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## MEETING NOTICE

### CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **January 22, 2026**. The meeting will be a hybrid meeting in-person at the **Holiday Inn Hotel and Suites, Suwannee Room, 213 Southwest Commerce Boulevard, Lake City, Florida**, and via Communications Media Technology at **6:00 p.m.**

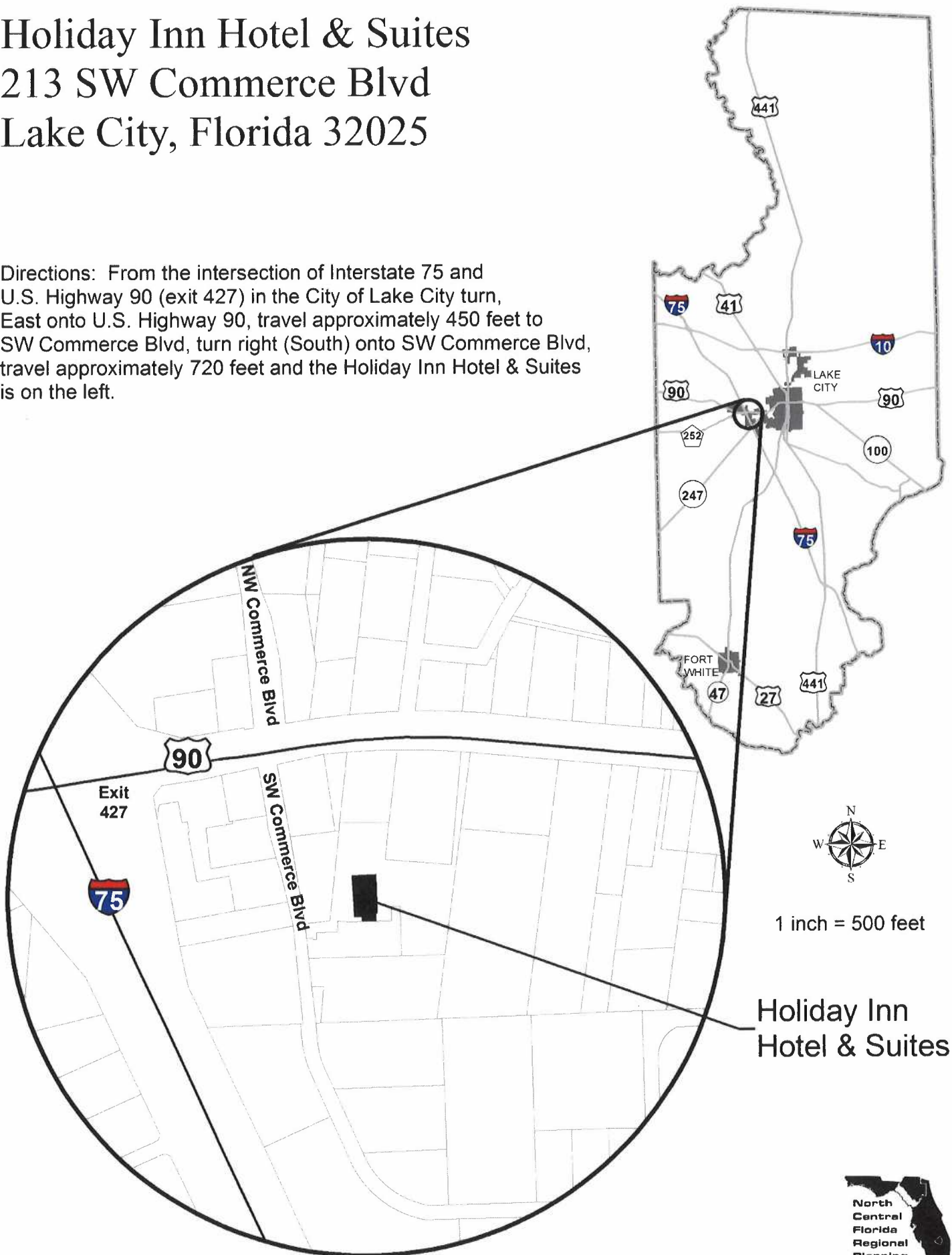
**DIAL IN NUMBER: Toll Free 1.888.585.9008**

**CONFERENCE CODE: 381 777 570**

# Holiday Inn Hotel & Suites

213 SW Commerce Blvd  
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.



Holiday Inn  
Hotel & Suites

North  
Central  
Florida  
Regional  
Planning  
Council



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## AGENDA CLEARINGHOUSE COMMITTEE

Hybrid Public Meeting  
Holiday Inn & Suites  
213 Southwest Commerce Boulevard  
Lake City, Florida and  
Via Communications Media Technology

January 22, 2026  
6:00 p.m.

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V.	PUBLIC COMMENTS	
	The Committee welcomes you to this meeting. This time is set aside for our citizens and general public to address the Committee. If you would like to address the Committee, please complete a form, come forward when you are called, and state your name for the record. Please also limit your comments to not more than three minutes. Your participation is welcomed.	



NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
CLEARINGHOUSE COMMITTEE  
MINUTES

Hybrid Meeting  
Holiday Inn Hotel and Suites  
213 Southwest Commerce Boulevard  
Lake City, Florida and  
Via Communications Media Technology

December 11, 2025  
6:00 p.m.

MEMBERS PRESENT IN PERSON

James Howell  
Diane Landry  
Melissa McNeal, Chair  
Judy Townsend

MEMBERS ABSENT

James Carter Jr.  
Ken Cornell  
Melissa Hendrix  
Jody Stephenson

STAFF PRESENT

Lauren Yeatter - In-Person

MEMBERS PRESENT VIA  
MEDIA TECHNOLOGY  
COMMUNICATIONS  
FOR QUORUM

Daniel Riddick, Vice-Chair

COMMUNICATIONS  
MEDIA TECHNOLOGY  
(NOT FOR QUORUM)

None

Noting the presence of a quorum, the meeting was called to order by Chair Melissa McNeal at 6:04 p.m.

I. APPROVAL OF THE AGENDA

Chair McNeal requested approval of the agenda as presented.

**ACTION:** It was moved by Commissioner Townsend and seconded by Commissioner Howell to approve the December 11, 2025 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE OCTOBER 23, 2025 MEETING MINUTES

**ACTION:** It was moved by Commissioner Howell and seconded by Councilwoman Landry to approve the October 23, 2025 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #4 - Levy County Comprehensive Plan Draft Amendment (FC No. 25-2ESR)
- #5 - Taylor County Comprehensive Plan Adopted Amendment (FC No. 25-2ER)
- #7 - City of Fanning Springs Comprehensive Plan Adopted Amendment (FC No. 25-1ESR)
- #8 - City of Lake City Comprehensive Plan Adopted Amendment (FC No. 25-1ESR)
- #9 - Northeast Florida Strategic Regional Policy Plan Draft Amendment
- #10 - City of Newberry Comprehensive Plan Adopted Amendment (FC No. 25-3ESR)
- #11 - Town of Branford Comprehensive Plan Adopted Amendment (FC No. 25-1ESR)

**ACTION:** It was moved by Commissioner Townsend and seconded by Commissioner Howell to group Committee-Level Review Items #4, #5, #7, #8, #9, #10 and #11 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports for Items #4, #5, #7, #8, #9, #10 and #11 find the comprehensive plans, as amended, and strategic regional policy plan, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

**ACTION:** It was moved by Commissioner Townsend and seconded by Commissioner Howell to recommend that the Council approve the staff reports for Items #4, #5, #7, #8, #9, #10 and #11 as circulated. The motion carried unanimously.

IV. PUBLIC COMMENTS - None

The meeting adjourned at 6:24 p.m.

---

Melissa McNeal, Chair

1/22/26  
Date

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central FL  
Review Date: 1/22/26  
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 13  
Local Government: City of Lake City  
Local Government Item No.: CPA 25-10  
State Land Planning Agency Item No.: 25-2 ESR

Date Mailed to Local Government and State Land Planning Agency: 1/23/26 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENT**

City item CPA 25-10 reclassifies approximately 110.46 acres of annexed land from County Residential Very Low Density (one dwelling unit per acre) to City Industrial (See attached).

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

The subject property is not located within one-half mile of any roads that are part of the Regional Road Network which are identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. Therefore, significant adverse impacts are not anticipated to occur to the Regional Road Network as a result of the amendment.

The subject property is not located within a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendment?**

Yes   X  

No           

Not Applicable                     

It is recommended that these findings be forwarded to the City and the Florida Department of Commerce.





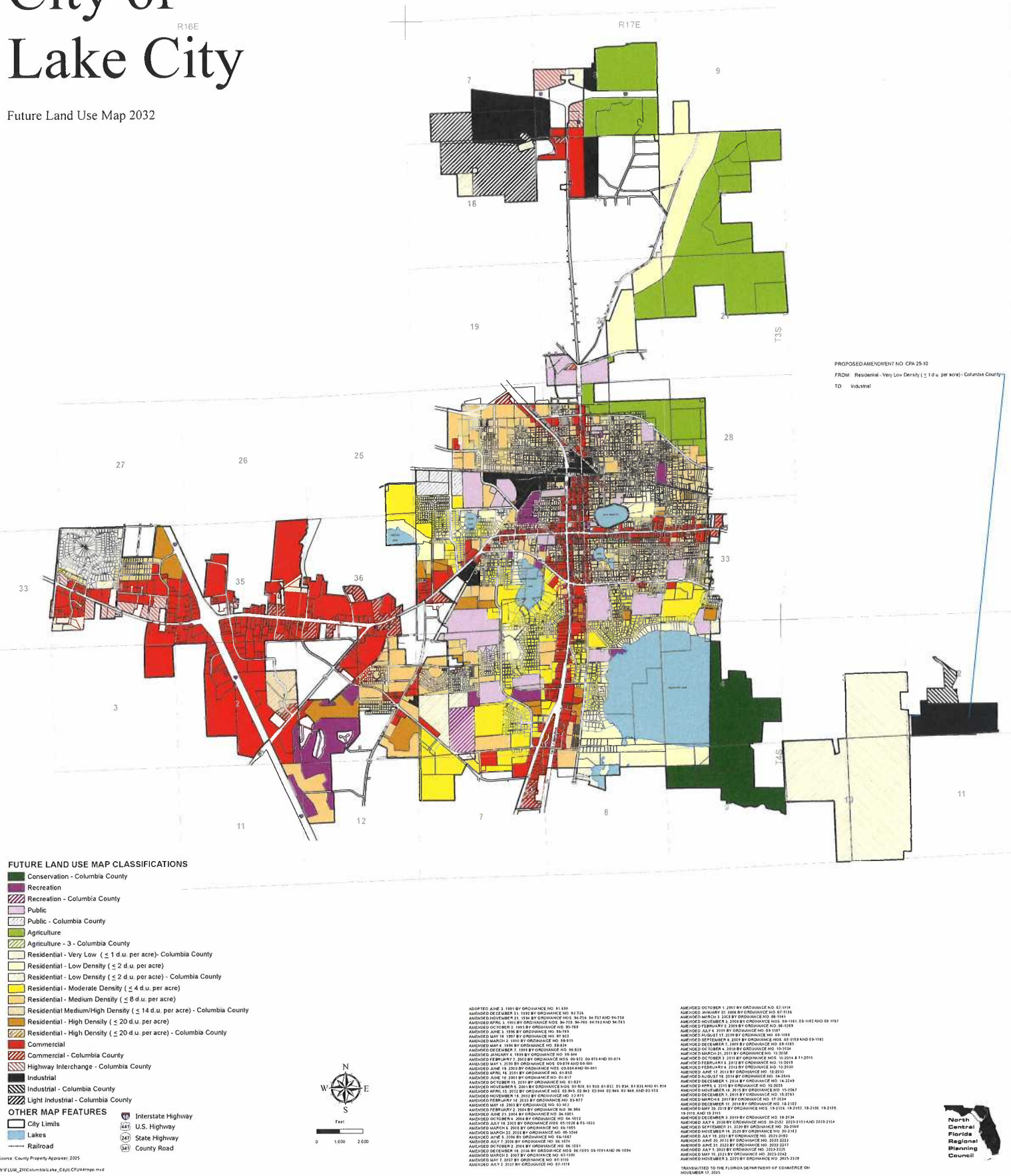
**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**



PROPOSED

# City of Lake City

Future Land Use Map 2032





**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North CentralFL  
Review Date: 1/22/26  
Amendment Type: DraftAmendment

Regional Planning Council Item No.: 14  
Local Government: City of Gainesville  
Local Government Item No.: Ordinance No. 2025-513  
State Land Planning Agency Item No.: 25-1ESR

Date Mailed to Local Government and State Land Planning Agency: 1/23/26 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

**DESCRIPTION OF AMENDMENT**

City Item Ordinance No. 2025-513 amends the Transportation Mobility Element, Capital Improvements Element and Future Land Use Element of the City's Comprehensive Plan to implement a multimodal transportation system (See attached.)

