopment area; completed projects include a pocket park, streetscape improvements, a façade grant program, and improvements to the Depot Rail Trail.	Update policy to reflect ongoing redevelopment activities in these areas.
<b>Objective 3.8</b> The City shall encourage the redevelopment of the <b>Depot area</b> as a vibrant area with a mix of uses.	Yes, ongoing.	Remove Objective and its Policies.
<b>Policy 3.8.1</b> The City shall rehabilitate the old train depot as a “destination” use.	Yes.	Remove.
<b>Policy 3.8.2</b> The City shall redevelop the Kelly power plant with attractive design and edges that enhance the Depot area.	This policy duplicates part of Policy 3.1.7 above.	Remove.
<b>Policy 3.8.3</b> The City shall provide a junction of trails, and appealing civic infrastructure to encourage further investment in the area.	Yes, trail development is ongoing in this area. This Policy is redundant with TME Objective 5.1.	Remove.
<b>Policy 3.8.4</b> The City shall plan and construct a stormwater park with a natural design to act as an enhancement for the area with input from neighborhood residents.	Yes, the Depot Park is under construction.	Remove.
<b>Policy 3.8.5</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to fill sidewalk gaps, particularly along SE 4th Avenue.	Yes, ongoing.	Incorporate into Transportation Mobility Element. This Policy should be generalized to refer to all areas with sidewalk gaps.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.8.6</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to create prominent crosswalks at appropriate locations.	Yes, ongoing.	Incorporate into Transportation Mobility Element.
<b>Objective 3.9</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to improve the streetscape along <b>NW 5th Avenue</b> as the physical centerpiece to the redevelopment and stabilization of the Fifth Avenue/Pleasant Street neighborhoods.	Yes, ongoing.	Update objective and policies to reflect ongoing redevelopment activities. Incorporate into Future Land Use and Transportation Mobility Elements.
<b>Policy 3.9.1</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to fill in sidewalk gaps and upgrade existing streetscape.	Yes, this project is underway in 2010.	Remove.
<b>Policy 3.9.2</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install appealing pedestrian-oriented lighting.	Yes. This Policy is redundant.	Remove.
<b>Policy 3.9.3</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to create connections to nearby parks and facilities	Yes. This Policy is redundant.	Remove.
<b>Policy 3.9.4</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to install prominent streetscape and crosswalks at West 6th Street.	Yes.	Remove.
<b>Objective 3.10</b> The City shall improve <b>West 6th Street</b> from Depot Avenue to NW 8th Avenue, in coordination with the Community Redevelopment Agency, and improve West 6th Street from S. Depot Avenue to SW 16th Avenue.	This roadway is an ongoing effort, and some segments are funded for construction.	Remove Objective and its Policies.
<b>Policy 3.10.1</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to enhance the quality of West 6th Street to encourage development and redevelopment along this corridor near University Avenue, and incorporate and complement the design of the adjacent linear park to be established.	See above.	See above.
<b>Policy 3.10.2</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to complement the linear park with crossings at prominent intersections.	See above.	See above.
<b>Policy 3.10.3</b> The City shall coordinate with the Community Redevelopment Agency, as appropriate, to encourage West 6th Street to be lined with Santa Fe Community College buildings, and commercial or residential buildings in the blocks just north and south of University Avenue.	See above.	See above.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.10.4</b> The City shall include a pedestrian-oriented linear park where the 6th Street trail crosses University Avenue.	See above.	See above.
<b>Objective 3.11</b> The City shall enhance <b>Waldo Road</b> .	This Objective has been achieved to the extent possible.	Update objective and policies to reflect ongoing redevelopment activities. Incorporate into Future Land Use Element.
<b>Policy 3.11.1</b> By 2001, the City shall create dramatic, low-maintenance landscaped medians along Waldo Road.	See above.	See above.
<b>Policy 3.11.2</b> By 2001, the City shall begin establishing oak street trees that are relatively large when planted, and limbed up, for shade along Waldo Road. Palm trees shall be installed for drama and formality, and understory landscaping for screening.	See above.	See above.
<b>Policy 3.11.3</b> By 2002, the City shall encourage use of large streetfront building windows along Waldo Road.	See above.	See above.
<b>Policy 3.11.4</b> The City shall continue to create a pleasant rail-trail designed for bicyclists, pedestrians, and the disabled along Waldo Road.	Yes.	Revise to state that the City will continue to enhance connectivity to the rail trail.
<b>Objective 3.12</b> The City should implement urban design policies for the <b>Westgate Activity Center</b> , complemented with a restored, more attractive Hogtown Creek at the Center, in order to encourage its redevelopment into a vital, mixed-use center with the creek as its design focus.	Partially. FDOT developed the design of the 34 <sup>th</sup> Street /University Ave./SW 2 <sup>nd</sup> Avenue project following a charrette facilitated by the MTPO, but urban design policies for the larger Westgate Activity Center were not developed. Redevelopment of Royal Park resulted in a successful mixed-use center, much of which has PD zoning.	Remove Objective and its Policies.
<b>Policy 3.12.1</b> The City shall coordinate with the Florida Department of Transportation to restore the creek channel into more of a naturalized area that promotes aesthetics in this high-visibility location.	Yes, this project is completed.	Remove.
<b>Policy 3.12.2</b> The City shall coordinate with private owners and developers to create more visual or physical public access to the creek with such features as overlooks, walkways, seating areas, and weed control.	No.	Remove.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.12.3</b> Through appropriate regulations and incentives, the City shall allow and promote incremental orientation of retail and service shops in surrounding shopping and office areas so that at least one entrance faces (and interacts with) the creek. In part, this can be accomplished with creek seating areas or overlooks associated with the businesses.	This is allowed but not required. The 2010 activity centers update addresses this.	Remove.
