

LEGISLATIVE #

120639J



Planning and Development Services Department

PB-12-112 CPA
Future Land Use Element Update
City Commission

1/3/13

Legistar No. 120639

- **Revisions to the Future Land Use Element Goals, Objectives, and Policies**
- **Revisions to the FLU Map Series**
- **Updates to the Data & Analysis Report**

Background

- **Several proposed policy changes discussed as an Information Item on 8/23/12**
- **At the 8/23/12 meeting, Staff presented several new maps and updates to maps for the FLU map series**
- **On 9/27/12, Staff presented an information update on revised population projections for the D & A Report**

Reason for & types of changes

- **Amendments for consistency with State law (primarily HB 7207 (Chapter Law 2011-139) & deletion of Rule 9J-5))**
- **Amendments for internal comprehensive plan consistency**
- **Deletion of policies related to completed actions (and renumbering)**
- **Deletion of policies related to discontinued programs**
- **New and revised maps**

New Objective/Policy language (HB 7207) (8/23/12)

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- **Discouragement of urban sprawl
(Objective 1.5)**
- **Location of public schools (Policy
3.5.3)**
- **Compatible land uses with airport
(Policy 3.5.4)**
- **Review of land use changes
(Policy 4.1.3)**

Consistency with State law (8/23/12)

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- **Deletion of bad references in Policy 1.5.6**
- **Deletion of Policy 1.5.7 because “designated urban redevelopment areas” no longer exist in statutes**
- **Deletion of Policy 2.1.4 because no need for Urban Infill and Redevelopment area with existing CRA areas**

State Consistency cont.

(8/23/12)

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- **Deletion of Objective 4.7 and Policy 4.7.1 (former Rule 9J-5 requirement)**

Internal Consistency Changes (8/23/12)

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- **Protection of floodplain & flood channel (Policy 3.1.4)**
- **LOS standards (Policies 3.4.1, 3.4.2, & 3.4.3; Policies 4.2.3 & 4.5.3 redundant)**

Completed actions/projects (8/23/12)

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- **PD ordinance completed for Hunter's Walk (Policy 4.1.4)**
- **Industrial zoning study completed (Policy 4.2.6)**
- **Strategic Plan for Sustainable Economic Development superseded (Obj. 4.10 & policies)**
- **Web page completed (Policy 5.1.6)**

Completed actions/projects cont. (8/23/12)

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- **Rentals study completed (Policy 5.1.7)**

Deletions due to discontinuation (8/23/12)

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- **Neighborhood Planning Program has not been funded in last 2 years (Policies 5.1.1, 5.1.2, 5.1.3, & 5.1.5)**

- **Changes due to rescinding transportation concurrency and deletion of the Concurrency Management Element and TCEA**
- **Deletions:**
 - 1.2.12 (Designation of TCEA on FLU Map)
 - 1.5.8 (TCEA boundary changes)
 - 4.4.3 & 4.4.4 (annexed lands in TCEA Zones)
 - TCEA map deleted

Major changes cont.

- **Changes**
 - 1.5.6 Delete reference to TCEA
 - 3.4.1 Transportation LOS removed from CMS
 - 3.4.4 Delete ref. to Conc. Mgt. Element
 - 4.3.4 Plum Creek references to TCEA
 - 4.3.5 Hatchet Creek references to TCEA
 - 4.3.6 Butler Plaza ref. to TCEA
 - 4.3.7 Urban Village TCEA references

Major Changes Policy 4.3.6

- **Addition of new sub-policy 4.3.6.c.5 (lays out the transportation mobility provisions for Butler Plaza and recognizes the existence of a signed TCEA Zone M Agreement with Addendum)**
- **Maintains validity of TCEA Agreement for the future**

New Policy 3.4.5


- **Policy concerning the transition from the TCEA and Concurrency Management Element to the new Transportation Mobility Program to be adopted in the Transportation Mobility Element**
- **Maintains validity for signed TCEA Agreements associated with active final development orders**

