

**ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS**

RESOLUTION 06-99

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA INITIATING THE EASTSIDE ACTIVITY CENTER MASTER PLAN, AS PROVIDED IN SECTION 402.93 OF THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE; APPROVING A GENERALIZED PLANNING PROCESS AND SCOPE OF WORK TO BE UTILIZED BY COUNTY STAFF IN THE PREPARATION OF THE EASTSIDE ACTIVITY CENTER MASTER PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Alachua County Comprehensive Plan, effective May 2, 2005, provides standards for Activity Centers that emphasize mixed uses, pedestrian accommodations, and connection to multi-modal transportation networks; and

WHEREAS, the Alachua County Comprehensive Plan, Future Land Use Element, Section 2.5 provides for individual Activity Center plans for each of the designated Activity Centers in the unincorporated County, including the Eastside Activity Center; and

WHEREAS, the Alachua County Comprehensive Plan, Future Land Use Element, Policy 2.1.14 requires the County to evaluate and update the current Activity Center Plans provided in Section 2.5 of the Future Land Use Element to bring them into compliance with the mixed use, pedestrian-friendly, and multi-modal standards contained in Policies 2.1.5 through 2.1.13 of the Future Land Use Element; and

WHEREAS, the County has entered into a consultant services contract with Renaissance Planning Group to, among other tasks, update the Eastside Activity Center Plan; and

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WHEREAS, the Alachua County Land Development Code Chapter 402, Article 15 provides a process for preparing Activity Center Master Plans, which includes the initiation of the Master Plan process by resolution of the Board of County Commissioners.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY OF ALACHUA, FLORIDA

THAT:

Section 1: The Board of County Commissioners of Alachua County hereby initiates the preparation of the Eastside Activity Center Master Plan, as provided in the Unified Land Development Code, including an update of the Eastside Medium Activity Center Interim Guidelines as provided in Policy 2.5.10 of the Alachua County Comprehensive Plan Future Land Use Element, and approves the generalized Planning Process and Scope of Work included as Attachment A of this resolution.

Section 2: This resolution shall take effect immediately upon its adoption.

DULY ADOPTED THIS 12TH DAY OF September, 2006.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____
Lee Pinkoson, Chair

(CORPORATE SEAL)

ATTEST:

APPROVED AS TO FORM

J.K. "Buddy" Irby, Clerk

(SEAL)

Alachua County Attorney

ATTACHMENT A

**Eastside Activity Center Plan Update
Planning Process and Scope of Work**

PROJECT STATEMENT

Policy 2.1.14 of the Future Land Use Element requires an evaluation and update of existing Activity Center Plans to bring them into compliance with the new mixed-use, pedestrian-friendly standards contained in Policies 2.1.5 through 2.1.13 of the adopted Comprehensive Plan.

The update of the Eastside Activity Center Plan will result in a Master Plan for the Activity Center, as provided in Section 402.93 of the Unified Land Development Code, incorporating standards for site design, building design, parking, automobile access, community green space, civic space, stormwater management facilities, and mixed uses. The Activity Center Plan will identify land uses and specific business types that could serve as catalysts for development and employment in the Activity Center, while taking into consideration environmental factors, market conditions, surrounding land uses, water and sewer infrastructure, multi-modal transportation networks, opportunities for mixed use development, and shared infrastructure.

The planning process will include an evaluation of the Activity Center boundaries and Future Land Use Map designations to ensure that viable employment-based land uses are accommodated in appropriate locations within this employment-based Activity Center. An important element of this process is to create a planning framework for the Eastside Activity Center that will serve as a foundation for the creation of a Community Redevelopment Agency (CRA) for the unincorporated East Gainesville area. The potential for a CRA in this area, and the role of the Eastside Activity Center in that CRA, will be considered throughout the planning process. The update of the Activity Center plan will, to the greatest extent possible, serve as the basis for an overall Community Redevelopment Plan for the area.