<b>Objective 3.13</b> If feasible, the City should implement urban design policies for the NW 13th Street Activity Center.	No. A special area plan has not been adopted, but the area has been identified as an activity center in the 2010 activity centers update. The Central Corridors SAP applies to NW 13 <sup>th</sup> Street from 8 <sup>th</sup> Avenue to 29 <sup>th</sup> Road.	Remove; this Objective and its Policies are implemented by the 2010 activity center update.
<b>Policy 3.13.1</b> The City should encourage infill retail, office and residential buildings on portions of the existing parking lot sites. In general, the overall location of new buildings should be designed to eventually form a grid of streets with on-street parking and a modest width between facing buildings. New buildings and uses should be scaled and designed so that the intensity is compatible with nearby residences. Redevelopment of this activity center shall integrate the use of transit.	See above.	See above.
<b>Policy 3.13.2</b> New buildings should be relatively close to the streetside sidewalk, so that those on the sidewalk can enjoy what is inside the building, feel more safe and secure and sheltered from weather, find a more convenient walking distance to the building, and increase the security of those on the sidewalk.	See above.	See above.
<b>Policy 3.13.3</b> Appropriate land development regulations shall encourage the incremental replacement of surface parking with multi-story structured parking that has a liner building at least as high as the parking, and containing offices and retail.	See above.	See above.
<b>Policy 3.13.4</b> New buildings should be at least 2 stories in height.	See above.	See above.
<b>Policy 3.13.5</b> The town center should be designed to serve as a transit hub.	See above.	See above.
<b>Policy 3.13.6</b> New sidewalks should be wide enough to comfortably carry large volumes of pedestrians and provide ample room for trees.	See above.	See above.



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 3.14</b> The City shall support the <b>University of Florida</b> design efforts contained in the Urban Design, Architectural Design Guidelines and Landscape Design Guidelines Elements of the Campus Master Plan.	See Policies below.	Incorporate into the Intergovernmental Coordination Element. Update element names to reflect the most recent UF Master Plan.
<b>Policy 3.14.1</b> The City shall consider the architecturally significant historic structures of the University when developing standards or guidelines for redevelopment within the areas adjacent to the campus.	Yes, ongoing. The College Park and University Heights SAPs maintain the historic character of these neighborhoods, and guide the form of new development so that it is complementary.	Remove.
<b>Policy 3.14.2</b> The City shall work with the University to strengthen the image of the City and the University through better design along University Avenue and West 13th Street.	Yes, ongoing.	Combine all University Avenue policies with those regarding University Heights and College Park.
<b>Policy 3.14.3</b> The City shall work with the University to expand its efforts to encourage bicycling, walking, transit and carpooling to campus, through the Corridors to Campus plan and continued support for an employee transit program.	Yes, on-going.	Incorporate into Intergovernmental Coordination and Transportation Mobility Elements.
<b>Policy 3.14.4</b> The City and the University shall work together to enhance SW 34th Street on the western edge of campus in order to promote a more walkable, quality urbanism.	Yes, streetscape and intersection improvements have been implemented along SW 34 <sup>th</sup> Street to support pedestrian activity.	Incorporate into Intergovernmental Coordination Element.
<b>Objective 3.15</b> The City shall work with <b>Santa Fe Community College</b> downtown to provide support to develop in a more traditional form.	No. City staff met with Santa Fe College representatives in an attempt to coordinate the City's Pleasant Street Historic District and the College's Master Plan for the Downtown Campus. Coordination efforts have not been successful, and the College to date has not provided the City with a copy of its Master Plan.	Remove Objective and its Policies, as this is addressed in the Intergovernmental Coordination Element.
<b>Policy 3.15.1</b> The City shall work with Santa Fe Community College downtown to develop design guidelines to construct new buildings at least two stories high; construct buildings to be set close to streetside sidewalks; construct buildings to form a public square encompassing the NW 6th Street rail corridor between University Avenue and NW 3rd Avenue; and construct buildings to form and face the square.	Design guidelines specific to the Santa Fe downtown campus have not been adopted.	Revise to reflect the fact that the Santa Fe College master plan for its downtown campus exists, and that its continuing implementation needs to be coordinated with the City.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 3.16</b> The City shall implement urban design policies for designated <b>Gateway Corridors</b> .	Partially. The full intent of this objective was not realized in the Gateway Street District section of the LDC (sec. 30-306).	A Gateway Street District is established in the LDC, but it does not implement most of the policies below. Staff recommends removal of this Objective and Policies 3.16.1 – 3.16.6.
<b>Policy 3.16.1</b> Gateways should convey a sense of arrival and departure.	This was not adopted as part of the Gateway Street District.	Remove; this policy is not measurable or subject to implementation.
<b>Policy 3.16.2</b> Gateways should be lined with majestic trees, homes, and cultural and commercial buildings that inspire dignity and pride in Gainesville.	This was not adopted as part of the Gateway Street District.	Remove; this policy is not measurable or subject to implementation.
<b>Policy 3.16.3</b> Gateways should be free of visually obtrusive, human-built structures such as outdoor storage, auto sales and service, and junkyards, or other excessive clutter.	Yes. The Gateway Street District prohibits BA (automotive-oriented business) zoning and requires a Special Use Permit for the other uses.	Remove.
<b>Policy 3.16.4</b> When feasible, gateway tree plantings should provide a tree canopy over the street through street trees, treed medians, or both. Plantings shall screen any utilities that remain, when feasible.	This is implemented in the Landscape Code.	Remove.
<b>Policy 3.16.5</b> Landscape maintenance should be minimized through design, plant selection, and water conservation.	This was not adopted as part of the Gateway Street District, but is already in the Landscape Code requirements for all landscaping in Gainesville.	Remove.
