



Planning Department

EAR Discussion City Commission

5/20/2010
(City Legistar 091007)

Discussion Topics

- Changes to state laws and regional plan
- Population & land area changes since 2000
- Population projections
- Vacant & developable land
- Existing development in relation to anticipated development
- Assessment of the TCEA
- Transportation methodology coordination
- Assessment of selected Elements

Major social & economic changes

2000	2010
Average gas price U.S.: \$1.27/gallon	\$2.66/gallon
UF Enrollment: 46,107	50,844
Transit ridership: 4.4 million passenger trips	9 million passenger trips
Median G'ville housing price: \$115,000	\$182,640

Then and Now

2000	2010	% Change
Population: 95,447	132,360 (unofficial estimate)	38.7%
Land Area: 49.18 square miles	62.59 square miles	27.3%



Population Projections

Year City Population

2010	132,355
2011	133,923
2012	134,508
2013	136,102
2014	137,445
2015	139,073
2016	140,445
2017	142,109
2018	143,510
2019	145,211
2020	146,639

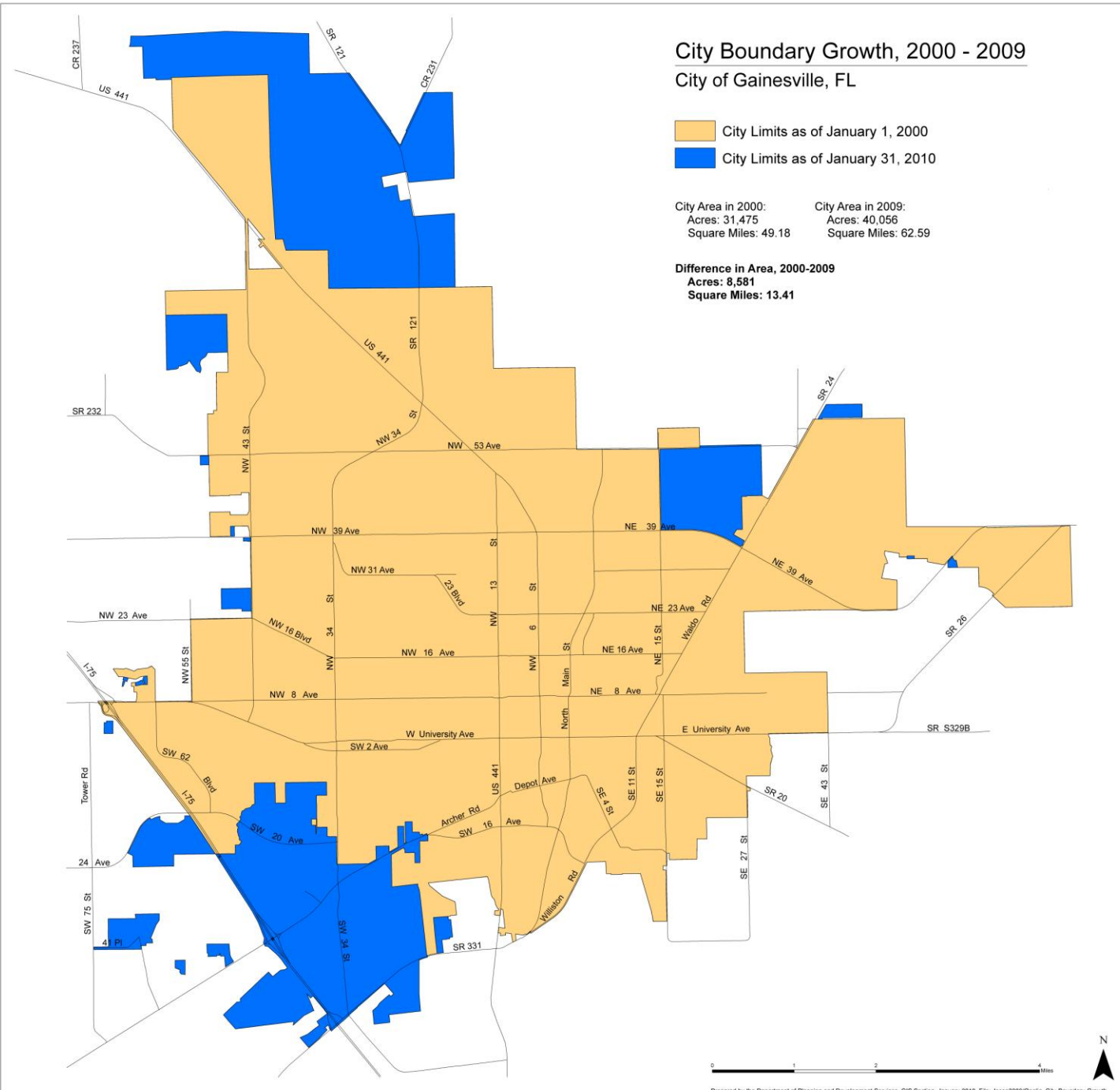
City Boundary Growth, 2000 - 2009

City of Gainesville, FL

-  City Limits as of January 1, 2000
-  City Limits as of January 31, 2010

City Area in 2000: Acres: 31,475 Square Miles: 49.18
City Area in 2009: Acres: 40,056 Square Miles: 62.59

