
 STRATEGIC INITIATIVE # 2.4

GOAL #2: ECONOMIC DEVELOPMENT AND REDEVELOPMENT

Foster economic development and encourage redevelopment

INITIATIVE 2.4: ENSURE TRANSPARENT, EFFICIENT AND CONSISTENT REGULATION OF LAND DEVELOPMENT IN FURTHERANCE OF THE COMPREHENSIVE PLAN

Champion: Erik Bredfeldt, Director of Planning and Development Services

Sponsor: Thomas Hawkins, Commissioner (At-large)

Committee: Community Development Committee

Stakeholders: General public, neighborhood residents, decision makers, city staff and development industry

Desired Outcome: Stakeholders have ready and convenient access to public records and access to appropriate staff. Planning process, particularly inter-departmental flow of documents and work product through the city, occurs according to a predetermined pattern. Bases for decisions and recommendations are well documented, well organized, and recorded.

Background: This Strategic Initiative was first introduced by the City Commission in December, 2006 at the Strategic Planning Retreat. The Initiative was later adopted and added to the Strategic Plan on February 12, 2007, then adopted again on February 25, 2008 as an on-going initiative.

Progress to Date:

In FY 2007, staff ranked vendors associated with an electronic plan management system designed to track workflow associated with the Planning and Development Services Department. In terms of project facilitation, staff worked on several projects in the Airport Industrial Park, Airport proper and within the Innovation Zone. Planning and Development Services staff also met with the private construction industry to re-examine parts of the Development Review Process.

In FY 2008, staff continued to have successful interaction with the Planning and Development community, especially the Builders Association of North Central Florida (BANCF) through monthly meetings. A contract with Innoprise was entered into and project implementation began across multiple departments including Building Inspections, Code Enforcement and Planning and Development Services.

During FY 2009, the Innoprise Electronic Plan Management System was deployed internally to allow for web-based accessibility of planning and development documents and to promote efficiency in land development procedures. A Planning Consultant was hired to review the Comprehensive Plan and Land Development Code.

Strategic Plan FY 2009/2010
City of Gainesville, Florida

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Action Plan to Remove Barriers for FYs 2009 – 2010

Action Steps	Estimated Completion Date:
1. Develop a review process that will be specific to City Vertical Projects	Complete, May 2009
2. Implement Planned Electronic Management Systems <ul style="list-style-type: none"> ▪ Pursue electronic management of documents to point at which all stakeholders can access applications, development orders, staff reports, and other documents online. ▪ Provide name, position, and contact information for staff involved in development review online. 	December 2009
3. Reduce application review time through improved coordination between the planning department, the office of the City Attorney, and the office of the City Clerk. Consider designating a single person to be responsible for moving applications among departments. <ul style="list-style-type: none"> ▪ Create a flow chart, or other summary, of the development review process sufficient to show stakeholders how an application progresses from submittal to final approval. Document should indicate the roles of Gainesville Regional Utilities, of the City Attorney's Office, of the City Clerk's office, of the several general government departments, of the several quasi-judicial boards, and of the City Commission in the development review process. ▪ Evaluate Gainesville Regional Utility's role in the development review process to ensure that all utility-related requirements have a basis in the Land Development Code. 	December 2009
4. Determine a form for Planning Department staff reports in order to standardize work product, simplify quality control, and more efficiently inform decision makers.	December 2009
5. Improve GIS capabilities in respect to planning and zoning services, including possibly coordinating with Alachua County Growth Management geospatial services so that City of Gainesville land use, zoning, and other regulatory designations are available at http://maps.alachuacounty.us/geogm/viewer.htm .	March 2010
6. Work with Planning Consultant to amend the Comprehensive Plan and Land Development Code <ul style="list-style-type: none"> ▪ Implement Future Land Use Element Policy 1.2.7 and 1.2.10, Future Land Use Element Objective 1.3 (and its related policies), Transportation Mobility Element Policy 2.1.10, Urban Design Element Objective 1.3 (and its related policies), Urban Design Element Policy 1.1.7, Urban Design Element Policy 1.1.8, and Urban Design Element Policy 1.4.1. ▪ Increase transparency of Land Development Code by reducing the use of zoning overlays and providing graphical depictions of rules where appropriate. 	June 2010
7. Continue working with industry representatives on processes <ul style="list-style-type: none"> ▪ Survey users of First-Step Process 	On-going