

LEGISLATIVE #

130435A

ORDINANCE NO. 130435

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An ordinance amending the Future Land Use Element and deleting the Urban Design Element of the City of Gainesville Comprehensive Plan; by incorporating certain goals, objectives and policies from the Urban Design Element into the Future Land Use Element and by clarifying and updating certain objectives and policies of the Future Land Use Element, as more specifically described in this ordinance; by amending Objective 1.1, adding Objective 2.3 relating to collaboration with the Gainesville Community Redevelopment Agency, amending Policy 3.4.1, adding Policies 3.5.5 and 3.5.6, amending the Commercial land use category in Policy 4.1.1, amending Policy 4.3.5 relating to Hatchet Creek Planned Use District, amending Policies 4.7.2 and 4.7.5 relating to the Idylwild/Serenola Special Area, amending Goal 5; by deleting the Urban Design Element; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, notice was given as required by law that the Future Land Use Element of the City of Gainesville Comprehensive Plan be amended and that the Urban Design Element be deleted, and a public hearing was held by the City Plan Board on October 24, 2013; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation and provided the public with at least seven (7) days' advance notice of the first public hearing (transmittal stage) for this ordinance to be held in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

WHEREAS, pursuant to law, after the public hearing at the transmittal stage, the City of Gainesville transmitted copies of this proposed amendment to the reviewing agencies and any other local government unit or state agency that requested same; and

1 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches
 2 long was placed in the aforesaid newspaper and provided the public with at least five (5)
 3 days’ advance notice of the second public hearing (adoption stage) for this ordinance to be
 4 held in the City Hall Auditorium located on the first floor of City Hall in the City of
 5 Gainesville; and

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

9 **WHEREAS**, prior to adoption of this ordinance the City Commission has considered
 10 any written comments received concerning this plan amendment.

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

13 **Section 1.** Objective 1.1 of the Future Land Use Element of the City of Gainesville
 14 Comprehensive Plan is amended as stated below. Except as amended herein, the remainder
 15 of Objective 1.1 and its Policies remain in full force and effect.

16 **Objective 1.1** **Adopt ~~city~~ urban design principles that adhere to timeless (proven**
 17 **successful), traditional principles.**
 18

19 **Section 2.** Objective 2.3 and its Policies are added to the Future Land Use
 20 Element of the City of Gainesville Comprehensive Plan as stated below.

21 **Objective 2.3** **The City shall collaborate with the Community Redevelopment**
 22 **Agency (CRA) to designate Community Redevelopment Areas that**
 23 **encourage reinvestment in the form of capital projects, infill**
 24 **redevelopment, and economic development programs designed to**

Petition No. PB-13-93 CPA
 CODE: Words ~~stricken~~ are deletions; words underlined are additions.

eradicate slum and blight and enhance urban form.

Policy 2.3.1 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Downtown Community Redevelopment Area.

Policy 2.3.2 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Eastside Community Redevelopment Area.

Policy 2.3.3 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the Fifth Avenue/Pleasant Street Community Redevelopment Area.

Policy 2.3.4 The City shall assist with the implementation, as appropriate, of the Community Redevelopment Plan for the College Park/University Heights Community Redevelopment Area.

Section 3. Policy 3.4.1 of the Future Land Use Element of the City of Gainesville Comprehensive Plan is amended as stated below. Except as amended herein, the remainder of Objective 3.4 and its Policies remain in full force and effect.

Policy 3.4.1 The City shall determine and monitor whether facilities and services that will serve proposed development meet adopted LOS standards. The Concurrency Management System shall be used to maintain adopted LOS standards. Transportation Mobility LOS is excluded from the Concurrency Management System.

Section 4. Policies 3.5.5 and 3.5.6 are added the Future Land Use Element of the City of Gainesville Comprehensive Plan as stated below. Except as amended herein, the remainder of Objective 3.5 and its Policies remain in full force and effect.

Policy 3.5.5 The City shall coordinate with the University of Florida regarding the implementation of the University of Florida Campus Master Plan, as appropriate, to support future university growth while mitigating any impacts on public facilities and services such as roads, utilities, parks and recreation.

1 Policy 3.5.6 The City and the University of Florida shall monitor development both on
 2 and off campus and assess impacts on University and City resources,
 3 facilities and services. When it has been determined that proposed
 4 development within the designated context area would have an adverse
 5 impact on University and/or City facilities and resources, the City will
 6 participate and cooperate with University officials in the identification of
 7 appropriate strategies to mitigate the impacts.
 8

9 **Section 5.** The paragraph titled Commercial within Policy 4.1.1 of the Future Land
 10 Use Element of the City of Gainesville Comprehensive Plan is amended as stated below.
 11 Except as amended herein, the remainder of Objective 4.1 and its Policies remain in full force
 12 and effect.

13 **Commercial**

14
 15 The Commercial land use category identifies those areas most appropriate for large scale
 16 highway-oriented commercial uses, ~~and, when designed sensitively, residential uses.~~ Land
 17 development regulations shall determine the appropriate scale of uses. This category is not
 18 appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of
 19 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a
 20 maximum floor area ratio; however, height may be increased to a maximum of 8 stories by
 21 special use permit.
 22

23 **Section 6.** Subparagraphs c, i, j and m of Policy 4.3.5 of the Future Land Use
 24 Element of the City of Gainesville Comprehensive Plan are amended as stated below. Except
 25 as amended herein, the remainder of Objective 4.3 and its Policies remain in full force and
 26 effect.

