

LEGISLATIVE #

120639J



Planning and Development Services Department

PB-12-112 CPA
Future Land Use Element Update
City Commission

2/7/13

Legistar No. 120639

- **Revisions to the Future Land Use Element Goals, Objectives, and Policies**
- **Revisions to the FLU Map Series**
- **Updates to the Data & Analysis Report**

- **Several proposed policy changes discussed as an Information Item on 8/23/12**
- **At the 8/23/12 meeting, Staff presented several new maps and updates to maps for the FLU map series**
- **On 9/27/12, Staff presented an information update on revised population projections for the D & A Report**

Reason for & types of changes

- **Amendments for consistency with State law (primarily HB 7207 (Chapter Law 2011-139) & deletion of Rule 9J-5))**
- **Amendments for internal comprehensive plan consistency**
- **Deletion of policies related to completed actions (and renumbering)**
- **Deletion of policies related to discontinued programs**
- **New and revised maps**

New Objective/Policy language (HB 7207) (8/23/12)

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- **Discouragement of urban sprawl (Objective 1.5)**
- **Location of public schools (Policy 3.5.3)**
- **Compatible land uses with airport (Policy 3.5.4)**
- **Review of land use changes (Policy 4.1.3)**

Consistency with State law (8/23/12)

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- **Deletion of bad references in Policy 1.5.6**
- **Deletion of Policy 1.5.7 because “designated urban redevelopment areas” no longer exist in statutes**
- **Deletion of Policy 2.1.4 because no need for Urban Infill and Redevelopment area with existing CRA areas**

State Consistency cont.

(8/23/12)

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- **Deletion of Objective 4.7 and Policy 4.7.1 (former Rule 9J-5 requirement)**

Internal Consistency Changes (8/23/12)

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- **Protection of floodplain & flood channel (Policy 3.1.4)**
- **LOS standards (Policies 3.4.1, 3.4.2, & 3.4.3; Policies 4.2.3 & 4.5.3 redundant)**

Completed actions/projects (8/23/12)

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- **PD ordinance completed for Hunter's Walk (Policy 4.1.4)**
- **Industrial zoning study completed (Policy 4.2.6)**
- **Strategic Plan for Sustainable Economic Development superseded (Obj. 4.10 & policies)**
- **Web page completed (Policy 5.1.6)**

Completed actions/projects cont. (8/23/12)

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- **Rentals study completed (Policy 5.1.7)**

Deletions due to discontinuation (8/23/12)

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- **Neighborhood Planning Program has not been funded in last 2 years (Policies 5.1.1, 5.1.2, 5.1.3, & 5.1.5)**

- **Changes due to rescinding transportation concurrency and deletion of the Concurrency Management Element and TCEA**
- **Deletions:**
 - 1.2.12 (Designation of TCEA on FLU Map)
 - 1.5.8 (TCEA boundary changes)
 - 4.4.3 & 4.4.4 (annexed lands in TCEA Zones)
 - TCEA map deleted

Major changes cont.

- **Changes**
 - 1.5.6 Delete reference to TCEA
 - 3.4.1 Transportation LOS removed from CMS
 - 3.4.4 Delete ref. to Conc. Mgt. Element
 - 4.3.4 Plum Creek references to TCEA
 - 4.3.5 Hatchet Creek references to TCEA
 - 4.3.6 Butler Plaza ref. to TCEA
 - 4.3.7 Urban Village TCEA references

Major Changes Policy 4.3.6

- **Addition of new sub-policy 4.3.6.c.5 (lays out the transportation mobility provisions for Butler Plaza and recognizes the existence of a signed TCEA Zone M Agreement with Addendum)**
- **Maintains validity of TCEA Agreement for the future**

New Policy 3.4.5


- **Policy concerning the transition from the TCEA and Concurrency Management Element to the new Transportation Mobility Program to be adopted in the Transportation Mobility Element**
- **Maintains validity for signed TCEA Agreements associated with active final development orders**

