



Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030

Planning Commission Workshop

Topic: Land Use and Development Standards

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March 21, 2018



Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030

SCHEDULE

Oct. - Dec. 2017

Identify Issues to be Addressed



Nov. 2017 – Aug. 2018

Develop Draft Amendments to Comprehensive Plan



Sept. 2018 – ~Jan. 2019

Public Hearings

Issues for the Evaluation & Appraisal and update of the Comprehensive Plan will be identified based on input from the public, advisory boards, and BoCC.

Analysis of issues and strategies to address issues: Nov. '17 – May '18

- Issues Analysis
- Community Meetings
- Advisory Board and Other Groups
- BoCC/Planning Commission Regular Workshops and Discussions

Prepare draft amendments to Comprehensive Plan: April '18 – Aug '18

- BoCC/Planning Commission Workshops

- Planning Commission: September 2018
- BoCC Transmittal: October 2018
- 60-day State review
- BoCC Adoption: within 180 days of DEO Report, if any

Per Statute, submit Notification Letter to FDEO by April 1, 2018.

Per Statute, Plan amendments must be transmitted for review no later than ~April 1, 2019



Upcoming Schedule

- **BoCC Special Meetings on Strategies for Comp Plan Update**
 - March 20th Land Use and Development
 - April 3rd Natural Resource Protection
 - April 17th Public Facilities and Services
 - May 1st Economic Opportunity and Affordable Housing
- **BoCC Workshops on Draft Amendments to Comp Plan**
 - May 17th, May 24th, June 5th, June 14th
- **Local Planning Agency/Planning Commission discussion on strategies**
 - **March 21**, April 18, May 16 (topics TBD)
- **Public Hearings on Transmittal of Draft Amendments: Sept. – Oct.**
- **Public Hearings on Adoption of Amendments: ~ Jan. 2019**



Purpose of Workshops

- Review of issues and background data
- Strategies to address issues
- General direction from Planning Commission regarding drafting of policy language to update Comprehensive Plan



Topic Areas

March 21 Land Use & Development Standards

Natural Resource Protection

Public Facilities & Services

Economic Opportunity & Affordable Housing



SUBTOPICS – March 21st Meeting

1. Capacity of Urban Cluster; minimize urban sprawl and preserve rural values; potential impacts of climate change
2. Streamline Activity Center Policies; facilitate emerging tech-based manufacturing, research, and development
3. Promote integration of land use, compact walkable mixed use development in the Urban Cluster, taking into account open space, landscaping, and utility requirements



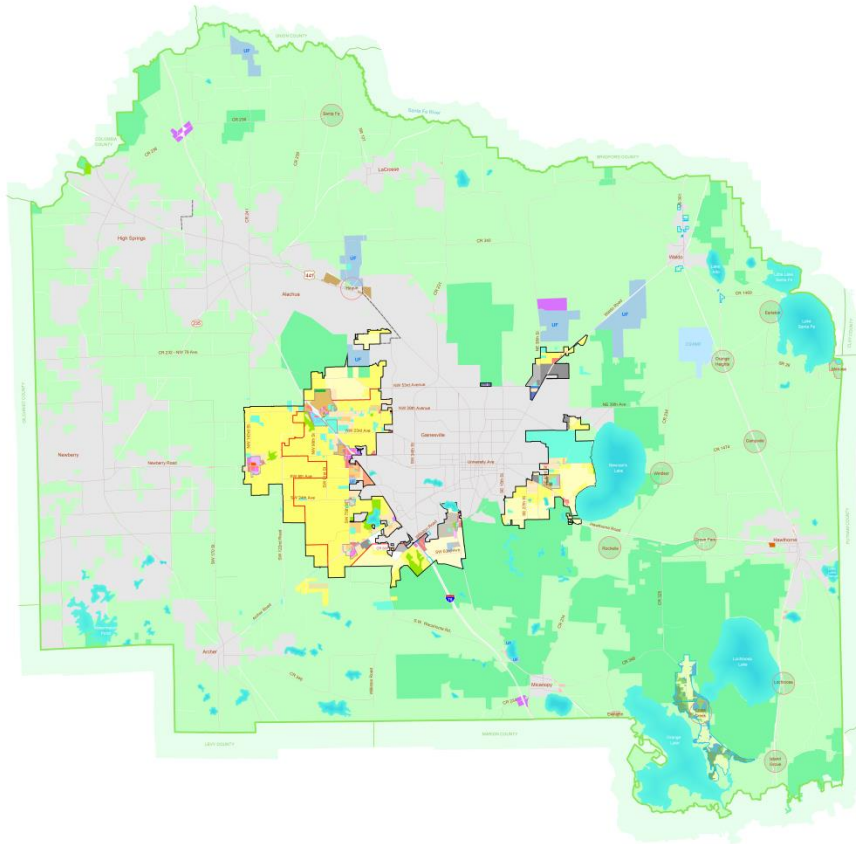
Planning Commission Discussion & Recommendations on Each Subtopic

- Provide recommendations regarding strategies and drafting of policy language to update Comprehensive Plan regarding Land Use & Development Standards