The Eastside Activity Center Plan update process will be guided primarily by the specific procedural requirements contained in Article 15 of Chapter 402 of the Alachua County Land Development Code. The existing Eastside Medium Activity Center Interim Guidelines contained in Policy 2.5.10 of the Future Land Use Element of the Comprehensive Plan will also provide policy direction to the planning process. The Eastside Activity Center Master Plan will ultimately be adopted as an amendment to the Land Development Code in accordance with Chapter 402, Article 8. These amendments will include some combination of code text, maps, and illustrations. Comprehensive Plan amendments may also be required, depending on the outcome of the planning process.

TASK 1: BOARD INITIATION AND SCOPE OF WORK

Section 402.93(j)3 of the Land Development Code requires that Activity Center Master Plans must

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be initiated by resolution of the Board of County Commissioners. This Board resolution will serve as the beginning of the planning process and provide direction to the planning effort. As part of the resolution, the Board of County Commissioners will review a proposed scope of work, planning process, maps of the planning area, and list of property owners within the planning area.

Task 1 Time Frame: CPG: August 15
BoCC: September 12

TASK 2: INVENTORY AND ANALYSIS

Existing Conditions Report: This task will involve an inventory and planning analysis of existing conditions in and around the Eastside Activity Center, including the collection of relevant background data and production of project maps. A generalized analysis of existing conditions will be provided including: land use, zoning, development activity, natural resources, vehicular transportation, public transportation, bicycle and pedestrian accommodations, building design, development potential, and water and sewer infrastructure. This information will be compiled into an existing conditions report.

Time Frame: Completion of draft report by September 30

Market Analysis: A market analysis will be conducted by a professional who is qualified to conduct such studies. The intent of the market analysis is to determine land use and employment needs and potential employment-based business opportunities in the Eastside market area. The market analysis will be a supplement to previous studies conducted for Alachua County, with a greater focus on identification of potential opportunities for employment-based businesses in the Eastside Activity Center that will complement other employment-based businesses in the larger Gainesville/Alachua County area. The market analysis will seek to identify any business development opportunities that may not have been realized in Alachua County, but would be a good fit in the Eastside Activity Center, given the opportunities and constraints of the area and the various land use planning considerations. The findings of the market study will help guide staff in creating a land use mix for the Activity Center that will best accommodate the employment needs of the Eastside market area and serve as a foundation for the Master Plan. The market analysis will also explore how the update of the Eastside Activity Center Plan could serve as the foundation for creating a Community Redevelopment Agency (CRA) for the East Gainesville area, and as the basis for a Community Redevelopment Plan.

Time Frame: Draft analysis completed for first stakeholder meeting

Multi-Modal Transportation Analysis: A multi-modal transportation analysis is required

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by Section 402.93(i)4 of the Land Development Code. This analysis will provide detailed information on the availability of facilities to accommodate multiple modes of transportation for the proposed density and intensity of development in and around the Eastside Activity Center. The multi-modal transportation analysis will address the existing and planned vehicle roadways, bicycle thoroughfares, pedestrian infrastructure, and transit service that will serve the Activity Center.

Time Frame: Complete Analysis by September 30

Infrastructure Analysis and Plan: An infrastructure plan will provide a general analysis of the infrastructure needs for the Master Plan area at buildout conditions, and a phasing and financing plan for any needed infrastructure improvements associated with development in the Master Plan area. Infrastructure shall include, but is not limited to multi-modal transportation facilities, stormwater management facilities, potable water, sanitary sewer, open space, and civic space. Mechanisms for implementing shared infrastructure may be explored at this stage.

Time Frame: To be determined (will be dependent on the Conceptual Plan). This item may be combined with the existing conditions report.

TASK 3: INTRODUCTORY COMMUNITY MEETINGS

There will be two parallel levels to the introductory community meetings. The first is an economic development stakeholder work group consisting of private business interests and other professionals involved in economic development within the community, as well as representatives from local government, utility providers, the University of Florida, Santa Fe Community College, and the School Board of Alachua County. The work group will help guide county staff and the consultant through the planning process, provide professional expertise, and help to provide a dialogue with local residents and businesses.