Revised Maps

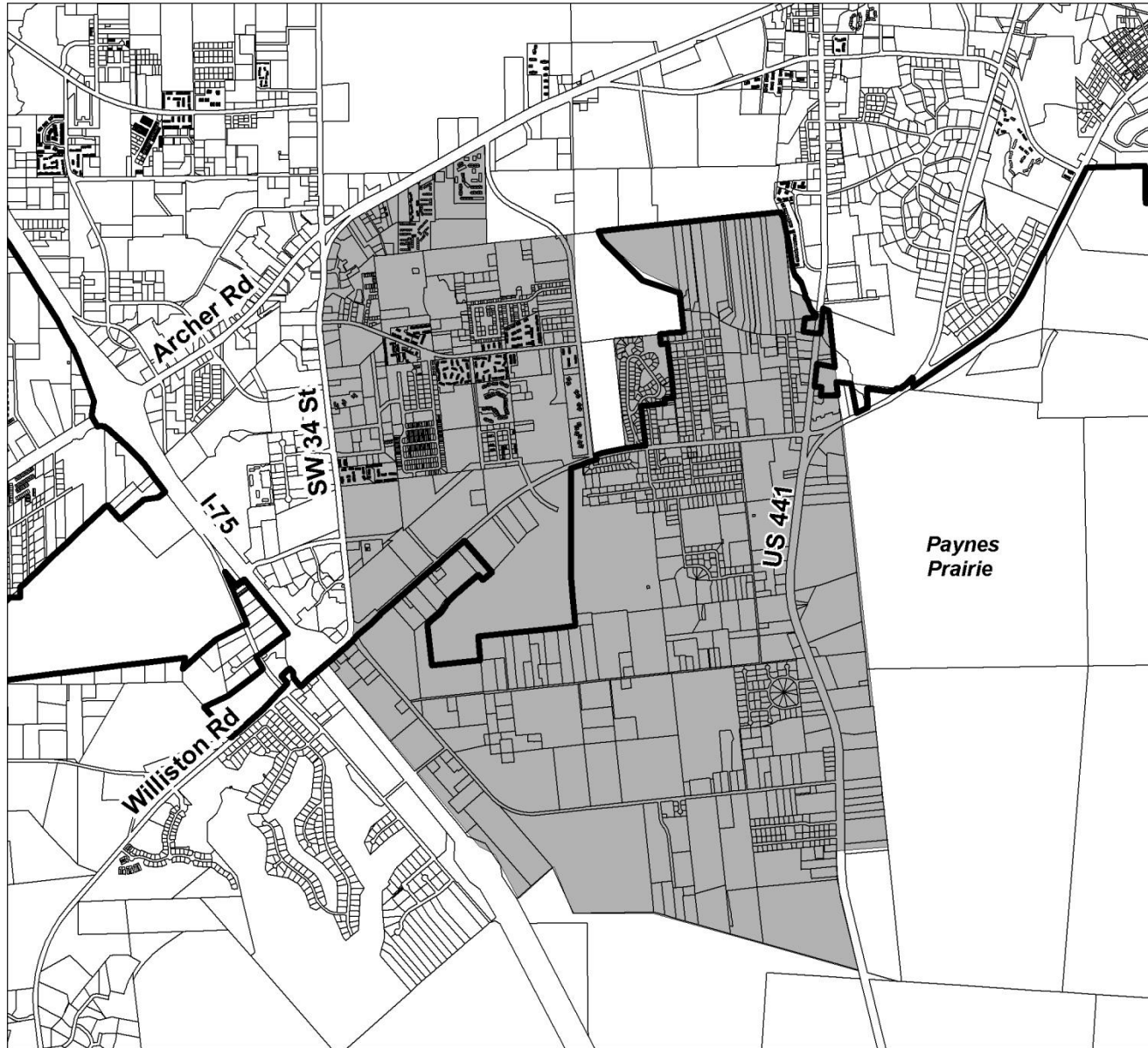
NEW CITY LIMITS LINES

FUTURE LAND USE ELEMENT

Special Study Area - Idylwild/Serenola

 Idylwild/Serenola
Special Area Study

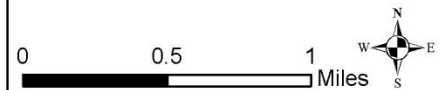
 Gainesville City Limits



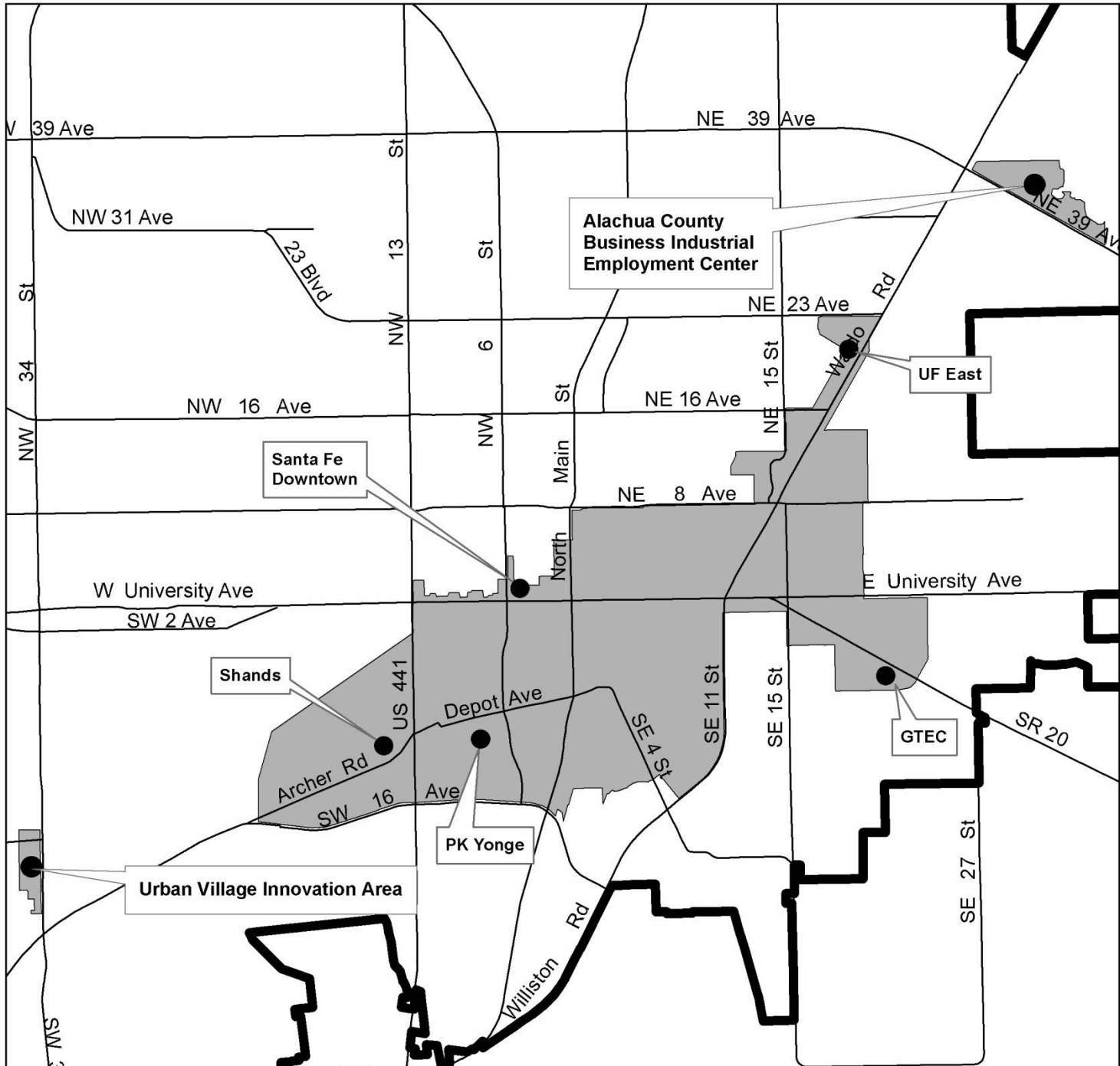
Source: Alachua County,
CPA-06-96, ORD. 97-14