Revised Maps

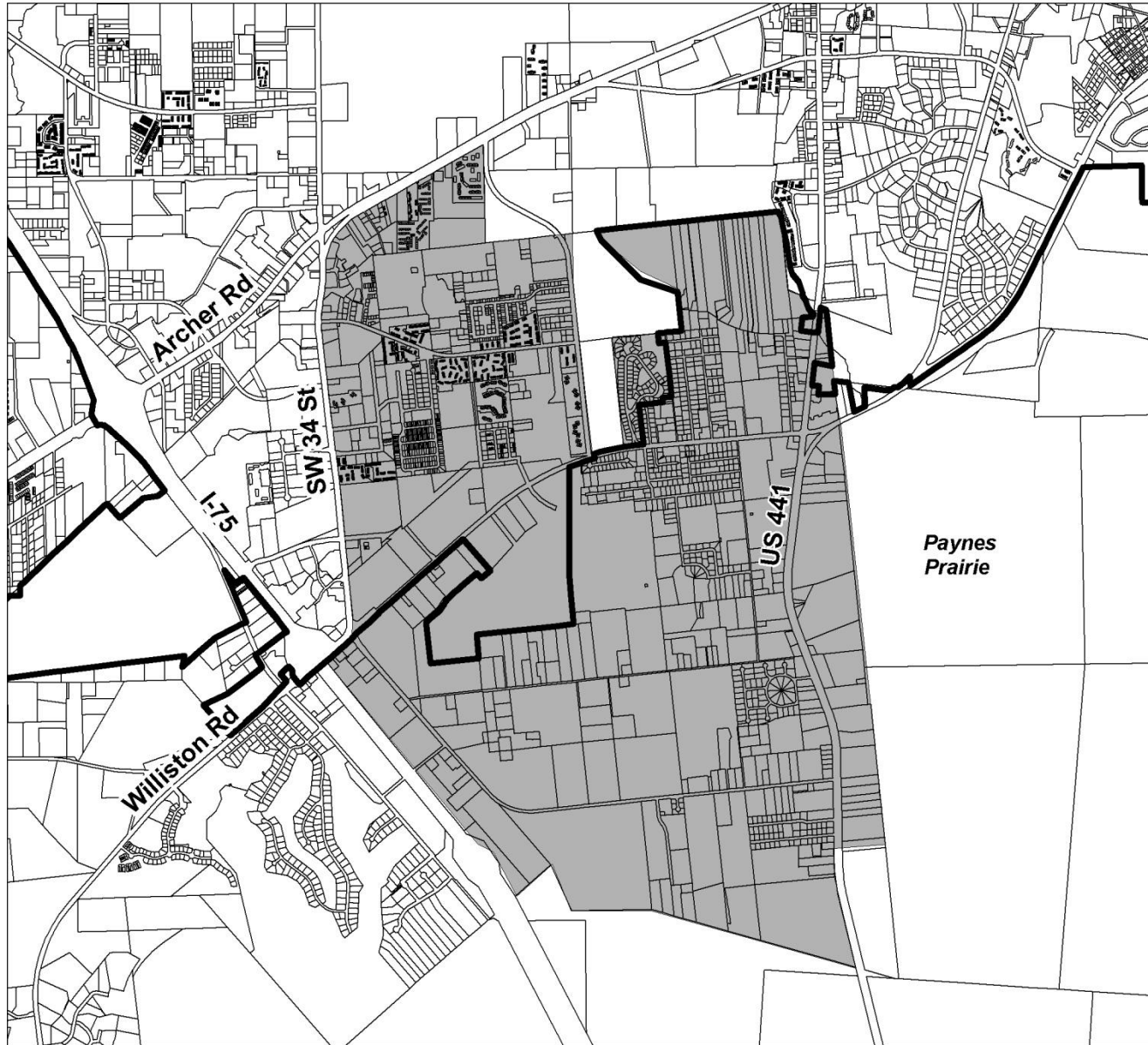
NEW CITY LIMITS LINES

FUTURE LAND USE ELEMENT

Special Study Area - Idylwild/Serenola

 Idylwild/Serenola
Special Area Study

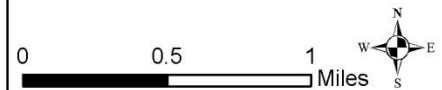
 Gainesville City Limits



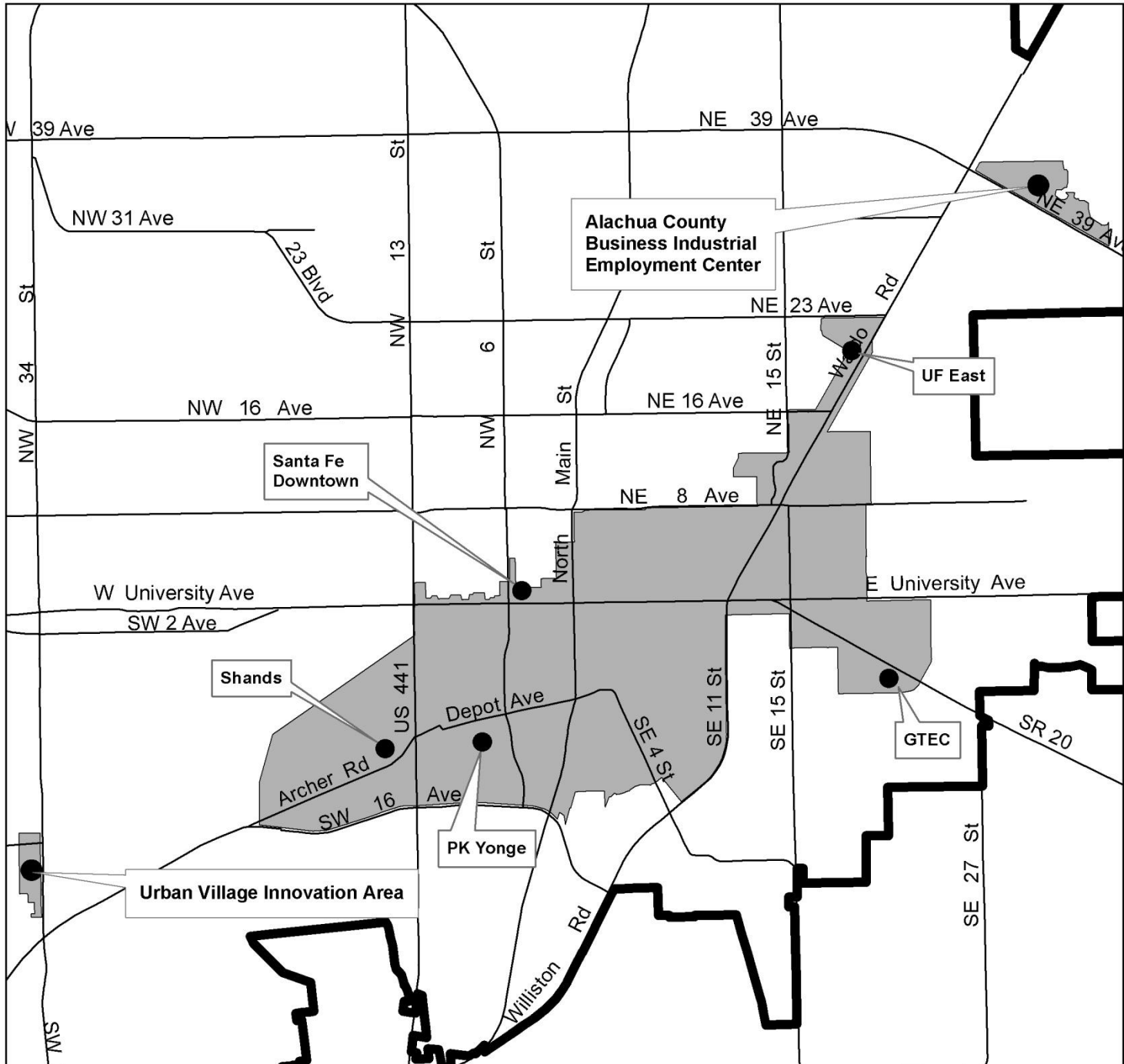
Source: Alachua County,
CPA-06-96, ORD. 97-14

**City of Gainesville
Gainesville, Florida**



Prepared by the Department of Planning
and Development Services, August 2012



Innovation Zone



Legend

-  Innovation zone
-  Gainesville City Limits

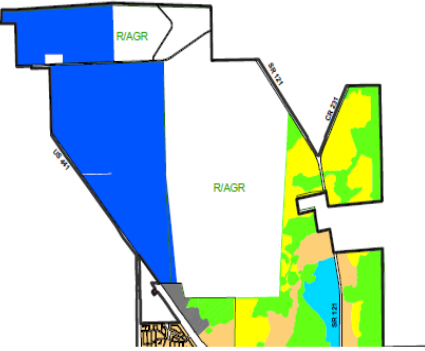
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August 2012