A parallel level of this task will be a community public meeting, where the public will be given an opportunity to participate in the identification of key issues for the Activity Center Plan and the development of solutions to those issues.

One stakeholder meeting and one community public meeting will be conducted prior to the preparation of the conceptual Master Plan. This initial set of meetings will focus on introducing participants to the scope of the project, explaining the planning process, and identifying key planning issues. Each meeting will require appropriate public notification in accordance with Chapter 402, Article 4 of the Unified Land Development Code. Mailed notice will be provided to all property owners within the Eastside Activity Center for all public meetings.

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Time Frame: Stakeholder Work Group: October 2006

Community Public workshop: October/November 2006

TASK 4: CONCEPTUAL MASTER PLAN PREPARATION

This task will involve the preparation of a conceptual version of the Master Plan for the Eastside Activity Center, including a generalized identification of a land use mix, proposed capital improvements, and options for arrangement of land uses. The conceptual version of the Master Plan will not provide an engineered design plan, but will provide a general site plan showing the location and arrangement of land uses for the Activity Center area. Two or three different conceptual Master Plan options will be generated for discussion at this point.

The conceptual Master Plan will, at a minimum, address the following considerations:

1. Permitted land use types and arrangement of land uses based on a market analysis which focuses on employment based land uses per Policy 2.5.10 of the Future Land Use Element of the Comprehensive Plan.
2. Infrastructure planning, including identification of needs, potential means of financing, phasing, and opportunities for shared infrastructure.
3. Identification of general urban design concepts for the Activity Center, including: arrangement of buildings and streets, setbacks, building heights, lot coverage, floor area ratio, signage, landscaping, buffering, and building design.
4. General locations of parking areas and opportunities for shared parking if applicable.
5. General locations, dimensions, and types of stormwater facilities that will serve the land uses within the Master Plan area. Opportunities for shared stormwater facilities should be explored at the conceptual planning stage.
6. General locations, dimensions and types of open space and conservation areas that will serve the land uses within the Master Plan area. Opportunities for shared open space should be explored at the conceptual planning stage.
7. General locations, dimensions, and types of civic use areas that will serve the land uses within the Master Plan area. Opportunities for shared civic space should be explored at the conceptual planning stage.
8. Conceptual traffic circulation plan for the Activity Center including automobile, transit, bicycle, and pedestrian circulation. The traffic circulation plan shall provide for multi-modal connections, including off-street connections that minimize travel distances, throughout the Activity Center and into surrounding areas. The traffic circulation plan shall also provide for proposed access points to the Activity Center from the surrounding road network.

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9. The role of the Eastside Activity Center Plan update in the creation of Community Redevelopment Agency (CRA) and a related Community Redevelopment Plan.

Time Frame: Draft conceptual Master Plan: October – December 2006

TASK 5: CONSENSUS WORKSHOP #1

A consensus public workshop will be held after the draft conceptual Master Plan options are prepared. The intent of this workshop is to present several conceptual Master Plan options to the public and work group members in an attempt to generate consensus and gain community support for one of the conceptual Master Plan options.

Time Frame: January 2007

TASK 6: DRAFT MASTER PLAN PREPARATION

This task will involve the refinement of a preferred conceptual Master Plan option, and will result in a more detailed plan for the Activity Center. At this stage, draft versions of any proposed Land Development Code text, maps, and illustrations will be prepared to implement the preferred conceptual Master Plan option, which was developed in the previous steps. Additionally, Comprehensive Plan amendments will be developed at this stage, if necessary to implement the preferred conceptual Master Plan option.

Time Frame: January/February 2007

TASK 7: CONSENSUS WORKSHOP #2

A second consensus workshop will be held to present a draft version of the Eastside Activity Center Master Plan to the public and the economic development stakeholder group members. The purpose of this meeting will be to receive input and gain support for the draft Master Plan.