**City of Gainesville
Gainesville, Florida**



Prepared by the Department of Planning
and Development Services, August 2012



Innovation Zone



Legend

-  Innovation zone
-  Gainesville City Limits

City of Gainesville
Gainesville, Florida

Prepared by the
Planning & Development Services
August 2012

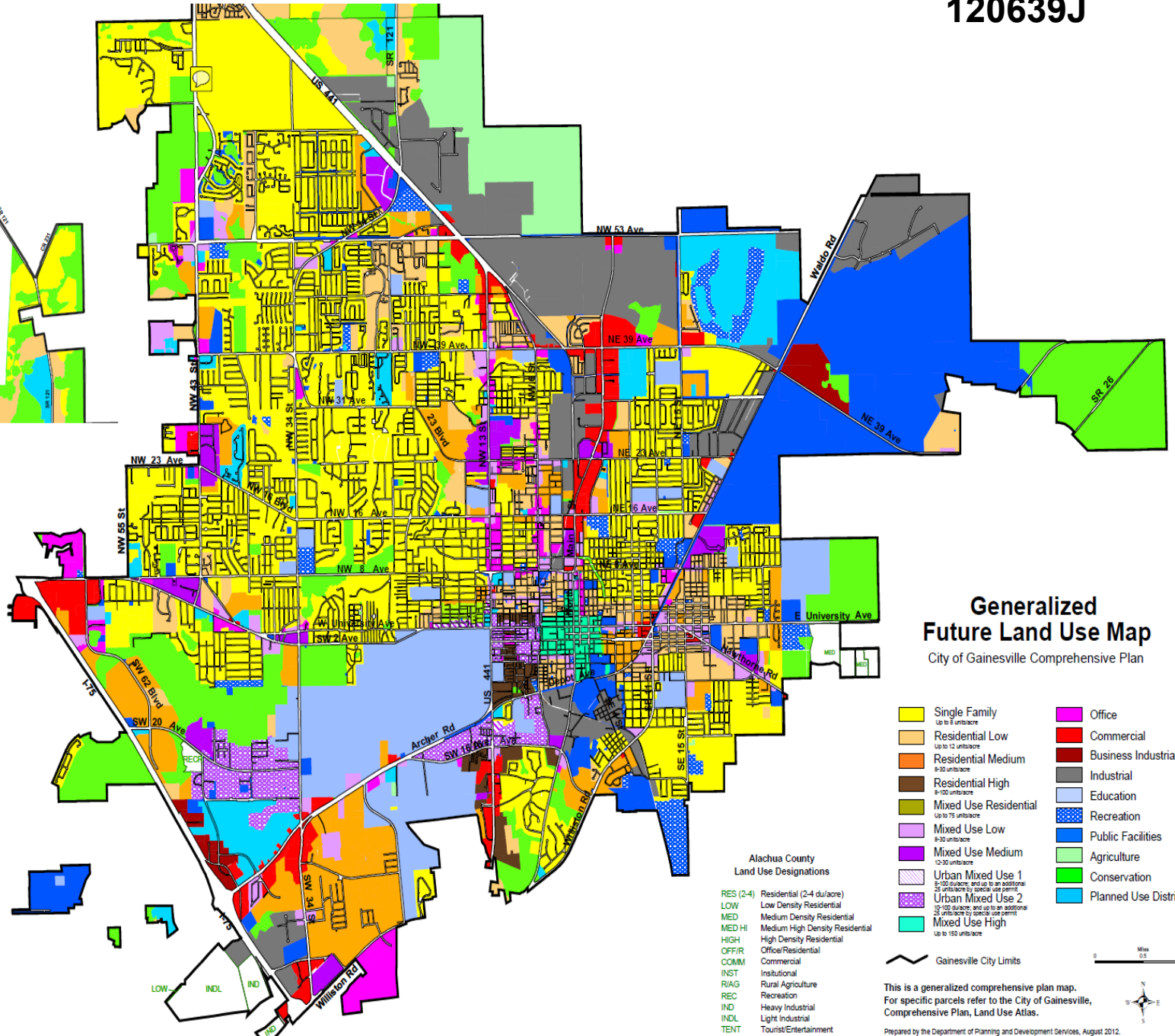
0.5 0.25 0 0.5 Miles



Inset



See Inset



Generalized Future Land Use Map

City of Gainesville Comprehensive Plan

- | | |
|--|----------------------|
| Single Family
Up to 1/2 acre | Office |
| Residential Low
Up to 1/2 acre | Commercial |
| Residential Medium
1/2-1/4 acre | Business Industrial |
| Residential High
1/4-1/2 acre | Industrial |
| Mixed Use Residential
Up to 1/2 acre | Education |
| Mixed Use Low
1/2-1/4 acre | Recreation |