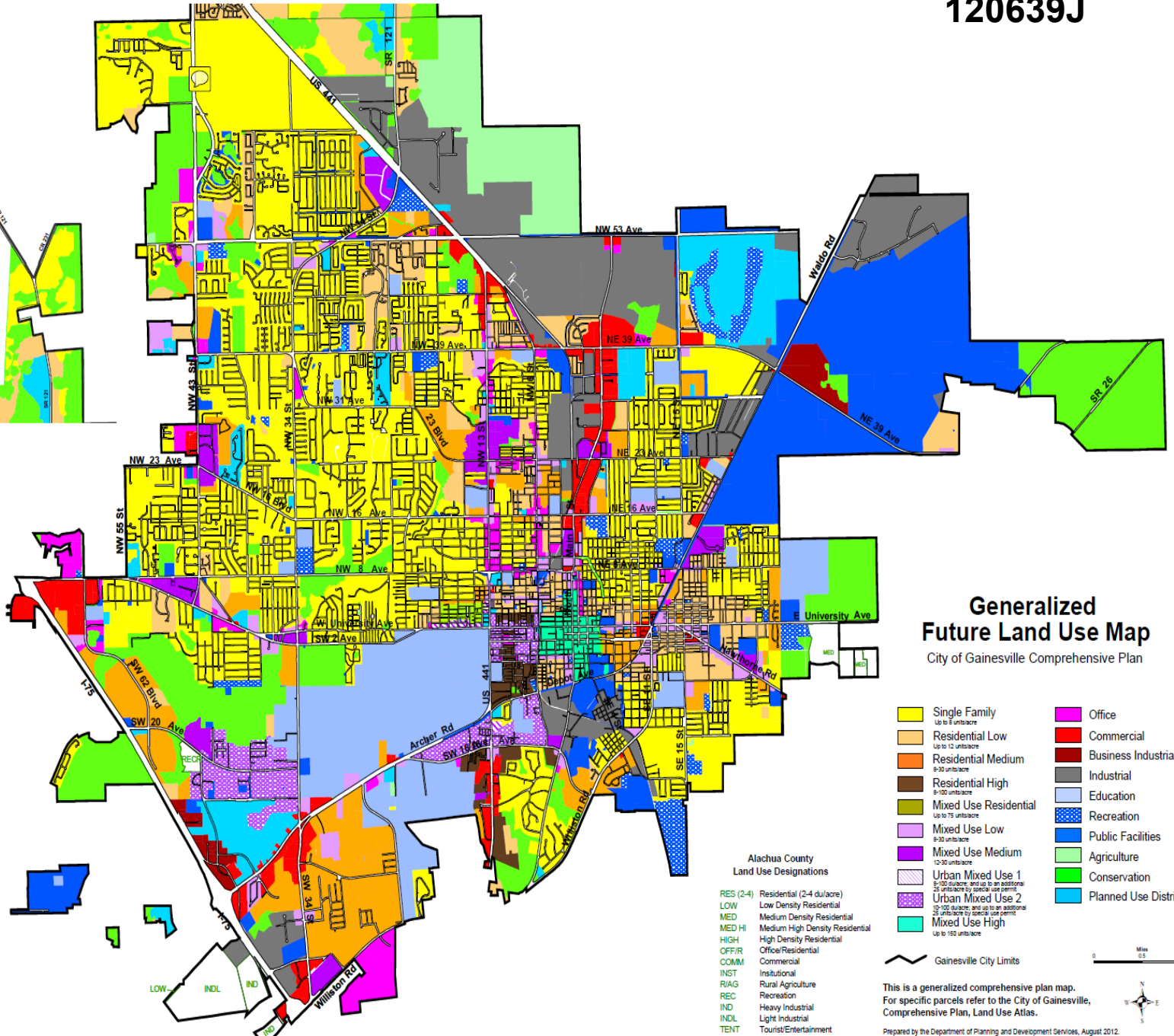
0.5 0.25 0 0.5 Miles



Inset



See Inset



Generalized Future Land Use Map

City of Gainesville Comprehensive Plan

- | | |
|--|----------------------|
| Single Family
Up to 1/2 acre | Office |
| Residential Low
Up to 1/2 acre | Commercial |
| Residential Medium
1/2-1 acre | Business Industrial |
| Residential High
1-2 acres | Industrial |
| Mixed Use Residential
Up to 1/2 acre | Education |
| Mixed Use Low
1/2-1 acre | Recreation |
| Mixed Use Medium
1-2 acres | Public Facilities |
| Urban Mixed Use 1
1/2-1/4 acre with up to an additional 25 units/acre by special use permit | Agriculture |