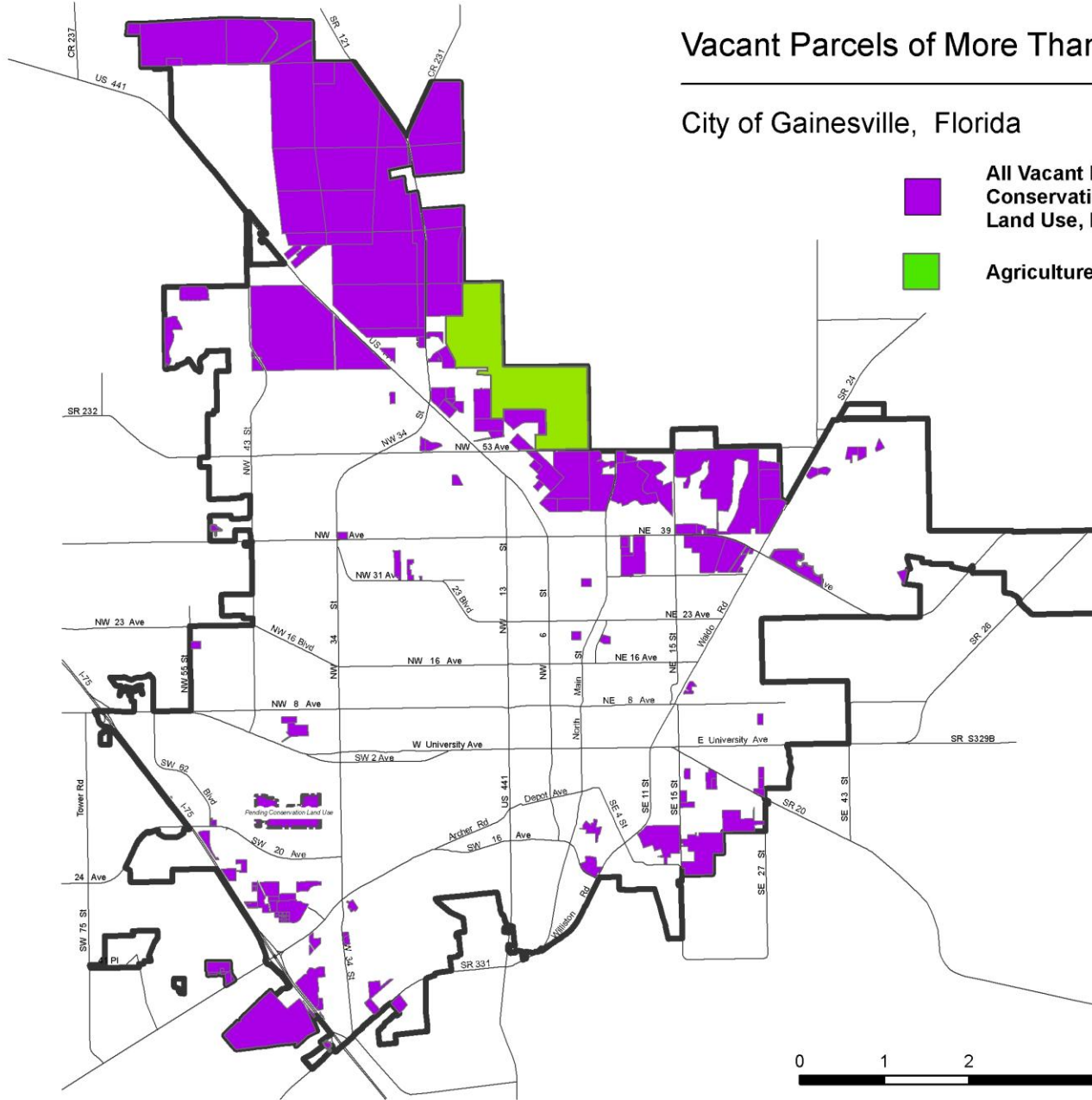
Difference in Area, 2000-2009
Acres: 8,581
Square Miles: 13.41



Vacant Parcels of More Than 5 Acres

City of Gainesville, Florida

-  All Vacant Parcels, not Conservation or Recreation Land Use, Larger than 5 Acres
-  Agriculture Land Use



Vacant, Developable Land





- 23.6% of city's acreage is vacant & developable (8,824 acres)
- 17.9% with FLU category is vacant & developable
- NW contains the largest amount of vacant land
- Agriculture category has 1,222 acres in active silviculture
- Analysis did not exclude environmental constraints on acreage