<b>Policy 3.16.6</b> Transportation choices (various forms of transportation) shall be emphasized along Gateways.	This was not adopted as part of the Gateway Street District, but is already emphasized through various policies including the Concurrency Management Element.	Remove.
<b>Policy 3.16.7</b> The City should develop and implement a design prototype for Gateways into the City and into the Traditional City.	A Gateway Design study was adopted by the City and County Commissions in 2004, which included existing and proposed cross-sections for several roadways. It is not clear how well these prototypes have been implemented.	Move to the Transportation Mobility Element.
<b>Objective 3.17</b> The City shall enhance <b>public art</b> .	Yes, implemented through the Cultural Affairs Element.	Remove. This Objective and its Policies duplicate Objective 2.2 and Policies 2.2.1 through 2.2.3 of the Cultural Affairs Element.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Urban Design Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Policy 3.17.1</b> The City should encourage public and private display of art in visible locations.	Yes. Public Art Coordinator sits on the review panel for all new building projects. One percent of the costs are automatically transferred to the Art in Public Places account.	See above.
<b>Policy 3.17.2</b> The City should support public art projects through its Art in Public Places ordinance which dedicates at least one percent of the cost of new, renovated, and/or expanded buildings to public art.	The ordinance does require a one percent dedication for public art, but it applies only to public buildings.	See above.
<b>Policy 3.17.3</b> The City should fund public art and sculpture along its important thoroughfares and public spaces, identify appropriate locations for its placement, and sponsor design competitions to ensure public input into the process.	These goals are included in the Public Art Master Plan. There is now art at several major intersections, along a main corridor, and at the Airport.	See above.
<b>Objective 3.18</b> Educate citizens and provide awareness of the City position on various design principles with an Urban Design Toolbox and enhanced historic preservation guidelines.	Partially; see below.	Remove Objective and its Policies.
<b>Policy 3.18.1</b> By 2002, the City shall publish an Urban Design Toolbox. The Toolbox shall provide an array of urban design tools which may be used when developing or redeveloping in the city, in order to promote livability and best urban design practices.	No. An Urban Design Toolbox was drafted, but not adopted.	Remove.
<b>Policy 3.18.2</b> By 2001, the City shall publish enhanced historic preservation guidelines, not changing historic preservation requirements but providing clearer graphic guidance as to historic preservation design goals.	Yes. Adopted in 2001, the <i>Historic Preservation Rehabilitation and Design Guideline</i> is a nearly 300-page document that provides advice and assistance to property owners, building officials, and City officials on the purpose of maintaining, rehabilitating, and preserving historic buildings.	Remove.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Cultural Affairs Element

#### Cultural Affairs Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Objective 1.1 The City shall identify and promote a broad base of financial support for the arts.		Revise and combine with other objectives and policies.
1.1.1 The City shall maintain a funding commitment of \$145,000 at a minimum annually to the arts through a general government grants program.	Yes.	None.
The City shall continue investigating methods to increase arts funding, such as additional dedicated funding sources.	Partially. The only new funding source has been the State program of specialty license plates, known as the Arts Tag, which generates \$20 per tag for local grants	None.
Objective 1.2 The City shall enhance its Local Arts Agency (LAA) services to individual artists and small arts organizations.	.	Revise and combine with other objectives and policies.
1.2.1 The City shall hold at least two workshops yearly to address issues of concern, such as: access, professionalism, fiscal accountability, marketing, audience development, grants writing, and others.	Yes. Provided at least 4 well attended workshops each year on topics of critical interest to local cultural agencies, including hands-on workshops on electronic media resources	Yes.
1.2.2 The City shall serve as a resource center for grant applicants, providing reference materials and technical assistance to organizations and individuals.	Yes.	None.
Objective 1.3 The City shall increase its visibility as the LAA and recognition of its role in the arts community.	Yes. More public involvement with Tourist Development Council and Visitor Bureau; yearly televised Arts Award presentations; yearly recognition of our festivals; national Arts and Economic Impact study; updated the Alachua County Cultural Plan.	Delete Objective 1.3 and Policies 1.3.1 through 1.3.3
1.3.1 The LAA shall continue to promote events in the North Central Florida Region through annual publication of a master calendar.	Yes, for many years until it was changed to electronic format and incorporated into another calendar to avoid duplication.	Delete Policy 1.3.1

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Cultural Affairs Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
1.3.2 The LAA shall produce and update a brochure explaining its services and programs.	Yes.	Delete Policy 1.3.2
1.3.3 The LAA shall produce an annual forum to recognize members of the business community for their support of the arts.	Yes, for many years, until it became outdated. Replaced by televised recognition of community arts leaders.	Delete Policy 1.3.3
Objective 1.4 The City shall identify the range of facilities needed for presentation of the arts, and the physical improvements necessary to existing facilities to provide comfortable access for all and the locational needs for cultural activities which will encourage and maintain community spirit.		Delete Objective 1.4 and Policies 1.4.1 through 1.4.3
1.4.1 The City shall sponsor cultural events in the downtown central city core and other redevelopment areas in order to foster reinvestment in these communities.	Yes. The Free Friday concerts have been a constant positive presence from May through October each year.  The highly awarded Downtown Festival of the Arts brings nearly 100,000 visitors to downtown over a two day period.  The yearly Downtown Countdown New Year's Eve event attracts several thousand revelers to downtown.	Revise and combine with other policies.
1.4.2 Every five years, the City shall continue to review the physical conditions and accessibility of existing arts facilities and other city owned properties for their potential to meet identified facility needs.	Yes. This is now under Public Works Department.	Delete Policy 1.4.2
1.4.3 The City should investigate purchasing or constructing an auditorium for the performing arts.	Several studies were done as sites became available. All were abandoned or postponed for various reasons.	Delete Policy 1.4.3
Objective 2.1 The City shall maximize access to the arts.	Yes.	Revise and combine with other policies.