| Mixed Use Medium
1/4-1/2 acre | Public Facilities |
| Urban Mixed Use 1
1/2-1/4 acre with up to an additional 25 units/acre by special use permit | Agriculture |
| Urban Mixed Use 2
1/4-1/2 acre with up to an additional 25 units/acre by special use permit | Conservation |
| Mixed Use High
Up to 1/2 acre | Planned Use District |

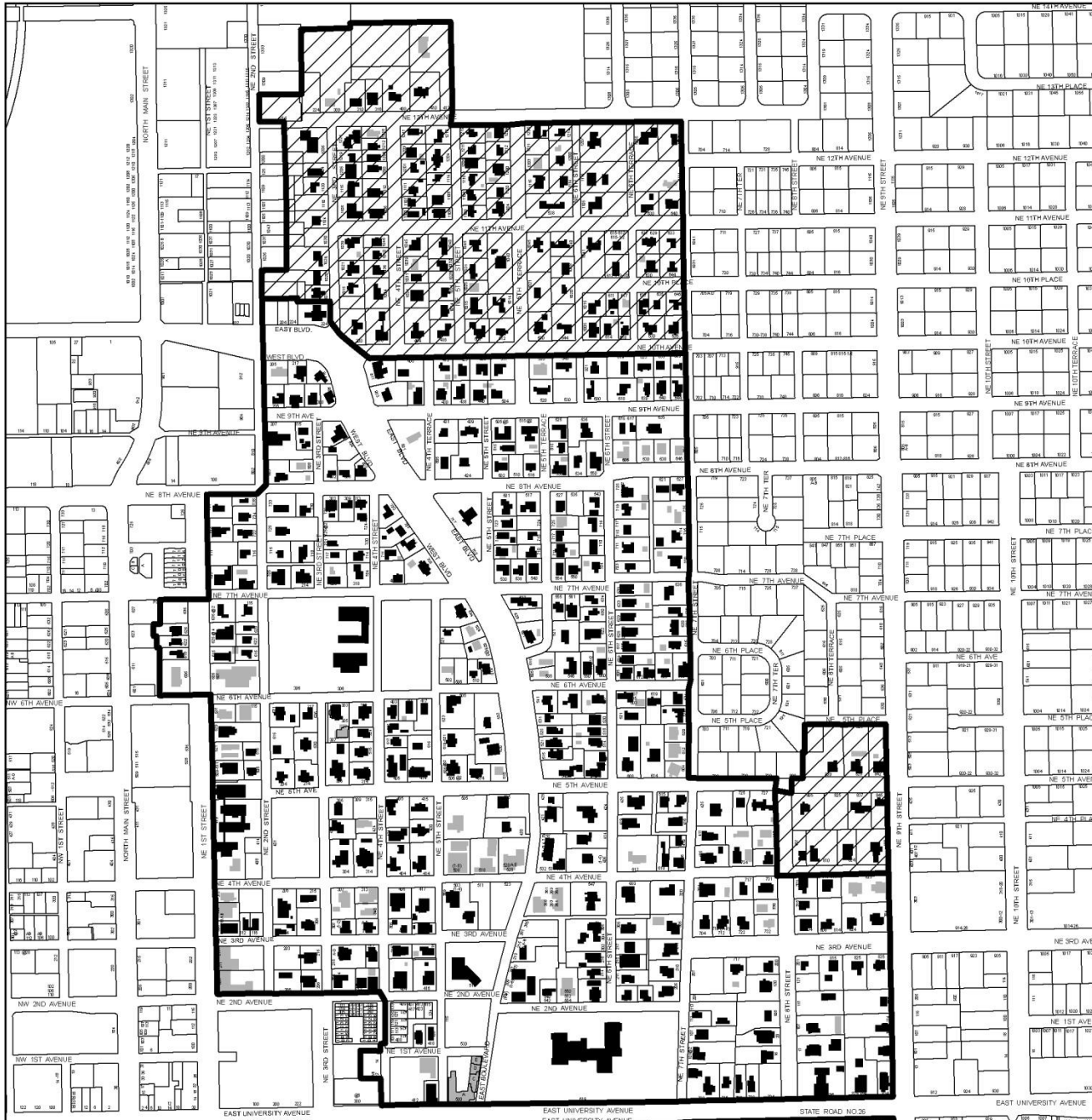
- Alachua County Land Use Designations**
- RES (2-4) Residential (2-4 du/acre)
 - LOW Low Density Residential
 - MED Medium Density Residential
 - MED HI Medium High Density Residential
 - HIGH High Density Residential
 - OFF/R Office/Residential
 - COMM Commercial
 - INST Institutional
 - RIAG Rural Agriculture
 - REC Recreation
 - IND Heavy Industrial
 - INDL Light Industrial
 - TENT Tourist/Entertainment

