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City of Gainesville

Inter-Office Communication

Department of Community Development
Phone 334-5022, FAX 334-2282, Station 11

To: City Plan Board **Item No. 2**
Date: December 14, 2006

From: Planning Division Staff

Subject: Petition 159CPA-06 PB. City of Gainesville. Amend the City of Gainesville Comprehensive Plan 2000-2010 Intergovernmental Coordination Element to develop a City of Gainesville Innovation Zone.

Recommendation

Staff recommends approval of Petition 159CPA-06 PB.

Explanation

The proposed Gainesville Innovation Zone originated with the “inner-city” trip to Norfolk, VA and New Haven, CT in 2004 by various public and private sector leaders of our community. Areas in Norfolk and New Haven that are proximate to a major university have undergone dramatic economic improvement due to concerted university, public and private sector efforts that have taken advantage of the unique strengths of each sector. The observations and insights of our community’s trip participants led to the conceptualization of the Gainesville Innovation Zone, and to the formation of the Economic Development and University Community Committee (EDUCC). The EDUCC with its composition of City of Gainesville, University of Florida (UF), Santa Fe Community College, Alachua County and Chamber of Commerce members or/and ex-officio members has served as a forum for developing this concept. On June 12, 2006, the City Commission approved the EDUCC’s request for a referral of the Gainesville Innovation Zone and supporting objectives/policies to the City Plan Board for inclusion in the City of Gainesville Comprehensive Plan’s Intergovernmental Coordination Element.

The proposed Gainesville Innovation Zone has five foundational principles: 1) proximity; 2) existing community assets/investments; 3) existing public incentives; 4) the State of Florida’s recent emphasis on developing the “Innovative Economy;” and, 5) similar efforts of peer cities.

Innovation is the use of new ideas, processes, goods, services, and practices in a more or less commercial way, based on any (new) application of science and/or technology. (Source: On-line *Wikipedia, the free encyclopedia*, Oct. 12, 2006.) The *Innovative Economy* comprises those firms and/or entities that bring a new process or technique to production processes and that are often but not exclusively related in some manner to university-driven research. (Source: City of Gainesville/Council for Economic Outreach Innovation Zone Contract adopted by the City Commission on September 25, 2006.)

The idea of fostering Innovative Economy opportunities close to the UF campus has come not only from representatives of previously visited peer cities (Norfolk, New Haven, and Madison,

WI), but more recently has been stressed by those seeking these opportunities within this community.

Within the generalized boundaries of the Innovation Zone are assets of various community partners, including the main UF campus, UF's Eastside campus, Santa Fe Community College's downtown campus, downtown Gainesville, and the Gainesville Technology Enterprise Center (GTEC).

The State of Florida is promoting the Innovative Economy as a primary objective of State economic development efforts. The University of Florida is a partner along with the University of Central Florida and University of South Florida in the Florida High Tech Corridor program. This program is designed to attract, retain and grow high-tech industry and to help develop the workforce to support these industries. Currently, UF administers a matching grant research program that attempts to foster applied research between the University and industry partners. The Florida Legislature recently passed legislation which provides approximately \$350 million in FY 06/07 for Innovative Economy development.

Finally, several peer cities nationwide are establishing similar Innovation (or "Technology") Zones or corridors (Orlando FL, Madison WI, and the Research Triangle in North Carolina) that map areas of focused efforts designed to build critical mass for their respective local and regional Innovative Economies.

The intent of the Gainesville Innovation Zone is not to create a new regulatory framework for Innovative Economy development within its boundaries. Land development regulations allowing for diverse and substantial development are in place (e.g., the Urban Mixed Use land use and zoning categories adopted in November 2005). The Enterprise Zone and various Community Redevelopment Areas (CRA's) are in place and provide public incentives for development within their respective boundaries. The Innovation Zone is not expected to negatively affect the integrity of existing residential areas.

In some instances, land use and zoning regulations may need to be reviewed to ensure seamlessness and transparency as well as compatibility with the needs of the Innovative Economy community. Inclusion of the Gainesville Innovation Zone conceptual map to be included in the Data & Analysis for the Intergovernmental Coordination Element, and supporting objectives and policies to be adopted in the Intergovernmental Coordination Element will institutionalize the City's efforts at developing this segment of the local economy in cooperation with local and State partners.

The following Gainesville Comprehensive Plan amendments are proposed for the Gainesville Innovation Zone:

Intergovernmental Coordination Element (ICE)

Objective 1.7

The City shall work with community partners such as the University of Florida, Santa Fe Community College, the Gainesville Area Chamber of Commerce, Alachua County, and the Alachua County School Board to help develop the Innovative Economy within the non-residential areas of the Gainesville Innovation Zone.

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

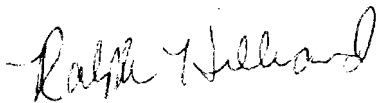
Policy 1.7.2 The City shall review the comprehensive plan and the land development code within 18 months of the effective date of Policy 1.7.2. Should the review conclude that any amendments to the comprehensive plan or land development code are needed for the appropriate development of the Gainesville Innovation Zone, the City shall draft such amendments and present them to the City Plan Board within 24 months of the effective date of Policy 1.7.2.

