

TO: City Plan Board **Item Number:** A
FROM: Planning & Development Services Department **DATE:** August 23, 2012
Staff
SUBJECT: Future Land Use Element Amendments

Recommendation:

Staff recommends that the Plan Board hear a presentation and provide input about proposed changes to certain policies within the Future Land Use Element for the Evaluation and Appraisal update to the Comprehensive Plan.

Discussion

Staff is proposing several amendments to the Future Land Use Element (see Exhibit A-1) for consistency with new state law requirements. These revisions include, deleting certain policies consistent with the repeal of Florida Administrative Code Rule 9J-5. Several new policies were added that reflect new statutory requirements. These include requirements for: analysis of Comprehensive Plan amendments; reduction in urban sprawl; and location of new public schools proximate to urban residential areas. Multiple policies were deleted that directed the City to complete a certain action or study by a specified date because these actions have been completed. Finally, there are a few changes required for internal consistency of the City's comprehensive plan.

Respectfully submitted,

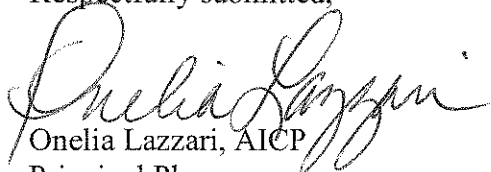

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Principal Planner

Exhibit A-1: Future Land Use Element Proposed Changes

- Objective 1.5** Discourage ~~sprawling, low density dispersal of the urban population~~ the proliferation of urban sprawl.
- Policy 1.5.6 The City certifies that the entire area within current city limits meets the Chapter 163.3164(29), Florida Statutes' definition of an existing urban service area as supported by the Data and Analysis Report. ~~The City hereby establishes city limits as an existing urban service area for the purposes of the Transportation Concurrence Exception Area (TCEA).~~
- ~~Policy 1.5.7 The City also establishes, as supported by the Data and Analysis Report, within the existing urban service area, as of the effective date of this amendment, a designated urban redevelopment area pursuant to Chapter 163.3164(26), Florida Statutes. The Designated Urban Redevelopment Area shall be part of and shown in the adopted Future Land Use Map Series.~~
- ~~Policy 2.1.4 The City shall designate an Urban Infill and Redevelopment Area for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives in the urban core. The designated Urban Infill and Redevelopment Area shall be part of and shown in the adopted, Future Land Use Map Series.~~
- Policy 2.1.5 The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:
- a. Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural; and,
 - b. Coordinating with Alachua County in its development of a strategy for the Alachua County fairgrounds for creation of a mixed-use employment center; and,
 - ~~e. Coordinating with Alachua County and the Tourist Development Council to evaluate the site east of Fred Cone Park as a potential cultural or recreational center to be compatible with the existing uses at Cone Park.~~
- Policy 3.1.4 The City shall protect floodplain and flood channel areas consistent with Policy 2.4.9 of the Conservation, Open Space & Groundwater Recharge Element. ~~through existing land development regulations that:~~
- ~~a. Prohibit development within the flood channel or floodplain without a city permit;~~
 - ~~b. Prohibit filling in the flood channel by junk, trash, garbage, or offal;~~
 - ~~c. Prohibit permanent structures in the flood channel, except for those necessary for flood control, streets, bridges, sanitary sewer lift stations, and utility lines;~~
 - ~~d. Prohibit the storage of buoyant, flammable, explosive, toxic or otherwise potentially harmful material in the flood channel;~~

- e. Prohibit development within the floodplain that would reduce the capacity of the floodplain;
- f. Prohibit development that would exacerbate post-development soil erosion, create stagnant water, or cause irreversible harmful impact on flora and fauna;
- g. Limit flood channel uses to agriculture, conservation, recreation, lawns, yards, gardens, and parking areas; and
- h. Limit floodplain uses to any launching areas for boats and structures to at least one foot above the 100-year flood elevation in addition to those allowed in the flood channel.

Policy 3.2.3 ~~By 2003, t~~The City shall ~~incorporate~~ maintain known archeological sites into its geographic information system.

Objective 3.4 **The City shall ensure that services and facilities needed to meet and maintain the LOS standards adopted in this Plan are provided.**

Policy 3.4.1 The City shall continue to ~~require of the development facilities needed to serve the development prior to the issuance of any development order~~ use its concurrency management system to maintain adopted LOS standards.

Policy 3.4.2 ~~The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan or development, including the densities and intensities of development.~~ Concurrency requirements shall be met consistent with Objective 1.2 and associated policies in the Capital Improvements Element.

Policy 3.4.3 ~~The City shall continue to require that copies of any applicable, required federal, State, or regional permits shall be submitted prior to issuance of a final development order.~~

Policy 3.4.4

Policy 3.4.3

Notwithstanding the state law exemption in dense urban land areas from the state development-of-regional-impact (DRI) review process, as provided in Chapter Law No. 2009-96, Laws of Florida, large developments that trip the DRI threshold shall be required to address their regional impacts, consistent with the City's coordination policies in the Intergovernmental Coordination and Concurrency Management Elements. This may involve mitigation of impacts on adjacent local government or State facilities as determined in the review process.

Objective 3.5 ~~Ensure that the~~ Coordinate the City of Gainesville's Comprehensive Plan with future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.