2.1.1 The City shall continue to study price, transportation, and handicapped access in order to identify ways to reduce barriers to community participation for the arts.	Yes. Handicapped access to Thomas Center was upgraded; strong emphasis on low fee or free programs.	Revise and combine with other policies.
2.1.2 The City shall effectively communicate information about arts offerings by continuing to emphasize outreach to all areas within the city.	Yes. Including Facebook, Twitter and other resources.	Revise and combine with other policies.

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Cultural Affairs Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Objective 2.2 The City shall encourage public and private display of art.		
2.2.1 The City shall support public art projects through its Art in Public Places ordinance that dedicates at least 1 percent of the cost of new, renovated and/or expanded public buildings, to art.	Yes. Public Art Coordinator sits on the review panel for all new building projects. One percent of the costs are automatically transferred to the Art in Public Places Trust account.	None.
2.2.2 The City shall fund public art and sculpture along its important thoroughfares and public spaces, identify appropriate locations for its placement, and sponsor design competitions to ensure public input into the process.	These goals are included in the Public Art Master Plan. There is now art at several major intersections, along a main corridor and at the Airport.	None.
2.2.3 The City shall annually recognize private businesses which host regular art exhibits.	No. There is recognition of supporters of the arts, but not just galleries.	Revise and combine with other policies.
2.2.4 The City shall encourage the use of prominent venues for the display and presentation of locally produced art through ARTSREACH and other programs.	Yes. Currently, the City no longer produces ARTSREACH.	Delete Policy 2.2.4
Objective 2.3 The City shall enhance and support opportunities for artistic training and preparation across all creative and performing art forms and at all levels.	No. The City has no control over educational organizations.	Delete Objective 2.3 and Policies 2.3.1 and 2.3.2
2.3.1 The City shall cooperate with the School Board of Alachua County to enhance arts education through advocacy of the arts and support of extracurricular arts.	No	Delete Policy 2.3.1
2.3.2 The City shall continue to support programs which stimulate artistic creativity and/or develop creative artists	Yes. Through grants funding and Recreation's youth programs only.	Delete Policy 2.3.2
Objective 2.4 The City shall promote and designate as an arts and entertainment district.	The CRA now oversees the Downtown including the banners, and the Plaza. The kiosks have been built and we no longer publish a calendar of events.	Delete Objective 2.4 and Policies 2.4.1 through 2.4.7
2.4.1 The City shall improve the Downtown Plaza by January 2004, to allow expanded possibilities for performance. Such facilities shall include dressing rooms, improved stage floor and enhanced lighting and audio equipment.	This was attempted, but only the improved lighting was funded.	Delete Policy 2.4.1
2.4.2 By 2001, the City shall increase the use of the Downtown Plaza by expanding the number of performances over the present.	Although the number of performances was not increased, the number of attendees at each performance tripled.	Delete Policy 2.4.2

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Cultural Affairs Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
2.4.3 By 2003, the City shall increase the visibility of Downtown Gainesville as an arts and entertainment destination by installing decorative hanging pole panels along University Avenue and Main Street, creating a sense of Downtown Gainesville as a distinct area. Selection of the panels should be through design competition to ensure maximum public input into the design process.	This has been transferred to the CRA.	Delete Policy 2.4.3
2.4.4 By 2001, the City shall identify funding sources to publish a calendar of events within the downtown arts and entertainment district and disseminate in local newspapers, within informational kiosks, and on websites and other appropriate means of advertisement.	Yes, until electronic media became more prevalent.	Delete Policy 2.4.4
2.4.5 The City shall consider amending the Gainesville Code of Ordinances to provide the opportunity for musicians to perform on sidewalks in order to enliven sections of Downtown Gainesville.	Yes. This was thoroughly researched and not approved for liability reasons.	Delete Policy 2.4.5
2.4.6 By 2001, the City shall establish informational kiosks in Downtown Gainesville.	Yes.	Delete Policy 2.4.6
2.4.7 The City shall identify appropriate locations in Downtown Gainesville for pedestrian oriented public art.	Yes, this is included in the Public Art Master Plan.	Delete Policy 2.4.7

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

#### Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 1.1</b> - The City of Gainesville shall consider public school capacity when making future land use decisions, recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use and rezoning for residential development that generate students and impact Alachua County's public school system.	Yes, on-going	None
<b>1.1.1</b> The City, in conjunction with the School Board, shall annually update and maintain a public school facilities map series as supporting data and analysis. The public school facilities map series in the data and analysis shall include at a minimum: (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants; (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five-year planning period and the long-range planning period; and, (c) A map or map series which depicts School Concurrency Service Areas (hereinafter "SCSAs") for high schools, middle schools and elementary schools.	Yes, on-going	None
<b>1.1.2</b> The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density.	Yes, on-going	None
<b>1.1.3</b> For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning (hereinafter the "Interlocal Agreement") shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.	Yes, on-going	None
<b>1.1.4</b> In reviewing land use decisions, the School Board may address the following issues as applicable: (a) Whether school capacity or planned improvements to accommodate the enrollment is available;	Yes, on-going	None



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
(b) Whether school sites and facilities are located within neighborhoods; (c) Whether parks, recreation and neighborhood facilities are co-located with school sites; (d) Whether bikeways, trails, and sidewalks are provided for safe access to schools; (e) Traffic circulation in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds; (f) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments; (g) Whether the proposed location is consistent with any local government's school design and planning policies.		