27 Policy 4.3.5 Due to the unique infrastructure and environmental constraints of the
 28 Hatchet Creek Planned Use District (the “PUD”), as depicted on the map
 29 labeled Hatchet Creek PUD Area in the Future Land Use Map Series A,
 30 the PUD shall be governed by the following conditions:
 31

- 32 c. The actual amount and types of residential units, ALF beds, and
- 33 non-residential development area will be specified in the PD

1 zoning ordinance as limited by the city, county and state
 2 development restrictions and constraints, including but not limited
 3 to, wetlands and surface water regulations, regulated natural and
 4 archeological resources regulations, wellfield protection,
 5 floodplain requirements, concurrency and airport hazard zoning
 6 regulations.

7
 8 i. Protection of the State-listed animal species Gopher tortoise
 9 (Gopherus polyphemus) ~~listed as a Species of Special Concern in~~
 10 ~~Rule 68A-27.005, F.A.C.~~, located in the remnant sandhills east of
 11 the Ironwood Golf Course, and documented in the applicant's
 12 Hatchet Creek Planned Use District Report dated March 2007, is
 13 required and shall be established in the PD zoning ordinance.
 14 Protection of the documented population may be accomplished by
 15 establishing a designated Conservation Management Area in
 16 accordance with the regulated natural and archeological resources
 17 regulations ~~protection area in the PD zoning ordinance that meets~~
 18 ~~all applicable requirements~~ of the City's Land Development Code
 19 and all applicable requirements of the Florida Administrative
 20 Code.

21
 22 j. The owner/developer shall submit a report (in accordance with the
 23 regulated natural and archeological resources regulations
 24 ~~requirements of the environmental regulations~~ in the City's Land
 25 Development Code) with the application for PD zoning. As part of
 26 this report, the regulated natural and archeological resource areas
 27 ~~highest quality uplands~~ shall be delineated and development within
 28 these ~~high quality~~ areas shall be restricted, in accordance with the
 29 regulations.

30
 31 m. Buffer and setback requirements for the wetlands and creeks in the
 32 PUD shall be specified in the PD zoning ordinance and shall be in
 33 accordance with the environmental regulations in the City's Land
 34 Development Code, based upon review of the required
 35 environmental assessment report that shall be submitted with the
 36 application for PD zoning.
 37

38 **Section 7.** Policies 4.7.2 and 4.7.5 of the Future Land Use Element of the City of
 39 Gainesville Comprehensive Plan are amended as stated below. Except as amended herein,
 40 the remainder of Objective 4.7 and its Policies remain in full force and effect.

1

2 Policy 4.7.2 To preserve and conserve significant ~~uplands~~ natural resource areas, the
 3 following, policies (a) through (e) below shall apply. ~~Significant uplands~~
 4 ~~are defined as forested upland communities (associations) of plants and~~
 5 ~~animals, which, because of their great variety of species are deemed to be~~
 6 ~~of exceptional quality and richness (community completeness). These~~
 7 ~~habitats are typically of sufficient size to maintain normal flora and fauna,~~
 8 ~~have actual or potential linkages to other significant natural areas and~~
 9 ~~contain sufficient diversity among species and communities.~~

10

11 a. Preservation of ~~upland~~ significant natural communities, listed
 12 species habitat, geological features, and areas of strategic
 13 ecosystems shall be encouraged through public or private
 14 acquisition where possible, and other appropriate methods of
 15 preservation.

16

17 b. Appropriate conservation strategies shall be used to permit
 18 ~~appropriate~~ compatible development when acquisition is not
 19 possible. These development regulations are ~~addressed in the~~
 20 Conservation Element contained in the regulated natural and
 21 archeological resources development portion of the Land
 22 Development Code.

23

24 ~~c. Criteria for the conservation of significant uplands shall be~~
 25 ~~developed and included as a part of the development review~~
 26 ~~process.~~

27

28 Policy 4.7.5 To protect ~~endangered and threatened~~ listed species through habitat
 29 maintenance and appropriate development regulations, the following
 30 ~~policies (a) through (e) below shall apply. The Special Area contains~~
 31 ~~habitat areas of 2 wildlife species — sandhill crane and bald eagle —~~
 32 ~~listed as either threatened or endangered.~~

33

34 a. The policies within the Conservation, Open Space and
 35 Groundwater Recharge Element of the Gainesville Comprehensive
 36 Plan shall apply as they relate to ~~threatened and endangered~~ listed
 37 species.

38

39 b. ~~Threatened and endangered species listed in official Federal, State,~~
 40 ~~or international treaty lists, i.e., “listed” species, “Listed species,”~~
 41 meaning those species of plants and animals listed by federal or
 42 Florida law as endangered, threatened, or a species of special

concern; and those species ranked by the FNAI as S1, S2 and S3 plants, and S1 animals, S2 animals and only S3 animals that are breeding/nesting, shall be afforded the legal protective status provided by law.

c. The encroachment of development upon areas of listed threatened and endangered species shall be discouraged through regulations contained in the regulated natural and archeological resources portion of the Land Development Code.

Section 8. Goal 5 of the Future Land Use Element of the City of Gainesville

Comprehensive Plan is amended as stated below. Except as amended herein, the remainder of Goal 5 and its Policies remain in full force and effect.

~~**GOAL 5** 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.~~

GOAL 5 ENHANCE THE CITY’S URBAN FORM THROUGH THE IMPLEMENTATION OF DESIGN STANDARDS IN THE LAND DEVELOPMENT CODE AND THROUGH COORDINATION WITH THE UNIVERSITY OF FLORIDA.

~~**Objective 5.1** The City shall partner with neighborhoods to facilitate effective communication between the neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.~~

Objective 5.1 Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.