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN**

City Item Ordinance No. 2025-513 is a city-wide amendment. Interstate 75, U.S. Highway 441, State Road 20, State Road 24, State Road 24A, State Road 26, State Road 26A, State Road 120, State Road 121, State Road 222, State Road 226 and State Road 331 located within the city limits are part of the Regional Road Network as identified and mapped in the North Central Florida Strategic Regional Policy Plan. The City Transportation Mobility Element, as amended, contains objectives and policies which implement one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

Significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance, as the City Comprehensive Plan contains adequate policy direction consistent with the regional plan to mitigate adverse impacts to natural resources.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION**

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

**Request a copy of the adopted version of the amendment?**

It is recommended that these findings be forwarded to the City and the Florida Department of Commerce.

Yes   X        No             
Not Applicable



**EXCERPTS FROM THE  
CITY COMPREHENSIVE PLAN AMENDMENT**





ORDINANCE NO. 2025-513

An ordinance of the City of Gainesville, Florida, amending the Transportation Mobility Element, the Capital Improvement Element, and the Future Land Use Element of the Comprehensive Plan to implement a multimodal transportation system as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**WHEREAS**, the City of Gainesville, Florida, is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and the Municipal Home Rule Powers Act; and

**WHEREAS**, the Municipal Home Rule Powers Act, chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

**WHEREAS**, section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

**WHEREAS**, the City of Gainesville Comprehensive Plan, as required by section 163.3177(1), Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the city as reflected by the community's commitments to implement such plan; and

**WHEREAS**, this ordinance, which was noticed as required by law, will amend the City of Gainesville Comprehensive Plan; and

- 1 -

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

Petition No. LD25-000059 CPA

25 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in section 4.02 of the  
26 Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to  
27 section 163.3174, Florida Statutes, held a public hearing on June 26, 2025, and voted to make a  
28 recommendation to the City Commission regarding this amendment to the Comprehensive Plan;  
29 and

30 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a  
31 newspaper of general circulation and provided the public with at least seven days' advance notice  
32 of this ordinance's first reading to be held by the City Commission; and

33 **WHEREAS**, after the first reading, the City of Gainesville transmitted copies of this proposed  
34 amendment to the reviewing agencies and any other local government unit or state agency that  
35 requested same; and

36 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed in  
37 the aforesaid newspaper and provided the public with at least five days' advance notice of this  
38 ordinance's adoption reading to be held by the City Commission; and

39 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings  
40 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

41 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written  
42 comments received concerning this amendment to the Comprehensive Plan.

44 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
45 **FLORIDA:**

46 **SECTION 1.** The Transportation Mobility Element of the City of Gainesville Comprehensive Plan  
47 is amended as shown in **Exhibit A**, which is attached to and incorporated within this ordinance.  
48 Except as amended herein, the remainder of the Transportation Mobility Element remains in full  
49 force and effect.

50 **SECTION 2.** The Capital Improvements Element of the City of Gainesville Comprehensive Plan is  
51 amended as shown in **Exhibit B**, which is attached to and incorporated within this ordinance.  
52 Except as amended herein, the remainder of the Capital Improvements Element remains in full  
53 force and effect.

54 **SECTION 3.** The Future Land Use Element of the City of Gainesville Comprehensive Plan is  
55 amended as shown in **Exhibit C**, which is attached to and incorporated within this ordinance.  
56 Except as amended herein, the remainder of the Future Land Use Element remains in full force  
57 and effect.

58 **SECTION 4.** The Mobility Plan attached to and incorporated within this ordinance as **Exhibit D** is  
59 hereby adopted and will be codified as an exhibit to the City of Gainesville Comprehensive Plan.

60 **SECTION 5.** It is the intent of the City Commission that the provisions of Sections 1 through 4 of  
61 this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan and  
62 that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to  
63 accomplish such intent.

- 3 -

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

Petition No. LD25-000059 CPA

64 **SECTION 6.** The City Manager or designee is authorized and directed to make the necessary  
65 changes to the City of Gainesville Comprehensive Plan to fully implement this ordinance. The  
66 City Manager or designee is authorized to correct any typographical errors that do not affect the  
67 intent of this ordinance.

68 **SECTION 7.** Within ten working days of the first reading, the City Manager or designee is  
69 authorized and directed to transmit this Comprehensive Plan amendment and appropriate  
70 supporting data and analyses to the reviewing agencies and to any other local government or  
71 governmental agency that has filed a written request for same with the City. Within ten working  
72 days of the second reading, the City Manager or designee is authorized and directed to transmit  
73 this Comprehensive Plan amendment and appropriate supporting data and analyses to the state  
74 land planning agency and any other agency or local government that provide timely comments  
75 to the City.

76 **SECTION 8.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the  
77 application hereof to any person or circumstance is held invalid or unconstitutional, such finding  
78 will not affect the other provisions or applications of this ordinance that can be given effect  
79 without the invalid or unconstitutional provision or application, and to this end the provisions of  
80 this ordinance are declared severable.

81 **SECTION 9.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
82 conflict hereby repealed on the effective date of this Comprehensive Plan amendment.

- 4 -

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

Petition No. LD25-000059 CPA

**SECTION 10.** This ordinance will become effective immediately upon adoption; however, the effective date of this amendment to the City of Gainesville Comprehensive Plan, if the amendment is not timely challenged, will be 31 days after the state land planning agency notifies the City that the amendment package is complete in accordance with section 163.3184, Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective on the date the state land planning agency or the Administration Commission enters a final order determining the amendment to be in compliance with chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this Comprehensive Plan amendment may be issued or commenced before this amendment has become effective.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
HARVEY L. WARD, JR.  
MAYOR

Attest:

Approved as to form and legality:

\_\_\_\_\_  
KRISTEN J. BRYANT  
CITY CLERK

\_\_\_\_\_  
DANIEL M. NEE  
CITY ATTORNEY

This ordinance passed on first reading this 4<sup>th</sup> day of December, 2025.

This ordinance passed on second reading this 15<sup>th</sup> day of January, 2026.

- 5 -

CODE: Words ~~stricken~~ are deletions; words underlined are additions.

Petition No. LD25-000059 CPA



## Goals, Objectives & Policies



# Multimodal Transportation Mobility Element

**OVERALL GOAL: ESTABLISH A MULTIMODAL TRANSPORTATION SYSTEM THAT ENCOURAGES COMPACT, MIXED-USE DEVELOPMENT AND REDEVELOPMENT, THAT ENHANCES QUALITY OF LIFE, IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND IMPLEMENTS THE VISION OF THE MOBILITY PLAN. THE MULTIMODAL TRANSPORTATION SYSTEM SHALL BE DESIGNED FOR PEOPLE OF ALL AGES AND ABILITIES AND PROVIDE SAFE, CONVENIENT, AND VIABLE OPPORTUNITIES TO WALK, BICYCLE, RIDE TRANSIT, OR DRIVE VEHICLES. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY DESIGNING STREETS FOR DESIRED SPEEDS OF TRAVEL. LIMITATIONS AND CARE IS GIVEN TO THE LOCATIONS OF ACCESS CONNECTIONS AND PROVISION OF SIDEWALKS, SHARED-USE PATHS, AND BICYCLE CONNECTIONS WITHIN DEVELOPMENTS TOGETHER WITH AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE BICYCLE, SIDEWALK, PATHWAY, AND TRAIL SYSTEMS OF ADEQUATE WIDTHS AND AMENITIES.**

~~ESTABLISH A TRANSPORTATION SYSTEM THAT ENHANCES COMPACT, MIXED-USE DEVELOPMENT AND , REDEVELOPMENT, THAT AND QUALITY OF LIFE, AND IS SENSITIVE TO CULTURAL AND ENVIRONMENTAL AMENITIES, AND THAT IMPLEMENTS THE VISION OF THE “YEAR 2035 LONG RANGE TRANSPORTATION PLAN” WITHIN THE CITY OF GAINESVILLE. THE TRANSPORTATION SYSTEM SHALL BE DESIGNED TO MEET THE NEEDS OF PEDESTRIANS, BICYCLISTS, TRANSIT, AND AUTO USERS. SAFETY AND EFFICIENCY SHALL BE ENHANCED BY LIMITATIONS AND CARE IN THE DRIVEWAYS, PROVISION OF SIDEWALK, AND CONNECTIONS WITHIN DEVELOPMENTS, AND AN OVERALL EFFORT TO ENHANCE AND ENCOURAGE PEDESTRIAN MOBILITY THROUGHOUT THE COMMUNITY BY IMPROVEMENT AND PROVISION OF SAFE CROSSINGS, COMPLETE SIDEWALK, AND TRAIL~~

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370  
Revised 07/20/17, Ord. 140817

Transportation Mobility **B-1**





~~SYSTEMS, AND SIDEWALKS OF ADEQUATE WIDTHS. BASIC TRANSPORTATION SHOULD BE PROVIDED FOR TRANSPORTATION DISADVANTAGED RESIDENTS TO EMPLOYMENT, EDUCATIONAL FACILITIES, AND BASIC SERVICES.~~

## GOAL 1

ADOPT MULTIMODAL TRANSPORTATION MOBILITY LEVELS OF SERVICE.

**Objective 1.1** The City shall adopt the following multimodal transportation mobility levels of service (LOS). These levels of service are solely for planning purposes and are not used to apply transportation concurrency.

**Policy 1.1.1** Roadway LOS:

- a. The LOS standard for all City and County arterial and collector roads within city limits shall be LOS E. The LOS standard shall be for purposes of traffic impact analysis required for comprehensive plan amendments, campus master plans, special area studies and site access studies for development plan review.  
~~The LOS for all roadways in city limits shall be LOS E, except for I-75 and roadways operating as backlogged or constrained.~~
- b. The LOS standard on State Roads within city limits shall be a LOS E, except for I-75 which shall be a LOS D. The City recognizes the authority of the State to establish LOS Standards for its roads. The City will cooperate with the State on planning based on these standards, but does not make a financial commitment to maintain standards on roadways that it does not control.  
~~The LOS for I-75 segments that fall within city limits shall be maintained at LOS D to the extent feasible, recognizing that I-75 serves land areas and traffic outside city limits.~~
- c. The City may explore establishment of areawide roadway LOS standards for arterial and collector roads and street quality of service (QOS) standards based on posted speed limits for all local roads within the City. The City may also explore establishing street QOS standards on arterials and collectors that would complement LOS standards on all roads, or replace LOS standards on all roads, except on State Roads.  
~~The City shall attempt to maintain the 2012 operating LOS on all backlogged and constrained roadways in city limits.~~

**Policy 1.1.2** Transit LOS:

- a. The City shall strive to provide fixed-route transit service within ¼ mile of 80% of all medium and high density residential areas identified on the Future Land Use Map, and within the RTS service area.





- b. The City shall strive to provide peak hour frequencies of 20 minutes or less within ¼ mile of all high density residential and UMU-1 and UMU-2 land use areas in city limits.
- c. The City shall strive to provide and maintain fixed-route transit service to transit supportive areas ~~all Existing Transit Hubs & Transit Supportive Areas (as mapped in the Transportation Mobility Map Series)~~ with peak hour frequencies of 30 minutes or less.
- d. The City shall strive to operate 80% of fixed-route transit routes for at least 14 hours per day.
- e. The City may explore establishment of transit quality of service standards based on the type and frequency of transit service.

Policy 1.1.3

Sidewalk ~~Pedestrian~~ LOS:

- a. The City shall install at least one linear mile of sidewalk annually to retrofit existing areas without sidewalks.
- b. The City's Land Development Code shall require sidewalk construction for all new development, except in areas designated with the Industrial land use category.
- c. New streets shall be designed and constructed to include sidewalks.
- d. The City may explore the establishment of off-street multimodal quality of service standards for people walking and bicycling using off-street facilities such as sidewalks, paths or trails.