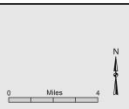
LAND USE & DEVELOPMENT STANDARDS

FUTURE LAND USE MAP 2030 - ALACHUA COUNTY, FLORIDA



LEGEND

- Urban Services Area
- Urban Cluster Line
- Rural Cluster
- Municipality Separator
- Commercial Enclaves
- Rural Commercial - Agriculture
- Water Bodies
- Municipalities
- Special Area Studies
- Activity Centers
- Recreation
- Preservation
- Commercial
- Tourist/Entertainment
- Institutional
- County Solid Waste Management Facility
- UF Campus Master Plan
- Light Industrial
- Heavy Industrial
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Rural/Agriculture
- Rural Employment Center
- Rural Community Employment Center



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Notes:
 The Future Land Use categories shown on this map are defined in the policies in the Alachua County Comprehensive Plan and are to be implemented in conjunction with the Goals, Objectives and Policies. Adopted April 5, 2011; Effective July 22, 2011; Updated as of March 30, 2017.
 UF Campus Master Plan properties are those identified in the UF Campus Master Plan 2005-2015, Figure 14-2, adopted 3/31/06



Strategies in the Alachua County Comprehensive Plan: 2011-2030

- Focus urban development in a clearly defined boundary (Urban Cluster) to maximize efficient use of land and urban infrastructure
- Promote compact, interconnected, mixed use, multi-modal communities through urban design codes that serve as predictable guides
- Separate rural and urban uses and protect rural and agricultural uses



LAND USE & DEVELOPMENT STANDARDS - *URBAN CLUSTER*

PREVIEW OF POTENTIAL STRATEGIES

1. Increase minimum and/or maximum residential densities
2. Review and update as appropriate policies related to hazard resilient planning to strengthen as needed and take into account emerging climate change trends.
3. Update and clarify policies regarding housing to serve aging adults, including ALF's, nursing homes, and rehabilitation centers.
4. Review and consider revisions to the market factor in assessing capacity of the Urban Cluster in the future.



LAND USE & DEVELOPMENT STANDARDS - *ACTIVITY CENTERS*

PREVIEW OF POTENTIAL STRATEGIES

1. Revise Activity Center policies to facilitate mixed use interconnected development and redevelopment per FLUE Objective 2.1.
 - a. Eliminate outdated provisions within detailed Activity Center Plan policies in conflict with generally-applicable Activity Center policies or Unified Land Development Code requirements
 - b. Eliminate designated Activity Center intensity levels (eg, “Low” and “High” Activity Centers as provided in Policy 2.1.2)



LAND USE & DEVELOPMENT STANDARDS - *URBAN INDUSTRIAL & OFFICE*

PREVIEW OF POTENTIAL STRATEGIES

1. Revise policies as needed to facilitate light industrial and office uses within Activity Centers and/or mixed use developments through standard development plan approval processes.





LAND USE & DEVELOPMENT STANDARDS - URBAN DEVELOPMENT STANDARDS

PREVIEW OF POTENTIAL STRATEGIES

1. Review and revise policies relating to promotion of urban form in the Urban Cluster to establish policy framework for reconciling potential conflicts in site planning between needs relating to utilities, open space, and landscaping in the land development regulations.