~~**Policy 5.1.1** The City shall create heritage, conservation or other appropriate overlay districts as needed for neighborhood stabilization.~~

1 Policy 5.1.1 Urban design standards established in the Land Development Code shall
2 foster predictable built results and a high-quality public realm with clear
3 distinctions between urban, suburban, and natural areas.

4
5 Policy 5.1.2 Urban design standards established in the Land Development Code shall
6 address the relationship between building facades and the public realm, the
7 form and mass of buildings in relation to one another, and the scale and
8 types of streets and blocks.

9
10 **Objective 5.2** **Guide large, corporate, national chain sales and service**
11 **establishments toward a design that promotes the unique character**
12 **and identity of Gainesville.**

13
14 Policy 5.2.1 The City shall develop land development regulations that control facade
15 articulation, building orientation, building location, automobile-oriented
16 uses such as drive-throughs and gas stations, location and amount of
17 parking, number of stories, outdoor lighting, compatibility with context,
18 and quality of materials for large retail and service establishments in a
19 manner that promotes civic pride, unique identity and land use objectives.

20
21 **Objective 5.3** **The City shall coordinate with the University of Florida design efforts**
22 **as contained within the Campus Master Plan and future design plans**
23 **for Innovation Square.**

24
25 Policy 5.3.1 The City shall collaborate with the University to strengthen the image of
26 the City and the University through better design along University Avenue
27 and West 13th Street.

28
29 Policy 5.3.2 The City and the University shall collaborate to enhance the portions of
30 SW 34th Street and Archer Road adjacent to the campus in order to
31 promote more multi-modal, quality urbanism.

32
33 Policy 5.3.3 The City shall collaborate with the University to improve the design and
34 function of the Gateway Roads identified in the Campus Master Plan (SW
35 16th Avenue, Archer Road, SW 13th Street, University Avenue, SW 2nd
36 Avenue, and SW 34th Street) through University participation on the
37 Metropolitan Transportation Planning Organization and its committees,
38 the College Park/University Heights CRA Advisory Board, and any boards
39 or committees as may be created to address such issues.

40
41 **Objective 5.4** **The City shall partner with neighborhoods to facilitate effective**
42 **communication between the neighborhood residents and the City and**
43 **develop specific actions to address neighborhood identified goals and**

1 improvements.

2

3 Policy 5.4.1 The City shall create heritage, conservation or other appropriate overlay
4 districts as needed for neighborhood stabilization.

5

6 **Section 9.** The Urban Design Element of the City of Gainesville Comprehensive Plan
7 is deleted in its entirety.

8 **URBAN DESIGN ELEMENT**

9

10 **~~GOAL 1 — PROTECT AND PROMOTE QUALITY OF LIFE AND LIVABILITY~~**
11 **~~FOR THE CITIZENS OF GAINESVILLE THROUGH QUALITY~~**
12 **~~URBAN DESIGN.~~**

13

14 **~~Objective 1.1 By 2003, the City shall adopt urban design standards in select~~**
15 **~~locations in the city. Any adopted urban design standards shall reflect~~**
16 **~~the particular character of that portion of the city, and shall reflect~~**
17 **~~that the city includes transitions in character from urban to~~**
18 **~~suburban. In general, the most comprehensive set of urban design~~**
19 **~~standards should be applied to those areas which were built before~~**
20 **~~World War II, which contain design elements that were common~~**
21 **~~before World War II, or which are designed primarily for pedestrian~~**
22 **~~activity, in addition to bicycle, transit and car travel. The City should~~**
23 **~~also seek to establish these traditional, pedestrian-oriented quality-of-~~**
24 **~~life design features in other areas when the need is identified. The~~**
25 **~~City shall review its existing urban design standards for the~~**
26 **~~Traditional City and Central Corridors as to appropriate boundaries,~~**
27 **~~and establish urban design standards for other particular areas of the~~**
28 **~~city as appropriate.~~**

29

30 **Policies**

31

32 **~~1.1.1 — Indicators of traditional, pedestrian-oriented, urban areas~~** appropriate for
33 urban design standards should include some or all of the following
34 characteristics:

35

- 36 ~~• Building facades pulled up close to the street, facing the street, and generally~~
37 ~~aligned.~~
- 38 ~~• Relatively high density mixed use, compactly laid out to accommodate~~
39 ~~walking.~~
- 40 ~~• A mixture of housing types or prices.~~
- 41 ~~• Multi-story buildings.~~

- ~~• Connected, narrow streets, or streets with modest turning radii.~~
- ~~• A connected network of sidewalks.~~
- ~~• Mature street trees lined up along the street.~~
- ~~• On-street parking.~~
- ~~• Off-street parking at sides or rear of buildings.~~
- ~~• Narrow, smaller lots.~~
- ~~• Front porches.~~
- ~~• Garages subservient to primary building.~~
- ~~• Short block faces.~~
- ~~• Terminated vistas.~~

~~1.1.2 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.~~

~~1.1.3 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.~~

~~1.1.4 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.~~

~~1.1.5 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.~~

~~1.1.6 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.~~

~~1.1.7 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:~~

- ~~• Modest commercial build-to lines that pull the building up to a wide streetside sidewalk with a row of trees.~~
- ~~• Modest instead of abundant off-street parking, located at the rear or side of buildings, and away from pedestrian areas.~~

- ~~• A sense of arrival and departure.~~
- ~~• A connected sidewalk and path system promoting safety, comfort and convenience by linking buildings within the Center and to adjacent properties.~~
- ~~• Building facades facing the street and aligned to form squares, streets, plazas or other forms of a pleasant public realm.~~
- ~~• 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.~~
- ~~• No free-standing retail establishment within the center exceeding 30,000 square feet (or some set maximum) of first floor area.~~
- ~~• First floor uses promoting entertainment and retail uses, and articulation and glazing for pedestrian interest.~~
- ~~• Rules that restrict establishment of auto-oriented uses, or uses that generate significant noise, odor, or dust.~~