| Urban Mixed Use 2
1/4-1/2 acre with up to an additional 25 units/acre by special use permit | Conservation |
| Mixed Use High
Up to 1/2 acre | Planned Use District |

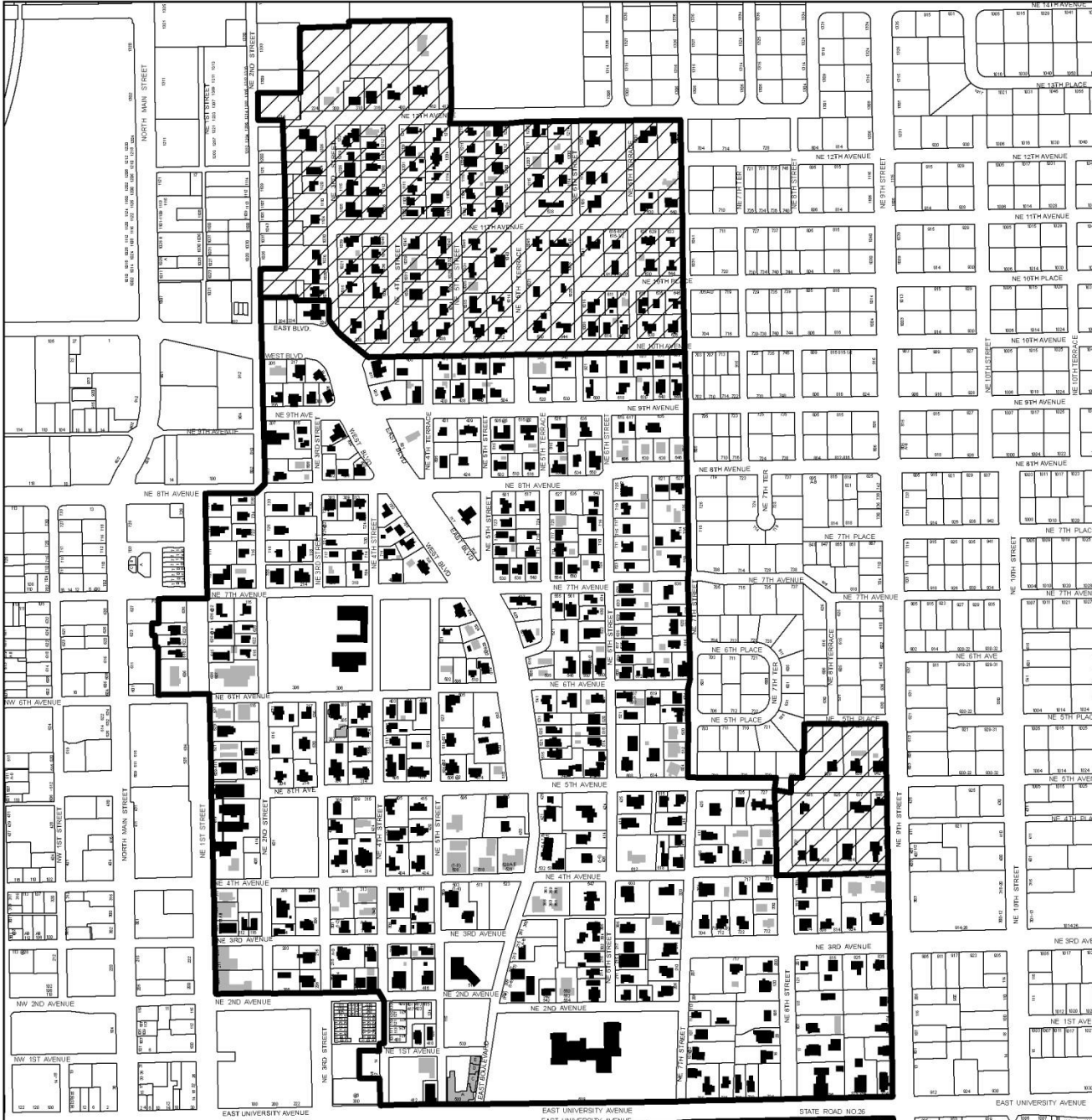
- Alachua County Land Use Designations
- RES (2-4) Residential (2-4 du/acre)
 - LOW Low Density Residential
 - MED Medium Density Residential
 - MED HI Medium High Density Residential
 - HIGH High Density Residential
 - OFF/R Office/Residential
 - COMM Commercial
 - INST Institutional
 - RIAG Rural Agriculture
 - REC Recreation
 - IND Heavy Industrial
 - INDL Light Industrial
 - TENT Tourist/Entertainment

