

LEGISLATIVE #

120639A



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
 PO Box 490, STATION 11
 GAINESVILLE, FL 32627-0490

306 N.E. 6TH AVENUE
 P: (352) 334-5022
 P: (352) 334-5023
 F: (352) 334-2648

TO: City Plan Board **Item Number: 6**

FROM: Planning & Development Services Department **DATE: October 25, 2012**
 Staff **Revised: Dec. 11, 2012**

SUBJECT: PB-12-112 CPA. City Plan Board. Amend the City of Gainesville
 Comprehensive Plan Future Land Use Element for the Evaluation and
 Appraisal process

Recommendation:

Approve Petition PB-12-112 CPA, which includes addition of the Historic Preservation Map Series, corrections to city limits on the Special Study Area—Idylwild/Serenola and Innovation Zone maps, and deletion of the following maps from the Future Land Use Map Series: Transportation Concurrency Exception Area; Designated Urban Redevelopment Area; Designated Urban Infill and Redevelopment Area; and General Soil Associations.

Discussion

This petition is an update to the Gainesville Comprehensive Plan for the Evaluation and Appraisal process. Staff is proposing several amendments to the Future Land Use Element (see Exhibit A-1). Most of the amendments are associated with statutory changes enacted in 2011 by the Florida legislature. The revisions must be adopted as part of the City's Evaluation and Appraisal update.

The reasons for these revisions include:

- Amendments for consistency with Chapter 2011-139, Laws of Florida (HB 7207)
- Amendments to reflect deletion of Rule 9J-5, Florida Administrative Code requirements per HB 7207
- Deletion of policies related to completed actions
- Deletion of policies related to discontinued programs
- Addition of new and revised maps

Several new policies were added that reflect the new statutory requirements. These include requirements for: analysis of Comprehensive Plan amendments; reduction in urban sprawl; compatibility of land uses within the vicinity of the Gainesville Regional Airport, and location of new public schools proximate to urban residential areas.

References to the City's Concurrency Management Element and Transportation Concurrency Exception Area (TCEA) were deleted because transportation concurrency will be rescinded and the Concurrency Management Element will be deleted as part of the overall update of the Comprehensive Plan for the Evaluation and Appraisal process. New policy references are added concerning the City's proposed Transportation Mobility Program (TMP), which will be used to

PB-12-112 CPA
 October 25, 2012 (Revised December 11, 2012)

ensure adequate transportation facilities but be unrelated to transportation concurrency. The TMP will be adopted as part of the update of the Transportation Mobility Element.

Multiple policies were deleted that directed the City to complete a certain action or study by a specified date because these actions have been completed. Finally, there are a few changes required for internal consistency with the City's Comprehensive Plan.

Exhibit A-2 contains the Supplemental Data & Analysis Report for the Future Land Use Element. This information is intended to supplement and update the previous Data & Analysis Report dated February 2001. The Data & Analysis Report is an informational document and is not adopted.

The Supplemental Data & Analysis Report includes:

- A table showing updated acreages in each Future Land Use category
- Updated population projections for the new 10-year planning period for the Comprehensive Plan (2013-2023)
- Information about the character and location of the largest vacant properties in city limits
- Information about the availability of public services and facilities to serve the population
- Information about the need for redevelopment
- Information about the need for job creation, capital investment, and economic development
- Information about dealing with antiquated subdivisions

Exhibit A-3 consists of a new map series concerning Historic Districts and Designated Historically Significant Properties. This map series is being added to more clearly delineate the districts and designated historically significant properties and will become a part of the Future Land Use Map series. This is in accordance with a requirement in Chapter 2011-139, Laws of Florida (HB 7207). These maps must be adopted as part of Petition PB-12-112 CPA.

Exhibit A-4 is a map of the Special Study Area—Idylwild/Serenola that has been updated to reflect updated city limits boundaries. That is the only change on the map. This map must also be adopted as part of Petition PB-12-112 CPA.