LAND USE & DEVELOPMENT STANDARDS

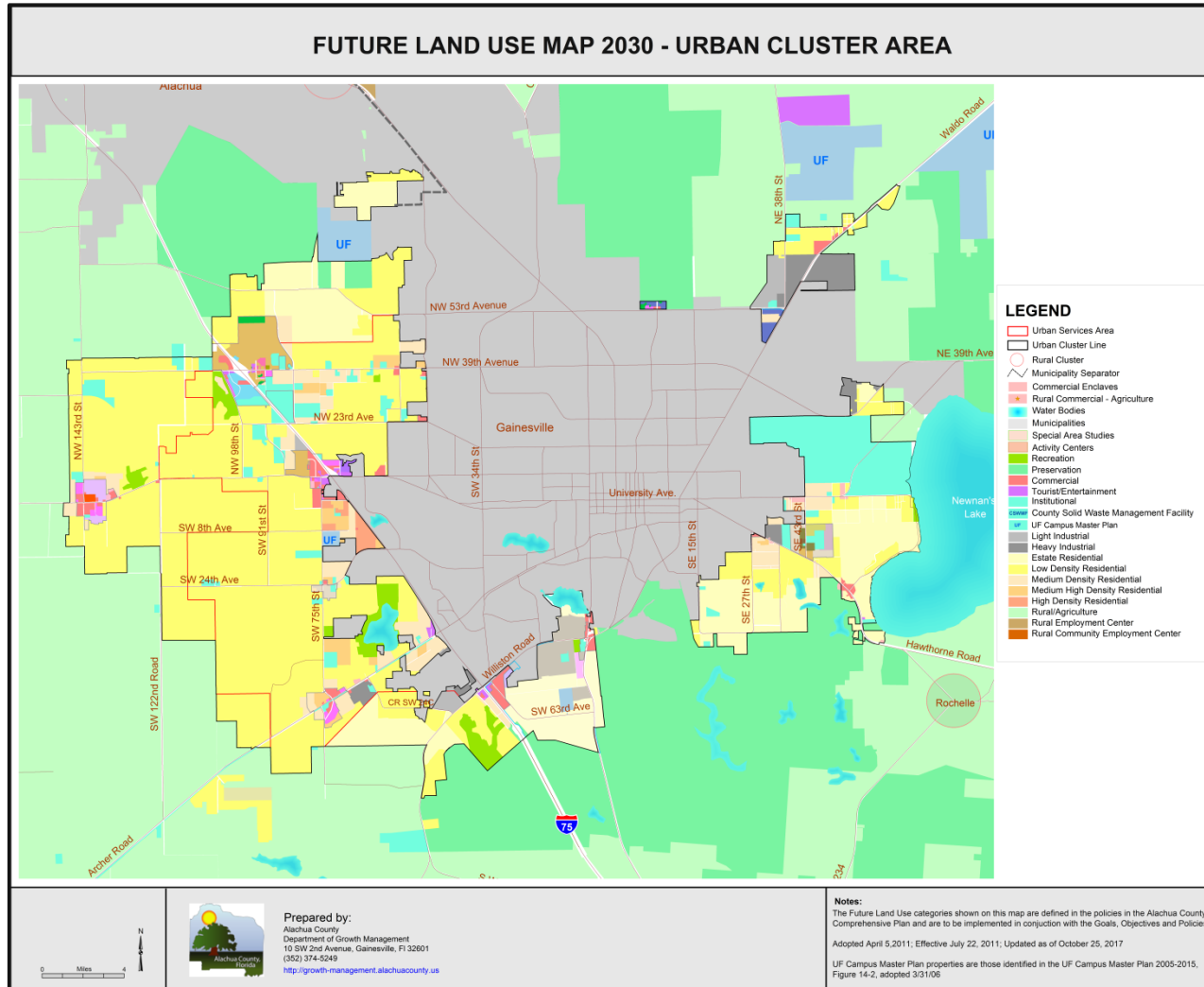
SUBTOPIC BACKGROUND

- 1. Capacity of Urban Cluster; minimize urban sprawl and preserve rural values; potential impacts of climate change**
2. Streamline Activity Center Policies; facilitate emerging tech-based manufacturing, research, and development
3. Promote integration of land use, compact walkable mixed use development in the Urban Cluster, taking into account open space, landscaping, and utility requirements



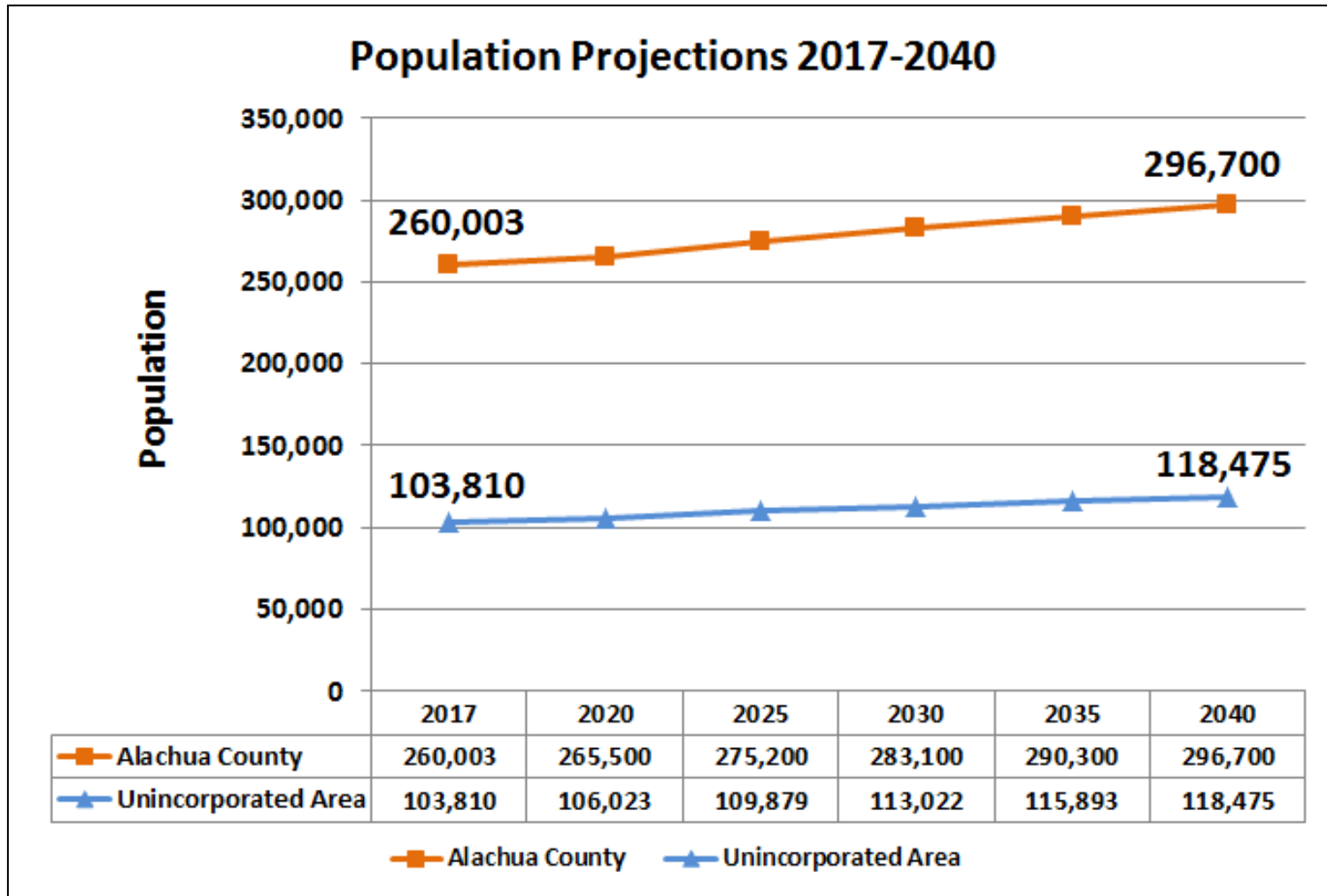
LAND USE & DEVELOPMENT STANDARDS

- URBAN CLUSTER





LAND USE & DEVELOPMENT STANDARDS - URBAN CLUSTER





LAND USE & DEVELOPMENT STANDARDS - URBAN CLUSTER

Per Future Land Use Element Policy 7.1.3 the periodic update of the Comprehensive Plan requires assessment of the Urban Cluster comparing:

1) Forecast need:

- Population Growth in Unincorporated Area	9,212 2030	14,665 2040
- Population Growth in Cluster (maintain 90% Cluster share)	8,291	13,199
- Average household size	2.34 pph	
- Residential vacancy rate	10%	
- Market factors per Policy 7.1.3	2.0 (10 yr)	1.5 (20 yr)

New dwelling units:	7,794 2030	9,308 2040
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2) Capacity for projected growth:

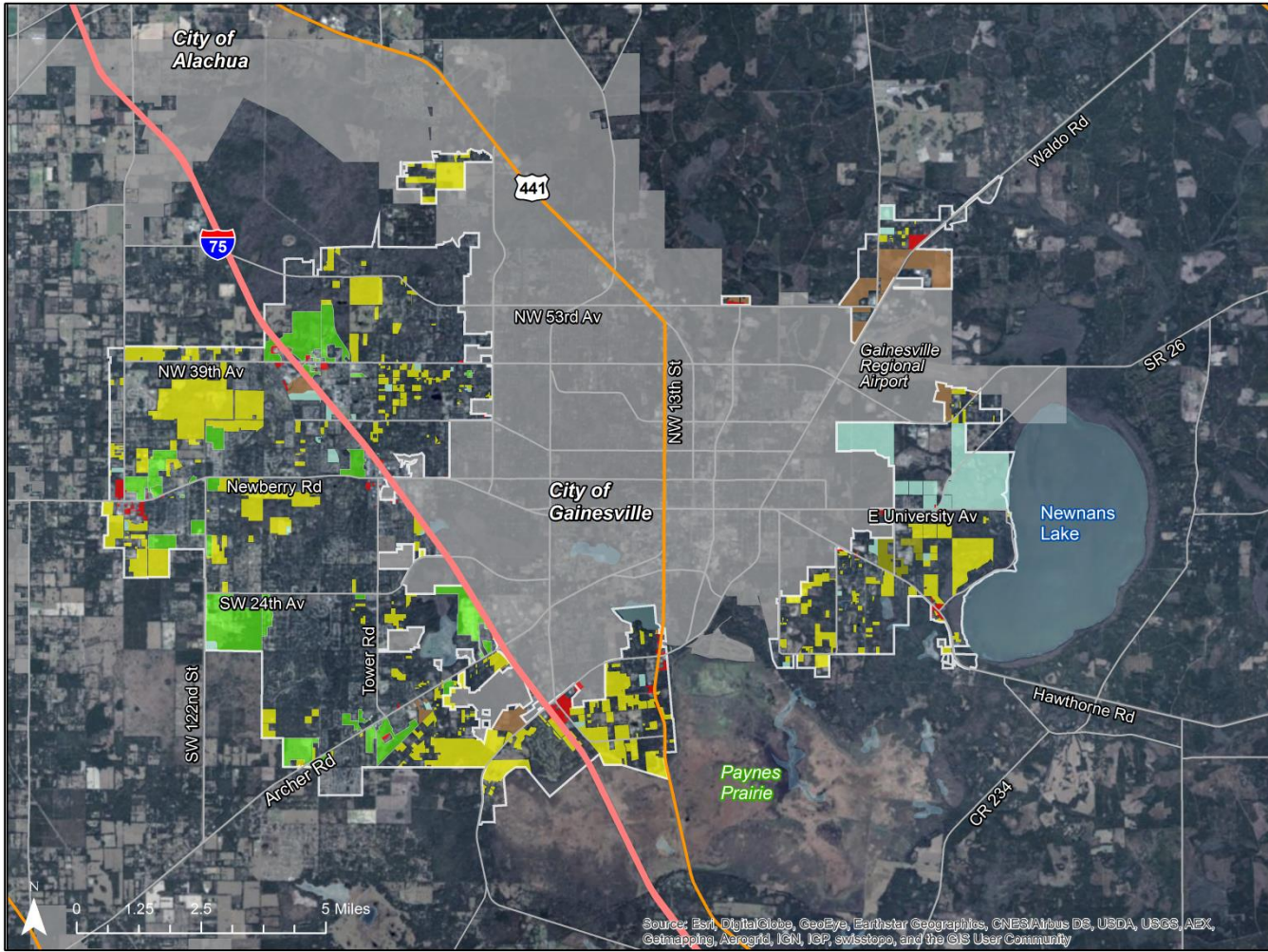
27,023 dwelling units

- Unbuilt Units in Approved Development Projects	13,303 dwelling units
- Unbuilt Lots in Platted Subdivisions	693 lots
- Undeveloped Land Capacity (6,252 acres)	13,027 dwelling units



LAND USE & DEVELOPMENT STANDARDS - URBAN CLUSTER

Undeveloped Land and Approved-Unbuilt or Under-Construction Developments



Legend

- Residential Undeveloped
- Commercial/Office Undeveloped
- Industrial Undeveloped
- Mixed Use Undeveloped
- Institutional Undeveloped
- Approved-Unbuilt or Under-Construction Developments