<b>1.1.5</b> The School Board shall report its findings and recommendations regarding the land use decision to the City. If the School Board determines that capacity is insufficient to support the proposed land use decision, the School Board shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.	Yes, on-going	None
<b>1.1.6</b> The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.	Yes, on-going	None
<b>1.1.7</b> Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.	None have been needed to date, but the policy should be retained in case Capacity Enhancement Agreements are needed in the future.	None
<b>1.1.8</b> The School Board will annually provide a cumulative report of land use decisions and the effect of those decisions on public school capacity to the Elected Officials Group, established pursuant to the Interlocal Agreement.	Policy has not yet been achieved, but School Board staff will prepare a report for the next meeting of the Elected Officials Group.	None
<b>Objective 2.1</b> - The City shall coordinate with the School Board in considering the impact that future land use decisions will have on the future availability of adequate public school facility capacity through its authority to implement school concurrency.	Yes, on-going	None
<b>2.1.1</b> The City, School Board, County and other municipalities in Alachua County, shall amend the Interlocal Agreement for Public School Facility Planning (hereinafter the	Yes and the policy should be retained.	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
Interlocal Agreement) to implement school concurrency within Alachua County. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this element.		
<b>2.1.2</b> The City shall amend its land development regulations to include provisions for public school concurrency management.	No. The land development regulations have not yet been amended to include such provisions. However, school concurrency determinations are made for applicable land use, zoning and land development applications.	None
<b>Objective 2.2</b> - Final subdivisions or final plats or final development plans approved by the City shall meet the adopted level of service (LOS) standards within the 5-year period of the School Board's 5-Year District Facilities Work Program (which is updated on an annual basis).	Yes, on-going	None
<b>2.2.1</b> The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity for elementary, middle and high schools. This LOS standard shall apply to all school concurrency service areas (SCSAs) (within Gainesville's city limits) as adopted in the Interlocal Agreement, except on an interim basis for the elementary Concurrency Service Area listed below: Newberry SCSA – 115% of Permanent Program Capacity through 2010-2011; High Springs SCSA – 120% of Permanent Program Capacity through 2010-2011; and West Urban SCSA – 115% of Permanent Program Capacity through 2010-2011. (Note – The High Springs and Newberry SCSAs are outside of Gainesville City limits. The LOS standard for the High Springs and Newberry SCSAs are included in order to meet the requirement for uniform, district-wide standards. The LOS standard for the West Urban SCSA shall only apply to areas that are within Gainesville's city limits.) For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high school students, and shall apply the LOS standard prescribed above for elementary, middle and high school levels respectively.	Yes, on-going	None
<b>2.2.2</b> Amendments to the LOS standards shall be accomplished by execution of an amendment to the Interlocal Agreement by all parties and adoption of amendments to the local government comprehensive plans. Changes to the LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard is financially feasible and can be achieved and maintained within the period covered by the applicable five years of the School Board's 5-Year District Facilities Work Program.	No amendments have been needed, but the policy should be retained.	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>Objective 2.3</b> - The City, in coordination with the School Board and the local governments within Alachua County, shall use the SCSAs as the areas within which an evaluation is made as to whether adequate school capacity is available based on the adopted LOS standards.	Yes, on-going	None
<b>2.3.1</b> SCSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCSA boundaries shall be included in a map series as part of the Data and Analysis for this Element	Yes	None
<b>2.3.2</b> SCSAs shall maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account transportation costs, student travel times, any court-approved desegregation plans, and capacity commitments pertaining to development approvals by the local governments within Alachua County.	Yes	None
<b>2.3.3</b> SCSA boundaries shall consider the relationship of school facilities to the communities they serve including reserve area designations and extra-territorial areas established under the “Alachua County Boundary Adjustment Act”, and the effect of changing development trends.	Yes	None
<b>2.3.4</b> The City, in coordination with the School Board and the local governments within Alachua County, shall use the following process to modify SCSAs: (a) Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps; (b) Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy 2.3.2., and shall be financially feasible within the five-year period described by the School Board’s 5-Year District Facilities Work Program; (c) The School Board shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group; (d) The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the School Board and the parties to the Interlocal Agreement; and, (e) Modifications to a SCSA shall become effective as provided in the Interlocal Agreement for Public School Facility Planning.	There has been no need to modify the school concurrency service areas (SCSAs).	None
<b>Objective 2.4</b> - In coordination with the School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.	Yes	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>2.4.1</b> The issuance of final subdivisions or plats and development plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.	Yes, on-going	None
<b>2.4.2</b> The following residential developments are exempt from the school concurrency requirements: <ol style="list-style-type: none"> <li>1. Single-family lots of record that received final subdivision or plat approval prior to December 18, 2008, or single-family subdivisions or plats that are filed with the City, and have received preliminary development approval prior to December 18, 2008 and such development approval has not expired.</li> <li>2. Multi-family residential development that received final site plan approval prior to December 18, 2008, or multi-family development plans that are filed with the City and have received preliminary development plan approval prior to December 18, 2008 and the development approval has not expired.</li> <li>3. Amendments to final subdivisions or final plats or final development plans for residential development that were approved prior to December 18, 2008, and which do not increase the number of students generated by the development.</li> <li>4. Age-restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, as covenants running with the land and irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.</li> <li>5. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.</li> </ol>	Yes	None
<b>2.4.3</b> Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board in the 5-Year District Facilities Work Program.	Yes	None
<b>2.4.4</b> The School Board shall determine the level of service or utilization rate of each school using a uniform methodology. The School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school	Yes, on-going	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.		