Policy 1.1.4

Bicycle and Trail LOS:

- a. The City shall add an average of at least one mile of bicycle facilities annually, including multi-modal trails.
- b. New streets shall be designed and constructed to include bicycle facilities.
- c. The City may explore the establishment of on-street multimodal QOS for people bicycling and scooting using on-street facilities such as bike lanes or cycle tracks.

**GOAL 2**



**DEVELOP AND MAINTAIN A SAFE, CONVENIENT, AND ENERGY EFFICIENT  
MOTORIZED AND NON-MOTORIZED MULTIMODAL TRANSPORTATION  
SYSTEM TO ACCOMMODATE THE NEEDS OF ALL USERS REGARDLESS OF AGE  
OR ABILITIES THAT ENHANCES ACCESS TO AND MOBILITY BETWEEN MAJOR  
TRIP GENERATORS, ATTRACTORS, AND RESIDENTIAL AREAS.**

~~**DEVELOP AND MAINTAIN A SAFE, CONVENIENT, AND ENERGY EFFICIENT  
MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM TO  
ACCOMMODATE THE SPECIAL NEEDS THE SERVICE POPULATION AND THE  
TRANSPORTATION DISADVANTAGED THAT PROVIDES ACCESS TO MAJOR  
TRIP GENERATORS AND ATTRACTORS.**~~

**Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.**

Policy 2.1.1 The City shall enhance the multi-modal transportation system between downtown and the University of Florida (UF) to improve connectivity and promote transportation choice and livability.

Policy 2.1.2 The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

Policy 2.1.3 The City shall support the “Multimodal Emphasis Corridor” designation on 13<sup>th</sup> Street from SW 16<sup>th</sup> Avenue to NW 23<sup>rd</sup> Avenue as shown in the Long Range Transportation Plan Update.

Policy 2.1.4 The City shall coordinate with FDOT to reduce large truck traffic on streets that are not designated truck routes, and direct such traffic to designated truck routes. Improved signs and enforcement shall direct non-local or through trucks to the designated truck route.

Policy 2.1.5 The City shall ensure that street modifications support land use, housing choice, and transportation choice objectives.

Policy 2.1.6 The City shall use “Complete Streets” principles to ensure that roadways are planned, designed, and maintained for safe use by users of all ages and abilities, including people walking, bicycling, riding transit, driving vehicles, and moving freight. ~~pedestrians, bicyclists, transit users, motorists, and freight vehicles.~~

Policy 2.1.7 The City shall coordinate with UF to ensure that the Campus Master Plan mitigates transportation impacts, explores participation in the mobility fee system, and explores options to address LOS standard and innovative alternatives such as QOS standards, ~~is~~ consistent with the goals, objectives and



policies of the Multimodal Transportation Mobility Element of the Comprehensive Plan.

- Policy 2.1.8      The City, ~~in accordance with the policy adopted by the MTPo in 1999,~~ shall avoid using biased transportation terminology.
- Policy 2.1.9      The City shall encourage the installation of parking garages and shared parking lots within neighborhood (activity) centers, employment centers, and the area between downtown and the UF campus. The land development code shall be amended to ensure that such parking meets performance objectives.
- Policy 2.1.10      The City shall use “Context Sensitive Street Design” principles to design transportation facilities for the desired speed of travel that consider the total context within which a transportation project will exist and develop transportation projects that fit the physical setting and preserve scenic, aesthetic, historic and environmental resources while maintaining safety and mobility for all users.
- Policy 2.1.11      Development plans shall illustrate existing multimodal access connections to adjacent properties and provide or upgrade, as needed, safe and convenient multimodal access connections for people walking and bicycling to access adjacent properties and transit service.  
~~Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.~~
- Policy 2.1.12      New development shall provide safe and convenient multimodal connectivity for people walking and bicycling to adjacent land uses such as schools, parks, retail, office, and residential where feasible. Mobility fee credits may be provided for the construction of off-site connectivity enhancements.  
~~New development will be encouraged to provide pedestrian/bicycle connections to nearby land uses such as schools, parks, retail, office, and residential when feasible.~~
- Objective 2.2      **Ensure that Future Land Use Map designations promote multimodal transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.**
- Policy 2.2.1      The City’s Future Land Use Map shall remain consistent with transportation choice strategies.
- Objective 2.3      **Ensure that the City coordinates with the Year 2035 adopted Long Range Transportation Plan ~~and other plans of the MTPo for the Gainesville urbanized area,~~ the latest Florida Transportation Plan, the County’s Mobility Plan, and the FDOT’s Transportation Improvement Program. ~~Adopted Work Program.~~**



- Policy 2.3.1 The City shall coordinate with the MTPO ~~in the Gainesville urbanized area, the~~ FDOT, UF, and other related state and regional and local agencies to implement land use, transportation, and parking policies that promote transportation choice.
- Policy 2.3.2 The City shall coordinate with FDOT and Alachua County to implement Access Management regulations.
- Policy 2.3.3 The City shall propose transportation projects that affect the City to the MTPO for consideration in the 5-Year Transportation Improvement Program.
- Policy 2.3.4 The City shall coordinate with FDOT, MTPO, the Community Traffic Safety Team, and Alachua County to improve transportation system management and enhance safety by the continued expansion and upgrade of the Traffic Management System, and by installing traffic signal priority control for emergency vehicles and buses.
- Policy 2.3.5 The City shall assist the MTPO in annually issuing a Level of Service Report on all GUATS system roadways and shall coordinate with the MTPO to designate backlogged and constrained facilities; these designations shall be amended as appropriate to reflect updated traffic count information and system improvements. The City, in conjunction with the County and MTPO, should explore alternatives to road LOS such as areawide LOS or street QOS.
- Policy 2.3.6 The City shall strive to implement transportation-related aspects of Plan East Gainesville, including, but not limited to:
- a. Coordinating with the MTPO to establish a Bus Rapid Transit system connecting east Gainesville with centers of employment and commerce;
  - b. Coordinating with the MTPO and FDOT on the implementation of the Waldo Road Multi-Way Boulevard (with limits from University Avenue to NE 39<sup>th</sup> Avenue) listed in the MTPO 2035 Cost-feasible Plan; and
  - c. As road reconstruction occurs, including in the transportation network provisions for people bicyclists, transit users, and pedestrians on NE 15th Street, East University Avenue, Main Street, and NE 8th Avenue, where applicable.
- Objective 12.4 Protect existing and future rights-of-way from building encroachment to the extent that doing so promotes transportation choice.**
- Policy 2.4.1 The City shall collaborate with FDOT, MTPO, and Alachua County to identify future transportation rights-of-way and to provide for development regulations



and acquisition programs that will protect such corridors for their intended future use. Such protection and long-range planning shall include multimodal facilities for all modes of travel, ~~pedestrian, bicycle, car, and transit facilities~~.

- Policy 2.4.2      The City shall update land development code requirements for new development to consider public access easements or right-of-way dedications that improve vehicle and multimodal connectivity between adjacent developed parcels, undeveloped parcels, and the external network, to enhance access and reduce use of external roadways.

### GOAL 3

**THE CITY SHALL BECOME A NATIONAL MODEL FOR AN ENHANCED COMMUNITY TRANSIT SYSTEM WITH A VARIETY OF TRANSPORTATION SERVICES THAT PROVIDE A SAFE, CONVENIENT, ACCESSIBLE, COMFORTABLE, CONTINUOUS, AND AESTHETICALLY PLEASING TRANSPORTATION ENVIRONMENT THAT PROMOTES WALKING, BICYCLING, AND TRANSIT USE. SERVICE SHALL BE PROVIDED WITH THE CLEANEST, QUIETEST, AND MOST ENERGY EFFICIENT EQUIPMENT FEASIBLE.**

- Objective 3.1**      **Establish land use designations and encourage development plans that reduce vehicle miles traveled and are transit supportive.**

- Policy 3.1.1      The City shall inventory and prioritize all arterial, collector, and local street segments that have sidewalk gaps, and shall maintain such inventory on the City's Geographic Information System (GIS) library to assist in the identification of gaps and priorities. The following criteria shall be used in prioritizing sidewalk gap improvements: (1) proximity to public schools; (2) proximity to major public parks or cultural facilities; (3) proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking; (4) proximity to the Traditional City; (5) arterial and collector streets; (6) proximity to transit routes; and (7) proximity to areas of significant blight.

- Policy 3.1.2      The City shall identify arterial and collector segments that should be made more walkable. Raised medians, wider sidewalks, and on-street parking should be used, where feasible, on these selected arterials and collector streets within, or adjacent to, the urban area and particularly within multimodal supportive ~~pedestrian-oriented~~ areas, such as downtown, UF, and other mixed-use areas.

- Policy 3.1.3      The City shall use the "Complete Streets" principles in the design of all new streets.

- Policy 3.1.4      Development and redevelopment projects shall be required to provide multimodal cross-access for people walking and bicycling ~~encouraged to provide bicycle and pedestrian access~~ to adjacent properties. Connectivity or



stub-outs to property boundaries for future connections shall be included in development and redevelopment plans.

- Policy 3.1.5 Street intersection modification, street construction, restriping, reconstruction, and resurfacing shall not increase the difficulty of walking, bicycling, or accessing transit. ~~bicyele, transit, and pedestrian travel~~. Such changes shall include safety features for people walking, bicycling, and accessing transit ~~bicyeles, transit, and pedestrians~~ to offset any negative impact the modification may otherwise create.
- Policy 3.1.6 The City shall establish, as feasible and appropriate, ~~pedestrian~~ mid-block refuge areas at street mid-points, particularly for streets with continuous left-turn lanes, areas where a large volume of walking and bicycling ~~pedestrians and bicyelists~~ are expected or encouraged, and 5 and 7-lane streets (or any street with a crossing distance greater than 60 feet). For streets within city limits that are not under the City's maintenance responsibility, the City shall coordinate with the governmental unit that has maintenance responsibility to request placement of ~~pedestrian~~ mid-block refuge areas where feasible and appropriate.
- Policy 3.1.7 The City shall promote walking, transit use, and bicycling in new development and redevelopment by establishing modest, human-scaled dimensions such as small street blocks, people ~~pedestrian~~-scaled street and building design, ample sidewalks to accomodate people walking ~~carry significant pedestrian traffic~~, and improved access to transit stops.
- Policy 3.1.8 The City shall collaborate with FDOT to implement the Long Range Transportation Plan that designates University Avenue from Waldo Road to NW 34<sup>th</sup> Street as a Multimodal Emphasis Corridor.
- Policy 3.1.9 The City's Land Development Code shall require new development and redevelopment to provide safe and convenient on-site pedestrian multimodal circulation with features such as, but not limited to, sidewalks, bicycle facilities and crosswalks that connect buildings, transit stops, and parking areas at the development site.
- Policy 3.1.10 At least 5 feet of unobstructed width shall be maintained on all sidewalks, except as necessitated by specific physical and/or natural feature constraints that require a more narrow dimension for a short length within a standard width sidewalk. Under no circumstances shall the sidewalk be less than 36 inches in width. Sidewalks shall be free of signs, furniture, and other ~~pedestrian~~ obstacles that reduce the useable width of the sidewalk.
- Objective 3.2** **Design the City Regional Transit System (RTS) to strike a balance between the needs of those who are transit-dependent and those who have a choice about using the transit system and make up a substantially larger market. The transit system shall serve major trip generators and attractors such as**





**the UF campus, existing transit hubs, and transit supportive areas with safe, pleasant and convenient transit stops, while also providing for the transportation-disadvantaged. Increase transit ridership consistent with the goals in the Transit Development Plan.**

- Policy 3.2.1      The City shall strive to increase the amount of land designated for multi-family development, when appropriate, on the Future Land Use Map near existing transit hubs or transit-supportive areas.
- Policy 3.2.2      The City shall strive to link its land use and transportation planning by using the ~~Transportation~~ Mobility Program.
- Policy 3.2.3      The City shall evaluate transit stops in city limits to identify needs for improvements such as well-designed shelters, bicycle parking, route information, benches, waste receptacles, or the need for new transit stop locations.
- Policy 3.2.4      The City shall acquire additional buses to accommodate expanded services and increased ridership.
- Policy 3.2.5      The City shall support expansion of the Employee Bus Pass Program.
- Policy 3.2.6      Upon completion of the Go Enhance RTS study, if a Bus Rapid Transit (BRT) route is found to be feasible, the City shall implement the BRT route by FY 2015 if sufficient funding for capital and operating costs from developers and other sources is available to support the route. In the interim period, the City shall explore express bus service on that route as a precursor to eventual BRT service, if funding is available.
- Policy 3.2.7      The City shall equip new RTS transit shelters with easy-to-understand timetable and route information and an easily recognizable RTS logo.
- Policy 3.2.8      The City transit service shall be enhanced to improve reliability, availability, comfort, and convenience.