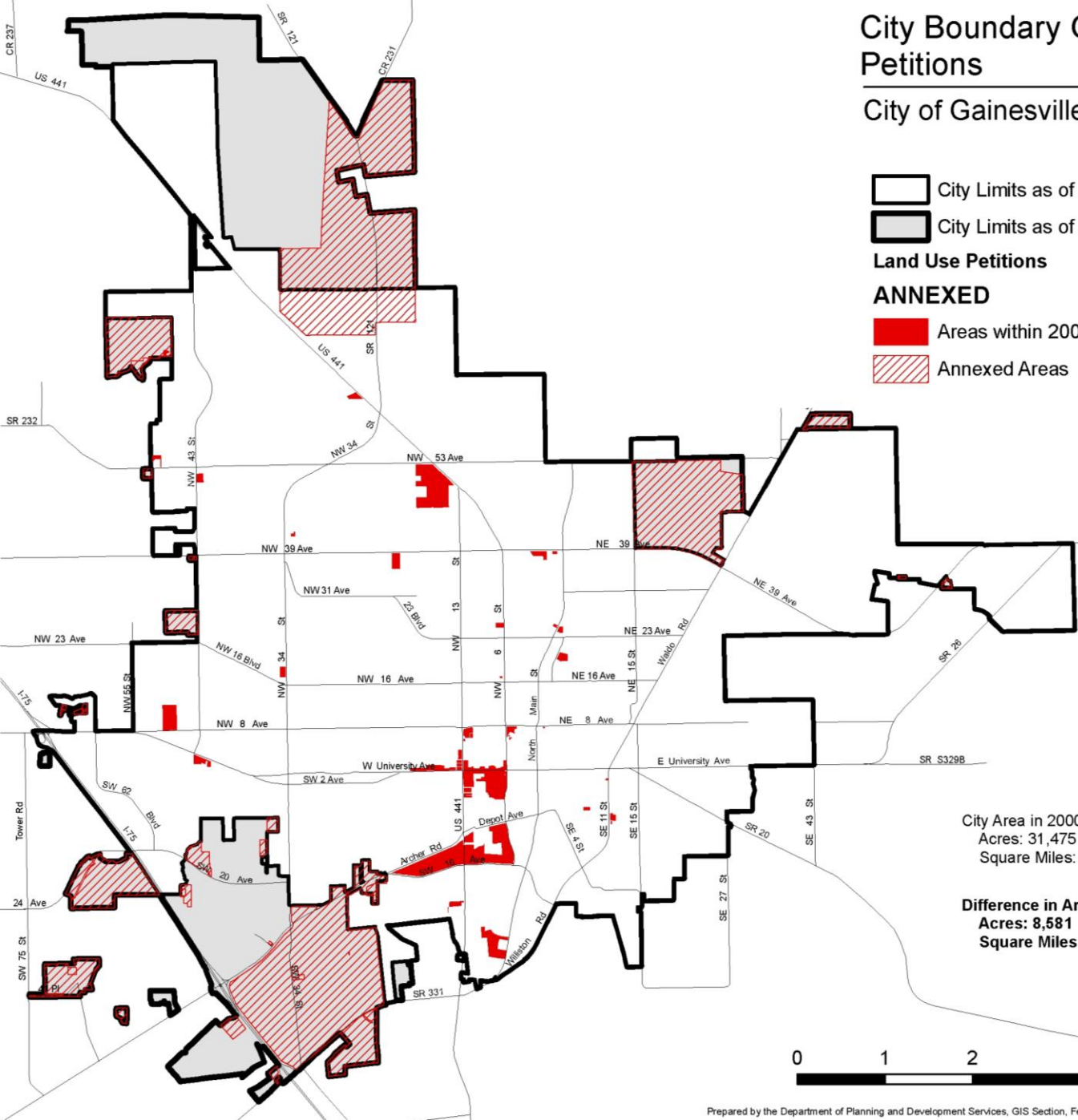
Location of Development

- Where are land use amendments occurring?
- How effective was the Future Land Use Map?
- Private vs. City land use amendments
- Within 2000 City limits vs. within annexation areas

City Boundary Growth and Land Use Petitions

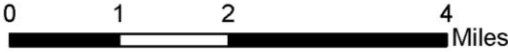
City of Gainesville, FL

-  City Limits as of January 1, 2000
-  City Limits as of January 1, 2010
- Land Use Petitions**
- ANNEXED**
-  Areas within 2000 City Limits
-  Annexed Areas