Time Frame: March 2007

TASK 8: REFINEMENT OF DRAFT MASTER PLAN

This task involves a final refinement of the draft Master Plan based on input from the work group and the public obtained through Consensus Workshop #2.

Time Frame: March 2007

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TASK 9: PUBLIC MEETINGS AND HEARINGS

The proposed plan will be presented in the first instance to the Community Planning Group, Local Planning Agency, and Board of County Commissioners for initial comment. Required public hearings will then be necessary for any proposed amendments to the Land Development Code or Comprehensive Plan.

Time Frame:

Informational Meetings:

Community Planning Group:	April 2007
Local Planning Agency:	May 2007
Board of County Commissioners (possible joint meeting with Gainesville City Commission)	June 2007

Public Hearings:

Local Planning Agency:	To be Determined
Board of County Commissioners:	To be Determined

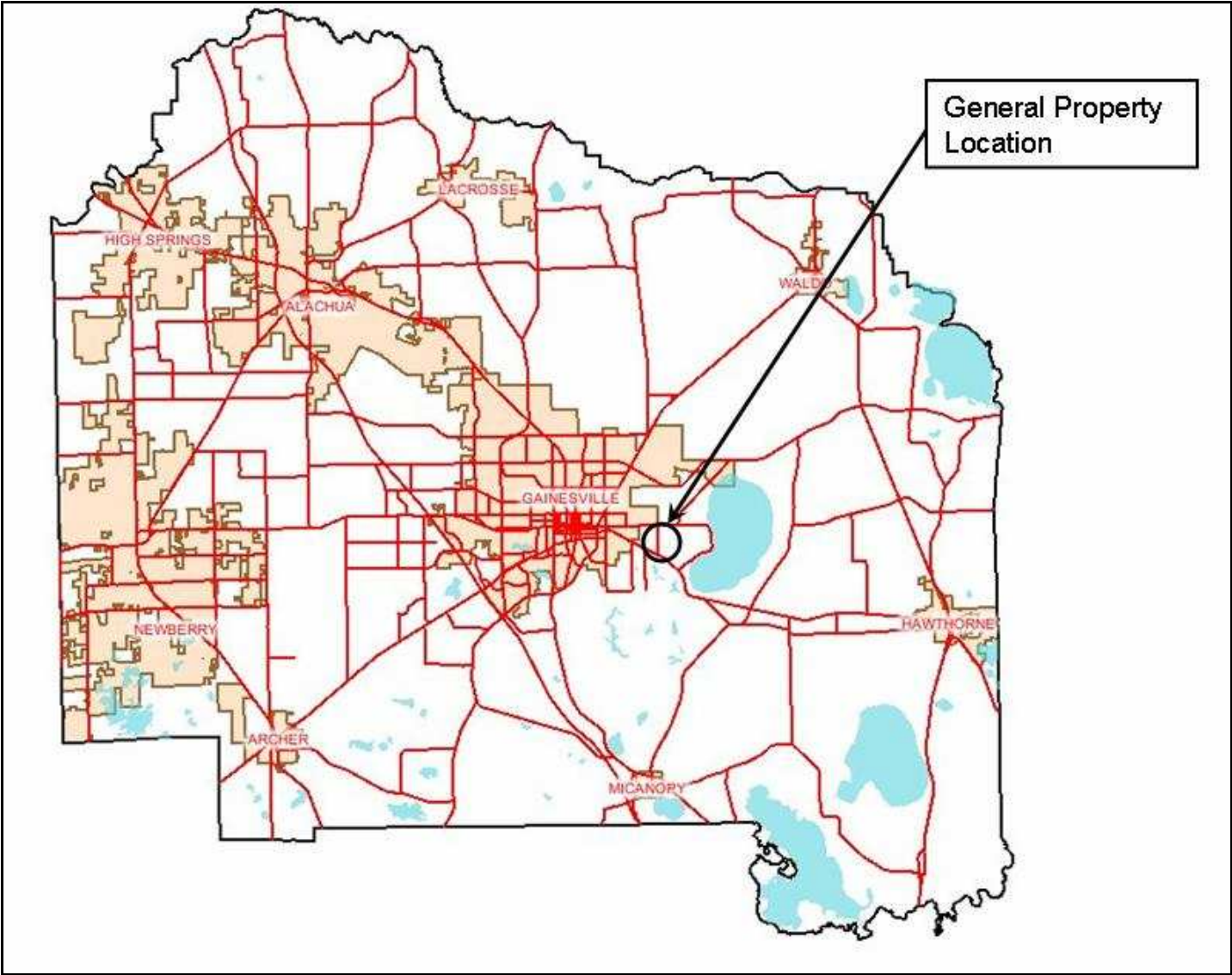
Key Issues: Eastside Activity Center Plan Update