Source: Alachua County Growth Management Department Existing Land Use Database

Data as of August 2017



LAND USE & DEVELOPMENT STANDARDS - *Climate Change/Resiliency*

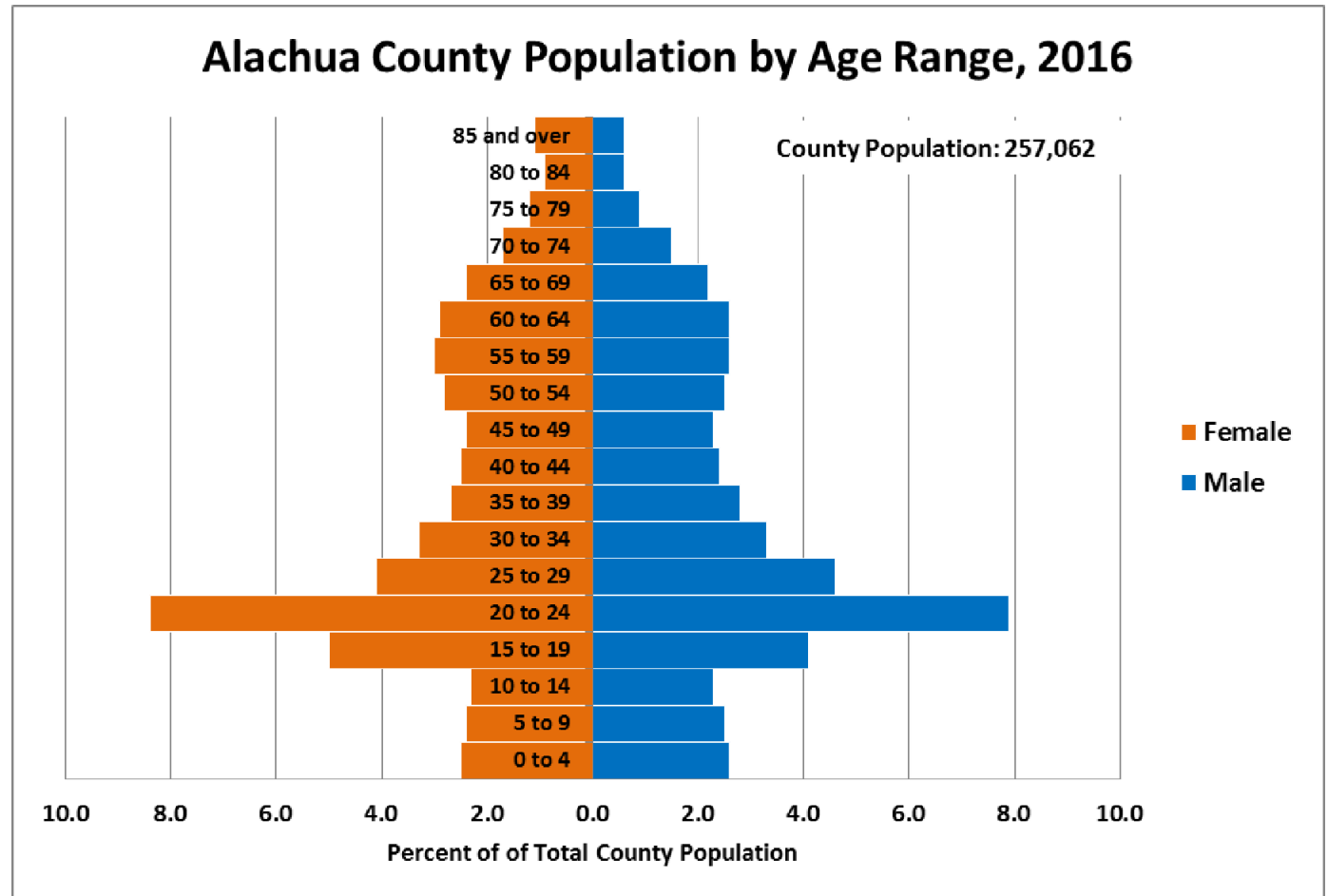
Impacts on population from sea level rise, retirees/ Local impacts of climate change

- Population projections are prepared by UF Bureau of Economic and Business Research (BEBR), and published by the State
- Local climate change impacts include possible increased frequency and intensity of flooding, drought, wildfire, and tropical storms; also impacts on agriculture
- Alachua County Local Mitigation Strategy establishes a framework to lessen County's vulnerability to natural hazards
- Existing policies in Future Land Use, Conservation, and Energy Elements seek to minimize climate change impacts