City Area in 2000: Acres: 31,475 Square Miles: 49.18	City Area in 2009: Acres: 40,056 Square Miles: 62.59
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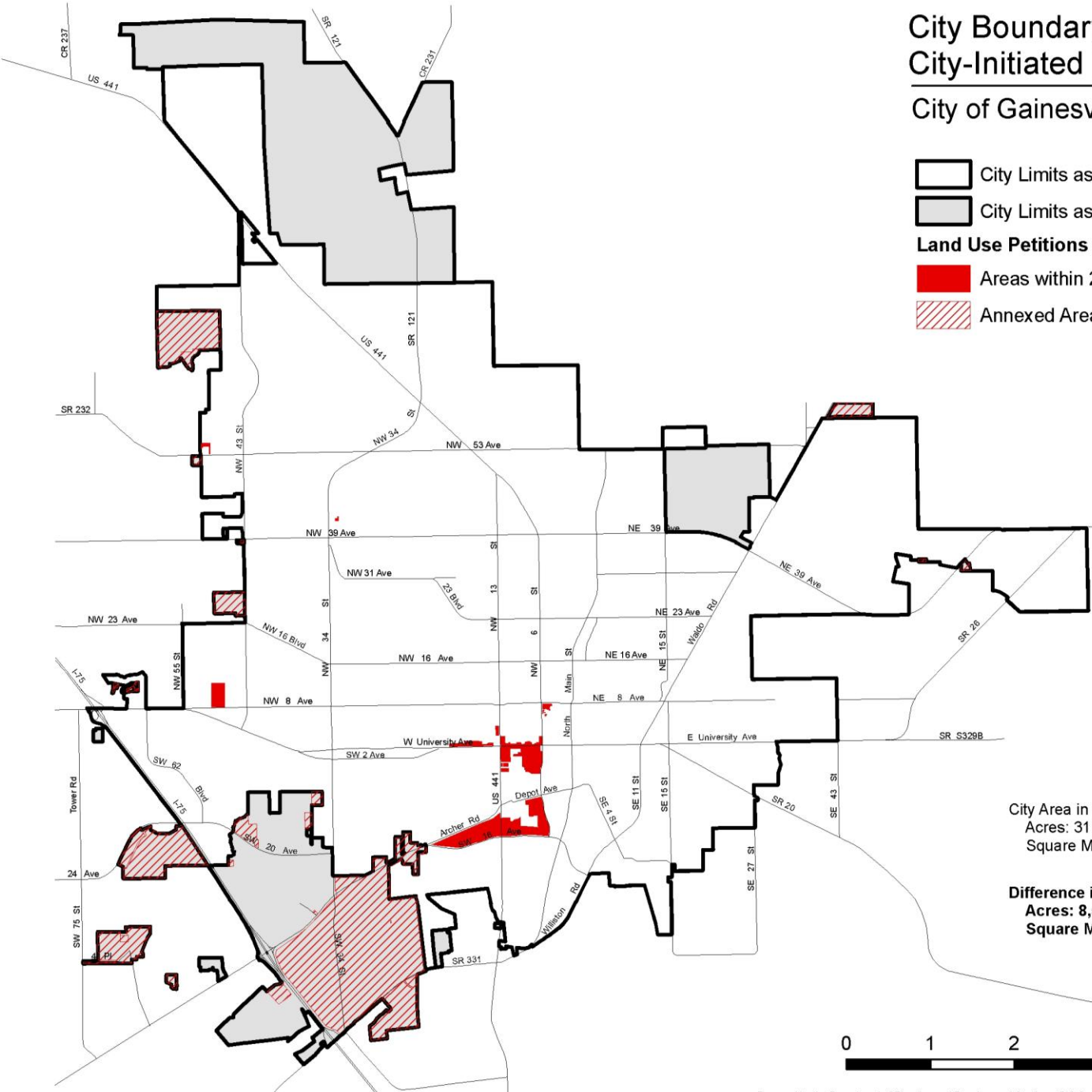
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City Boundary Growth and City-Initiated Land Use Petitions

City of Gainesville, FL

-  City Limits as of January 1, 2000
-  City Limits as of January 1, 2010
- Land Use Petitions**
-  Areas within 2000 City Limits
-  Annexed Areas



City Area in 2000:	City Area in 2009:
Acres: 31,475	Acres: 40,056
Square Miles: 49.18	Square Miles: 62.59

Difference in Area, 2000-2009
Acres: 8,581
Square Miles: 13.41



TCEA Assessment

- 1999 TCEA originally established as a redevelopment TCEA
- 2005 amended TCEA remained a redevelopment TCEA
- 2009 TCEA now is a Dense Urban Land Area TCEA but retains redevelopment as a primary focus

TCEA Achievements

- Allowed redevelopment & increased property values
- Promoted better design of auto-oriented uses through the SUP process
- Funded multi-modal projects including sidewalks, bus purchases, bus shelters, and the TMS

Transportation Methodology Coordination

- City and Alachua County already coordinate on methodology
- Policies in ICE and Concurrency Management support coordination
- Recommend adding coordination policy for the City of Alachua

Recreation Major Issues

- Issue 2: Reduction of Greenhouse Gases
- Objective 2.1, with Policies 2.1.2 and 2.1.3

- Issue 3: Livable Neighborhoods for People of All Ages
- Objective 1.6 and Policy 1.6.4

- Issue 8: Strengthen Natural resource Protection
- Objective 2.2, with Policies 2.2.1, 2.2.2 and 2.2.3

- No changes to these objectives and policies are proposed

Key Findings for Recreation Element

- Wild Spaces – Public Places: A two-year half-cent sales tax
- Will fund land acquisition for preservation and improvements to public recreation facilities in Alachua County and the 9 municipalities
- Major city project to be funded is Senior Center at Northside Park

Key Findings for Recreation Element

- Establishing Hogtown Creek Headwaters Nature Park on 70 acres purchased in 2008;
- Planning for extension of Gainesville-Hawthorne Rail Trail along West 6th Street; and
- Currently establishing Depot Park, a combined public park and stormwater management facility

Key Findings for Recreation Element

- Major challenge includes finding adequate funding to provide and maintain recreational facilities and programs after the two-year period ends for Wild Spaces – Public Places

Recommended Changes

- Most proposed changes involve new target dates or revised language
- Consider review of level of service standards to amend them (adding or deleting facilities or switching to an acreage based standard)
- Consider policy to address need for better marketing and public knowledge of programs

Recommended Changes

- Consider adding language to Policy 1.8.3 concerning alternative funding, including:
 - Donation boxes at parks to collect funds for maintenance and clean-up;
 - Opportunities for park sponsorships; and
 - A recreation fee on multi-family developments to be used for maintenance and expansion of recreation facilities

Historic Preservation Element

- **Issue 3: Encourage Livable Neighborhoods for People of All Ages.**

While the Historic Preservation Element does not directly pertain to Issue 3, the historic districts and the supporting Land Development Code and the *Historic Preservation Rehabilitation and Design Guidelines* encourage walkable and livable neighborhoods that allow a multi-generational spectrum of residents to ‘age in place’ which encourages people to stay in their homes as they age.