<p><b>2.4.5</b> The School Board staff shall conduct a concurrency review for all development plan approvals subject to school concurrency. This review shall include findings and recommendations to the City whether there is adequate school capacity to accommodate the proposed development.</p> <ol style="list-style-type: none"> <li>1. Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected SCSA.</li> <li>2. The School Board’s findings and recommendations shall address whether adequate capacity exists for each type of school, based on the adopted LOS standards. If adequate capacity does not exist, the School Board shall identify possible mitigation options that may be considered consistent with the policies set forth within Objective 2.5.</li> </ol> <p>The City will issue a concurrency determination taking into consideration the School Board’s written findings and recommendations.</p>	Yes	None
<p><b>2.4.6</b> School concurrency applies only to residential development or a phase of residential (single-family and multi-family) development requiring a subdivision or plat approval, development plan, or its functional equivalent, proposed or established after December 18, 2008.</p> <p>The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final development plan. The City shall not deny a final subdivision, final plat or final development plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:</p> <ol style="list-style-type: none"> <li>1. Adequate school facilities will be in place or under construction within three years, as provided in the School Board’s 5-Year District Facilities Work Program adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or final development plan for residential development; or,</li> <li>2. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the School Board’s 5-Year District Facilities Work Program adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or final development</li> </ol>	Partially. Although the land development regulations have not yet been amended, the described school concurrency requirements are met for all new, non-exempt residential development.	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>plan approval; or,</p> <p>3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or development plan (or functional equivalent) as provided in this element.</p>		
<p><b>2.4.7</b> The land development code shall be amended to provide that the City shall not issue a certificate of final concurrency for any non-exempt residential development application until the School Board has issued a school capacity availability determination letter verifying capacity is available to serve the development. The school capacity availability determination letter shall indicate a temporary commitment of capacity of necessary school facilities for a period not to exceed twelve (12) months or until a final development order is issued, whichever occurs first.</p> <p>(a) Once the City reserves school capacity for concurrency purposes as a part of the final development order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required by the development order as specified in the City’s land development regulations.</p> <p>(b) Phased projects, as provided for in the City’s land development regulations, may obtain approval for a longer period, provided the development order is in accordance with a binding development agreement entered into by the School Board, the City of Gainesville, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board.</p> <p>(c) The City shall notify the School Board within fifteen (15) days of the approval or expiration of a concurrency reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the certificate of final concurrency, except that any change requires review.</p>	<p>No, the land development code has not yet been amended to add these and other school concurrency requirements.</p>	<p>None</p>
<p><b>2.4.8</b> In the event that the School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either (1) the development plan or final subdivision or final plat must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation per Objective 2.5; or (2) the development plan or final subdivision or final plat must be delayed to a date</p>	<p>No such determination has occurred, but the policy should be retained because it may be needed one day.</p>	<p>None</p>

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
when capacity enhancement and level of service can be met concurrent with the impact of the development.		
<b>2.4.9</b> In evaluating a subdivision plat or development plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements (5-Year District Facilities Work Program) shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of achieving adequate capacity within 3 years. The School Board may use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.	Yes, on-going	None
<b>Objective 2.5</b> - Mitigation alternatives that are determined by the School Board to be financially feasible and will achieve and maintain the adopted LOS standard consistent with the School Board's adopted financially feasible 5-Year District Facilities Work Program shall be established.	Yes	None
<b>2.5.1</b> Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the School Board assumes operational responsibility through incorporation in its adopted financially feasible 5-Year District Facilities Work Program, and which will maintain adopted LOS standards. <ol style="list-style-type: none"> <li>1. The contribution, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;</li> <li>2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits;</li> <li>3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF); and,</li> </ol>	There has been no need for mitigation for any development within the City, but the policy should be retained.	None
<b>2.5.2</b> Mitigation must be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year District Facilities Work Program, which satisfies the demand created by the proposed development consistent with the adopted LOS standards. Relocatable classrooms do not qualify as mitigation.	There has been no need for mitigation for any development within the City, but the policy should be retained.	None
<b>2.5.3</b> Mitigation shall be directed to projects in the School Board's financially feasible 5-Year	There has been no need for mitigation for any development within the City, but the	None



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>District Facilities Work Program that will satisfy the demand created by that development approval. Such mitigation proposals shall be reviewed by the School Board, the City and any affected local government. If agreed to by all parties, the mitigation shall be assured by a legally binding agreement between the School Board, the City, and the applicant which shall be executed prior to the City's issuance of the final subdivision plat or the final development plan approval. If the mitigation proposal is for a project that is not within the School Board's adopted 5-Year District Facilities Work Program, acceptance of the proposal will be subject to determination by the School Board of the financial feasibility of the project. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its 5-Year District Facilities Work Program.</p>	<p>policy should be retained.</p>	
<p><b>2.5.4</b>  The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:  Number of Student Stations (by School Type) = Number of Dwelling Units by Housing Type X Student Generation Multiplier (by Housing Type and School Type);  Proportionate Share Amount = Number of Student Stations (by School Type) X Cost per Student Station for School Type;      The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review;  The School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable; and,  The applicant's proportionate-share mitigation obligation shall be credited toward any school concurrency related impact or exaction fee imposed by local ordinance for school concurrency for the same development, on a dollar-for-dollar basis, at fair market value as of the date of contribution.</p>	<p>This has not been needed for development within the City, but the policy should be retained for possible future use.</p>	<p>None</p>
<p><b>Objective 2.6</b> - The City shall adopt the School Board's annually updated 5-Year District Facilities Work Program in its Capital Improvements Element by December 1<sup>st</sup> of each year.</p>	<p>Partially. The annual update of the City's CIE did not occur by December 1<sup>st</sup>. However, it was recommended for approval by the City Plan Board on April 22, 2010 and it will be heard by the City Commission in the near future.</p>	<p>The City should change this objective to <i>incorporating by reference</i> the School Board's annually updated 5-Year District Facilities Work Program, into the City's Capital Improvements Element (CIE). The City is not responsible for developing the School Board's 5-year work program. Neither Florida Statutes nor the Florida</p>



## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
		Administrative Code require adoption of a school district's 5-year work program directly into the City's 5-Year Schedule of Capital Improvements. The current requirement puts the considerable burden on staff of timely obtaining an up-to-date and accurate 5-year plan from the School Board each year. Incorporation by referencing the School Board's 5-Year District Facilities Work Program in the annually updated Gainesville 5-Year Schedule of Capital Improvements would remove that burden and meet applicable state requirements. In addition, any changes to the 5-year plan that the School Board might make following its annual adoption would not cause an inconsistency with the unamended plan that the City would have directly adopted into its CIE.