Gainesville City Limits

This is a generalized comprehensive plan map. For specific parcels refer to the City of Gainesville, Comprehensive Plan, Land Use Atlas.

Prepared by the Department of Planning and Development Services, August 2012.





Historic District Maps ADDED FOR CLARITY



HISTORIC PRESERVATION ELEMENT

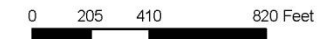
Northeast Gainesville Residential Historic District

Legend

-  Historic District Boundary
-  Added in 1997
- Historic Structures Status**
-  Contributing
-  Non-Contributing

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Prepared by the
Planning Department
February 2011





HISTORIC PRESERVATION ELEMENT

Southeast Gainesville Historic District

Legend

 Historic District Boundary

Historic Structures

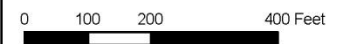
Status

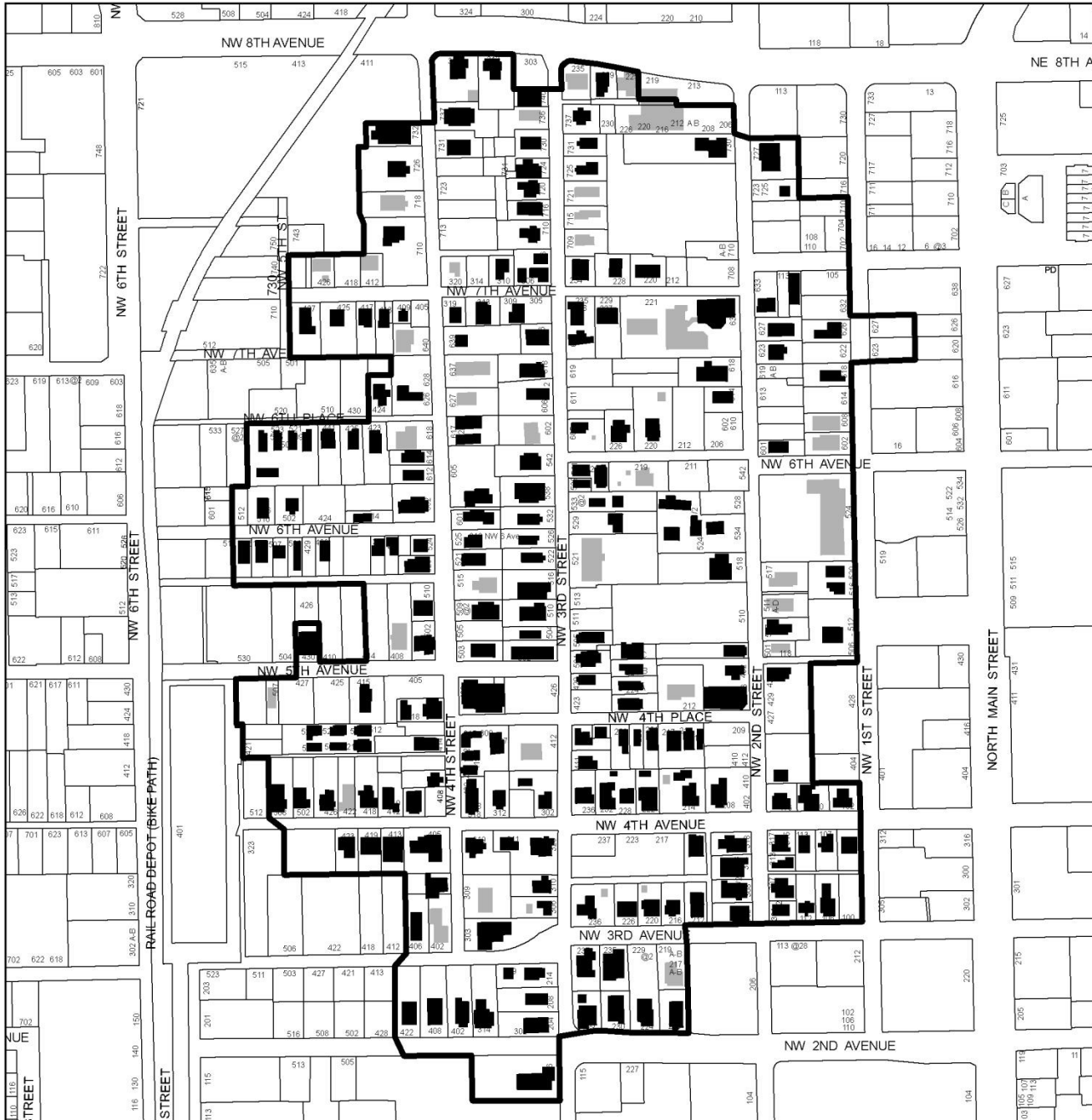
 Contributing

 Non-Contributing

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





HISTORIC PRESERVATION ELEMENT

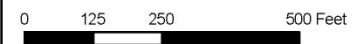
Pleasant Street Historic District

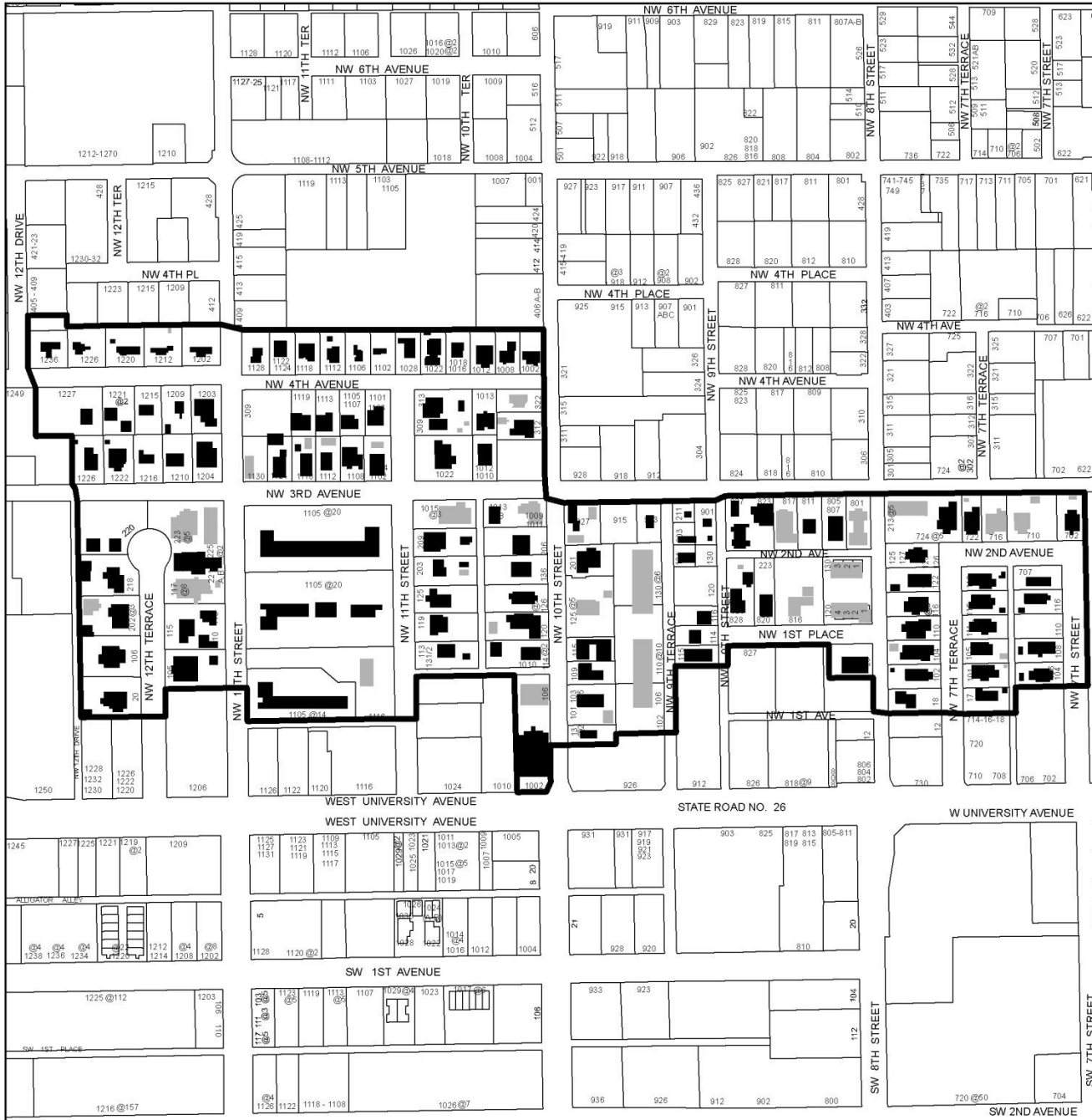
Legend

-  Historic District Boundary
- Historic Structures Status**
-  Contributing
-  Non-Contributing