#### **GOAL 4**

**PROVIDE A SAFE, CONVENIENT, EFFICIENT, CONTINUOUS, AND AESTHETICALLY PLEASING TRANSPORTATION ENVIRONMENT THAT IS CONDUCIVE TO BICYCLING.**

**Objective 4.1      Strive to increase the number of bicycle trips within city limits.**

- Policy 4.1.1      The City shall strive to provide an interconnected bicycle system with a route to every major destination in the City.



- Policy 4.1.2 The City, in cooperation with the County and FDOT, shall strive to ensure that the installation of a turn lane will retain or include a continuous bike lane on the curb lane through the intersection, consistent with FDOT design standards for road facilities.
- Policy 4.1.3 The City, in cooperation with the County and FDOT, shall install or encourage the installation of bicycle detection devices at traffic-activated signals on arterial and collector streets, consistent with FDOT standards.
- Policy 4.1.4 Traffic signalization should be context sensitive in areas with high levels of walking and bicycling of high pedestrian and bicycle use.
- Policy 4.1.5 The City shall identify all arterials and collector segments that are not currently designed for in-street bicycle transportation and determine the most appropriate design to accommodate such transportation, where appropriate. The City's Bicycle/Pedestrian Advisory Board shall be consulted to prioritize such modifications.
- Policy 4.1.6 The following criteria shall be used in prioritizing bicycle facility improvements: (1) proximity to major public parks or cultural facilities, public schools, high-density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a relatively high volume of bicycle traffic; (2) arterial and collector streets; (3) promotion of bicycle route continuity; (4) lack of alternative parallel routes; (5) streets serving important transit stops such as Park and Ride ; (6) areas exhibiting a high incidence of car crashes with bicycles; and (7) proximity to the Traditional City.
- Policy 4.1.7 New construction, reconstruction, and resurfacing of arterials and collectors shall be designed using "Complete Streets" and "Context Sensitive Street Design" principles.
- Policy 4.1.8 The City shall equip each transit system bus to carry bicycles.
- Policy 4.1.9 All new Park and Ride lots shall be designed to accommodate bicycle parking.
- Policy 4.1.10 The City shall strive to have bicycle parking facilities designed in conformance with City bicycle parking standards at all appropriate transit stops and transfer points within city limits.
- Policy 4.1.11 The City shall support bicycle and pedestrian safety programs in Alachua County schools.
- Policy 4.1.12 The City shall support implementation of the Alachua Countywide Bicycle Master Plan ~~adopted by the Metropolitan Planning Organization in 2001~~ to the extent that it does not conflict with policies in this Comprehensive Plan.





**Objective 4.2 Improve bicycle-related security.**

Policy 4.2.1 The City's bicycle parking design guidelines shall allow only bicycle racks that provide durability, security, ease of use, attractiveness, adaptability to different styles of bicycles and lock types, and minimal hazard to pedestrians. Examples include bicycle lockers and the "inverted U" bicycle rack.

**GOAL 5**

**DEVELOP AN INTERCONNECTED TRAILS NETWORK THROUGHOUT THE URBAN AREA.**

**Objective 5.1 Develop and expand a trail network that provides multimodal multi-modal transportation opportunities for people bicycling and walking. ~~bicyelists and pedestrians.~~**

Policy 5.1.1 The City shall fill gaps in the Trail Network, as identified as Future Off-Road Trails on the map labeled Off-Street Paved Trail Network in the Transportation Mobility Map Series.

Policy 5.1.2 The City shall extend the Trail Network by cooperating with Alachua County's efforts to expand the Network—both for corridor acquisition and trail construction—particularly for extensions of the Archer Braid Trail within city limits.

Policy 5.1.3 The City shall require new development and redevelopment to provide pedestrian and bicycle access to nearby trails, where feasible, or to enable a future retrofit connection.

Policy 5.1.4 The City shall evaluate public lands for multimodal pedestrian and bicycle trail connections that link various land use destinations. Utility and stormwater management rights-of-way and easements will also be evaluated for such connections.

Policy 5.1.5 The City shall strive to make conversions of rail corridors to rail-trails permanent and not subject to revision, unless a "rails-with-trails" program is established.

Policy 5.1.6 The City shall encourage adaptive re-use of rarely used or out-of-service rail spurs into multimodal bicycle, transit, and pedestrian facilities for people walking, bicycling and riding transit.

Policy 5.1.7 Rail-banking shall be pursued as a way to promote additional trail opportunities and to keep options open for future inter-city passenger rail corridors.



## GOAL 6

**PROMOTE A MIX OF USES SUCH AS CAR TRAVEL, TRANSIT, AND BICYCLING BY DESIGNING STREETS USING “COMPLETE STREETS” AND “CONTEXT SENSITIVE STREETS” DESIGN PRINCIPLES.**

- Objective 6.1**     **Apply “Complete Streets” and “Context Sensitive Streets” design principles to create a safe, balanced, livable transportation system that can be used for all forms of travel to the benefit of neighborhoods, local businesses, and the overall community.**
- Policy 6.1.1     The City shall use context-appropriate design features to create a more livable transportation system throughout the City that is rich in transportation choice.
- Policy 6.1.2     Use traffic calming, where appropriate, to promote transportation choice, reduce the negative impacts of car travel, alter driver behavior, and improve conditions for non-motorized street users.
- Policy 6.1.3     The City shall use the “City of Gainesville Engineering Design & Construction Manual” for street design and geometrics on City-maintained streets.
- Policy 6.1.4     The City shall use street resurfacing projects as an opportunity to install or enhance sidewalks, bicycle lanes, raised medians, and brick or brick-imprinted, paver, or painted crosswalks, where feasible. If not a City project, the City shall recommend that the State or the County make such enhancements.
- Policy 6.1.5     The City shall collaborate with the State and the County to design roadways that promote safety, provide pedestrian refuge, promote traffic calming, and provide space for landscaping.
- Policy 6.1.6     The street layout of new developments shall be coordinated with the streets and parking of surrounding areas. This shall be done by establishing street connections to adjacent or potentially adjacent streets and parking lots, when feasible, unless natural features prevent such a connection. When not feasible, the end of the street shall establish a right-of-way connection to adjacent, off-site property so that a future motorized or non-motorized connection to an adjacent street or property is not foreclosed.
- Policy 6.1.7     The City shall set aside at least one day each year as a designated and publicized sustainable transportation day to encourage citizens to switch from single-occupant car use to another commuting form of travel.



**GOAL 7**

**STRIVE TO REDUCE SINGLE-OCCUPANT VEHICLE TRIPS WITHIN THE GAINESVILLE METROPOLITAN AREA.**

**Objective 7.1**     **Provide multi-modal opportunities and mixed-use development areas to reduce single-occupant automobile trips and reduce vehicle miles traveled.**

Policy 7.1.1     The maximum number of travel lanes for a new or widened street within city limits shall not exceed 4 travel lanes, except for I-75.

Policy 7.1.2     The City shall review turn lanes on a case-by-case basis to ensure that intersections are safe for all modes of travel.

Policy 7.1.3     The City shall periodically review the Land Development Code to ensure that parking standards are adequate to meet the needs of the community.

Policy 7.1.4     The City shall encourage new public and private schools to provide bicycle and pedestrian connections to nearby residentially designated lands.

Policy 7.1.5     The City shall use the ~~Transportation~~ Mobility Program ~~Area as mapped in the Transportation Mobility Element Data and Analysis Report~~ to encourage redevelopment within the City, and to promote transportation choices.

Policy 7.1.6     Whenever redevelopment or reuse of a site would result in the combination of one or more parcels of land that had previously operated as separate uses with separate driveways and parking, but are now proposed to operate jointly or to share parking facilities, the total number and location and width of driveways shall be reviewed. In order to reduce access points on the street system, driveways shall be eliminated when the area served can be connected within the site.

Policy 7.1.7     The City shall coordinate the transportation network with the land uses shown on the Future Land Use Map Series in order to encourage compact development patterns, provide safe and convenient access for work, school, shopping, and service-related trips, protect the cultural and environmental amenities of the City, and protect the integrity of the Florida Strategic Intermodal System.

Policy 7.1.8     The City shall encourage large employers to develop incentives for employees to reduce single-occupant vehicle trips to work, such as flex hours, subsidized transit passes, or parking cash-out policies.

**Objective 7.2**     **Use the ~~Transportation~~ Mobility Program policies to improve the land use**

Revised 08/12/02, Ord. 000515  
Revised 04/26/04, Ord. 030466  
Revised 12/17/09, Ord. 090184  
Revised 08/15/13, Ord. 120370  
Revised 07/20/17, Ord. 140817  
Revised 09/15/22, Ord. 200732

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**and transportation planning connection and reduce traffic congestion.**

- Policy 7.2.1 Widening a street shall not be used as a first response strategy to reduce car congestion. The City shall consider alternative solutions such as intersection modification, signal timing, roundabouts, and strategies that promote transit use, bicycling, and walking.
- Policy 7.2.2 The City shall encourage the use of sustainable forms of travel, more transportation choice, and a better retail environment to reduce traffic congestion and improve mobility within the City. ~~City's transportation level of service.~~
- Policy 7.2.3 The ~~Transportation~~-Mobility Program shall promote multi-modal opportunities and better land use planning.

## **GOAL 8**

**CREATE A TRANSPORTATION ENVIRONMENT THAT IS FREE OF BARRIERS FOR PEOPLE WITH DISABILITIES.**

**Objective 8.1 Eliminate existing barriers for people with disabilities.**

- Policy 8.1.1 Curb ramps, raised crosswalks, and transit stop improvements shall be installed incrementally, in conjunction with other street modifications or in response to specific problem locations.
- Policy 8.1.2 The City shall maintain a transit fleet that can serve persons with disabilities.
- Policy 8.1.3 Car parking spaces for persons with disabilities shall conform to the Florida Accessibility Code for Building Construction standards.

## **GOAL 9**

**PROVIDE AN AVIATION FACILITY TO MEET THE NEEDS OF PASSENGERS, COMMERCIAL AIRLINES, AND GENERAL AVIATION IN A SAFE AND EFFICIENT MANNER.**

**Objective 9.1 Promote the Gainesville Regional Airport as the aviation facility for Gainesville and its air service area, and support the implementation of the Airport Master Plan as long as its improvements and operations are consistent with the City's Comprehensive Plan.**

- Policy 9.1.1 The City shall provide transit service to the Gainesville Regional Airport and the surrounding area.



- Policy 9.1.2      The City shall use the Airport Master Plan as the future land use guide for development in and around the airport.
- Objective 9.2      Eliminate incompatible land uses within airport noise contours and hazardous obstructions affecting the landing, takeoff, or maneuvering of aircraft, and coordinate the siting of new (or expansion of existing) airports, or related facilities, with the Future Land Use and Conservation, Open Space and Groundwater Recharge Elements.**
- Policy 9.2.1      The City's Future Land Use Element shall designate compatible land uses within the vicinity of the airport.
- Policy 9.2.2      The City shall collaborate with Alachua County to ensure that incompatible land uses within the adopted airport noise contours are eliminated. The adopted airport noise contours are illustrated on the Airport Noise Zone Map dated August 2009 that is located in Appendix F of the City's Land Development Code.
- Policy 9.2.3      The City shall encourage the Gainesville-Alachua County Regional Airport Authority to acquire adjacent land that is not compatible with the Airport as identified in the FAR Part 150 Study, and determined to be economically feasible by federal and state land acquisition regulations.
- Objective 9.3      Coordinate proposed airport expansions by the Gainesville-Alachua County Regional Airport Authority with transportation plans by the Florida Department of Transportation and the Metropolitan Transportation Planning Organization.**
- Policy 9.3.1      The City shall ensure that future aviation projects and the Airport Industrial Park are integrated with the City's transportation system.
- Objective 9.4      Coordinate airport growth with appropriate aviation or other related organizations.**
- Policy 9.4.1      The City shall collaborate with the Gainesville-Alachua County Regional Airport Authority on all of its aviation projects.
- Policy 9.4.2      The Gainesville-Alachua County Regional Airport Authority shall coordinate with the City, the Federal Aviation Administration, the Florida Department of Transportation, North Central Florida Regional Planning Council, the Continuing Florida Aviation System Planning Process, and other appropriate agencies on all of its aviation projects.