LAND USE & DEVELOPMENT STANDARDS - URBAN CLUSTER

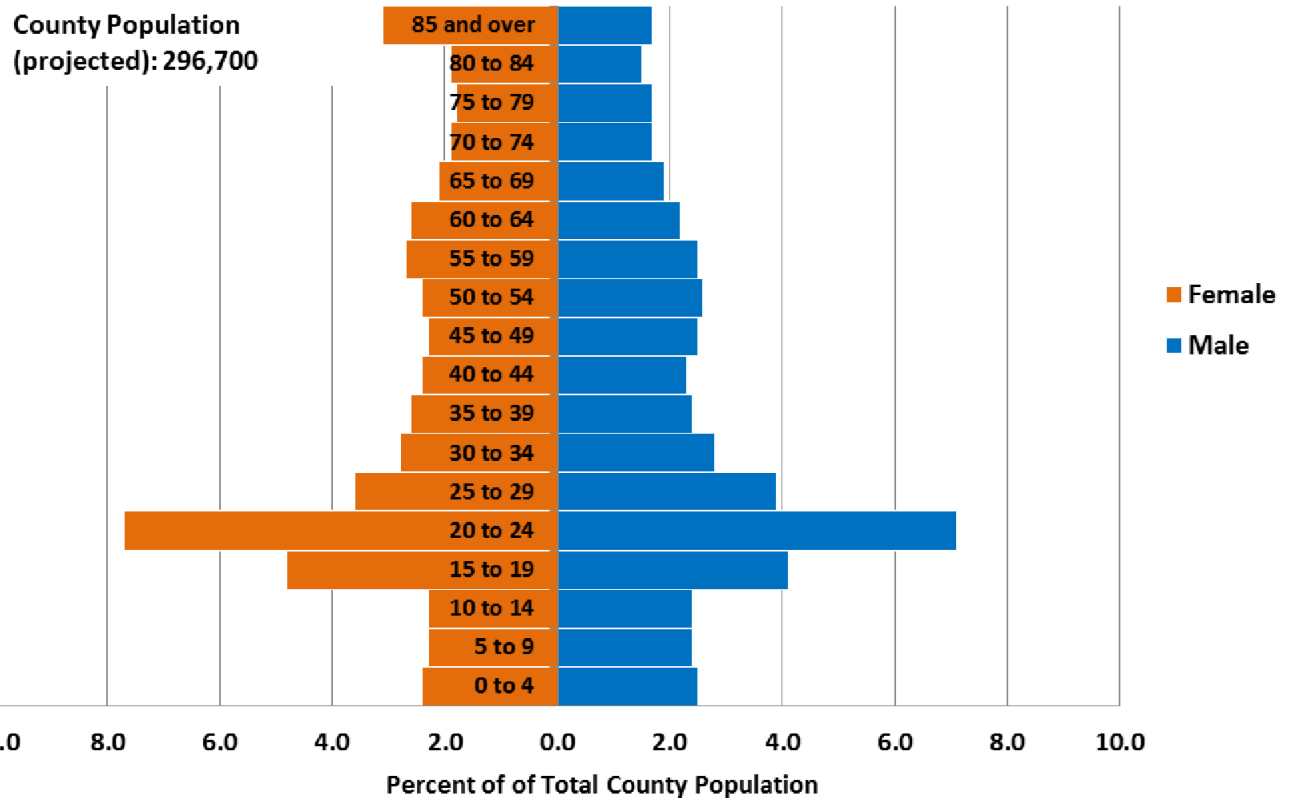
In 2016, a total of 13% of the County's population (about 33,000) was age 65 and up.





LAND USE & DEVELOPMENT STANDARDS - URBAN CLUSTER

Alachua County Population Projections by Age Range, 2040



By 2040, projections indicate that 19% of the County's population will be age 65 and up

This is an increase of 6% (about 23,000) over 2016.



LAND USE & DEVELOPMENT STANDARDS - *URBAN CLUSTER*

STRATEGIES FOR ADDRESSING ISSUES

1. Increase minimum and/or maximum residential densities.
2. Review and consider revisions to the market factor in assessing capacity of the Urban Cluster in the future.
3. Update and clarify policies regarding housing to serve aging adults, including ALF's, nursing homes, and rehabilitation centers.
4. Review and update as appropriate, policies related to hazard resilient planning to strengthen as needed and take into account emerging climate change trends.



LAND USE & DEVELOPMENT STANDARDS

SUBTOPIC BACKGROUND

1. Capacity of Urban Cluster; minimize urban sprawl and preserve rural values; potential impacts of climate change
- 2. Streamline Activity Center Policies; facilitate emerging tech-based manufacturing, research, and development**
3. Promote integration of land use, compact walkable mixed use development in the Urban Cluster, taking into account open space, landscaping, and utility requirements