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HISTORIC PRESERVATION ELEMENT

University Heights Historic District - North

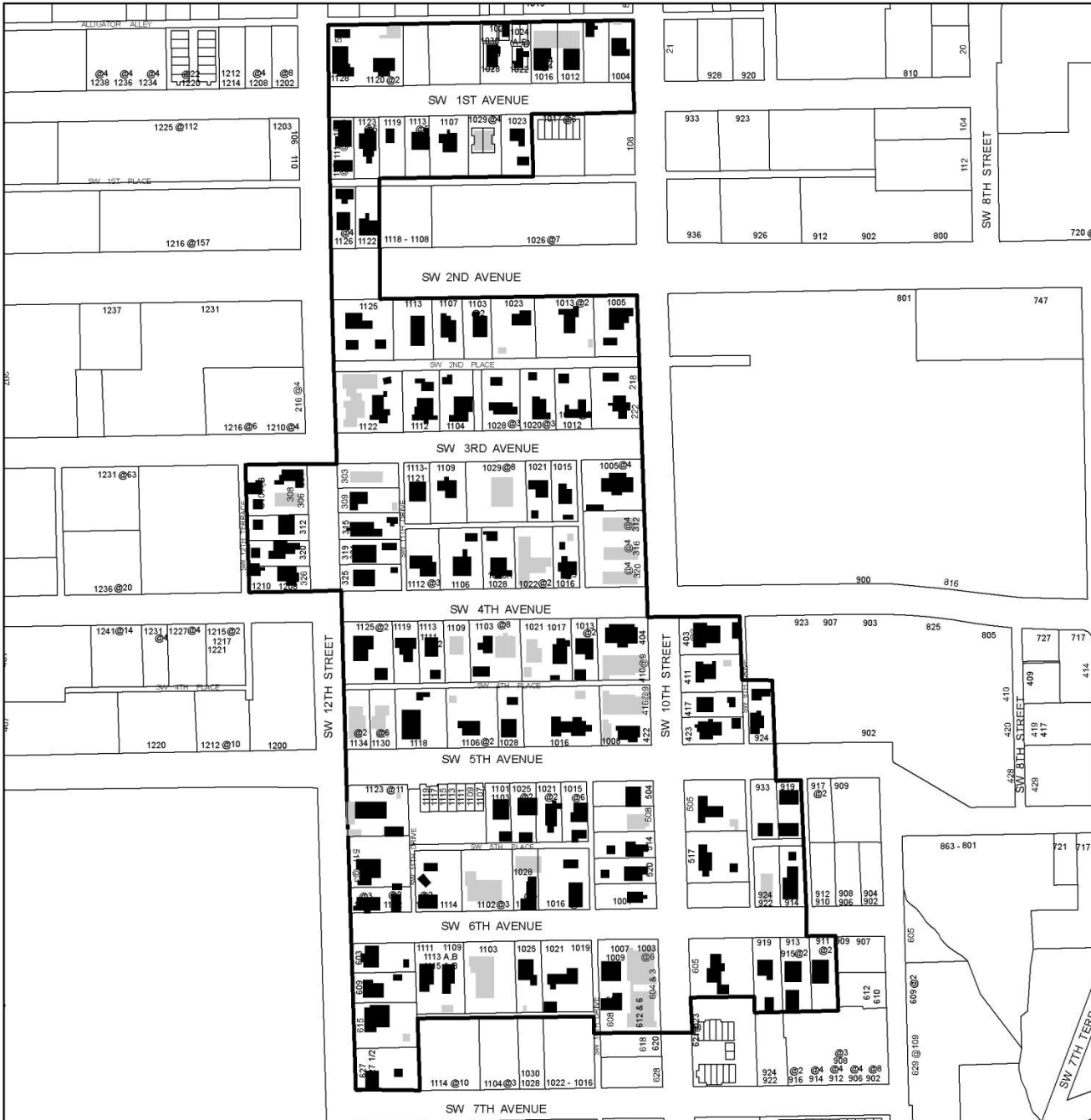
Legend

-  Historic District Boundary
- Historic Structures Status**
-  Contributing
-  Non-Contributing

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HISTORIC PRESERVATION ELEMENT

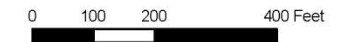
University Heights Historic District - South

Legend

-  Historic District Boundary
- Historic Structures Status**
-  Contributing
-  Non-Contributing