## GOAL 10

~~IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES AN ALTERNATIVE TRANSPORTATION SYSTEM THAT ENCOURAGES COMPACT, MIXED-USE, AND INTERCONNECTED DEVELOPMENT SERVED BY A MULTIMODAL TRANSPORTATION SYSTEM ESTABLISHED IN THE MOBILITY PLAN FUNDED THROUGH MULTIPLE SOURCES, INCLUDING MOBILITY FEES.~~

- ~~A. URBAN REDEVELOPMENT;~~
- ~~B. INFILL DEVELOPMENT;~~
- ~~C. A VARIETY OF TRANSPORTATION CHOICES AND OPPORTUNITIES INCLUDING AUTOMOTIVE, PEDESTRIAN, BICYCLE AND TRANSIT;~~
- ~~D. THE CITY'S ECONOMIC VIABILITY;~~
- ~~E. DESIRABLE URBAN DESIGN AND FORM;~~
- ~~F. A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES;~~
- ~~G. STREETSCAPING/LANDSCAPING OF ROADWAYS WITHIN THE CITY; AND~~
- ~~H. PEDESTRIAN AND BICYCLIST COMFORT, SAFETY AND CONVENIENCE.~~

**Objective 10.1** ~~The city shall develop, implement, administer, maintain, and periodically update the citywide Mobility Plan and mobility fee, collectively to be known as the Gainesville Mobility Program, to plan, design, fund, and construct mobility projects to enhance the multimodal transportation system.~~

~~The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.~~

**Policy 10.1.1** ~~The city shall establish the Gainesville Mobility Program, as a replacement of the Gainesville Transportation Mobility Program Area (TMPA) and traffic mitigation payments, through development of an alternative transportation system consisting of a mobility fee paid by new development and redevelopment based on mobility projects, needed to accommodate projected growth in travel demand, established in the city's Mobility Plan.~~



- ~~Policy 10.1.1 — All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA) and annexed areas shall fall within the applicable TMPA Expansion Zone. ; however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.~~
- ~~Policy 10.1.2 — All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.~~
- ~~Policy 10.1.3 — Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.~~
- Policy 10.1.2.     The Mobility Plan shall include mobility projects that address the need for new streets, intersection signals and turn lanes, safety upgrades, roundabouts, and wider roads for people driving, transit facilities and services identified in the transit development plan for people riding transit, sidewalks, bike lanes, shared-use paths, multi-use trails, along with safety and visibility enhancements for people walking and bicycling.
- Policy 10.1.3     The Mobility Plan shall be serve as the basis for identifying mobility projects for inclusion in the Long Range Transportation Plan and various plans and programs developed and updated by the County, FDOT, the MTPO, UF, other local governments, mobility partners, and private development and advancing mobility projects as part of road resurfacing, reconstruction, rehabilitation, new streets, upgraded streets, or widened roads.
- Policy 10.1.4     The mobility projects in the Mobility Plan shall address the projected travel demand impacts from new development and redevelopment and shall address impacts to City, County, and State Roads.
- Policy 10.1.5     The Mobility Plan shall identify mobility projects to be prioritized through the annual capital improvements plan update and will serve as the 10 year and 20 year Capital Improvements Element program for the City's multimodal transportation system.
- Policy 10.1.6     The city shall utilize the Mobility Plan to coordinate mobility projects with the



County to address potential impacts from future annexations.

- Policy 10.1.7      The City will pursue multiple sources of funding such as mobility fees, gas and sales tax, assessments and property tax, grants, loans, and partnerships for mobility projects identified in the Mobility Plan and for maintenance and operation of the existing multimodal transportation system.
- Policy 10.1.8      The mobility projects identified in the Mobility Plan shall serve as the basis for the mobility fee. The mobility fee shall be a one-time assessment on new development and redevelopment to mitigate its transportation impacts.
- Policy 10.1.9      The Mobility Program will include four (4) assessment areas where mobility fee rates will vary to reflect differences in travel and the need for mobility projects to accommodate new development and redevelopment.
- Policy 10.1.10.    The Mobility Program assessment areas were established for the east, central, northwest, and southwest portions of the City as illustrated on the Mobility Fee Assessment Areas map. The map includes expansion areas to address future annexation into the City.
- Policy 10.1.11    The mobility plan and fee shall be periodically evaluated for updates and shall be updated at least once every five years.
- Policy 10.1.12    The mobility fee shall be expended on the mobility projects included in the Mobility Plan and the Capital Improvements Program. The City may expend mobility fees by mode in a manner that is roughly equivalent to the overall cost of mobility projects by mode relative to the overall cost of the Mobility Plan or elect to establish a percentage of funds to be allocated by mode as part of the annual Capital Improvements Program.
- Policy 10.1.13    The collection and expenditure of the mobility fees shall be reported to the State as required by Florida Statute and shall be consistent with applicable legal and statutory requirements.

**Objective 10.2    The City shall continue to recognize all valid existing Transportation Mobility Program Area (TMPA) agreements. Amendments to TMPA agreements that result in additional unmitigated transportation impacts or expiration of a TMPA agreement will require the new development or redevelopment to address the requirements of the Mobility Program.**

- Policy 10.2.1    All new development and redevelopment, without a previously approved TMPA agreement shall mitigate its off-site external traffic impact through payment of the mobility fee and shall separately mitigate its site-related impacts





through mobility solutions and criteria established in the Land Development Code.

Policy 10.2.2 The Mobility Program ordinance may establish de minimus criteria whereby new development or redevelopment would be exempt from payment of a mobility fee to mitigate off-site impacts. The City may elect to identify certain areas, affordable housing, or certain types of economic development, in the Mobility Program ordinance that would be excluded from the requirement to pay a mobility fee to mitigate off-site impacts.

Policy 10.2.3 The City shall establish criteria and exemptions in the Land Development Code to address site-related transportation modifications that are required for operational or safety reasons, such as, but not limited to, turn lanes, access connections, or traffic control devices, to ensure site related access does not impede mobility of the multimodal transportation system.

Policy 10.2.4 1-4. For any development or redevelopment within the city, the following is required, unless exempted in the Land Development Code: within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where ~~available and economically~~ feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. ~~Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;~~
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and



- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.2.5 The City shall establish mobility solutions and site accessibility criteria in the Land Development Code. The solutions and criteria shall be proportional to the impact of the development, reflect surrounding land development patterns, and facilitate walking, bicycling, transit access, and motor vehicle access.

Policy 10.2.6 When a mobility project, such as a new street, a widened road, or a multimodal facility for walking, bicycling, and transit riderships identified on the Mobility Plan, is located adjacent to or within a proposed new development or redevelopment, the development shall provide right-of-way and construct the mobility project along the limits of the development proportional to the impact of the development as established in the Land Development Code.

~~Policy 10.1.5 For any development or redevelopment within Zones B, C, D, E, or M, the developer shall provide all of the items listed in Policy 10.1.4 and shall provide the transportation mobility requirements as specified in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, and 10.1.14, as applicable. The developer shall also provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.~~

~~Policy 10.1.6 For any development or redevelopment within Zone B, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.~~

<b>Net, New Average Daily Trip Generation</b>	<b>Number of Criteria That Shall Be Met</b>
50 or less	At least 1
51 to 100	At least 2
101 to 400	At least 3



401 to 1,000	At least 5
1,001 to 5,000	At least 8
Greater than 5,000	At least 12 and meet either a. or b.:  a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

#### Zone B Criteria

- ~~a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.~~
- ~~b. Addition of lanes on existing road facilities (including, but not limited to, the 4 lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPQ, as relevant.~~
- ~~c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.~~
- ~~d. Use of joint driveways or cross access to reduce curb cuts.~~
- ~~e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.~~
- ~~f. Provision of ride sharing or van pooling programs.~~
- ~~g. Provision of Park and Ride facilities, built to RTS needs and specifications.~~





- ~~h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.~~
- ~~i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right of way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~
- ~~j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.~~
- ~~k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.~~
- ~~l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.~~
- ~~m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.~~
- ~~n. Widening of existing public sidewalks to increase pedestrian mobility and safety.~~
- ~~o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.~~
- ~~p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.~~
- ~~q. Funding for the construction of new or expanded transit facilities.~~
- ~~r. Construction of bus shelters built to City specifications.~~
- ~~s. Bus shelter lighting using solar technology designed and constructed to City specifications.~~



- ~~t. Construction of bus turn-out facilities to City specifications.~~
- ~~u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.~~
- ~~v. Business operations shown to have limited or no peak-hour roadway impact.~~
- ~~w. An innovative transportation mobility related modification submitted by the developer, where acceptable to and approved by the City.~~

~~Policy 10.1.7 For any development or redevelopment within Zone C, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.~~

<b>Net, New Average Daily Trip Generation</b>	<b>Number of Criteria That Shall Be Met</b>
50 or less	At least 1
51 to 100	At least 3
101 to 400	At least 4.5
401 to 1,000	At least 7.5
1,001 to 5,000	At least 12
Greater than 5,000	At least 18 and meet either a. or b.:  a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.







### **Zone C Criteria**

- ~~a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone C if demonstrated to be a direct benefit to the transportation system in Zone C. Projects may include, but shall not be limited to, the following:
  - ~~1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue;~~
  - ~~2. extension of SW 47th Avenue to connect from its terminus east and south to Williston Road;~~
  - ~~3. extension of streets, deeding of land, and/or easements to create a more gridded network and provide connectivity in redevelopment areas; and~~
  - ~~4. extension of SW 40th Place from SW 27th Street to SW 47<sup>th</sup> Avenue.~~~~
- ~~b. Deeding of land for right of way and/or construction of roadway extensions to City specifications. Prior to deeding land for right of way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~
- ~~c. Use of joint driveways or cross-access connections to reduce curb cuts.~~
- ~~d. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic inter-connection for traffic signals, roundabouts, OPTICOM signal preemption, and/or implementation of elements of the Gainesville Traffic Signalization Master Plan. Implementation of the Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, transit signal prioritization, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.~~
- ~~e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single-occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single-occupant vehicle trips.~~
- ~~f. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.~~
- ~~g. Provision of matching funds for transit or other transportation mobility-related grants.~~
- ~~h. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition~~



~~and construction of bicycle lanes or trails. Prior to deeding land for right of way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~

- ~~i. Funding of streetscaping/landscaping on public rights of way or medians, as coordinated with the implementation of the City's streetscaping plans.~~
- ~~j. Pedestrian-scale lighting in priority areas, including:
  - ~~1. SW 35th Place;~~
  - ~~2. SW 37th/39th Blvd.;~~
  - ~~3. SW 23rd Terrace; and~~
  - ~~4. Williston Road.~~~~
- ~~k. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.~~
- ~~l. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.~~
- ~~m. Funding for the construction of new or expanded transit facilities.~~
- ~~n. Construction of bus shelters built to City specifications.~~
- ~~o. Bus shelter lighting using solar technology designed and constructed to City specifications.~~
- ~~p. Construction of bus turn-out facilities to City specifications.~~
- ~~q. Construction of access to transit stops and/or construction of transit boarding and alighting areas.~~
- ~~r. Business operations shown to have limited or no peak-hour roadway impact.~~
- ~~s. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.~~

~~Policy 10.1.8 The City establishes the following priority for transportation-mobility projects within Zone C and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.~~

- ~~a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection~~





~~of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.~~

~~b. Construction of an extension of SW 47th Avenue to connect from its terminus east and south to Williston Road.~~

~~c. Funding for the construction of new or expanded transit facilities.~~

~~Policy 10.1.9 For any development or redevelopment within Zone D, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.~~

<del>Net, New Average Daily Trip Generation</del>	<del>Number of Criteria That Shall Be Met</del>
<del>50 or less</del>	<del>At least 1.5</del>
<del>51 to 100</del>	<del>At least 4</del>
<del>101 to 400</del>	<del>At least 6</del>
<del>401 to 1,000</del>	<del>At least 10</del>
<del>1,001 to 5,000</del>	<del>At least 16</del>
<del>Greater than 5,000</del>	<del>At least 24 and meet either a. or b.:</del>  <del>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</del> <del>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</del>