1. Creation of a planning framework for the Eastside Activity Center that will serve as a foundation for the creation of a Community Redevelopment Agency (CRA) for the unincorporated area of East Gainesville. The update of the Activity Center plan will, to the greatest extent possible, serve as the basis for a future Community Redevelopment Plan for the East Gainesville area.
2. Update the Eastside Activity Center Interim Guidelines to comply with the mixed use, pedestrian-friendly design and development standards for all activity centers contained in the adopted Comprehensive Plan and Land Development Regulations. Special attention will be given to developing urban design concepts that provide for integration of a mixture of activities within the center in a coordinated manner compatible with existing and surrounding land uses. (Policy 2.1.14, FLUE)
3. Refinement of the “Mixed Use” Future Land Use Map designation and the Activity Center boundaries to reflect area employment needs and potential business opportunities. This includes the identification of any employment-based businesses which may find locational advantages within the Activity Center, and complement other employment-based businesses in the area. Solutions should be developed to facilitate the creation of such identified businesses within the Eastside Activity Center. (Policies 2.5.10.6.a and 2.5.10.6.d.2, FLUE)
4. Coordination with Gainesville Regional Utilities concerning extensions and enhancements of existing potable water and sanitary sewer facilities near and within the Activity Center, and possible inclusion of such extensions and enhancements into applicable Capital Improvements Programs. (Policy 2.5.10.6.d.3, FLUE)
5. Identification of necessary transportation improvements within and near the Activity Center, and possible inclusion of these improvements into applicable Capital Improvements Programs. Specific road enhancements to be considered will be: extension of, and/or improvements to SE 43rd Street north of Hawthorne Road, a possible eastward extension of SE 8th Avenue to SE 43rd Street (or to an appropriate point north and east of Eastside High School) and possibly the extension of SE 51st Street north of Hawthorne Road. (Policy 2.5.10.6.d.1 FLUE).
6. Development of strategies to minimize access from State Road 20 (Hawthorne Road). (Policy 2.5.10.3.b.c, FLUE)
7. Development of strategies to adequately protect the Strategic Ecosystem area in the western half of the Activity Center.

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8. Development of solutions to the issue of providing access to landlocked parcels within the Activity Center.
9. Consideration of public safety issues, including planning considerations for the existing fire station; student safety/security; lighting; and emergency shelter considerations for Eastside High School.
10. Development of urban design concepts that provide for integration of a mixture of activities within and surrounding the Activity Center. Particular attention should be given to urban design concepts which will integrate Eastside High School and Lake Forest Elementary School with future development within the Activity Center. (Policy 2.5.10.5.g and 2.5.10.6.c, FLUE)
11. Overall consistency of the Activity Center Plan with Plan East Gainesville.
12. Involvement of the School Board of Alachua County, City of Gainesville, University of Florida, and Santa Fe Community College in all aspects of the planning process.

**Eastside Activity Center
General Location Map**



Eastside Activity Center Detailed Planning Area Map