<p><b>2.6.1</b> The School Board shall annually update and amend the 5-Year District Facilities Work Program to reflect the LOS standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The 5-Year District Facilities Work Program ensures that the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule of capital improvements. The 5-Year Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure that the LOS is achieved and maintained within the subsequent 5-year schedules of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted LOS standards. The City shall have neither the obligation nor responsibility for funding the 5-Year District Facilities Work Program by including it in the Capital Improvements Element of the City's Comprehensive Plan.</p>	Partially. See previous comments.	See previous comments. The City should change the last sentence by incorporating the 5-Year District Facilities Work Program by reference (rather than directly adopting it into the City's CIE) when it annually updates and adopts its CIE.
<p><b>Objective 3.1</b> - Public schools are allowed in the Residential, Mixed-Use, Office and Education land use categories described in Policy 4.1.1 of the Future Land Use Element, and can be a use specified within a given Planned Use District. Public schools should</p>	Yes, on-going	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
be compatible with surrounding uses.		
<b>3.1.1</b> All new public schools built within Gainesville’s municipal boundaries will be coordinated by the School Board with the City to verify consistency between the location of the school and the Comprehensive Plan, ensure that the new schools are proximate to, consistent with and accessible from existing and proposed residential areas, are co-located with other appropriate public facilities when possible, and have the on-site and off-site infrastructure necessary in place to support the new school.	Although no new public schools have been built within City limits, the policy needs to be retained.	None
<b>3.1.2</b> The City, in conjunction with the School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers.	<i>See Table 1, Major Issue 3</i>	
<b>3.1.3</b> The City shall consider compatibility of uses adjacent to public schools when it considers land use and zoning proposals, and shall consider input from the School Board concerning compatibility of proposed uses with existing schools and known future school sites.	Yes, on-going	None
Objective 3.2 - The City shall coordinate with the School Board on the reduction of hazardous walking conditions.	Yes, on-going	None
<b>3.2.1</b> To reduce hazardous walking conditions consistent with Florida’s Safe Paths School program, the City shall coordinate with the School Board to implement the provisions of Section 1006.23, F.S., including identification and correction of hazardous conditions along walking routes to schools, and identification of proposed projects to remedy such conditions, subject to the availability and appropriation of legally available funds.	Yes. The Metropolitan Transportation Planning Organization (MTPO) uses the Alachua County Traffic Safety Team to identify SR2S Project Priorities. School Board and City staffs participate in this process as Safety Team members. The MTPO’s Transportation Improvement Program (TIP) currently includes SR2S funding for the NE 15th Street Sidewalk Project from NW 39th Avenue to the 4400 Block of NE 15th Street. The draft Florida Department of Transportation Tentative Work Program includes SR2S funding for two NE 19th Place Sidewalk Project Priorities (from NE 9th Street to NE 15th Street). This project will be placed in the draft TIP which will go to the MTPO Advisory Committees in April	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
	2010.	
Objective 3.3 - Potential school sites shall be evaluated consistent with the school site evaluation requirements in the Interlocal Agreement.	None have been identified within the City.	None
<b>3.3.1</b> The School Board and the City will follow the school site evaluation procedures that are in the Interlocal Agreement when evaluating new school sites within the Gainesville's city limits.	This will occur at such time whenever potential new sites are to be considered.	None
Objective 3.4 - The City herein establishes development requirements for public school sites within Gainesville's city limits in order to achieve compatibility with the surrounding neighborhoods and with the comprehensive plan.	Yes	None
<b>3.4.1</b> The City shall require the development of school sites to be consistent with the following minimum requirements provided they are not in conflict with the State Requirements for Educational Facilities (SREF). <ol style="list-style-type: none"> <li>Playgrounds, playing fields, and athletic courts (including lighting, if applicable) shall be located and buffered so as to minimize impacts to adjacent residential property;</li> <li>The following minimum size guidelines have been recommended by the School Board: Elementary School - 25 acres, Middle School - 35 acres, High School - 65 acres. These guidelines shall not preclude smaller sized sites if determined to be acceptable by the School Board.</li> <li>Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;</li> <li>Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;</li> <li>All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;</li> <li>Access to school sites shall be governed by the City's, County's and FDOT's access management regulations as relevant, including installation by the School Board, or other party as determined by the City, of all access-related improvement required by such regulations;</li> <li>The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings;</li> <li>Development of the site shall be consistent with applicable policies of the Future Land Use Element, Transportation Mobility Element, and the Conservation, Open</li> </ol>	Yes, in that the policy is in effect and will be implemented at such time that new school sites are posed for to be developed.	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<p>Space and Groundwater Recharge Element of this plan;</p> <p><b>i.</b> Development of the site shall meet the requirements of the City’s Surface Waters and Wetlands District, as found in Article VIII. Environmental Management, Subdivision III. Wetlands and Surface Waters District of the Land Development Regulations.</p>		
Objective 3.5 - The City shall coordinate with the School Board plans for supporting infrastructure.	Yes	None
<p><b>3.5.1</b></p> <p>As part of the annual review and update of the Capital Improvements Element, the City shall consider infrastructure required to support new school facilities.</p>	Yes, in that the policy is in effect and will be implemented in response to proposed new school facilities.	None
<b>Objective 4.1</b> - The City shall include representatives of the School Board on the City Plan Board and the Technical Review Committee.	Yes	None
<p><b>4.1.1</b></p> <p>As provided in the Interlocal Agreement, the City shall include a representative appointed by the School Board on the City Plan Board to attend meetings at which the Plan Board considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the proposed plan amendment or rezoning.</p>	Yes, on-going	None
<p><b>4.1.2</b></p> <p>As provided in the Interlocal Agreement, the School Board will appoint a representative to advise the Technical Review Committee on development and redevelopment which could have a significant impact on student enrollment or school facilities.</p>	Yes	None
<b>Objective 4.2</b> - The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information.	Yes, on-going	None
<p><b>4.2.1</b></p> <p>As provided in the Interlocal Agreement, a staff working group of the School Board and of the local governments within Alachua County will meet to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning.</p>	Yes, on-going	None
<p><b>4.2.2</b></p> <p>As provided in the Interlocal Agreement, one or more representatives of the School Board and of the local governments within Alachua County will meet at least annually in joint workshop sessions. The joint workshop sessions will be opportunities for the elected officials to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The School Board shall be</p>	There have been no meetings since the PSFE was adopted in December 2008. Such a meeting is anticipated in 2010.	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
responsible for making meeting arrangements and providing notification to the general public of the annual meeting.		