### **Zone D Criteria**

- ~~a. Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone D if demonstrated to be a direct benefit to the transportation system in Zone D. Projects may include, but shall not be limited to, the following:
  - ~~1. extension of SW 40th Boulevard to connect from its terminus south of Archer Road to SW 47th Avenue; and~~
  - ~~2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.~~~~
- ~~b. Deeding of land for right of way and/or construction of roadway extensions to City specifications. Prior to deeding land for right of way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~
- ~~c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.~~
- ~~d. Provision of matching funds for transit or other transportation mobility related grants.~~
- ~~e. Provision of Park and Ride facilities, built to RTS needs and specifications~~
- ~~f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right of way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~
- ~~g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.~~
- ~~h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.~~
- ~~i. Funding for the construction of new or expanded transit facilities.~~
- ~~j. Construction of bus shelters built to City specifications.~~
- ~~k. Bus shelter lighting using solar technology designed and constructed to City specifications.~~



- ~~l. Construction of bus turn-out facilities to City specifications.~~
- ~~m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.~~
- ~~n. Business operations shown to have limited or no peak-hour roadway impact.~~
- ~~o. An innovative transportation mobility related modification submitted by the developer, where acceptable to and approved by the City.~~

~~Policy 10.1.10 The City establishes the following priority for transportation mobility projects within Zone D and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.~~

~~a. Construction of a southerly extension of SW 40th Boulevard from its current end south of its intersection with Archer Road to the intersection of SW 47th Avenue. This roadway connection shall include bicycle and pedestrian facilities.~~

~~b. Funding for the construction of new or expanded transit facilities.~~

~~Policy 10.1.11 For any development or redevelopment within Zone E, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.~~





Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1.5
51 to 100	At least 4
101 to 400	At least 6
401 to 1,000	At least 10
1,001 to 5,000	At least 16
Greater than 5,000	At least 24 and meet either a. or b.:
	<p>a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours.</p> <p>b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.</p>

#### Zone E Criteria

- a. ~~Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may be located outside of Zone E if demonstrated to be a direct benefit to the transportation system in Zone E. Projects may include, but shall not be limited to, the following:~~
- ~~1. widening of SR 121 to 4 lanes north of US 441 to CR 231; and~~
  - ~~2. extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.~~
- b. ~~Deeding of land for right of way and/or construction of roadway extensions to City specifications. Prior to deeding land for right of way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~
- c. ~~Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/or bike trails.~~
- d. ~~Provision of matching funds for transit or other transportation mobility related grants.~~



- ~~e. Provision of Park and Ride facilities, built to RTS needs and specifications.~~
  - ~~f. Construction of bicycle and/or pedestrian facilities/trails to City specifications. This may include provision of bicycle parking at bus shelters or Transit Hubs (as shown on the Existing Transit Hubs & Transit Supportive Areas Map) or deeding of land for the addition and construction of bicycle lanes or trails. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~
  - ~~g. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.~~
  - ~~h. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.~~
  - ~~i. Funding for the construction of new or expanded transit facilities.~~
  - ~~j. Construction of bus shelters built to City specifications, where transit service is available.~~
  - ~~k. Bus shelter lighting using solar technology designed and constructed to City specifications, where transit service is available.~~
  - ~~l. Construction of bus turn out facilities to City specifications, where transit service is available or planned as shown in the Transit Development Plan, Bus Stop Improvement Plan or 5-Year Schedule of Capital Improvements.~~
  - ~~m. Construction of access to transit stops and/or construction of transit boarding and alighting areas.~~
  - ~~n. Business operations shown to have limited or no peak hour roadway impact.~~
  - ~~o. An innovative transportation mobility related modification submitted by the developer, where acceptable to and approved by the City.~~
- ~~Policy 10.1.12 The City establishes the following priority for transportation mobility projects within Zone E and shall collaborate with the Metropolitan Transportation Planning Organization (MTPO) to add these items to the MTPO list of priorities. The City shall also pursue matching grants and other funding sources to complete these projects.~~
- ~~a. Widening SR 121 to 4 lanes north of US 441 to CR 231.~~
  - ~~b. Funding for the construction of new or expanded transit facilities.~~



~~Policy 10.1.13 — For any development or redevelopment within Zone M, the developer shall fund transportation mobility criteria, including transit, pedestrian, bicycle, and vehicular needs, in the zone. This may include projects outside of Zone M that can be demonstrated to be a direct benefit to the transportation system in Zone M. The required transportation mobility criteria shall be based on the development's (including all phases) trip generation and proportional impact on transportation mobility facilities. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer. The transportation mobility criteria for any development or redevelopment that has a net, new average daily trip generation of greater than 5,000 trips shall include either 1. or 2. as follows:~~

- ~~1. — Located on an existing RTS transit route with minimum 15 minute frequencies in the a.m. and p.m. peak hours.~~
- ~~2. — Provide funding for a new RTS transit route with minimum 15 minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15 minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions shall include capital and operating costs for a minimum of 3 years.~~

~~It is anticipated that the provision of all mobility needs in Zone M may span a 20 to 30 year time period, and the mobility needs in Zone M, as listed below, shall be identified in the City's 5 Year Schedule of Capital Improvements:~~

#### **~~Zone M Criteria~~**

- ~~a. — Roadway projects that will provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion and pressure on arterials. All roadway projects shall include bicycle and pedestrian facilities. Projects may include, but shall not be limited to, the following:
  - ~~1. — extension of Hull Road consistent with MTPo Option M;~~
  - ~~2. — extension of SW 62nd Boulevard to SW Archer Road in accordance with the MTPo design; and~~
  - ~~3. — extension of streets, deeding of land, or easements to create a more gridded network and provide connectivity.~~~~
- ~~b. — Deeding of land for right of way and/or construction of roadway extensions to City specifications. Prior to deeding land for right of way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.~~





- ~~c. Design and/or construction studies/plans for projects such as planned roundabouts, road connections, sidewalk systems, and/ or bike trails.~~
- ~~d. Construction of transit superstops in Zone M built to City specifications.~~
- ~~e. A Park and Ride facility with a minimum of 100 spaces, including transfer station and restrooms/information center, built to RTS specifications.~~
- ~~f. Traffic management system equipment for transit vehicles operating on routes in Zone M.~~
- ~~g. Funding for new buses and other capital expenses for routes serving Zone M.~~
- ~~h. Funding for articulated buses.~~
- ~~i. Funding for Express Transit Service or Bus Rapid Transit, where appropriate.~~
- ~~j. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.~~
- ~~k. Funding for the construction of new or expanded transit facilities.~~
- ~~l. Construction of access to transit stops and/or construction of transit boarding and alighting areas.~~
- ~~m. Business operations shown to have limited or no peak-hour roadway impact.~~
- ~~n. An innovative transportation mobility-related modification submitted by the developer, where acceptable to and approved by the City.~~

~~Policy 10.1.14 Within the portion of the University of Florida (UF) Context Area that is located inside city limits (as mapped in the Campus Master Plan), all new multi-family residential development shall fund the capital transit costs associated with transit service needs. Transit capital costs include transit vehicles, maintenance facilities, passenger facilities such as transit shelters, and technology equipment (such as GPS). Payments shall be based on a proportionate share contribution for any additional transit service enhancements needed to serve the proposed development and maintain existing service levels (frequencies) in the RTS a.m. and p.m. peak hours. The projected new trips shall be based on the expected mode split of all development trips that will use transit. If the development is within ¼ mile of UF, there shall be a 25% reduction in the required payment in recognition of the pedestrian and bicycle trips that may occur. Any transit payments required under this policy shall not count towards meeting TMPA criteria in Zones B, C, D, or M.~~



~~Policy 10.1.15 — Redevelopment or expansions of existing developments that generate fewer than ten net, new average daily trips or two net, new p.m. peak hour trips (based on adjacent street traffic) shall not be required to meet Policies 10.1.4, 10.1.5, 10.1.6, 10.1.7, 10.1.9, 10.1.11, 10.1.13, or 10.1.14, as applicable.~~

~~Policy 10.1.16 — To encourage redevelopment and desirable urban design and form, any development or redevelopment within Zones B, C, D, E, or M that meets standards such as neo-traditional, new urbanist, transit-oriented development (TOD), or mixed-use development and includes a mix of both residential and non-residential uses at transit-oriented densities shall be provided credits, in relation to the multi-modal amenities provided, toward meeting the criteria in Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13, as applicable.~~

~~Policy 10.1.17 — An existing DRI that was approved and built prior to the adoption of the TMPA may be granted TMPA credits for redevelopment or expansion if all of the following requirements are met. All other Chapter 380, F.S., DRI requirements, except those concerning transportation concurrency, shall continue to apply.~~

- ~~a. — The DRI is located entirely within the TMPA.~~
- ~~b. — At least one public transit route serves the DRI and operates at 15-minute frequencies during the RTS a.m. and p.m. peak hours.~~
- ~~c. — The DRI allows transit service to enter the site and drop off/pick up passengers as close as possible to main entry points to facilitate transit user comfort and safety. An appropriate number of bus shelters, as determined by RTS during development review, shall be located at the site. The DRI shall construct required shelters to RTS specifications.~~
- ~~d. — The DRI provides a Park and Ride facility at the site, built to RTS specifications and needs.~~
- ~~e. — Cross-access connections or easements shall be provided to adjacent developments/sites.~~
- ~~f. — Any other transportation modifications (either on or off site), including, but not limited to, signalization, turn lanes, cross walks, bicycle parking, public sidewalks and internal sidewalk connections, and/or traffic calming measures found to be required during development review shall be provided or paid for by the DRI. The City may require a traffic study to determine the transportation impacts and required transportation modifications depending upon the size of the expansion.~~

~~Policy 10.1.18 — In order to promote highly desirable development within the TMPA, the City or Community Redevelopment Agency may enter into agreements with~~





~~developers to provide all or part of the transportation mobility needs that are required by policies within this Element.~~

~~Policy 10.1.19 — The City shall collect trip generation information for developments within the TMPA. For redevelopment sites, the City shall also collect information about trip credits for the previous use of the property.~~

~~Policy 10.1.20 — The City may require special traffic studies within the TMPA, including, but not limited to, information about trip generation, trip distribution, trip credits, and/or signal warrants, to determine the need for transportation modifications for improved traffic operation and/or safety on impacted road segments.~~

~~Policy 10.1.21 — The City shall evaluate the TMPA in conjunction with the City's next required Evaluation and Appraisal process.~~

~~Policy 10.1.22 — The City shall amend the Concurrency Management section and any other relevant sections of the Land Development Code to reflect the adoption of the new Transportation Mobility Program and the rescinding of transportation concurrency and the Transportation Concurrency Exception Area.~~

~~Policy 10.1.23 — Developments approved prior to the adoption of the TMPA shall provide any transportation improvements, modifications, or mitigation required as part of the development plan approval, consistent with Future Land Use Element Policy 3.4.5. When development plans that were approved prior to the adoption of the TMPA are amended, they shall meet TMPA policies, consistent with Future Land Use Element Policy 3.4.5.~~

**Objective 10.3~~2~~** The City shall promote multi-modal transportation choice by adopting the following policies that encourage an interconnected street network, encourage redevelopment, and specially regulate developments with 30 or more acres, ~~and by adopting the Existing Transit Hubs & Transit Supportive Areas Map as part of the Transportation Mobility Map Series.~~

Policy 10.3.1 ~~2.1~~ The City shall not close or vacate an improved street except under the following conditions:

- a. a parallel street is provided;
- ~~ab.~~ the loss of the street will not foreclose reasonably foreseeable future use by people walking or bicycling ~~bicycle or pedestrian use;~~
- ~~bc.~~ the loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;



- ~~ed.~~ for public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for development that includes the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and
- ~~de.~~ there is no reasonably foreseeable need for any type of transportation corridor for the area.

Policy 10.~~3.2~~ 2.2 The City shall ensure that new streets are designed appropriately for transportation choice by setting design standards that call for minimal street widths, modest turning radii, modest design speeds, curb extensions, traffic calming, gridded and connected patterns, sidewalks, bicycle facilities, and prohibition of cul-de-sacs, where feasible. Street design standards shall include consideration of usage by transit vehicles, ~~where appropriate.~~

Policy 10.~~3.3~~ 2.3 The City shall require new residential developments, where feasible, to provide ~~street cross-access and multimodal cross-access and/or sidewalk/path connections and/or stub-outs~~ to adjacent properties and developments ~~(such as schools, parks, bus stops, retail, and office centers)~~ so that ~~trips~~ are motorized vehicle trips ~~are~~ minimized on the external multimodal transportation system. ~~major roadways.~~ Where there is not a cross-access to an adjacent parcel, a stub-out shall be provided to the property boundary and include applicable public access easements or right-of-way.