~~1.1.8 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).~~

~~1.1.9 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.~~

~~**Objective 1.2 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.**~~

~~Policies~~

- 1
2 1.2.1 ~~By 2002, the City shall inventory and prioritize areas in need of **street trees,**~~
3 ~~**streetside sidewalks** (either the filling of gaps or enhancement of the material),~~
4 ~~modest **street light structures,** the **removal of utility structures** and other~~
5 ~~obstructions from sidewalks, and the undergrounding of utilities. By 2003, the~~
6 ~~City shall identify funding for such needed public improvements.~~
7
- 8 1.2.2 ~~By 2002, the City shall establish requirements and incentives in the City Land~~
9 ~~Development Code for new development to install **street trees and sidewalks** in~~
10 ~~instances in which they are not required as of the date of adoption of this~~
11 ~~Element.~~
12
- 13 1.2.3 ~~The Land Development Code should require **street trees** that will provide~~
14 ~~appropriate canopy and shading benefits, and that will be aligned in a disciplined~~
15 ~~manner along streets in order to properly frame the street.~~
16
- 17 1.2.4 ~~The City shall encourage **on-street parking** in new developments, and shall re-~~
18 ~~introduce it in existing areas that would benefit from it—particularly in the~~
19 ~~Traditional City area.~~
20
- 21 1.2.5 ~~**Sidewalks** shall have a minimum clear width of five feet wide—wider in areas~~
22 ~~with large pedestrian volumes.~~
23
- 24 1.2.6 ~~The City shall prohibit the installation of permanent structures—such as **utility**~~
25 ~~**and traffic signal poles**—within sidewalks, unless a clear width of at least 5~~
26 ~~feet is maintained. The City shall require dedication of the necessary right-of-~~
27 ~~way or provision of an easement to keep such structures out of the sidewalk~~
28 ~~when clear width is otherwise inadequate.~~
29
- 30 1.2.7 ~~By 2002, the City shall identify areas of the city where pedestrian street lighting~~
31 ~~is appropriate, and develop a plan for installing such lighting by an identified~~
32 ~~date. Where appropriate, **street lighting** should be pedestrian scaled (in both~~
33 ~~intensity and height), and directed to the street.~~
34
- 35 1.2.8 ~~The City shall reduce minimum **off-street parking space requirements,** as~~
36 ~~appropriate.~~
37
- 38 1.2.9 ~~The City shall encourage or require primary **building entrances** to be physically~~
39 ~~and visually oriented toward streets, parks, and plazas, rather than to interior~~
40 ~~squares or parking areas.~~
41
- 42 1.2.10 ~~When allowed by the underlying zoning district, some or all of at least the first~~
43 ~~floor of multi-level **parking garages** shall be a wrap of residential, retail or~~

1 office space.

2

3 ~~1.2.11 Terminating certain streets with a prominent vista~~ such as a government
4 building, park, or clock tower should be encouraged when a prominent civic
5 building is to be constructed.

6

7 ~~1.2.12 CPTED (Crime Prevention Through Environmental Design) principles shall be~~
8 incorporated, where feasible and appropriate, in new projects.

9

10 **Objective 1.3** ~~Any additions or changes to the existing city street network pattern~~
11 ~~shall be designed to provide interconnected patterns that promote~~
12 ~~effective circulation of car, transit, bicycle, and foot traffic, and to~~
13 ~~take some of the pressure off the major arterial streets in the city as~~
14 ~~the city grows.~~

15

16 **Policies**

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18 ~~1.3.1 Gridded, interconnected street networks~~ with a generally north-south, east-
19 west orientation are encouraged. Streets should be connected with other streets to
20 the maximum extent feasible.

21

22 ~~1.3.2 Blocks~~ are encouraged to be generally rectangular in shape. Block length and
23 perimeter are encouraged to be modest.

24

25 ~~1.3.3 Alleys~~ for rear access, when feasible and appropriate, are encouraged.

26

27 ~~1.3.4~~ The design of the street network shall make **walking** within the neighborhood
28 and to neighborhood edges **convenient and pleasant**.

29

30 **Objective 1.4** ~~The City should ensure that the location of off-street surface parking lots~~
31 ~~reflects quality urban design.~~

32

33 **Policies**

34

35 ~~1.4.1~~ In areas where the City seeks to promote transportation choices, all non-residential
36 off-street parking shall be **placed to the rear or side** of the building, rather than in
37 the front or otherwise adjacent to a street.

38

39 ~~1.4.2~~ In locations where the City continues to allow parking in front, **off-street parking**
40 **adjacent to a street** should be visually screened with a wall, fence, hedge, or berm.

41

42 **Objective 1.5** ~~Walls, fences and berms, where provided, shall be designed for aesthetics,~~
43 ~~security, durability, and access.~~

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Policies

~~1.5.1 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.~~

~~1.5.2 **Off-street parking lots shall be linked** with off-street vehicular, bicycle, and pedestrian connections.~~

~~1.5.3 **Chain link fences** shall be discouraged in pedestrian-oriented areas.~~

~~**Objective 1.6 The City shall expand the citywide trail network and park system.**~~

Policies

~~1.6.1 The City shall continue efforts to **acquire and reserve corridors** for future trails throughout the city.~~

~~1.6.2 The City shall identify **funding for the development of trails** and support facilities.~~

~~1.6.3 The City shall continue to obtain **dedication of trail right-of-way** in designated trail corridors and other corridors.~~

