

DRAFT

10-12-07

ORDINANCE NO. _____
0-07-03

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4 **An ordinance of the City of Gainesville, Florida, creating and**
5 **adding a “Gainesville Innovation Zone” to the**
6 **Intergovernmental Coordination Element of the City of**
7 **Gainesville 2000-2010 Comprehensive Plan; creating a**
8 **Gainesville Innovation Zone; adopting a new objective and**
9 **new policies; providing directions to the city manager;**
10 **providing a severability clause; providing a repealing clause;**
11 **and providing an effective date.**

12
13 **WHEREAS,** the City Plan Board authorized the publication of notice of a Public
14 Hearing that the text of the City of Gainesville 2000-2010 Comprehensive Plan be
15 amended; and

16 **WHEREAS,** the City Commission on June 12, 2006, approved the Economic
17 Development and University Community Committee’s (EDUCC) request for a referral of
18 the Gainesville Innovation Zone and supporting objectives/policies to the City Plan Board
19 for inclusion in the City of Gainesville Comprehensive Plan’s Intergovernmental
20 Coordination Element; and

21 **WHEREAS,** notice was given and publication made as required by law and a
22 Public Hearing was then held by the City Plan Board on December 14, 2006; and

23 **WHEREAS,** pursuant to law, notice has been given by publication in a newspaper
24 of general circulation notifying the public of this proposed ordinance and of the Public
25 Hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in the
26 City of Gainesville at least seven (7) days after the day the notice was published; and

27 **WHEREAS,** pursuant to law, after the public hearing at the transmittal stage, the
28 City of Gainesville transmitted copies of this proposed change to the State Land Planning
29 Agency; and

1 WHEREAS, a second notice was placed in the aforesaid newspaper notifying the
2 public of the second Public Hearing to be held at the adoption stage at least five (5) days
3 after the day the second advertisement was published; and

4 WHEREAS, public hearings were held pursuant to the published and mailed
5 notices described above at which hearings the parties in interest and all others had an
6 opportunity to be and were, in fact, heard.

7 WHEREAS, prior to adoption of this ordinance the City Commission has
8 considered the comments, recommendations and objections, if any, of the State Land
9 Planning Agency.

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

12 Section 1. The Intergovernmental Coordination Element of the City of Gainesville 2000-
13 2010 Comprehensive Plan is amended as follows:

14 Objective 1.7

15
16 The City shall work with community partners such as the University of Florida, Santa Fe
17 Community College, the Gainesville Area Chamber of Commerce, Alachua County, and
18 the Alachua County School Board to help develop the Innovative Economy within the
19 non-residential areas of the Gainesville Innovation Zone. For purposes of this objective,
20 Innovative Economy means those technology firms and/or entities that bring a new
21 process or technique to the production process and that are often, but not exclusively,
22 related in some manner to University driven research, and are generally represented by
23 sectors such as Agritechology, Aviation and Aerospace, Information Technology, Life
24 Sciences and Medical Technology.

25
26 Policy 1.7.1 The City shall work with its community partners on the Economic
27 Development University Community Committee (EDUCC) to encourage
28 development of the Gainesville Innovation Zone.

29
30 Policy 1.7.2 The City shall review the comprehensive plan and the land development
31 code within 18 months of the effective date of Policy 1.7.2. Should the
32 review conclude that any amendments to the comprehensive plan or land

1 development code are needed for the appropriate development of the
2 Gainesville Innovation Zone, the City shall draft such amendments and
3 present them to the City Plan Board within 24 months of the effective date
4 of Policy 1.7.2.

5
6 Policy 1.7.3 The City shall work to ensure that adequate public infrastructure is in
7 place for development of the Gainesville Innovation Zone.

8
9 Policy 1.7.4 The City shall work to ensure that pertinent local, state and federal
10 incentive programs are made available to those seeking Innovative
11 Economy development opportunities.