- Policy 3.5.1 The City shall continue to coordinate with governmental entities to ensure that the placement of public facilities promotes compact development and is consistent with the adopted LOS standards.
- Policy 3.5.2 The review of development plans of government entities shall be consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan.
- ~~Policy 3.5.3 The City shall encourage the location of schools proximate to urban residential areas consistent with Policy 3.3.1 of the Public Schools Facilities Element.~~
- ~~Policy 3.5.4 The City shall designate compatible land uses within the vicinity of the Gainesville Regional Airport consistent with Chapter 333, Florida Statutes and Objective 9.2 of the Transportation Mobility Element.~~
- Policy 4.1.3 The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:
1. Consistency with the Comprehensive Plan;
 2. Compatibility and surrounding land uses;
 3. Environmental impacts and constraints;
 4. Support for urban infill and/or redevelopment;
 5. Discouragement of urban sprawl as defined in Chapter 163.3164 Florida Statutes and consistent with the requirements of Chapter 163.3177(6)(a)9 Florida Statutes;
 6. Impacts on affordable housing;
 7. Impacts on the transportation system;
 8. An analysis of the availability of facilities and services; and
 9. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and
 10. Need for the additional acreage in the proposed future land use category.
- ~~Policy 4.1.4 The Planned Development Zoning ordinance consistent with the Planned Use District Overlay district (Ordinance 990061) must be adopted by the city commission by August 12, 2002 or the overlay district shall be null and void, and the Future Land Use Map shall be amended accordingly upon proper notice. The underlying Future Land Use Map Category is "Single Family;" such category is inapplicable as long as the property is developed and used in accordance with the development plan approved in the ordinance rezoning this property to Planned Development "PD".~~
- Policy 4.1.5 ~~By 2002, t~~The City will consider amending the land use designations of certain parcels along NW 13th and SW 13th Street in order to discourage strip commercial uses and encourage the addition of residential uses to the current use mix. a mix of residential and non-residential uses.

~~Policy 4.2.3~~ — ~~Prior to a final development order during the Development Review Process, the intensity of use appropriate to any parcel shall be determined based upon the availability of public services and facilities to meet urban needs, the capacity of such facilities and services to serve the proposed land use without degrading LOS standards (as determined through LOS standards), and the compatibility of the proposed land use with that of surrounding existing land uses and environmental conditions specific to the site.~~

~~Policy 4.2.6~~ — ~~By 2002, the City shall prepare a study of its industrial zoning to determine if revisions are necessary in order to protect the quality of life in the city.~~

Objective 4.5 **The City's land development regulations shall continue to provide standards and guidelines that will regulate signage, subdivision of land, vehicle parking, designation of open spaces, drainage and stormwater management, and on-site traffic flow.**

Policy 4.5.2 The City shall continue to regulate the subdivision of land, vehicle parking, and on-site traffic flow, drainage and stormwater management, and the designation of open spaces through land development regulations.

~~Policy 4.5.3~~ — ~~The City shall continue to implement the LOS standards adopted in the Stormwater Management Element.~~

~~Objective 4.7~~ — ~~Coordinate with any appropriate resource planning and management plan prepared pursuant to chapter 380, Florida Statutes, and approved by the Governor and Cabinet. Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendation that the City determines to be appropriate.~~

~~Policy 4.7.1~~ — ~~Coordinate resource planning and management plans prepared pursuant to Florida Statutes.~~

Objective 4.10 — **Minimize inconsistencies between the Future Land Use Element and the Strategic Plan for Sustainable Economic Development that was developed by the Economic Development Advisory Committee of Alachua County.**

~~Policy 4.10.1~~ — ~~The City Plan Board shall, on or before November 29, 2002, review the Strategic Plan for Sustainable Economic Development and any proposed changes for consistency with the Future Land Use Element, and make recommendations as to such consistency to the City Commission.~~

~~Policy 4.10.2~~ — ~~Subsequent to the review and recommendation required by Policies 4.10.1 and the City Plan Board shall, on continuing basis, review proposed changes to the Strategic Plan for consistency with the Future Land Use Element and make recommendations to the City Commission as to consistency between Future~~

~~Land Use Element and the Strategic Plan and changes that may be proposed for the Strategic Plan.~~

~~4.10.3 — Where the Strategic Plan or proposed changes to it are found to be inconsistent with the Future Land Use Element by the City Plan Board, the City Plan Board shall recommend to the City Commission changes as appropriate to either the Strategic Plan or /and to the proposed changes to it, or/and to the Future Land Use Element.~~

~~Policy 5.1.1 — Continue the neighborhood planning program, utilizing a collaborative and holistic planning process, and designate up to 2 additional neighborhoods per year for participation.~~

~~Policy 5.1.2 — Assist neighborhoods in developing coordinated Neighborhood Action Plans to address neighborhood issues such as land use and housing, codes enforcement, traffic and infrastructure, crime, recreation and beautification. Plans shall include short and long term goals identified by the neighborhood and identification of strategies to implement goals.~~

~~Policy 5.1.3 — Establish Neighborhood Action Teams, comprised of city staff, to assist designated neighborhoods.~~

~~Policy 5.1.5 — The neighborhood planning program should include a neighborhood registration program for all city neighborhoods that choose to participate.~~

~~Policy 5.1.6 — The City should develop a neighborhood web page for the City's web site by 2003.~~

~~Policy 5.1.7 — The City shall prepare a study of the impacts of rentals on single family neighborhoods and shall implement additional programs as necessary and appropriate to stabilize and enhance these neighborhoods.~~