Gainesville City Limits

This is a generalized comprehensive plan map. For specific parcels refer to the City of Gainesville, Comprehensive Plan, Land Use Atlas.

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
Historic District Maps ADDED FOR CLARITY



HISTORIC PRESERVATION ELEMENT

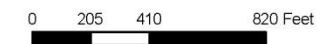
Northeast Gainesville Residential Historic District

Legend

-  Historic District Boundary
-  Added in 1997
- Historic Structures Status**
-  Contributing
-  Non-Contributing

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February 2011





HISTORIC PRESERVATION ELEMENT

Southeast Gainesville Historic District

Legend

 Historic District Boundary

Historic Structures

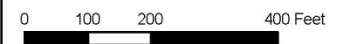
Status

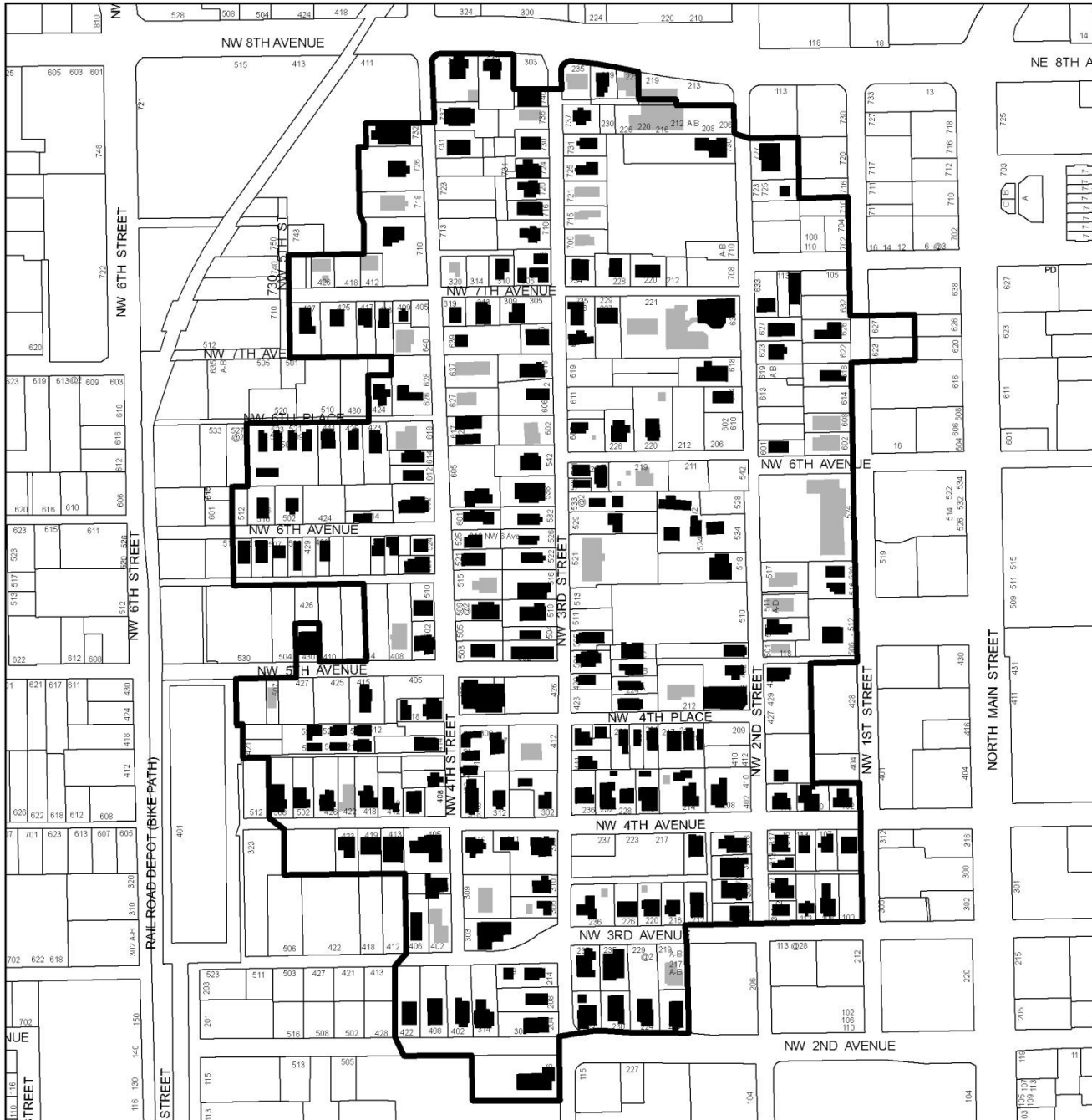
 Contributing

 Non-Contributing

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HISTORIC PRESERVATION ELEMENT

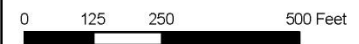
Pleasant Street Historic District

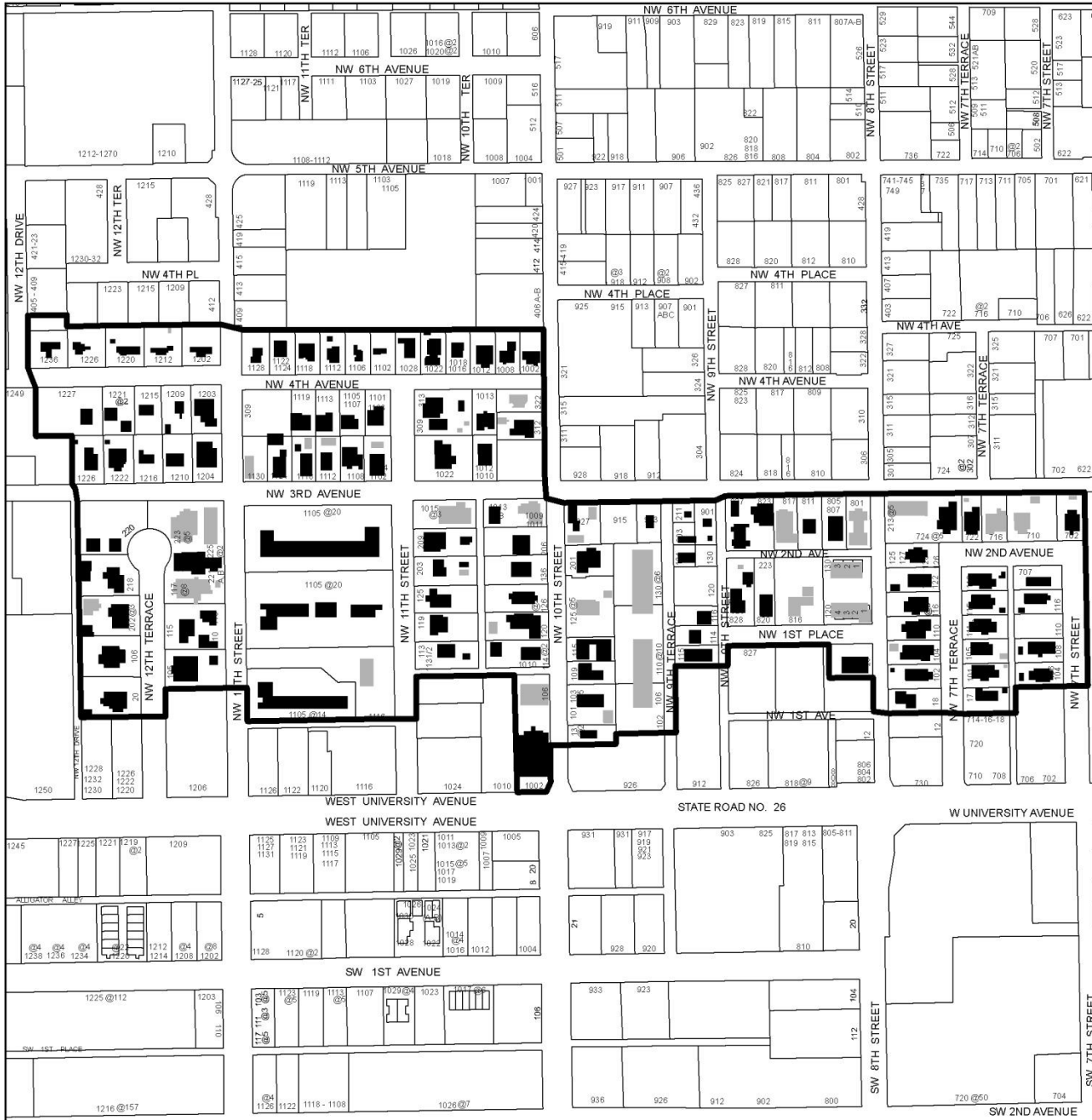
Legend

- Historic District Boundary
- Historic Structures Status**
- Contributing
- Non-Contributing