~~1.6.4 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.~~

~~1.6.5 The City will enhance and add to its park system to improve its quality of life for all residents.~~

~~1.6.6 The City shall provide access to nature within the City~~

~~**Objective 1.7 The City shall encourage walkable, vibrant, appealing mixed-use developments through its Traditional Neighborhood Development and Planned Development ordinances.**~~

Policies

~~1.7.1 The City shall maintain a traditional neighborhood development ordinance that ensures walkable, vibrant mixed-use developments.~~

1 1.7.2—The City shall maintain a planned development ordinance that establishes objectives
2 for walkable developments with their orientation toward streets and street-side
3 sidewalks.
4

5 ~~Objective 1.8 Guide large, corporate, national chain sales and service establishments~~
6 ~~toward a design that promotes the unique character and identity of~~
7 ~~Gainesville.~~
8

9 **Policies**

10
11 1.8.1—By 2002, the City shall establish ~~land development regulations that control~~ wall
12 articulation, entrance orientation, building colors, location, drive-throughs, building
13 setbacks, location and amount of parking, side and rear facades, number of stories,
14 outdoor lighting, building footprint, compatibility with context, and quality of
15 materials for large, retail and service establishments in a manner that promotes civic
16 pride, unique identity and land use objectives.
17

18
19 ~~GOAL 2—PROVIDE RESIDENTS A CHOICE OF TYPES OF PLACES TO LIVE~~
20 ~~AND WORK.~~
21

22 ~~Objective 2.1 The City shall, through appropriate land development regulations,~~
23 ~~provide residential buildings and neighborhoods that meet the diverse~~
24 ~~needs of all citizens.~~
25

26 **Policies**

27
28 2.1.1—While providing other housing forms and types at appropriate locations in order to
29 diversify housing choice, the City shall maintain and enhance its existing
30 **conventional, single-family** neighborhoods as essential and valuable in their
31 provision of stable housing in the city and in their support of nearby mixed-use,
32 commercial, office and retail activity centers.
33

34 2.1.2—The City shall, through appropriate land development regulations, allow and
35 encourage a **range of housing patterns**, including row house developments, vertical
36 mixed-use, and other multi-family development at appropriate locations particularly
37 near town centers.
38

39 2.1.3—The City shall revise the “**density bonus points manual**” referenced in Article IV of
40 the Gainesville Land Development Code to further encourage the development of
41 quality walkable, urban development patterns.
42

43 ~~Objective 2.2 The City shall strive to stabilize neighborhoods within the city.~~

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Policies

~~2.2.1 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.~~

~~2.2.2 The City shall support neighborhood stabilization through effective code enforcement.~~

~~2.2.3 The City shall explore creation of heritage, conservation or other appropriate overlay districts as needed for neighborhood stabilization.~~

~~**GOAL 3 — ENHANCE SPECIAL AREAS AND FOCUS AREAS IN GAINESVILLE THROUGH URBAN DESIGN, INCLUDING THE CITY’S OWN INVESTMENTS IN HIGH-QUALITY URBAN DESIGN.**~~

~~**Objective 3.1 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.**~~

Policies

~~3.1.1 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.~~

~~3.1.2 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.~~

- 1 3.1.3—The Master Plan shall include the design of a **trail corridor network** that is
 2 citywide, interconnected, and designed to carry all forms of non-motorized travel.
 3 Priority shall be given to the 6th Street Rail Trail and associated linear park near
 4 University Avenue.
- 5
- 6 3.1.4—The Master Plan shall be complemented by regulations addressing **placement and**
 7 **design of buildings** and parking so that, in selected locations, buildings are pulled
 8 up relatively closely to streets, and parking is to the rear or side of buildings.
 9
- 10 3.1.5—The Master Plan shall include the design of **important public spaces** such as the
 11 downtown Community Plaza, the Thomas Center, and the Stormwater Park.
 12
- 13 3.1.6—In general, physical improvements undertaken by the City shall be designed to
 14 **encourage travel by transit, foot, bicycle**, as well as by car, and encourage
 15 complementing development and redevelopment by the private sector.
 16
- 17 3.1.7—The City shall construct or redevelop **civic buildings** in a manner which increases
 18 the high quality of urban design within the Master Plan, including the renovation of
 19 the historic train depot as a destination use of high visual quality, and development
 20 and redevelopment of the Kelly Power plant in a manner in which the design serves
 21 as an impetus to further high-quality development and redevelopment in the depot
 22 area. Public buildings will be designed to serve as role models for private projects.
 23 Civic design goals shall be implemented through guidelines for civic buildings.
 24
- 25 3.1.8—The City shall encourage the establishment of an **Urban Design Center**, which will
 26 feature displays of current development plans and urban design efforts within the
 27 city, enabling increased and on-going citizen participation in, and awareness of, such
 28 projects.
 29

30 **Objective 3.2—The City shall encourage University Avenue to become Gainesville’s**
 31 **“Signature Street” as a potential magnet for high-quality development.**
 32 **The City’s investments in infrastructure on this corridor, from West 38th**
 33 **Street to Waldo Road, shall be the highest priority in the city.**
 34

35 **Policies**

- 36
- 37 3.2.1—The City shall coordinate with the Community Redevelopment Agency, as
 38 appropriate, to install durable and appealing **street furniture**.
 39
- 40 3.2.2—The City shall encourage the use of **mast arms** for traffic signals, where needed.
 41
- 42 3.2.3—The City shall coordinate with the Community Redevelopment Agency, as
 43 appropriate, to install, where feasible, **ample sidewalks and prominent crosswalks**.