Policy 10.2.4 — ~~The City shall adopt the Existing Transit Hubs & Transit Supportive Areas Map as part of the Transportation Mobility Map Series to increase and enhance multi-modal transportation choices and encourage redevelopment in these areas.~~

Policy 10.2.5 — ~~In order to encourage the redevelopment of properties within the TMPA, reduce or prevent blight, and encourage development in close proximity to transit, the following redevelopment trip credits shall apply to projects that are located within ¼ mile of the property lines of an existing transit hub or projects that are located in transit supportive areas (as shown in the Existing Transit Hubs and Transit Supportive Areas Map adopted in the Transportation Mobility Element) and are within ¼ mile of an existing transit route. The City shall reduce by 25% the net, new average daily trip generation for any redevelopment project or any project that expands or converts a building to a new use. The City shall reduce by 40% the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component where residential dwelling units equal at least 10% of the floor area of commercial/office uses.~~



~~Policy 10.2.6 In recognition of the significant redevelopment problems facing the City in the NW 13th Street Activity Center area, the NW 13th Street Special Redevelopment Trip Credit Area (as shown in the Transportation Mobility Map Series) shall receive redevelopment trip credits as follows. The City shall reduce by 30% the net, new average daily trip generation for any redevelopment or expansion/conversion project. The City shall reduce by 45% the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component. Still want to provide trip credit?~~

Policy 10.~~3.5~~ 2-7 To facilitate a reduction in vehicle miles traveled and energy efficient land use patterns ~~within the TMPA~~, developments on 30 or more vacant acres that have a residential, commercial, mixed-use, office, or Planned Use District (PUD) land use designation shall comply with the following conditions:

- a. A mix of residential and non-residential uses shall be required where residential dwelling units equal at least 10% of the floor area of commercial/office uses.
- b. The residential units may be vertically or horizontally mixed with the non-residential portion of the development.
- c. A residential unit credit may be received from off-site development that is within ¼ mile of the site, is in an area equal to the size of the development site, and has an existing built residential density of at least 6 units per acre.
- d. A minimum of 10,000 square feet of non-residential uses (office or commercial) shall be required to support the needs of residents and minimize trip lengths for goods and/or services.
- e. In the case of residential land use, an amendment to PUD will be required to implement the mixed-use requirements of this policy until such time as the City amends the land use categories to allow for a mix of uses.
- f. The development can be in the form of a Traditional Neighborhood Development (TND), transit-oriented development (TOD), or New Urbanist type development.
- g. There shall be an exemption from the mixed-use requirements of this policy for any infill development in the ~~east Assessment Area A, B, or C~~ that is surrounded by an area that: a) is at least equal to the size of the development; b) is at least 75% developed with a mix of residential and non-residential uses that may provide support needs; and c) has existing adequate and safe sidewalk connections within ¼ mile of the development.





**Objective 10.4.3** The City's Land Development Code shall provide standards for all new developments and redevelopment. ~~within the TMPA~~ Within the transect zoning district areas, the Land Development code shall regulate urban form to ensure a compact, ~~pedestrian-friendly~~ **people-friendly** environment that supports multi-modal opportunities.

Policy 10.4.1 ~~3-4~~ Within the transect zoning districts, land development regulations shall address urban form in terms of: street types, maximum block perimeter sizes, required new streets or urban walkways, building frontage requirements, building setbacks, location of parking, glazing requirements, building façade articulation, and building entrance location.

Policy 10.4.2 ~~3-2~~ New development of automotive-oriented uses ~~within the TMPA~~, such as retail petroleum sales (gasoline service stations), car washes, automotive repair, and limited automotive services (as defined in the Land Development Code), shall be designed with service bays and fueling (gas) pumps located to the rear or side of buildings. These design standards shall not apply in industrial zoning districts. Land development regulations shall specify the criteria for the placement of these uses. The number of fueling positions and service bays shall be regulated in the Land Development Code.

**Objective 10.5.4** Automobile-oriented developments/uses ~~within the TMPA~~, including drive-through facilities, surface parking lots as a principal use, parking garages, car washes, and gasoline service stations, shall be regulated by the Land Development Code.

Policy 10.5.1 ~~4-4~~ Drive-through facilities shall be defined to include banking facilities, payment windows, restaurant, food and/or beverage sales, dry cleaning, express mail services, and other services that are extended mechanically or personally to customers who do not exit their vehicles. The following uses shall not be considered drive-throughs: auto fuel pumps and depositories that involve no immediate exchange or dispersal to the customer, such as mail boxes, library book depositories, and recycling facilities.

Policy 10.5.2 ~~4-2~~ Drive-through facilities shall be specially regulated by the Land Development Code. The regulations shall include provisions that include; the maximum number of drive-through lanes; queuing space; minimization of the number of access points to public streets; by-pass lanes or driveway areas to avoid backups at the site; consideration of pedestrian/bicyclist safety; location of drive-through lanes; and minimization of the visual impacts of drive-through lanes on street frontage areas.

Policy 10.5.3 ~~4-3~~ Gasoline and alternative fuel stations shall be specially regulated by the Land Development Code. The regulations shall include provisions that include:



locating fueling pumps to the rear or side of buildings; minimization of the number and width of driveways; limitations on the number of fueling positions; and consideration of pedestrian and bicycle safety at the site.

Policy 10.5.4 4.4 The Land Development code shall address design requirements for structured parking that include provisions for consideration of: pedestrian and bicycle routes; location and design of vehicle access points; and compatibility with neighborhoods.

~~Objective 10.5 — In order to enhance the visual characteristics of roadways and create an appealing environment that supports multi-modal transportation opportunities, the City shall adopt streetscaping and landscaping standards for regulated roadways within the TMPA.~~

~~Policy 10.5.1 — The City shall use the November 1998 Gateway Corridor Design Concept Plan as a guideline for all City landscape plans to be prepared for the right-of ways and medians of all regulated roadways within the TMPA.~~

~~Policy 10.5.2 — The City Arborist shall approve final landscaping proposals required in Policy 10.5.1.~~

~~Policy 10.5.3 — The priority for landscaping of roadway right-of ways and/or medians shall be within the East Zone A of the TMPA. First priority shall be given to major arterials within Zone A. Funding for the installation of landscape projects within Zone A shall be from the City, Community Redevelopment Agency, state and federal government, and/or grants, as an incentive for development within the area. Maintenance responsibility shall be provided by the City, Community Redevelopment Agency, or grant funds.~~

~~Policy 10.5.4 — The City shall include right-of way and median landscaping as part of any major roadway modification program.~~

~~Policy 10.5.5 — For required landscaping, new development within all other Zones B, C, D, E, and M shall plant trees selected from the Tree List in the City's Land Development Code that at a minimum are 65-gallon-sized, 14-18 feet tall, and 3.5 inches in trunk caliper, or the equivalent winter-dug and hardened-off balled and burlapped trees. If 65-gallon or equivalent trees are not available, the number of required shade trees may be appropriately increased with the approval of the City Arborist or designee. Within Zone B, these requirements shall only apply along roadways as listed in the annual Level of Service Report produced by the North Central Florida Regional Planning Council. Within all Zones C, D, E, and M, these requirements shall apply to all public and private streets. Trees shall be planted on private property within buffer areas or on right-of-way, if approved by the City. Landscaping installations on right-of-way shall comply with the City of Gainesville Engineering Design & Construction Manual. Land Development Code regulations shall specify the~~



~~type, size, and other tree landscaping standards for the TMPA. All new development, except within the East Zone, within Zones B, C, D, E, and M shall also install an automated irrigation system to preserve new landscaping.~~

~~Redevelopment sites shall be required to plant 50% of the number of street trees otherwise required by the City's Land Development Code. Redevelopment sites where 40% or more of the developed area (as defined in the Land Development Code) is being altered shall also meet the automated irrigation system requirement.~~

~~Developments meeting the criteria for Rapid Review pursuant to the Land Development Code and developments within landscape exempt areas, special area plans with pedestrian-oriented build-to-line provisions, and the approach and clear zone areas as specified on the Gainesville Regional Airport Master Plan shall be exempt from these requirements.~~

**Objective 10.6** ~~The City shall adopt the following policies to regulate parking, within the TMPA.~~

**Policy 10.6.1** ~~Parking in excess of that required by the Land Development Code shall be prohibited, within the TMPA.~~

**Policy 10.6.2** ~~Developments may apply for a parking reduction within the TMPA, based on criteria in the Land Development Code.~~

**Objective 10.6.7** **The City shall coordinate with the Metropolitan Transportation Planning Organization (MTPO) to balance the need for and design of roadway modifications with the City's needs for urban redevelopment, infill, and quality urban design.**

**Policy 10.6.1.7.1** In cooperation with the MTPO, the City shall encourage consideration of features to improve multi-modal transportation in all designs of new roadways and redesigns of existing roadways, as appropriate. These considerations shall include construction of bus turn-out facilities, bicycle lanes, sidewalks, enhanced pedestrian crosswalks, pedestrian scale lighting, landscaped medians and right-of-ways, and traffic calming mechanisms.

**Policy 10.6.2.7.2** As part of the ongoing coordination with the MTPO, ~~and the~~ Florida Department of Transportation, and Alachua County, the City shall designate corridors where road widening is not feasible or desirable. These roadway corridors shall then be designated as "Policy Constrained" or "Physically Constrained" facilities where alternatives to road widening are the primary strategy for roadway congestion.





**Objective 10.7.8** The City shall coordinate with Alachua County and FDOT on an ongoing basis. ~~concerning the TMPA.~~

Policy 10.7.1 ~~8.4~~ Alachua County staff shall be provided the development plans and associated traffic studies for any development ~~within the TMPA~~ that will generate more than 1,000 net, new average daily trips or any development that will generate more than 100 net, new average daily trips within 1/4 mile of an Alachua County-maintained road or the unincorporated area. Alachua County staff shall have the opportunity to comment on the proposed development and its impacts on Alachua County-maintained roads or state-maintained roads ~~and any criteria proposed/required pursuant to Policies 10.1.6, 10.1.7, 10.1.9, 10.1.11, and 10.1.13. Alachua County staff may raise the trip threshold for review of plans at any time by informing the City of such change in writing. The City shall require large developments that meet the DRI threshold to address regional impacts on facilities.~~

~~Policy 10.8.2 — After receipt of the annual update of the Level of Service Report produced by the North Central Florida Regional Planning Council, the City shall annually monitor and evaluate the impacts to Alachua County maintained roads of approved development within the TMPA and share the information with Alachua County.~~

Policy 10.7.2 — For any development that will access state roads, FDOT staff shall have the opportunity to comment on the proposed development and its impacts on State Roads.

~~**Objective 10.9** — The City shall coordinate with the Florida Department of Transportation (FDOT) on an ongoing basis concerning the TMPA.~~

~~Policy 10.9.1 — For any development that will access state roads, FDOT staff shall have the opportunity to comment on the proposed development and its impacts on state roads.~~



## Transportation Mobility Map Series

- ~~▪ Major Thoroughfares and Transportation Routes~~
- ~~▪ Transit Routes~~
- ~~▪ Existing Transit Hubs & Transit Supportive Areas~~
- ~~▪ Off-Street Paved Trail Network~~
- ~~▪ In-Street Bicycle Facilities—Existing~~
- ~~▪ Rail & Airport Facilities~~
- ~~▪ NW 13<sup>th</sup> Street Special Redevelopment Trip Credit Area~~
- ~~▪ Major Trip Generators & Attractors~~

Contact City Transportation Department for latest Multimodal Transportation Mobility Map Series



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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/22/26

### PROJECT DESCRIPTION

#12 - City of Jasper - Fiscal Year 2020 and Fiscal Year 2021 Community Development Block Grant - Neighborhood Revitalization - 23DB-N20 - Concurrent Notice

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TO: Mark Meyers, Interim City Manager  
City of Jasper  
208 West Hatley Street  
Jasper, FL 32052-8707

XC: Fred D. Fox, President  
Fred Fox Enterprises, Inc.  
P.O. Box 840338  
St. Augustine, FL 32080-0338

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT SCOTT KOONS, EXECUTIVE DIRECTOR, AT THE NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL AT 352.339.2489.

v:\chouse\staff\edbg\memos\fy20 & fy21\memo\_fy20&fy21jasper\_nr\_concurrent notice.docx

Dedicated to improving the quality of life of the Region's citizens,  
by enhancing public safety, protecting regional resources,  
promoting economic development and providing technical services to local governments.



## Project Narrative — G-2

Describe the proposed project using the guidelines in the instructions. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions. Use additional pages as needed.