- **Issue 6: Encourage Infill and Redevelopment in Central and East Gainesville.**

The Historic Preservation Element does not directly pertain to Issue 6, however the University Heights Historic Districts- North and South and the supporting, Land Development Code and the *Historic Preservation Rehabilitation and Design Guidelines* encourage infill and redevelopment around the University of Florida.

During the 1990 Comprehensive Plan update, the zoning around the east side of the campus was increased to encourage density. In the 1980s, the area was determined to be eligible as a historic district. In 2001, this area was designated as two historic districts, the University Heights Historic Districts- North and South. Assuming that these were competing agendas, time has proven that both initiatives are compatible. Fourteen large infill projects, compatible with the historic buildings in the districts have been built since the districts were nominated for the Local Register of Historic Places.

Historic Preservation Element

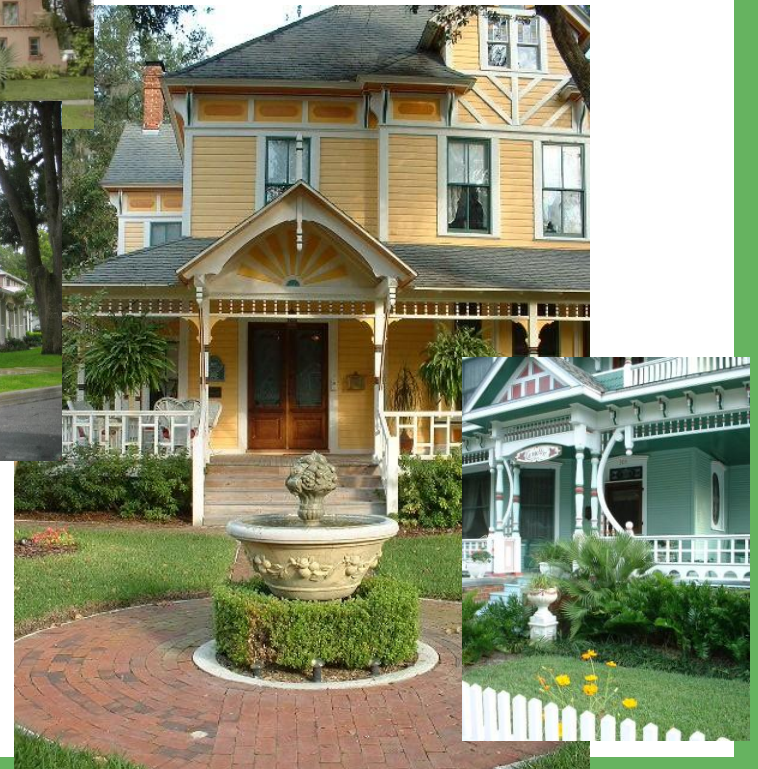
THE GOALS

- **TO PRESERVE, PROTECT, ENHANCE AND SUPPORT THE HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES WITHIN THE CITY.**
- **SECURE PUBLIC SUPPORT AND AWARENESS FOR HISTORIC PRESERVATION/CONSERVATION EFFORTS.**

Historic Preservation Element

Element Assessment

THE CITY OF GAINESVILLE HAS SUBSTANTIALLY MET THE GOALS, OBJECTIVES, AND POLICIES OF THE HISTORIC PRESERVATION ELEMENT.