1
2 3.2.4 ~~The City shall encourage excellence in **development and redevelopment** along~~
3 ~~University Avenue, recognizing that our most important corridor should be faced by~~
4 ~~development of the best feasible urban design.~~

5
6 ~~**Objective 3.3 The City shall implement urban design policies for University Avenue**~~
7 ~~**from West 6th Street to West 13th Street to reflect the importance of this**~~
8 ~~**segment of University Avenue as a downtown-university connector.**~~

9
10 **Policies**

11
12 3.3.1 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
13 ~~appropriate, to install **widened sidewalks, quality street furniture, and street**~~
14 ~~**trees.**~~

15
16 3.3.2 ~~Where needed, the City shall coordinate with the Community Redevelopment~~
17 ~~Agency, as appropriate, to install **sheltered bus stops.**~~

18
19 3.3.3 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
20 ~~appropriate, to install **modest height, pedestrian-sealed lights** that reduce glare.~~

21
22 3.3.4 ~~The City should encourage the establishment of **on-street parking.** The City should~~
23 ~~encourage off-street parking to be in the rear or on the side of buildings.~~

24
25 3.3.5 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
26 ~~appropriate, to install **prominent crosswalks (such as textured, colored**~~
27 ~~**crosswalks).**~~

28
29 3.3.6 ~~The City shall encourage **buildings to be a minimum of 2 stories** or equivalent~~
30 ~~height that include retail and restaurants on the ground floor with awnings, and upper~~
31 ~~floors occupied by offices, residences, or shops.~~

32
33 3.3.7 ~~The City shall encourage new **buildings to be relatively close to the streetside**~~
34 ~~**sidewalk,** with large, streetfront building windows.~~

35
36 3.3.8 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
37 ~~appropriate, to encourage **outdoor cafes and** ~~street vendors.~~~~

38
39 ~~**Objective 3.4 The City shall encourage improvements on University Avenue east of**~~
40 ~~**Main Street to attract economic development and redevelopment, and**~~
41 ~~**encourage the extension of “downtown quality attractions” along that**~~
42 ~~**corridor.**~~

1 **Policies**

2
3 3.4.1 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
4 ~~appropriate, to install **high-quality streetscaping.**~~

5
6 3.4.2 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
7 ~~appropriate, to **install medians** at centers in appropriate locations and **crosswalks** at~~
8 ~~appropriate locations.~~

9
10 **Objective 3.5 The City shall coordinate with the Community Redevelopment Agency,**
11 **as appropriate, to implement urban design improvements for Downtown**
12 **Gainesville.**

13 **Policies**

14
15 3.5.1 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
16 ~~appropriate, to **focus design improvements on University Avenue** streetscape as a~~
17 ~~**first priority**, since it is the “signature street” through downtown and sets the stage~~
18 ~~for the urban design character of the downtown in general.~~

19
20 3.5.2 ~~The City shall **increase connections between downtown and the University,**~~
21 ~~including physical improvement to the streetscape along University Avenue between~~
22 ~~downtown and the University that encourages pedestrian, transit and automobile~~
23 ~~connections between the two.~~

24
25 3.5.3 ~~The City shall **increase connections**, both pedestrian and vehicular, between~~
26 ~~**downtown and the Depot area**, to the extent feasible.~~

27
28 3.5.4 ~~The City shall **improve the streetscape in the downtown** to provide better sidewalk~~
29 ~~connections, fill existing gaps in sidewalks, provide pedestrian level lighting,~~
30 ~~provide public gathering spaces, and provide street trees.~~

31
32 3.5.5 ~~The City shall **increase the residential mix** in the downtown, and ensure that~~
33 ~~affordable housing options are available in the downtown.~~

34
35 3.5.6 ~~The City shall encourage **renovations of historic buildings downtown** and **new**~~
36 ~~**development or redevelopment that is sensitive to the context or scale** of historic~~
37 ~~buildings near the new development or redevelopment.~~

38
39 3.5.7 ~~The City shall establish **more on-street** parking downtown.~~

40
41 3.5.8 ~~The City shall coordinate with the Community Redevelopment Agency, as~~
42 ~~appropriate, to **enhance the downtown plaza** by creating new dressing rooms for~~
43 ~~stage acts, encouraging more vendors and entertainment, creating more seating and~~

1 tables, improving the restrooms, creating more dancing space, and improving the
2 lighting.

3
4 **Objective 3.6 The City shall enhance and maintain urban design standards in place for**
5 **College Park, and invest in its streetscape and public infrastructure.**

6
7 **Policies**

8
9 3.6.1—The City shall ~~improve its existing College Park Special Area Plan~~ so that the
10 Plan is more readable, lends itself more simply to redevelopment, and includes
11 originally omitted standards such as requiring appropriate room for sidewalks and
12 street trees.

13
14 3.6.2—The City shall recognize the potential of College Park to be a mixed-use, livable
15 neighborhood proximate to the University by **maintaining** in place a **Special Area**
16 **Plan** promoting urbane, mixed-use development.

17
18 3.6.3—The City shall continue to coordinate with the Gainesville Community
19 Redevelopment Agency to invest in **high-quality pedestrian streetscape** in College
20 Park, using the NW 16th Street infrastructure near University Avenue as a general
21 model for sidewalks, key crosswalks, street trees and pedestrian-scaled lighting.

22
23 **Objective 3.7 The City shall adopt and maintain urban design policies for University**
24 **Heights and invest in its streetscape and public infrastructure.**

25
26 **Policies**

27
28 3.7.1—The City shall recognize the potential of University Heights to be a mixed-use,
29 attractive neighborhood proximate to the University and downtown by **adopting** and
30 maintaining a **Special Area Plan** for University Heights as an attractive place to live,
31 work, and shop.

