



- 1.1.11 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.
- 1.1.12 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.
- 1.1.13 The City of Gainesville recognizes the adopted University of Florida Campus Master Plan as the campus master plan prepared pursuant to Florida statutory requirements.
- 1.1.14 The City shall coordinate with the University of Florida in efforts to stabilize and strengthen neighborhoods in the university context area.
- 1.1.15 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.
- 1.1.16 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.

**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.**

## Objective 1.2

- 1.2.1 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.
- 1.2.2 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.

## Policies



1.2.3 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.

Objective 1.3

**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.**

Policies

1.3.1 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.

1.3.2 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.

1.3.3 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.

1.3.4 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.

1.3.5 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.

1.3.6 The City shall coordinate with Alachua County, FDOT, and other municipalities to adopt concurrency management mechanisms to maintain adopted LOS standards by:

- a. Reviewing all County Land Use Plan Amendments that may impact adopted LOS standards within the City; and
- b. Requesting the County to review and comment on Land Use Amendments that may impact adopted LOS standards within the County.



- 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.

**Objective 4.4**

**Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.**

**Policies**

- 4.4.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.
- 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.



- 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.
- 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 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.**

Objective 4.5

- 4.5.1 The City shall continue to regulate signage in the City of Gainesville through land development regulations.
- 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.
- 4.5.3 The City shall continue to implement the LOS standards adopted in the Stormwater Management Element.

Policy