Historic Preservation Element



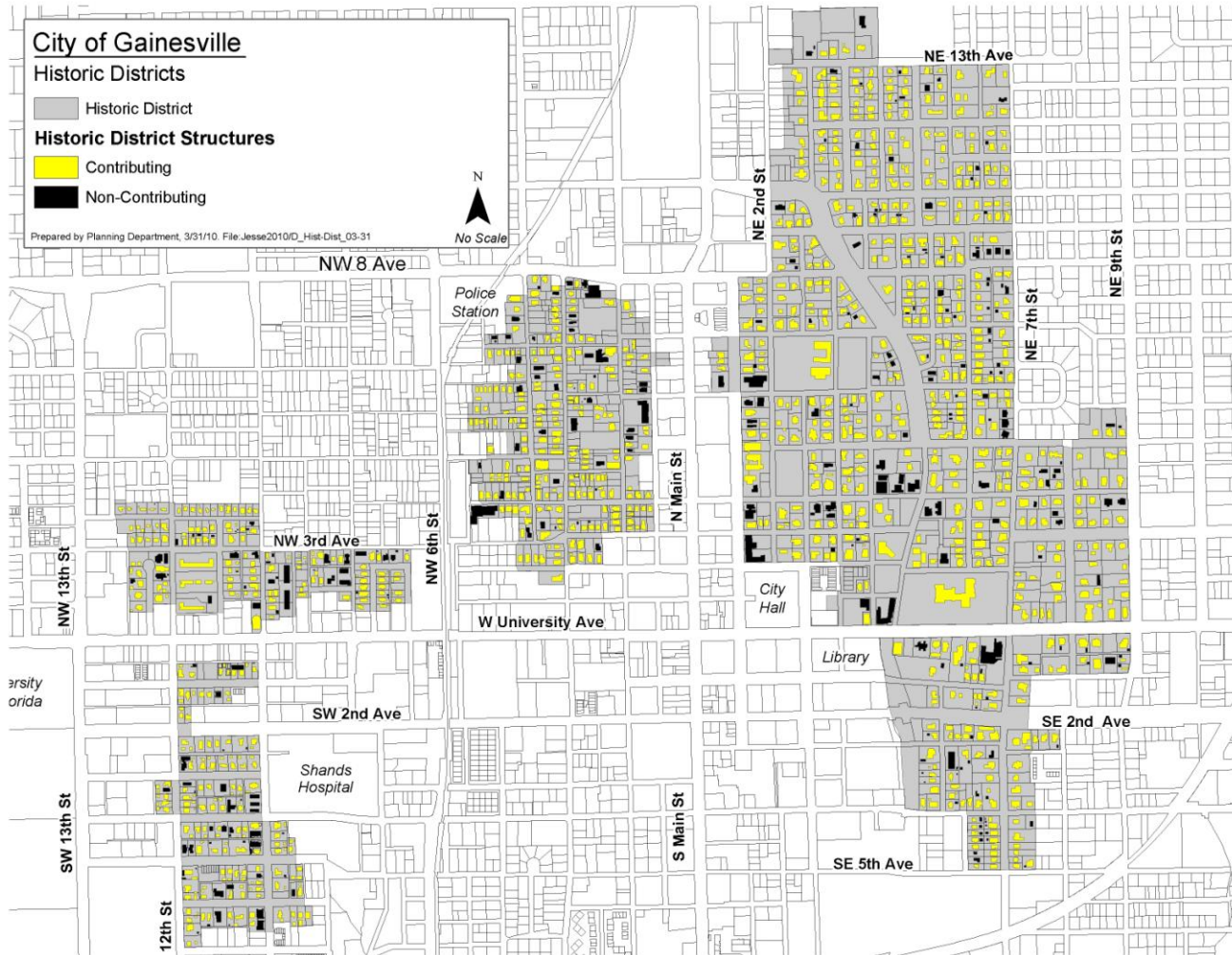
- In 2008, Gainesville was designated as a Preserve America Community.
- It is a federal initiative that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage.
- Gainesville page on the Preserve America website can be found at <http://www.preserveamerica.gov/FLgainesville.html>.

Historic Preservation Element

Successes

- **Surveying and registering historic districts, properties and neighborhoods.**
- **Listed on the Local Register of Historic Places**
 - **University Heights Historic Districts – North and South**
 - **Baldwin House, the last remaining residential building in the downtown.**
 - **A. Quinn Jones House, pending**
 - **Old Gainesville Depot, pending**
- **The National Register of Historic Places**
 - **University Heights Historic Districts is pending.**
- **Surveyed & potential eligibility for local nomination**
 - **N.W. 5th Avenue neighborhood as a locally nominated historic district.**
 - **Chert Houses a multiple-property thematic district, consisting of nearly 150 native chert (stone) buildings.**
- **University of Florida expanded the historic district on campus (6 contributing & 13 noncontributing buildings).**

Historic Preservation Element



Historic Preservation Element

- **City's website at planning.cityofgainesville.org.**
 - **Communication with owners, agents, and investors**
 - **Educational portal with comprehensive City history, processes and forms, maps, guidelines and a brochure on “Living in a Historic District” and a large list of related websites for research, repairs and preservation knowledge.**
 - **Adopted in 2001, the *Historic Preservation Rehabilitation and Design Guidelines* is a nearly 300-page document that provides advice and assistance to property owners, building and city officials on the purpose of maintaining, rehabilitating and preserving historic buildings.**

Historic Preservation Element

Coordination with Building Department and Code Enforcement

- **Certificate of Appropriateness (COA) posted during construction which coordinates with City building inspectors and informs neighbors that the process has been completed.**
- **An after-the-fact COA fee has been implemented in an effort to deter incompatible additions.**
- **Chapter 6 of the Codes of Ordinances amended and added Appendix A – Building and Fire Codes for Historic Buildings, which provides alternative building regulations for preserving, restoring or rehabilitating historic buildings or structures. This allows for a more flexible application in building review of historic properties.**

Historic Preservation Element

Coordination with Preservation, UF and History Groups

- **Historic Gainesville, Inc. conducts informational sessions on City processes, and provides educational material and technical workshops for homeowners on rehabilitation.**
- **Alachua County Historic Trust: Matheson Museum, Inc. to promote preservation and archaeological resources. The Historic Preservation Board coordinates with Historic Gainesville, Inc. to**
- **There is a strong intern partnership with the University of Florida's College of Law and College of Design, Construction and Planning that benefits the interns and advances the preservation program and projects.**

Historic Preservation Element

Shortcomings

While meeting the goals, objectives and policies, the Historic Preservation Element did not provide strategies for:

- Studying the use of other legal tools, such as **preservation easements**, to protect historic and archaeological resources.
- Identification of commercial areas in Gainesville appropriate for designation as a **“Florida Main Street Community.”**
- Increasing **public awareness** that **parks, landscapes and gardens** may constitute historic resources.
- Coordination with the Gainesville Area Chamber of Commerce, the Alachua County Office of Tourist Development, the Downtown Redevelopment Agency, other local governments, and other organizations to **promote historic tourism**.