32
33 3.7.2—The City shall continue to coordinate with the Community Redevelopment Agency
34 to invest in **appealing pedestrian streetscape** in University Heights in order to
35 encourage livability of this neighborhood near the city's center and provide
36 walkable, and inviting sidewalks.

37
38 **Objective 3.8 The City shall encourage the redevelopment of the Depot area as a**
39 **vibrant area with a mix of uses.**

40 **Policies**

41
42 3.8.1—The City shall ~~rehabilitate the old train depot~~ as a “destination” use.

1 3.8.2— The City shall ~~redevelop the Kelly power plant with attractive design~~ and edges
2 that enhance the Depot area.

3
4 3.8.3— The City shall provide a junction of trails, and appealing civic infrastructure to
5 encourage further investment in the area.

6
7 3.8.4— The City shall plan and construct a **stormwater park** with a natural design to act as
8 an enhancement for the area with input from neighborhood residents.

9
10 3.8.5— The City shall coordinate with the Community Redevelopment Agency, as
11 appropriate, to **fill sidewalk gaps**, particularly along SE 4th Avenue.

12
13 3.8.6— The City shall coordinate with the Community Redevelopment Agency, as
14 appropriate, to create **prominent crosswalks** at appropriate locations.

15
16 **Objective 3.9** ~~The City shall coordinate with the Community Redevelopment Agency,~~
17 **as appropriate, to improve the streetscape along NW 5th Avenue as the**
18 **physical centerpiece to the redevelopment and stabilization of the Fifth**
19 **Avenue/Pleasant Street neighborhoods.**

20
21 **Policies**

22
23 3.9.1— The City shall coordinate with the Community Redevelopment Agency, as
24 appropriate, to **fill in sidewalk gaps** and upgrade existing **streetscape**.

25
26 3.9.2— The City shall coordinate with the Community Redevelopment Agency, as
27 appropriate, to install appealing **pedestrian-oriented lighting**.

28
29 3.9.3— The City shall coordinate with the Community Redevelopment Agency, as
30 appropriate, to create **connections to nearby parks** and facilities.

31
32 3.9.4— The City shall coordinate with the Community Redevelopment Agency, as
33 appropriate, to install **prominent streetscape and crosswalks** at West 6th Street.

34
35 **Objective 3.10** ~~The City shall improve West 6th Street from Depot Avenue to NW 8th~~
36 **Avenue, in coordination with the Community Redevelopment Agency,**
37 **and improve West 6th Street from S. Depot Avenue to SW 16th Avenue.**

38 **Policies**

39
40 3.10.1— The City shall coordinate with the Community Redevelopment Agency, as
41 appropriate, to enhance the **quality of West 6th Street** to encourage development
42 and redevelopment along this corridor near University Avenue, and incorporate and
43 complement the design of the adjacent **linear park** to be established.

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~~3.10.2 The City shall coordinate with the Community Redevelopment Agency, as appropriate, to complement the linear park with crossings at prominent intersections.~~

~~3.10.3 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.~~

~~3.10.4 The City shall include a pedestrian-oriented linear park where the 6th Street trail crosses University Avenue.~~

Objective 3.11 The City shall enhance Waldo Road.

Policies

~~3.11.1 By 2001, the City shall create dramatic, **low-maintenance landscaped medians** along Waldo Road.~~

~~3.11.2 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.~~

~~3.11.3 By 2002, the City shall encourage use of **large streetfront building windows** along Waldo Road.~~

~~3.11.4 The City shall continue to create a **pleasant rail-trail** designed for bicyclists, pedestrians, and the disabled along Waldo Road.~~

Objective 3.12 The City should implement urban design policies for the Westgate Activity Center, 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.

Policies

~~3.12.1 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.~~

~~3.12.2 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.~~

1 3.12.3 Through appropriate regulations and incentives, the City shall allow and promote
 2 **incremental orientation of retail and service shops** in surrounding shopping and
 3 office areas so that at least one entrance faces (and interacts with) the creek. In part,
 4 this can be accomplished with creek seating areas or overlooks associated with the
 5 businesses.

6
 7 **Objective 3.13 If feasible, the City should implement urban design policies for the NW**
 8 **13th Street Activity Center.**

9
 10
 11
 12 **Policies**

13
 14 3.13.1 The City should encourage infill retail, office and residential buildings on portions of
 15 the existing parking lot sites. In general, the overall location of new buildings should
 16 be designed to eventually form a grid of streets with on-street parking and a modest
 17 width between facing buildings. New buildings and uses should be scaled and
 18 designed so that the intensity is compatible with nearby residences. Redevelopment
 19 of this activity center shall integrate the use of transit.

20
 21 3.13.2 New buildings should be **relatively close to the streetside sidewalk**, so that those
 22 on the sidewalk can enjoy what is inside the building, feel more safe and secure and
 23 sheltered from weather, find a more convenient walking distance to the building, and
 24 increase the security of those on the sidewalk.

25
 26 3.13.3 Appropriate land development regulations shall encourage the incremental
 27 **replacement of surface parking with multi-story structured parking** that has a
 28 liner building at least as high as the parking, and containing offices and retail.

29
 30 3.13.4 New **buildings should be at least 2 stories** in height.

31
 32 3.13.5 The town center should be designed to serve as a **transit hub**.

33
 34 3.13.6 **New sidewalks** should be wide enough to comfortably carry large volumes of
 35 pedestrians and provide ample room for trees.