12
13 Policy 1.7.5 The City shall work to ensure that negative impacts resulting from
14 Innovative Economy development within the Gainesville Innovation Zone
15 are minimized, particularly with respect to adjacent residential areas.
16

17 **Section 2.** The City Manager is authorized and directed to make the necessary
18 changes in maps and other data in the City of Gainesville 2000-2010 Comprehensive
19 Plan, or element, or portion thereof in order to fully implement this ordinance.

20 **Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
21 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
22 way affect the validity of the remaining portions of this ordinance.

23 **Section 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of
24 such conflict hereby repealed.

25 **Section 5.** This ordinance shall become effective immediately upon passage on second
26 reading; however, the effective date of this plan amendment shall be the date a final order
27 is issued by the Department of Community Affairs finding the amendment to be in
28 compliance in accordance with section 163.3184, F.S., or the date a final order is issued
29 by the Administration Commission finding the amendment to be in compliance in
30 accordance with section 163.3184, F.S.

DRAFT

10-12-07

1 PASSED AND ADOPTED this ____ day of _____, 2007.
2
3
4

5 _____
6 PEGEEN HANRAHAN,
7 MAYOR

8 ATTEST:

Approved as to form and legality

9
10 _____
11 KURT M. LANNON
12 CLERK OF THE COMMISSION

MARION J. RADSON
CITY ATTORNEY

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16 This Ordinance passed on first reading this 14th day of May, 2007.

17 This Ordinance passed on second reading this ____ day of _____, 2007.



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08-06-2007 P03:51

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
 Governor

THOMAS G. PELHAM
 Secretary

August 2, 2007

The Honorable Pegen Hanrahan
 Mayor, City of Gainesville
 P.O. Box 490, Station 19
 Gainesville, FL 32601-0490

Post-it® Fax Note	7671	Date	8/15/07	# of pages	5
To	Alice Murrahan		From	Dean Mimmis	
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

Dear Mayor Hanrahan:

The Department conducted a preliminary review of the City of Gainesville proposed comprehensive plan amendment received on June 28, 2007, DCA Reference No. 07-1, and determined that the proposed plan amendment should be formally reviewed for consistency with the minimum criteria contained in Chapter 163, Florida Statutes, and Rule 9J-5, Florida Administrative Code.

As a result of our formal review of the proposed amendment for consistency with Rule 9J-5, Florida Administrative Code, Chapter 163, Part II, Florida Statutes, and the adopted City of Gainesville Comprehensive Plan, the Department raises no objections to the proposed amendment. This letter serves as the Department's Objections, Recommendations and Comments Report. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review and their comments are enclosed.

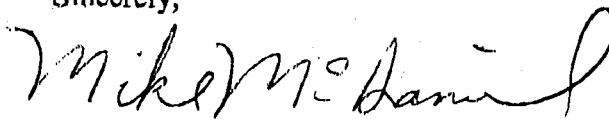
While the Department raises no objections to the proposed amendment the Department does have comments. Regarding the Urban Mixed Use 1 and Urban Mixed Use 2 future land use categories, the Department comments these categories lack the required distribution of the mix of land uses for mixed use categories. Additionally, the City may wish to change the language for the increase in building height for projects to reference the more rigorous planned development process rather than the special use permit. With regards to the Future Land Use Map amendment, the City should develop long term solutions to address the transportation level of service deficiencies. These solutions should be consistent with the City's vision of area of the area as a dense, walkable area that will support pedestrians, cyclists, and transit-oriented development.

The Honorable Pegeen Hanrahan
August 2, 2007
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In order to expedite the regional planning council's review of the amendment, and pursuant to Rule 9J-11.011(5), Florida Administrative Code, please provide a copy of the adopted amendment directly to the Executive Director of the North Central Florida Regional Planning Council.

If you have any questions, please contact Ana Richmond, Planner, at (850) 922-1794.

Sincerely,



Mike McDaniel
Chief, Office of Community Planning

MM/ar

Enclosures: Review Agency Comments

cc: Mr. Dean Mimms, AICP, Chief of Comprehensive Planning, City of Gainesville
Mr. Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council