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HISTORIC PRESERVATION ELEMENT

University Heights Historic District - North

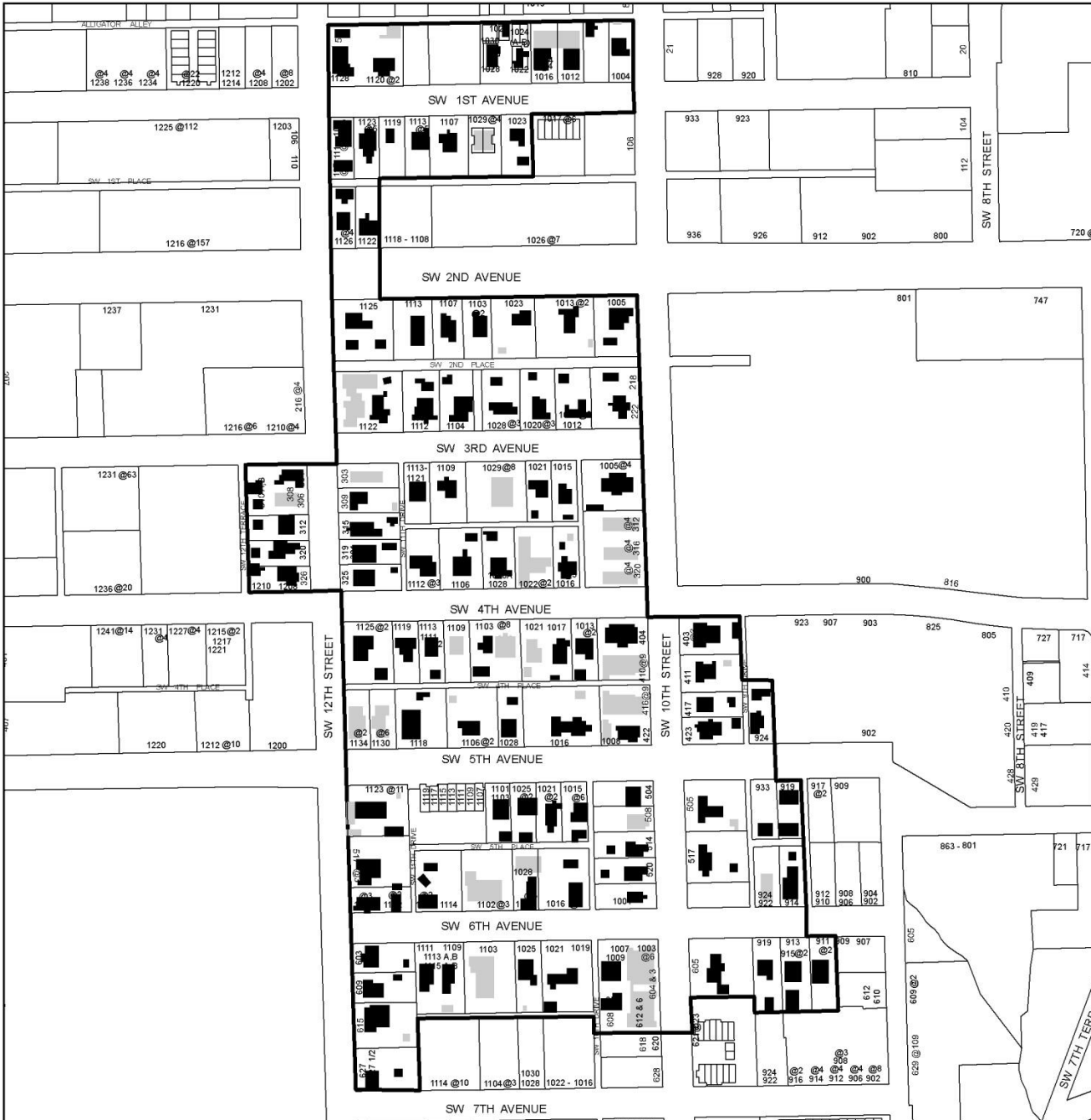
Legend

-  Historic District Boundary
- Historic Structures Status**
-  Contributing
-  Non-Contributing

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




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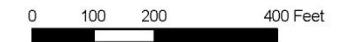
University Heights Historic District - South

Legend

-  Historic District Boundary
- Historic Structures Status**
-  Contributing
-  Non-Contributing