36
 37 **Objective 3.14 The City shall support the University of Florida design efforts contained**
 38 **in the Urban Design, Architectural Design Guidelines and Landscape**
 39 **Design Guidelines Elements of the Campus Master Plan.**

40
 41 **Policies**

42
 43 3.14.1 The City shall consider the architecturally significant historic structures of the

1 University when developing standards or guidelines for redevelopment within the
2 areas adjacent to the campus.

3
4 ~~3.14.2 The City shall work with the University to strengthen the image of the City and the~~
5 ~~University through better design along University Avenue and West 13th Street.~~

6
7 ~~3.14.3 The City shall work with the University to expand its efforts to encourage bicycling,~~
8 ~~walking, transit and carpooling to campus, through the Corridors to Campus plan and~~
9 ~~continued support for an employee transit program.~~

10
11 ~~3.14.4 The City and the University shall work together to enhance SW 34th Street on the~~
12 ~~western edge of campus in order to promote a more walkable, quality urbanism.~~

13
14 ~~**Objectives 3.15 The City shall work with Santa Fe Community College downtown to**~~
15 ~~**provide support to develop in a more traditional form.**~~

16
17 **Policies**

18
19 ~~3.15.1 The City shall work with **Santa Fe Community College downtown** to develop~~
20 ~~design guidelines to construct new buildings at least two stories high; construct~~
21 ~~buildings to be set close to streetside sidewalks; construct buildings to form a public~~
22 ~~square encompassing the NW 6th Street rail corridor between University Avenue and~~
23 ~~NW 3rd Avenue; and construct buildings to form and face the square.~~

24
25 ~~**Objective 3.16 The City shall implement urban design policies for designated Gateway**~~
26 ~~**Corridors.**~~

27
28 **Policies**

29
30 ~~3.16.1 Gateways should convey a **sense of arrival and departure.**~~

31
32 ~~3.16.2 Gateways should be lined with **majestic trees, homes, and cultural and**~~
33 ~~**commercial buildings** that inspire dignity and pride in Gainesville.~~

34
35 ~~3.16.3 Gateways should be **free of visually obtrusive, human-built structures** such as~~
36 ~~outdoor storage, auto sales and service, and junkyards, or other excessive clutter.~~

37
38 ~~3.16.4 When feasible, gateway tree plantings should provide a **tree canopy** over the street~~
39 ~~through street trees, treed medians, or both. Plantings shall screen any utilities that~~
40 ~~remain, when feasible.~~

41
42 ~~3.16.5 **Landscape maintenance should be minimized** through design, plant selection, and~~
43 ~~water conservation.~~

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~~3.16.6 Transportation choices~~ (various forms of transportation) shall be emphasized along Gateways.

~~3.16.7 The City should develop and implement a design prototype for Gateways into the City and into the Traditional City.~~

~~Objective 3.17 The City shall enhance public art.~~

~~Policies~~

~~3.17.1 The City should encourage public and private display of art in visible locations.~~

~~3.17.2 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.~~

~~3.17.3 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.~~

~~Objective 3.18 Educate citizens and provide awareness of the City position on various design principles with an Urban Design Toolbox and enhanced historic preservation guidelines.~~

~~Policies~~

~~3.18.1 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.~~

~~3.18.2 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.~~

Section 10. It is the intent of the City Commission that the provisions of Sections 1 through 9 shall become and be made a part of the City of Gainesville Comprehensive Plan and that the sections and paragraphs of this ordinance may be renumbered in order to accomplish such intentions.

1 **Section 11.** The City Manager or designee is authorized and directed to make the
2 necessary changes in the text, maps and other data in the City of Gainesville Comprehensive
3 Plan in order to fully implement this ordinance.

4 **Section 12.** Within ten (10) working days of the transmittal (first) hearing, the City
5 Manager or designee is authorized and directed to transmit this plan amendment and
6 appropriate supporting data and analyses to the reviewing agencies and to any other local
7 government or governmental agency that has filed a written request for same with the City.
8 Within ten (10) working days of the adoption (second) hearing, the City Manager or
9 designee is authorized and directed to transmit this plan amendment and appropriate
10 supporting data and analyses to the state land planning agency and any other agency or local
11 government that provided timely comments to the City.

12 **Section 13.** If any word, phrase, clause, paragraph, section or provision of this
13 ordinance or the application hereof to any person or circumstance is held invalid or
14 unconstitutional, such finding shall not affect the other provisions or applications of this
15 ordinance that can be given effect without the invalid or unconstitutional provision or
16 application, and to this end the provisions of this ordinance are declared severable.

17 **Section 14.** All ordinances or parts of ordinances in conflict herewith are to the
18 extent of such conflict hereby repealed on the effective date of this plan amendment.

19 **Section 15.** This ordinance shall become effective immediately upon adoption;
20 however, the effective date of this amendment to the City of Gainesville Comprehensive
21 Plan, if the amendment is not timely challenged, shall be 31 days after the state land planning
22 agency notifies the City that the plan amendment package is complete in accordance with

1 Section 163.3184, F.S. If timely challenged, this amendment shall become effective on the
 2 date the state land planning agency or the Administration Commission enters a final order
 3 determining this adopted amendment to be in compliance with Chapter 163, F.S. No
 4 development orders, development permits, or land uses dependent on this amendment may be
 5 issued or commenced before this plan amendment has become effective.

6 **PASSED AND ADOPTED** this _____ day of _____, 2014.

7
 8
 9 _____
 10 EDWARD B. BRADDY
 11 MAYOR

12
 13
 14 Attest:

Approved as to form and legality:

15
 16
 17 By: _____
 18 KURT LANNON
 19 CLERK OF THE COMMISSION

By: _____
 20 NICOLLE M. SHALLEY
 21 CITY ATTORNEY

22
 23 This ordinance passed on (first) transmittal hearing this ____ day of _____, 2014.

24 This ordinance passed on (second) adoption hearing this ____ day of _____, 2014.
 25