<b>Objective 4.3</b> - The School Board will coordinate with the City and with the other local governments within Alachua County to maintain and update student enrollment and population projections.	Yes, on-going	None
<b>4.3.1</b> The School Board will coordinate with the City and the other local governments within Alachua County to base school planning upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be reviewed and updated annually.	Yes, on-going	None
<b>4.3.2</b> The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, F.S. and the Department Of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the other local governments in Alachua County regarding development trends, enrollment projections and future population projections.	Yes, on-going	None
<b>4.3.3</b> As provided in the Interlocal Agreement, the City shall annually provide the School Board a report on growth and development trends within its municipal boundaries for the preceding calendar year. The report is for the School Board's consideration in allocating projected student enrollment into school attendance zones.	Yes, the City Planning Department provides this report each year to the School Board.	None
<b>4.3.4</b> No later than August 15th of each year, the School Board shall submit to the City the School Board's tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.33 and 1013.35, F.S., and will include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10- and 20-year time periods, and options to reduce the need for additional permanent student stations. The Work Program is to be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element, and as to whether a comprehensive plan amendment will be necessary for any proposed educational facility within Gainesville's city limits.	Partially. The 5-Year Plan typically is received later in the year from the School Board.	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
<b>4.3.5</b> At least one year prior to preparation of each Educational Plant Survey, the staff working group established pursuant to Policy 4.2.1 will assist the School Board in an advisory capacity in preparation of the Survey. The Survey shall be consistent with the requirements of Section 1013.33, F.S., and include an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each. A staff working group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, closures of existing facilities, and the consistency of such plans with the local government comprehensive plan(s). The School Board, in coordination with the City and the other local governments in Alachua County, shall implement an effective process for identification and selection of school sites and for review of significant expansions and school closures.	The next Educational Plant Survey is expected to take place within two years.	None
<b>Objective 4.4</b> - The School Board, in coordination with the City and the other local governments in Alachua County, shall implement an effective process for identification and selection of school sites and for review of significant expansions and school closures.	Partially. See Policy 4.4.2 below.	None
<b>4.4.1</b> The School Board will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions, and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee that will meet on an as-needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include staff representatives from each of the local governments within Alachua County, and a diverse group of community members.	Partially. The SPAC met in October 2009 for the first time since 2006. At the October 27, 2009 meeting, the SPAC made unanimous recommendations for the locations of two new elementary schools including - one in the West Gainesville Urbanized Area and one in High Springs that School Board were expected to open in the fall of 2012. (Note – due to class size amendment requirements, the School Board recently decided to first build a new elementary school at its NW 39 <sup>th</sup> Avenue property that is located across from Clay Electric.) There was no discussion of potential school closures by the SPAC at the October 2011 meeting.	None
<b>4.4.2</b> When the need for a new school site is identified in the School Board's 5-Year District Facilities Work Program, the SPAC will develop a list of potential sites. The list will be submitted to the local government(s) with jurisdiction for an informal assessment	Yes, on-going	None

## City of Gainesville DRAFT Evaluation and Appraisal Report

### Appendix B Element Matrices – Public Schools Facilities Element

Objective or Policy	Objective or Policy Achieved?	Recommended Changes
regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites.		
<b>4.4.3</b> For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.	There have been none since adoption in December 2008 of the PSFE.	None
<b>4.4.4</b> At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility within Gainesville's city limits, the School Board shall provide the City written notice of its intent. The City shall notify the School Board within 45 days of receipt of this notice as to the proposed new public education facility site's consistency with the comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.	There have been none since adoption in December 2008 of the PSFE.	None
<b>Objective 5.1</b> - On an ongoing basis, the City shall evaluate the comprehensive plan with the school facilities plans of the School Board to ensure consistency.	Yes	None
<b>5.1.1</b> The City and the School Board will coordinate during updates or amendments to the comprehensive plan and during updates or amendments to long-range plans for School Board facilities. The City shall consider amendments to the comprehensive plan, as necessary.	Yes, on-going	None
<b>5.1.2</b> Consistent with the Interlocal Agreement, a staff working group will meet to discuss issues related to the effectiveness of implementing this Element and the Interlocal Agreement.	Yes, on-going	None
<b>5.1.3</b> During the EAR process, City staff will review the comprehensive plan and make a recommendation to the City Plan Board regarding the need for plan amendments that would help to support public schools within or proximate to City limits.	Yes, staff has reviewed the comprehensive plan and recommends to the City Plan Board that there is no need for such plan amendments.	None. Retain policy for the next EAR.