### Service Area #1 Chan Bridge Lift Station Number 4 Service Area:

**03J – Sewer Line Replacement** – The City of Jasper’s Chan Bridge Sanitary Sewer Lift Station has aging components and is in need of rehabilitation. The project proposed in this application is the rehabilitation of and improvements to the City’s sanitary sewer Chan Bridge lift station. The improvements will include replacement of lift station’s components to ensure ongoing operation of the City’s sanitary sewer system. The Chan Bridge Sanitary Sewer Lift Station is located at the intersection of Chan Bridge Drive and Northwest 103<sup>rd</sup> Place in unincorporated Hamilton County. The proposed improvements are:

- Demolish Existing Lift Station Components
- Reline Existing Wet Well
- Install New Submersible Pump in Wet Well
- Install New Guiderails, Piping, Valves & Fittings
- Install New Valve Vault & Wet Well Top with Hatch
- Install New Control Panel / Electrical
- Connect to Existing Forcemain
- Complete Site Work and Install New Fencing

The service area is bound on the northwest by Northwest 104<sup>th</sup> Avenue, bound on the southwest by the homes on the west side of 16<sup>th</sup> Avenue Northwest, bound on the south by the homes on the south side of Northwest 36<sup>th</sup> Drive and by the homes on the south side of Field Crest Road, bound on the east by Pine Wood Road, bound on the north by Northwest 35<sup>th</sup> Place, by the homes on the north side of Northwest 103<sup>rd</sup> Place and by the homes on the north side of Maplewood Road.

This service area includes all of the residential housing units in the service area whose effluent waste flows thru the City of Jasper’s Chan Bridge Lift Station. The beneficiaries of the Chan Bridge Lift Station rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose effluent flows thru the City’s Chan Bridge lift station. Currently 149 occupied households are located in the Primary Service Area for rehabilitation of the Chan Bridge Lift Station. These 149 households contain 444 people. 159 of the people living in the households in the service area, or 35.81% are VLI, 375 of the people living in the households in the service area, or 84.46% are LMI and 69 of the people living in the households in the service area or 15.54% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

**Project Narrative (continued):**

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 are as follows:

<b>Activity</b>	<b>Description</b>	<b>CDBG Cost</b>	<b>Local Match Funds</b>
03J Sewer Line Replacement	Rehabilitate Chan Bridge Lift Station	\$307,000.00	\$ 0.00

**Service Area #2 Ben Jones Lift Station Number 13 Service Area:**

**03J – Sewer Line Replacement** – The City of Jasper’s Ben Jones Lift Station Number 13 has aging compenents and is in need of rehabilitation. The project proposed in this application is the rehabilitation of and improvements to the City’s Ben Jones sanitary sewer lift station. The improvements will include replacement of lift station’s components to ensure ongoing operation of the City’s sanitary sewer system for the residents served by the system. The Ben Jones Sanitary Sewer Lift Station is located at the intersection of Northwest 108<sup>th</sup> Avenue and Northwest 37<sup>th</sup> Trail in unincorporated Hamilton County. The proposed improvements are:

- Demolish Existing Lift Station Components
- Reline Existing Wet Well
- Install New Submersible Pump in Wet Well
- Install New Guiderails, Piping, Valves & Fittings
- Install New Valve Vault & Wet Well Top with Hatch
- Install New Control Panel / Electrical
- Connect to Existing Forcemain
- Complete Site Work and Install New Fencing

The service area is bound on the north and east by the Norfolk Southern Railroad Tracks, bound on the south by the homes on the south side of Northwest 37<sup>th</sup> Street, and bound on the west by the homes on the west side of Northwest 107<sup>th</sup> Avenue.

This service area includes all of the residential housing units in the service are whose effluent flows thru the City of Jasper’s Ben Jones Lift Station System. The beneficiaries of the Ben Jones Lift Station rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose effluent flows thru the City’s Ben Jones lift station. Currently 80 occupied households are located in the Primary Service Area for rehabilitation of the Ben Jones Lift Station. These 80 households contain 214 people. 96 of the people living in the households in the service area, or 44.86% are VLI, 188 of the people living in the households in the service area, or 87.85% are LMI and 26 of the people living in the households in the service area or 12.15% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.



**Project Narrative (continued):**

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #2 are as follows:

Activity	Description	CDBG Cost	Local Match Funds
03J Sewer Line Replacement	Rehabilitate Ben Jones Sewer Lift Station	\$275,200.00	\$ 0.00

The sources and uses of funds for the project are as follows:

ACTIVITY	CDBG	CITY MATCH CLAIMED FOR POINTS	TOTAL
03J – Sewer Line Replacement	\$582,200.00	\$ 0.00	\$582,200.00
03J – Engineering	\$ 61,800.00	\$50,000.00	\$111,800.00
013 – Administration	\$ 56,000.00	\$ 0.00	\$ 56,000.00
<b>Total:</b>	<b>\$700,000.00</b>	<b>\$50,000.00</b>	<b>\$750,000.00</b>

The City of Jasper is committing fifty thousand dollars (\$50,000.00) as leverage. All of the \$50,000 in leverage will be used towards Engineering as local match in this application.

None of the proposed activities will be carried out in a floodplain or wetland.

The City anticipates it will take approximately thirty (30) months for the Project to be complete including the environmental review, bidding, construction, and grant closeout.

Without the assistance of CDBG funding requested in this application, the City of Jasper would not be able complete the work on the Project proposed in this application.

**UNMET NEEDS**

If sufficient CDBG funds remain after addressing the above work, the City would utilize these funds to address the following Unmet Needs:

**Unmet Need # 1 - Service Area #1 Chan Bridge Lift Station Number 4 Service Area:**

**03J – Sewer Line Replacement** – The City’s Chan Bridge Lift Station has aging components and is in need of rehabilitation and upgrades. The project proposed in this unmet need portion of the application is the installation of an emergency electrical generator at the City’s Chan Bridge sanitary sewer lift station. The emergency electrical generator will ensure ongoing operation of the City’s sanitary sewer system, for the sewer customers

**Project Narrative (continued):**

served by the Chan Bridge Lift Station, particularly during power outages. The Chan Bridge Lift Station is located at at the intersection of Chan Bridge Drive and Northwest 103<sup>rd</sup> Place in unincorporated Hamilton County.

The service area is bound on the northwest by Northwest 104<sup>th</sup> Avenue, bound on the southwest by the homes on the west side of 16 Avenue Northwest, bound on the south by the homes on the south side of Northwest 36<sup>th</sup> Drive and by the homes on the south side of Field Crest Road, bound on the east by Pine Wood Road, bound on the north by Northwest 35<sup>th</sup> Place, by the homes on the north side of Northwest 103<sup>rd</sup> Place and by the homes on the north side of Maplewood Road.

This service area includes all of the residential housing units in the service area whose residents effluent flows thru the City of Jasper's Chan Bridge Lift Station. The beneficiaries of the Chan Bridge Lift Station rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose effluent flows thru the City's Chan Bridge lift station. Currently 149 occupied households are located in the Primary Service Area for rehabilitation of the Chan Bridge Lift Station. These 149 households contain 447 people. 168 of the people living in the households in the service area, or 37.58% are VLI, 380 of the people living in the households in the service area, or 85.01% are LMI and 67 of the people living in the households in the service area or 14.99% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #1 are as follows:

<b>Activity</b>	<b>Description</b>	<b>CDBG Cost</b>	<b>Local Match Funds</b>
03J Sewer Line Replacement	Install Emergency Electrical Generator	\$75,000.00	\$ 0.00

**Unmet Need # 2 - Service Area #2 Ben Jones Lift Station Number 13 Service Area:**

**03J – Sewer Line Replacement** – The City's Ben Jones Lift Station has aging compenents and is in need of rehabilitation and upgrades. The project proposed in this unmet need portion of the application is the installation of an emergency electrical generator at the City's Ben Jones sanitary sewer lift station. The emergency electrical generator will ensure ongoing operation of the City's sanitary sewer system, for the sewer customers served by the Lift Station, particularly during power outages. The Ben Jones Lift Station is located at at the intersection of Northwest 108<sup>th</sup> Avenue and Northwest 37<sup>th</sup> Trail in unincorporated Hamilton County.

The service area is bound on the north and east by the Norfolk Southern Railroad Tracks, bound on the south by the homes on the south side of Northwest 37<sup>th</sup> Street, and bound on the west by the homes on the west side of Northwest 107<sup>th</sup> Avenue.

**Project Narrative (continued):**

This service area includes all of the residential housing units in the service area whose residents effluent flows thru the City of Jasper's Ben Jones Lift Station System. The beneficiaries of the Ben Jones Lift Station rehabilitation project proposed in this service area are all of the people living in the service area whose effluent flows thru the City's Ben Jones lift station. Currently 80 occupied households are located in the Primary Service Area for rehabilitation of the Ben Jones Lift Station. These 80 households contain 214 people. 96 of the people living in the households in the service area, or 44.86% are VLI, 188 of the people living in the households in the service area, or 87.85% are LMI and 26 of the people living in the households in the service area or 12.15% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #2 are as follows:

Activity	Description	CDBG Cost	Local Match Funds
03J Sewer Line Replacement	Install Emergency Electrical Generator	\$ 75,000.00	\$ 0.00

**Unmet Need # 3 - Service Area #3 Central Avenue Sidewalk Replacement Service Area:**

**03L – Pedestrian Malls and Sidewalks** - The City of Jasper proposes to rehabilitate approximately 1,900 linear feet (LF) of sidewalks on Central Avenue. The proposed sidewalk work would take place along Central Avenue between Martin Luther King Drive and 8<sup>th</sup> Street in the City of Jasper.

This service area includes all of the residential housing units located along the section of Central Avenue to receive the new sidewalks between Martin Luther King Drive and 8<sup>th</sup> Street:

The beneficiaries of the City's Central Avenue sidewalk rehabilitation project proposed in this service area are all of the people living in the residential housing units in the service area whose occupants are the primary users of the sidewalks along Central Avenue. Currently 13 occupied households are located in the Primary Service Area for rehabilitation of the Central Avenue Sidewalks in the service area. These 13 households contain 43 people. 11 of the people living in the households in the service area, or 25.58% are VLI, 26 of the people living in the households in the service area, or 60.47% are LMI and 17 of the people living in the households in the service area or 39.57% have household incomes which are above the LMI income limits. Thus, National Objective 1, Benefit to Low Moderate-Income Persons is realized by this activity.

The activity, dollar amounts and estimated percentage benefit to low- and moderate-income persons in Service Area #3 are as follows:

Activity	Description	CDBG Cost	Local Match Funds
03L – Pedestrian Malls and Sidewalks	Install Sidewalks, Curbing, and Gutters	\$172,800	\$ 0.00





**#15**

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## REGIONAL CLEARINGHOUSE INTERGOVERNMENTAL COORDINATION AND RESPONSE

Date: 1/22/26

### PROJECT DESCRIPTION

#15 - Town of Micanopy - Community Development Block Grant - #22CV-S38  
Corona Virus - Concurrent Notice

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TO: Sara Samario, Town Administrator  
Town of Micanopy  
P.O. Box 137  
Micanopy, FL 32667-0137

XC: Fred D. Fox, President  
Fred Fox Enterprises  
P.O. Box 840338  
St. Augustine, FL 32080-0338

       **COMMENTS ATTACHED**

  **X**   **NO COMMENTS REGARDING THIS PROJECT**

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IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT  
SCOTT KOONS, EXECUTIVE DIRECTOR, AT THE NORTH CENTRAL FLORIDA REGIONAL  
PLANNING COUNCIL AT 352.339.2489.

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by enhancing public safety, protecting regional resources,  
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### Project Narrative and Budget

The Town of Micanopy Community Center project currently includes the acquisition of Alachua County Tax Code Parcel 16672-000-000 and construction of a new 5,000 square foot multipurpose Community Center on this parcel.

The sources and uses of funds for the project are as follows:

Activity	CDBG Funds	Local Match Funds	Total Funds
Administration	\$ 50,000.00	\$0.00	\$ 50,000.00
Environmental Review	\$ 15,000.00	\$0.00	\$ 15,000.00
Engineering/Architect	\$ 169,500.00	\$0.00	\$ 169,500.00
Property Acquisition for Community Center	\$ 150,000.00	\$0.00	\$ 150,000.00
Program Delivery	\$ 227,700.00	\$0.00	\$ 227,700.00
Community Center	\$2,381,410.00	\$0.00	\$2,381,410.00
Totals:	\$2,993,610.00	\$0.00	\$2,993,610.00