Historic Preservation Element

The Future

- **Preservation/Conservation ordinance and the Guidelines will be revised and will consider updates to demolition by neglect, heritage tourism, sustainability and weatherization of historic buildings.**
- **Resurvey the Downtown, Golfview and Hibiscus Park neighborhoods.**
- **Evaluate and survey subdivisions built in the 1940s – 1960s for potential historic district status.**
- **At least 20 individual properties which merit evaluation for listing on the Local or National Register of Historic Places.**

Cultural Affairs Element

Issue 7: Navigate the New Economy.

- While the Cultural Affairs Element does not directly pertain to Issue 7, the new economy does impact the cultural arts stability and growth in Gainesville due to the lack of Federal and State funding that has been drastically cut during the last year. This is an unanticipated funding change that is not likely to recover in the immediate future.

Cultural Affairs Element

GOALS

- **EXPAND THE ROLE OF THE CITY TO MEET THE NEED FOR SERVICES, COORDINATION, LEADERSHIP AND FUNDING FOR THE CULTURAL GROWTH OF THE COMMUNITY**
- **FOSTER THE GROWTH OF A COMMUNITY WHERE THE ARTS ARE INCORPORATED AS A PART OF DAILY LIFE FOR ALL CITIZENS.**

Cultural Affairs Element

Element Assessment

THE CITY OF GAINESVILLE HAS SUBSTANTIALLY MET THE GOALS, OBJECTIVES, AND POLICIES OF THE HISTORIC PRESERVATION ELEMENT.

- **Since the last update, the City has incorporated the 2004 Cultural Plan goals and information from Arts and Economic Prosperity III, a national survey of the economic impact of the non-profit arts and cultural organizations and their audiences, conducted by Americans for the Arts in 2007 in which the City participated.**

Cultural Affairs Element

MANY OF THE OBJECTIVES AND POLICIES NEED TO BE DELETED

- **THE CRA NOW OVERSEES THE DOWNTOWN INCLUDING THE BANNERS, AND THE PLAZA.**
- **THE CITY HAS LITTLE CONTROL OVER EDUCATIONAL ORGANIZATIONS, SO OBJECTIVE 2.3 NEEDS TO BE DELETED.**
- **CULTURAL AFFAIRS IS ANTICIPATING COMBINING AND RESTRUCTURING THE REMAINING OBJECTIVES AND POLICIES IN A REVISED ELEMENT.**

Cultural Affairs Element

Successes

- **Creation and implementation of the Public Art Master Plan**
- **Full funding for the Art in Public Places Trust projects**
- **Major increase in attendance at Downtown Plaza Free Friday performances: from an average of 120 attendees to over 400 each night.**
- **National recognition of the Downtown Festival and Art Show and the Hoggetowne Medieval Faire as award winning cultural events for the past 8 years.**
- **Overwhelming success of a visitor information initiative, Tour by Cell, which allows visitors to historic sites the ability to retrieve information about the site on their cell phone. This is a project funded by Alachua County Tourist Tax dollars.**

Cultural Affairs Element

Shortcomings

- **Lack of a professional outdoor gated venue for large performances and other public events has limited the growth, quality and size of City and private offerings for the public.**