Exhibit A-5 is a map of the Innovation Zone that has been updated to reflect updated city limits on the eastern side of Gainesville. That is the only change on the map. This map must also be adopted as part of Petition PB-12-112 CPA.

Exhibit A-6 is the latest version of the adopted Future Land Use Map updated to show annexed areas.

Background

The Plan Board heard an information item presentation about some of the proposed amendments to the Future Land Use Element Goals, Objectives, and Policies on August 23, 2012. That presentation included information about the reasons for and types of changes being made. At that meeting the following Objectives and Policies were discussed:

- Objective 1.5, amendment of Policy 1.5.6, and deletion of Policy 1.5.7
- Deletion of Policy 2.1.4
- Amendment of Policy 2.1.5

PB-12-112 CPA
 October 25, 2012 (Revised December 11, 2012)

- Amendment of Policy 3.1.4
- Minor change in Policy 3.2.3
- Amendments to Policies 3.4.1 and 3.4.2 and deletion of 3.4.3
- Minor wording change in Objective 3.5
- Additions of new Policies 3.5.3 and 3.5.4
- Additions in Policy 4.1.3; deletion of Policy 4.1.4; changes in Policy 4.1.5
- Deletion of Policies 4.2.3 and 4.2.6
- Changes in Objective 4.5 and deletion of Policy 4.5.3
- Deletion of Objective 4.7 and Policy 4.7.1
- Deletion of Objective 4.10 and associated policies
- Deletion of Policies 5.1.1, 5.1.2, 5.1.3, 5.1.5, 5.1.6, and 5.1.7

The addition of the Historic Preservation map series was also presented, as were the updates of city limits lines for the Idylwild/Serenola and Innovation Zone maps.

On September 27, 2012, the Plan Board heard an information item related to updates of the population projections for inclusion in the Future Land Use Element Data and Analysis Report.

During the Plan Board's review of the Conservation Element, several maps in the Future Land Use Map Series related to Environmentally Significant Land and Resources were updated as part of that petition.

On October 25, 2012, the City Plan Board approved Petition PB-12-112 CPA (the update of the Future Land Use Element for the Evaluation and Appraisal process) with the exception of Policy 4.3.6. Policy 4.3.6 was continued to a date certain of the December Plan Board meeting on December 3, 2012 to provide adequate review time to the Butler Plaza development team. The Butler Plaza development team has had sufficient time to review the revisions, and the team is in agreement with the City's changes.

The policy revisions generally concern references to the Transportation Concurrency Exception Area (TCEA) and Concurrency Management Element. Since the Concurrency Management Element and TCEA are being deleted from the City's Comprehensive Plan, these changes are needed for consistency. All of these changes reflect the updates needed to the City's Comprehensive Plan for consistency with Chapter 2011-139, Laws of Florida (HB 7207).

The major changes in the policy include:

- Addition of a new Policy 4.3.6.c.5., which clearly lays out the transportation mobility provisions and recognizes the existence of the signed TCEA Zone M Agreement for this development and maintains its validity for the future; and,
- Amendments to reference requirements in the Planned Development (PD) ordinance adopted for this development.

PB-12-112 CPA
October 25, 2012 (Revised December 11, 2012)

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner

List of Exhibits

- Exhibit A-1: Future Land Use Element Goals, Objectives, and Policies
- Exhibit A-2: Future Land Use Element Supplemental Data & Analysis Report
- Exhibit A-3: Historic Preservation Map Series
 - a. Northeast Historic District
 - b. Pleasant Street Historic District
 - c. Southeast Gainesville Historic District
 - d. University Heights Historic District—North
 - e. University Heights Historic District—South
 - f. Designated Historically Significant Properties
- Exhibit A-4: Special Study Area—Idylwild/Serenola
- Exhibit A-5: Innovation Zone
- Exhibit A-6: Future Land Use Map
- Exhibit B-1: Petition application form