

LEGISLATIVE #

100787C



## Planning and Development Services Department

# Evaluation & Appraisal Notification Letter 4/5/12

# New Process & Findings

- **Gainesville must notify the state land planning agency by May 1, 2012 if our comprehensive plan needs to be amended to comply with HB 7207 requirements**
- **Staff has determined that amendments to Comp Plan are necessary**

## Discussion of:

- Letter for review and authorization to transmit
- Summary of proposed amendments that are necessary
- Schedule for Plan Board hearings on elements

# Notification Letter

- **Exhibit A-1 is the notification letter**
- **Failure to timely submit the City's letter by May 1, 2012 will mean that the City can no longer amend its comp plan until we comply**
- **Seeking authorization to transmit the letter to the State Land Planning Agency at the Dept. of Economic Opportunity**

# Amendments

- **Amendments are necessary and must be transmitted to the State Land Planning Agency by May 1, 2013**
- **The amendments will be reviewed under the “State Coordinated Review Process” & will focus only on changes due to State requirements**
- **Failure to submit the amendments on time will mean the City can no longer amend its comprehensive plan**

# Summary of proposed amendments

## Amendments needed for these elements:

- Future Land Use
- Transportation Mobility
- Concurrency Management
- Housing
- Capital Improvements
- Public Schools Facilities
- Conservation

# Summary of proposed amendments

- Majority of amendments will be to the Future Land Use; Transportation Mobility; & Concurrency Management Elements
- Overall general changes
  - Remove Rule 9J-5 references
  - Update Data & Analysis and amend maps to show current city limits



# Future Land Use Element

- **Changes to the Future Land Use Map**
  - Add historic districts/historically significant properties
  - Show existing & proposed potable water wells
- **Policy about school location near urban residential areas**
- **Policy referencing sprawl indicators**

# Future Land Use Element cont.

- Amend policies containing language about the City's TCEA if it is eliminated in the Concurrency Management Element
- Add policy that references the State requirement that a proposed plan amendment must promote a development pattern or form that achieves 4 or more of the following:

# Future Land Use cont.

- Protection of natural resources & ecosystems
- Promotes efficient provision of public infrastructure & services
- Promotes walkable/connected communities
- Promotes water & energy conservation
- Preserves agricultural areas
- Preserves open space
- Creates a balance of land uses based on residential population and demand for nonresidential needs of an area
- Remediates an existing sprawl pattern

# Transportation Mobility & Concurrency Management

- **Possibly merge the 2 elements**
- **Decisions about TCEA and changing TCEA zones to Transportation Mobility Zones or eliminate transportation concurrency**
- **Updates to the Gainesville Trail Network map to include recreation traffic routes**
- **Inclusion of levels of service for pedestrian, bicycle & transit modes?**

# Other Elements

- **Housing:**
  - Policy about creation or preservation of affordable housing
- **Public Schools Facilities:**
  - Policy about allowing proportionate fair share contributions
  - Amend LOS requirements as updated by the interlocal agreement
  - Delete references to “financially feasible” since this was eliminated from State law

## Other Elements cont.

- **Conservation, Open Space & Groundwater Recharge:**
  - Policy about air quality
  
- **Capital Improvements:**
  - Amend public schools facilities LOS as needed due to changes in the inter-local agreement

# Plan Board Schedule

- **Must transmit all element amendments prior to May 1, 2013 deadline**
- **Plan Board Public hearing Schedule:**
  - **May 24: Overall discussion of major changes related to element policies**
  - **June 21: Conservation**
  - **July 26: Future Land Use**
  - **August 23: Transportation Mobility & Concurrency Management**
  - **September 27: Public Schools Facilities**

# **Plan Board Schedule continued**

- **October 25: Capital Improvements & finalization of any hanging elements**
- **December 3: Housing**
- **All Plan Board public hearings must be completed by December to meet deadlines**
- **Items may overflow to the next meeting**
- **Staff may have to arrange special meetings**



# City Commission Schedule

- All elements needing update will be brought to the City Commission for public hearing
- All amendments transmitted must be adopted on first reading at a single CC meeting (April 4, 2013)
- Anticipate the first public hearings with the City Commission will begin in September or October 2012

# Staff Recommendation

**Authorize staff to transmit the  
Evaluation and Appraisal  
Notification letter to the State  
Land Planning Agency (Dept. of  
Economic Opportunity) prior to  
May 1, 2012**