LAND USE & DEVELOPMENT STANDARDS - *ACTIVITY CENTERS*

ACTIVITY CENTERS OBJECTIVE

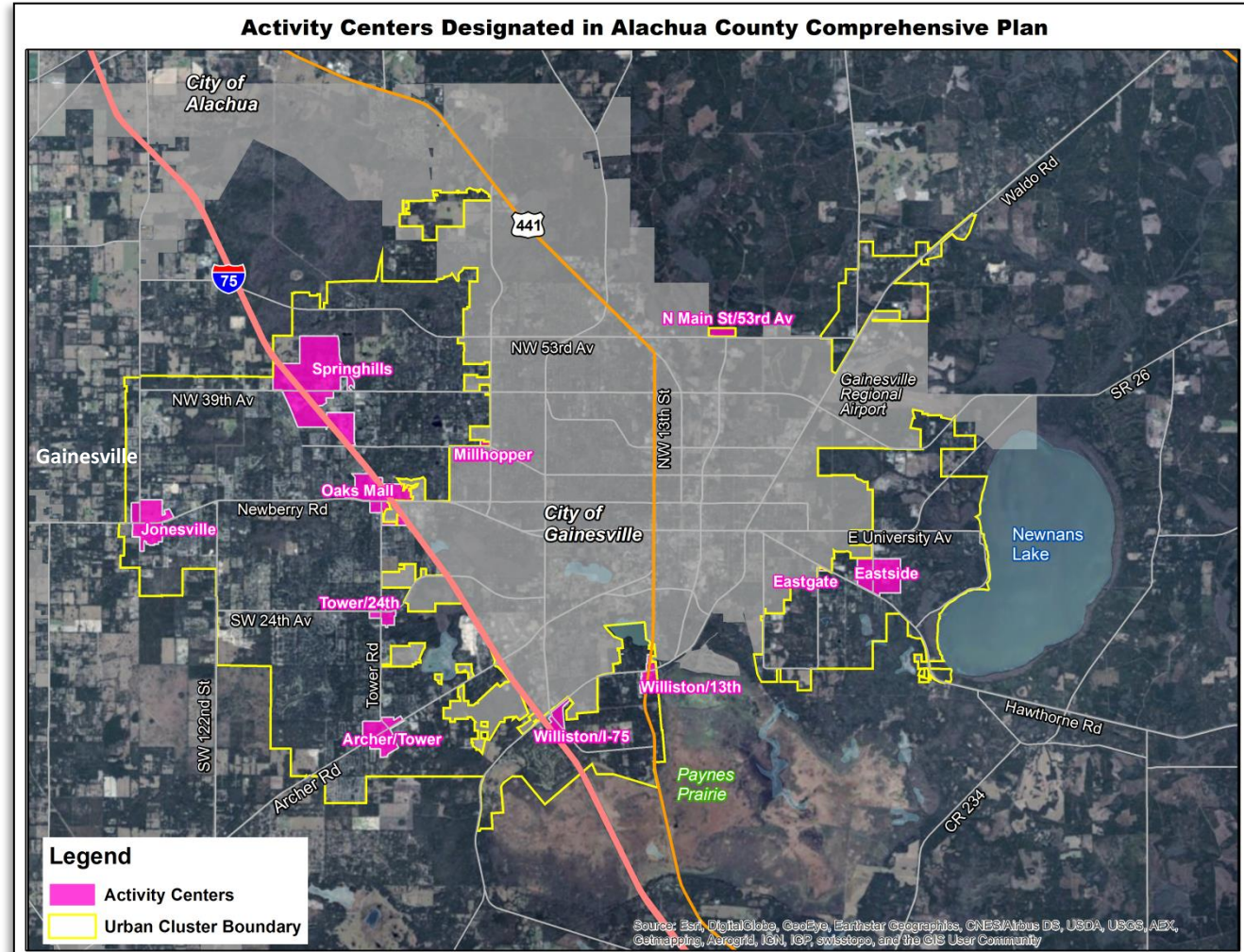
- Promote efficient use of land through Activity Centers in the Urban Cluster which provide for higher density and intensity mixed uses interconnected with other commercial, employment, light industrial, and institutional centers through a system of multimodal corridors and public transit.
- General Activity Center policies provide for urban design standards to promote compact, mixed use, and pedestrian-friendly development that is functionally integrated with surrounding land uses.

From adopted Future Land Use Element Objective 2.1



LAND USE & DEVELOPMENT STANDARDS - ACTIVITY CENTERS

- Archer/Tower
- Eastgate
- Eastside
- Jonesville
- Millhopper
- North Main/53rd
- Oaks Mall
- Santa Fe College
- Springhills
- Tower/24th
- Williston/13th
- Williston/I-75
- Archer/34th (annexed)
- 441/53rd Ave (annexed)





LAND USE & DEVELOPMENT STANDARDS - *ACTIVITY CENTERS*

ACTIVITY CENTERS GENERAL STANDARDS

Adopted Future Land Use Element Policies 2.1.4-2.1.8

- Mixed-use development allowable in all areas of Activity Centers
- Compact, pedestrian-oriented design providing public space and integration with surrounding community
- Multi-modal interconnected street network
- Parking design to encourage pedestrian accessibility
- Development plans consistent with the general development standards are allowable through development plan review process



LAND USE & DEVELOPMENT STANDARDS - *ACTIVITY CENTERS*

ACTIVITY CENTER LEGACY ISSUES

- Varying design standards for each Activity Center
- Parcel-specific uses identified in policies
- Requirements for use of Planned Development zoning
- Lengthy/redundant design requirements that conflict with general standards in some instances
- Land development regulations level of detail
- Separation of uses through buffering



LAND USE & DEVELOPMENT STANDARDS - *ACTIVITY CENTERS*

STRATEGIES FOR ADDRESSING ISSUES

1. Revise Activity Center policies to better facilitate mixed use interconnected development and redevelopment per FLUE Obj. 2.1.
 - a. Eliminate outdated provisions within detailed Activity Center Plan policies that are in conflict with generally-applicable Activity Center policies or Unified Land Development Code requirements.
 - b. Eliminate designated Activity Center intensity levels (eg, “Low” and “High” Activity Centers as provided in Policy 2.1.2).



LAND USE & DEVELOPMENT STANDARDS - *URBAN INDUSTRIAL & OFFICE*

OFFICE & LIGHT INDUSTRIAL POLICY

Certain office and light industrial uses, such as research, development, and experimental laboratories and similar uses may be appropriate within Transit Oriented Developments (TODs) or Activity Centers.

from adopted Future Land Use Element Policy 4.3.1



LAND USE & DEVELOPMENT STANDARDS - *URBAN INDUSTRIAL & OFFICE*

OFFICE & LIGHT INDUSTRIAL ISSUE

- With appropriate development standards, research and development, hi-tech, and advanced manufacturing and office uses can be appropriately located within the Urban Cluster in Activity Centers, Traditional Neighborhood Developments, and Transit-Oriented Developments.