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

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

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

Respectfully Submitted,

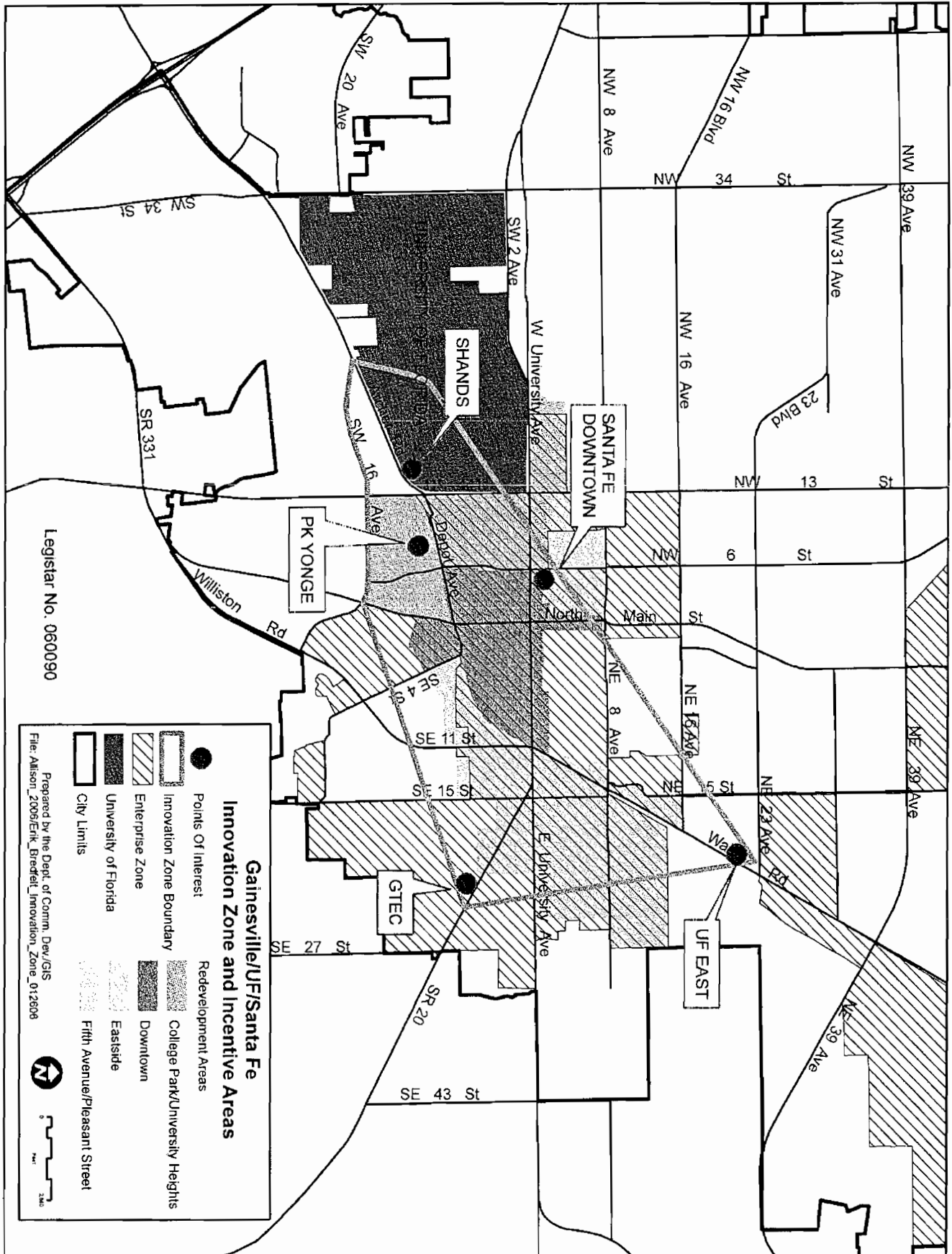


Ralph Hilliard,
Planning Manager

Attachment:

- Map for ICE Data & Analysis: Gainesville/UF/Santa Fe Innovation Zone and Incentive Areas

RH: DM



Legistar No. 060090

Gainesville/UF/Santa Fe Innovation Zone and Incentive Areas

● Points of Interest	Redevelopment Areas
▭ Innovation Zone Boundary	College Park/University Heights
▨ Enterprise Zone	Downtown
▧ University of Florida	Eastside
▭ City Limits	Fifth Avenue/Pleasant Street

Prepared by the Dept. of Comm. Dev./GIS
 File: Allison_2009/Erk_Bradell_Innovation_Zone_012608

0 1 2 Miles

Petition 159CPA-06PB - City of Gainesville. Amend the City Comprehensive Plan 2000-2010 Intergovernmental Coordination Element to develop a City of Gainesville Innovation Zone.

Mr. Mimms gave the Staff presentation and stated they have been some notable success with the Universities reaching out to areas in the communities as innovative economy senders have gotten off the ground and has proven through in several cities. Mr. Mimms further stated the Innovation Zone is a generalized area as it will be background to the Intergovernmental Coordination Element if the Board and the City Commission chooses to approve this petition.

Mr. Tecler inquired if flexibility will be there for the Innovation Zone in other areas of the City. Mr. Mimms stated he thinks so even though it is not the generalized intension of it.

Chair Reiskind stated he would have rathered had some measurement or radius of what areas are in and what's out, however likes the idea.

Motion By: David Gold	Seconded By: Adam Tecler
Moved To: Approve.	Upon Vote: 6 – 0.