**City of Gainesville
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FUTURE LAND USE ELEMENT

Designated Historically Significant Properties

Legend

- Designated Historically Significant Properties
- City Limits

- 1 - Baird Hardware Company Warehouse (N)
- 2 - Boulware Springs (N)
- 3 - Star Garage (N)
- 4 - Cox Furniture Store (N)
- 5 - Cox Furniture Warehouse (N)
- 6 - Masonic Order Lodge #41 (N)
- 7 - Shady Grove Primitive Baptist Church (N)
- 8 - Bethel Gas Station (L)
- 9 - 8 SW 10th Street (L)
- 10 - Baldwin House (L)
- 11 - A Quinn Jones House (L)
- 12 - Bailey House (B)
- 13 - Hippodrome State Theater (B)
- 14 - Seagle Building (B)
- 15 - Old Gainesville Depot (B)

(N) Listed on National Register

(L) Listed on Local Register

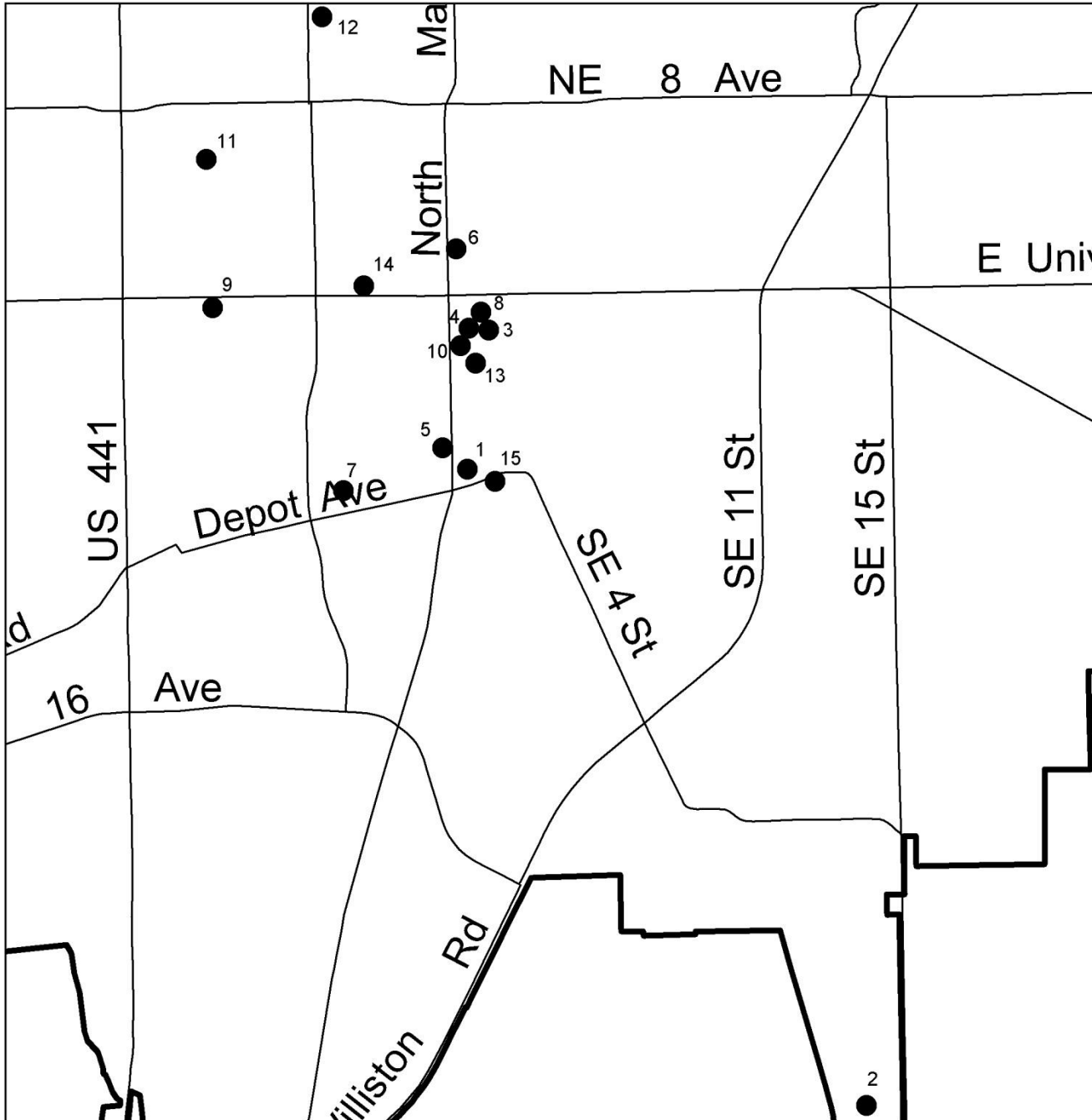
(B) Listed on National and Local Register

*Historically Significant Properties that are located in a designated Historic District are not shown on this map.

City of Gainesville Gainesville, Florida

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1,500 750 0 1,500 Feet



Updated Data & Analysis

- **Revised FLU Categories Acreage**
- **Revised Population Projections**
- **Discussion of Vacant Land Area and map of major vacant lands**
- **Discussion of availability of public facilities & services; need for redevelopment; discouragement of urban sprawl; need for economic development; antiquated subdivisions**

Staff Recommendation

Approve Petition PB-12-112 CPA

Plan Board voted to approve 6-0