Intergovernmental Coordination Major Issues

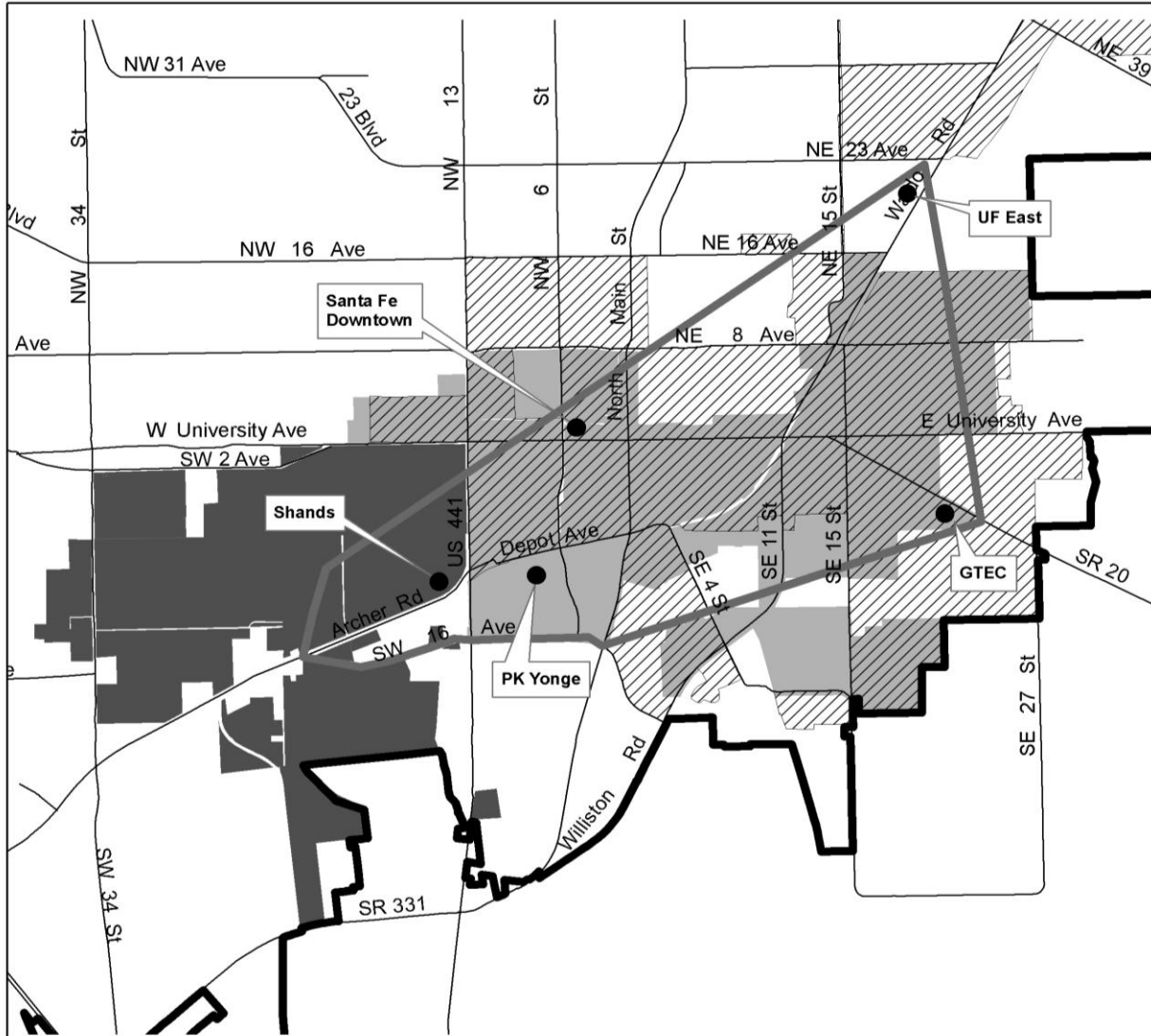
- **Issue 3: Encourage Livable Neighborhoods for People of All Ages**
- Policies 1.1.14 thru 1.1.16; 1.4.1
- **1.1.15** needs minor revisions re: coordination w/Santa Fe College's master plan for downtown campus
- **1.1.16** – delete requirement for interlocal agreement re: City review of SFC development proposals
- **1.4.1** – re: countywide “fair share” housing ordinance for dispersal of affordable housing. Coordination efforts made, but County has opted not to develop ordinance. Revisit after assessing Housing Element.

Major Issues Assessment

- **Issue 4: Fund Transportation Choice**
- Current ICE does not address it
- City can add policies that encourage coordination with Alachua County on the Charter County Transportation Surtax (up to 1 cent for transit, up to $\frac{1}{4}$ of which can be used for road/bike/pedestrian purposes) and the Local Option Infrastructure sales tax (up to 1 cent, but only for capital costs) to fund transportation mobility projects

Major Issues Assessment

- **Issue 7: Navigate the New Economy**
- **Objective 7** and its Policies successfully address Innovation Zone.
- Policy 1.7.2 needs minor revision re: requirement to review comp. plan and LDRs
- Adoption of Business Industrial & Urban Mixed Use land use & zoning categories is supportive of New Economy within & outside of Innovation Zone



INTERGOVERNMENTAL COORDINATION

Innovation Zone

Legend

-  Innovation zone
-  Enterprise Zone
-  Redevelopment Areas
-  University of Florida
-  Gainesville City Limits

City of Gainesville Gainesville, Florida

Prepared by the
 Planning & Development Services
 March 2008

0.4 0.2 0 0.4 Miles



Major Issues Assessment

- **Issue 8: Strengthen Natural Resource Protection**
- **Policy 1.5.1** re: working w/County on: wetlands inventory, mitigation and protection; significant habitat inventory; and conserving & acquiring significant habitat in Urban Reserve Area) – Identify any changes after EAR assessment of Conservation element
- **Policy 1.6.2** (re: water conservation) needs revision to reflect fact that GRU has water conservation policies & programs rather than a water conservation plan
- **Need new policy – for coordination** of comp. plan w/regional water supply plans, per FS 163.3177(6) (h)

Key Findings for ICE

- The City has substantially met majority of ICE objectives & policies
- No policies in current ICE to address major issue of funding transportation choice
- Coordination w/Santa Fe College has been limited re: SFC master plan for downtown campus
- Planning staff has concluded that SFC not interested in interlocal agreement re: SFC development proposals
- Need to review 1.4.1e. re: countywide “fair share” housing ordinance for dispersal of affordable housing
- Obj. 1.7 & policies successful re: long-term development of Innovation Zone

Recommended ICE Changes

- Most are minor
- Several policies no longer needed - should be deleted
- Expand a transportation coordination policy to include City of Alachua
- Policy needed for interlocal agreement re: airport [hazard] zoning regulations
- Policy needed re: coordination of comprehensive plan with regional water supply plans, as required by FS 163.3177(6) (h)
- Policies should be added re: coordination w/County to fund transportation choice