

LEGISLATIVE #

120429B

Appendix A – Updated Intergovernmental Coordination Element of City of Gainesville Comprehensive Plan

Exhibit A-1 Updated Intergovernmental Coordination Element

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1

TO COORDINATE THE PLANS AND ACTIVITIES OF THE VARIOUS UNITS OF GOVERNMENT TO PROMOTE EFFECTIVE, EFFICIENT COMPREHENSIVE PLANNING, AND PROVISION OF URBAN SERVICES, AND TO MITIGATE POTENTIAL CONFLICTS BETWEEN JURISDICTIONS.

Objective 1.1

The City of Gainesville shall continue to have interlocal or other formal agreements that describe joint processes for collaborative planning and decision-making with the School Board of Alachua County (SBAC) 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.

- 1.1.1 The City shall maintain an interlocal agreement with SBAC which shall describe joint processes for collaborative planning and decision-making 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.
- 1.1.2 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.
- 1.1.3 In accordance with the provisions of Section 163.31777, F.S., the City shall coordinate with the SBAC to continue the implementation of the interlocal agreement described in Policy 1.1.1 and to implement the Public School Facilities Element of the comprehensive plan to extend concurrency requirements to public schools.
- 1.1.4 The City shall meet with representatives of the SBAC and other Alachua County local governments to discuss public school concurrency issues.
- 1.1.5 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, UF, Santa Fe 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.

- 1.1.6 The City shall provide notice of proposed land use amendments and development proposals to Alachua County and impacted municipalities within the County and provide an opportunity for the concerns of these local governments to be addressed in the review process.
- 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).
- 1.1.8 The City shall coordinate with the 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.
- 1.1.9 The City shall continue to coordinate with the Gainesville/Alachua County Regional Airport Authority to ensure that non-compatible land uses within the 55, 65 and 70 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.
- 1.1.10 The City shall develop an interlocal agreement with Alachua County regarding airport zoning regulations that pertain to the airport hazard area, as required by Section 333.03, Florida Statutes.
- 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, in accordance with Section 186.509, Florida Statutes.
- 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 seek to coordinate with Santa Fe College on the implementation of the College's master plan for its downtown campus so that the implementation of the master plan 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 review Santa Fe College development proposals in accordance with applicable provisions of the City of Gainesville Code of Ordinances and Comprehensive Plan, subject to applicable provisions of the Florida Statutes.

Objective 1.2

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.

- 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 continue to 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.

Objective 1.3

The City of Gainesville shall continue to 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 individuals as needed to promote the goals, objectives and policies of the City, County and Regional comprehensive plans.

- 1.3.1 The City ~~shall~~ adopts the LOS standards for potable water and for water supply, which are established in the Potable Water and Wastewater Element.
- 1.3.2 The City ~~shall~~ adopts the LOS standards for wastewater, which are established in the Potable Water and Wastewater Element.
- 1.3.3 The City adopts ~~the shall set an~~ LOS standard for solid waste per capita as established in the Solid Waste Element. This LOS standard shall be coordinated with Alachua County.
- ~~1.3.4 The City shall adopt LOS standards for roads, bicycles, transit and pedestrians. For facilities on the Florida Strategic Intermodal System (SIS), the City shall consult with the Florida Department of Transportation when proposed plan amendments affect SIS facilities. For all other facilities, the City shall adopt adequate level of service standards. Within the Transportation Concurrency Exception Area, development shall be regulated for level of service standards as shown in the Concurrency Management Element.~~