**City of Gainesville
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FUTURE LAND USE ELEMENT

Designated Historically Significant Properties

Legend

- Designated Historically Significant Properties
- City Limits

- 1 - Baird Hardware Company Warehouse (N)
- 2 - Boulware Springs (N)
- 3 - Star Garage (N)
- 4 - Cox Furniture Store (N)
- 5 - Cox Furniture Warehouse (N)
- 6 - Masonic Order Lodge #41 (N)
- 7 - Shady Grove Primitive Baptist Church (N)
- 8 - Bethel Gas Station (L)
- 9 - 8 SW 10th Street (L)
- 10 - Baldwin House (L)
- 11 - A Quinn Jones House (L)
- 12 - Bailey House (B)
- 13 - Hippodrome State Theater (B)
- 14 - Seagle Building (B)
- 15 - Old Gainesville Depot (B)

(N) Listed on National Register

(L) Listed on Local Register

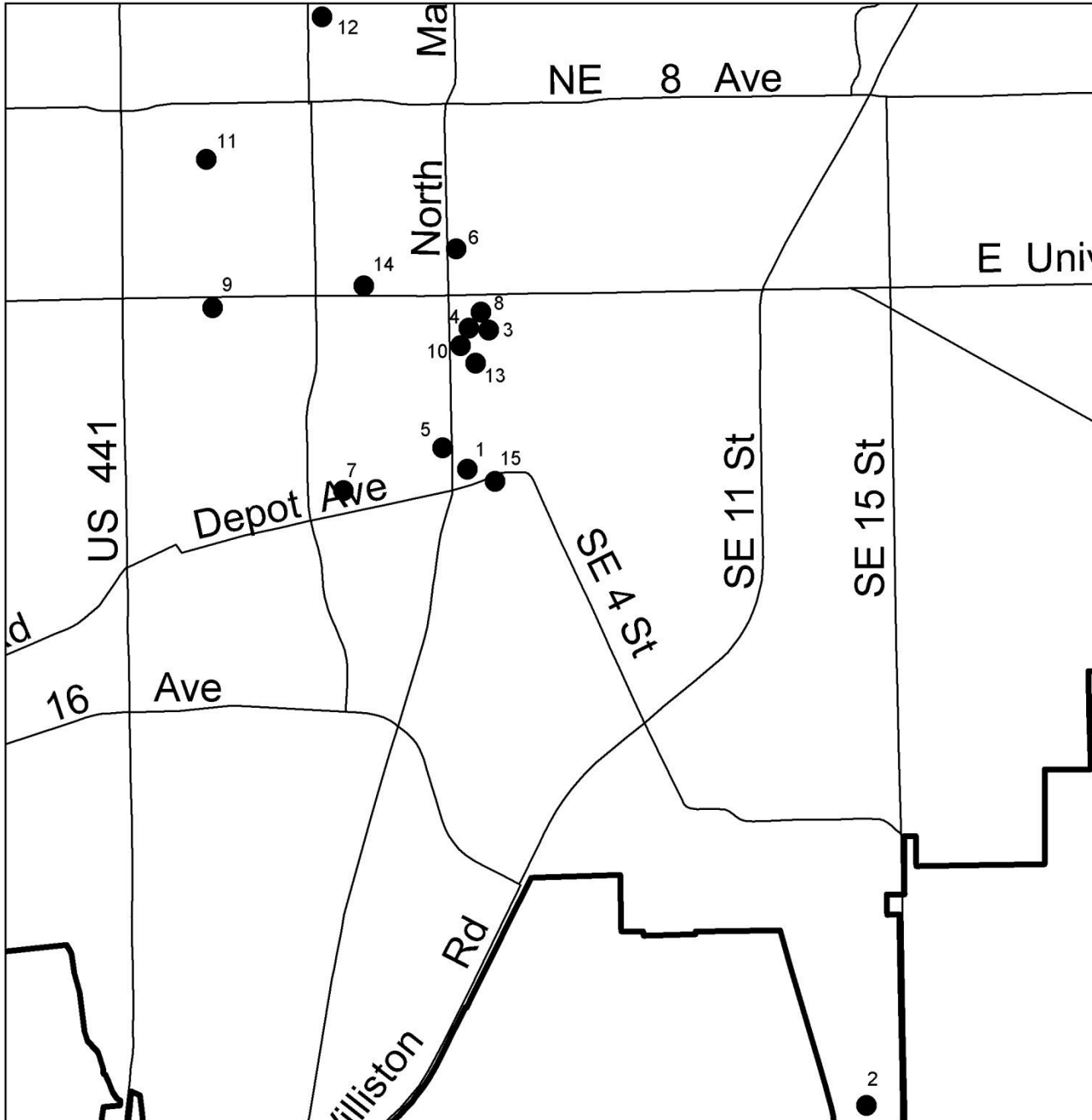
(B) Listed on National and Local Register

**Historically Significant Properties that are located in a designated Historic District are not shown on this map.*

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1,500 750 0 1,500 Feet



Updated Data & Analysis

- **Revised FLU Categories Acreage**
- **Revised Population Projections**
- **Discussion of Vacant Land Area and map of major vacant lands**
- **Discussion of availability of public facilities & services; need for redevelopment; discouragement of urban sprawl; need for economic development; antiquated subdivisions**

Staff Recommendation

Approve Petition PB-12-112 CPA

Plan Board voted to approve 6-0