LAND USE & DEVELOPMENT STANDARDS - *URBAN INDUSTRIAL & OFFICE*

STRATEGY FOR ADDRESSING ISSUE

1. Revise policies as needed to facilitate light industrial and office uses within Activity Centers and/or mixed use developments through standard development plan approval processes.





LAND USE & DEVELOPMENT STANDARDS

SUBTOPIC BACKGROUND

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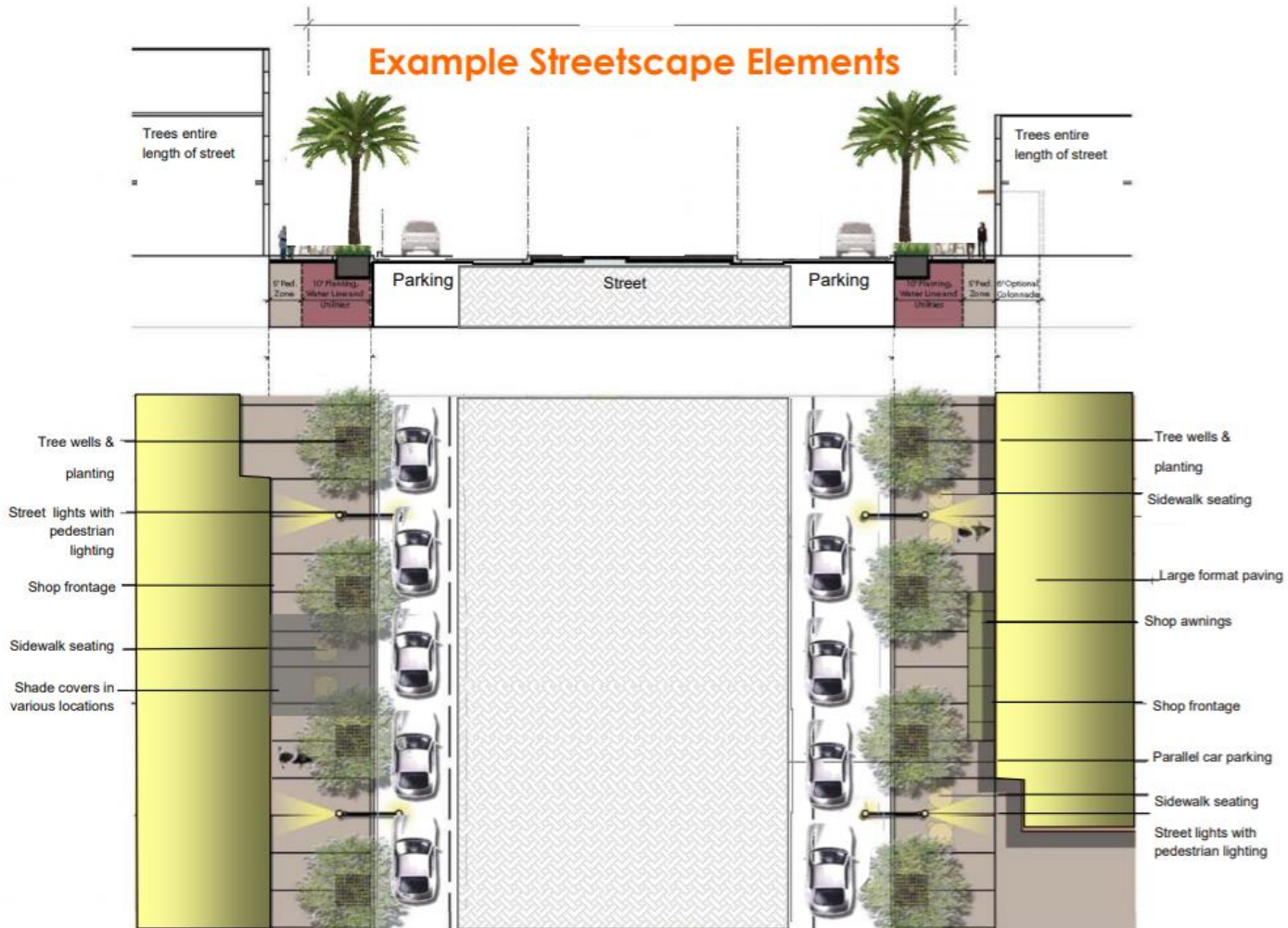
URBAN DEVELOPMENT STANDARDS ISSUES

- Comprehensive Plan does not include specific language about how utilities should fit into the built environment
- Currently no explicit guidance statements about importance of the Public Realm in new developments and how that space should support walkability
- Although Comprehensive Plan includes both general and specific statements about urban design, there is no guiding principle for the design and implementation of the Public Realm



LAND USE & DEVELOPMENT STANDARDS

- URBAN DEVELOPMENT STANDARDS





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Planning Commission Discussion & Recommendations

Provide recommendations regarding strategies and drafting of policy language to update the Comprehensive Plan regarding Land Use & Development Standards topic areas.



For more Information

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Available Online

- Work Plan
- Meeting Schedules
- Presentations
- **Subscribe to Email List for Updates**

<https://growth-management.alachuacounty.us/planning/CompPlanUpdate>