- 1.3.94 ~~As established in the Stormwater Management Element, the City adopts shall set~~ LOS standards for stormwater quality that, at a minimum, meet the requirements of the applicable Water Management District.
- 1.3.85 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 current Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency and kept on file in the Public Works Departments of the City of Gainesville and Alachua County, ~~and the North Central Florida Regional Planning Council.~~
- 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 and City of Alachua Land Use Amendments that may impact adopted LOS standards within the City of Gainesville; and
 - b. Requesting that the County review and comment on City of Gainesville Land Use Amendments that may impact adopted LOS standards within the County.
 - c. Requesting that the City of Alachua review and comment on City of Gainesville Land Use Amendments that may impact adopted LOS standards within the City of Alachua.
- 1.3.57 The City shall continue to coordinate its transportation mobility strategies with Alachua County through the Technical Advisory Committee to the MTPO, ~~in implementing the City's Transportation Concurrency Exception Area.~~
- 1.3.78 The City shall coordinate with Alachua County on additional funding sources for transportation capital and operating needs and shall obtain its share of such funds either through interlocal agreement or statutory formula.
- 1.3.409 The City shall continue to make concurrency management information, inventories and other data collected and maintained by the City available to other units of government and the public.

Objective 1.4

The City shall coordinate with Alachua County and impacted municipalities to resolve planning issues in the urban area.

- 1.4.1 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;
 - c. The adoption of regulations and design criteria to encourage 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 activity centers.
 - e. The development of a countywide “fair share” housing ordinance for dispersal of affordable housing units.
 - f. The development of regulations that discourage ~~restrict~~ the proliferation of urban sprawl as defined in state statutes.
- 1.4.2 The City shall continue to have interlocal agreements with Alachua County to coordinate the planning, acquisition and management of recreation and open space lands and facilities within the Urban Reserve Area (URA).
- 1.4.3 As part of a tourism development program, the City shall cooperate with the County in the County's preparation of a tourism plan and in studies by the County of the economic impacts of cultural, heritage, and eco-tourism on Gainesville and Alachua County.
- 1.4.4 The City shall continue to work with Alachua County, other municipalities in Alachua County, University of Florida, Santa Fe College, regional, State and federal agencies, and with other entities in updating and implementing the Local Mitigation Strategy.
- 1.4.45 The City shall continue to work with Alachua County to promote cooperative planning within the Urban Reserve Area through the Boundary Adjustment Act.
- 1.4.56 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.
- 1.4.67 Upon the annexation of any land, the City shall begin the process of amending the Comprehensive Plan to reflect data and analysis changes, establish land use on newly annexed areas, and provide services to meet adopted LOS standards.
- 1.4.78 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.

Objective 1.5

The City shall continue to work with Alachua County, the several municipalities, the Florida Department of Environmental Protection (FDEP), the Water Management Districts, and the United States Environmental Protection Agency (EPA), Santa Fe College, and UF to protect groundwater and other environmental resources throughout Alachua County.

- 1.5.1 The City shall continue to work with the County to protect wetlands and significant habitat, and to conserve and acquire significant habitat in the Urban Reserve Area.
- 1.5.2 The City shall continue to 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.
- 1.5.3 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.
- 1.5.4 The City shall continue to cooperate with the County to identify areas of pollution to surface water and groundwater and to document 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 FDEP, the Water Management Districts, and the EPA and shall support the appropriate agencies with efforts to accomplish the following:
 - a. Identify areas of pollution to surface waters and groundwater.
 - b. Continue to have monitoring programs that provide reports describing present environmental conditions and clean-up status.
 - c. Identify parties responsible for polluted areas, and require such parties to mitigate pollution problems.
 - d. Discourage the creation of new brownfield and other environmental contamination sites by implementing existing regulations and improving them as needed; and
 - e. Encourage environmentally sound development and redevelopment of existing brownfield and other environmental contamination sites.

Objective 1.6

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.

- 1.6.1 The City shall comply with State pollution control requirements at the former Gainesville Airport Landfill and Burn Site described in the Solid Waste Element.
- 1.6.2 The City shall maintain water conservation programs that are consistent with the Water Management Districts' plans.
- ~~1.6.3 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.~~
- 1.6.4~~3~~ 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.
- 1.6.5~~4~~ The City shall promote compact urban development by increasing densities, concentrating commercial and office activities in appropriate areas and improving access to multi-modal transportation.
- 1.6.6~~5~~ 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.