



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

Board of County Commissioners Special Meeting

Growth Management Department
May 17, 2018



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

WORK PLAN

Oct. - Dec. 2017

Identify Issues to be Addressed



Nov. 2017 – Nov. 2018

Develop Draft Amendments to Comprehensive Plan



Dec. 2018 – March 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 – June '18

- Issues Analysis
- Advisory Boards and Other Groups
- BoCC/Planning Commission Workshops and Discussions

Prepare and review draft amendments to Comprehensive Plan: May '18 – Nov. '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 March 19, 2019



Upcoming Schedule

- **BoCC General Strategy Discussions**
 - **May 17th** - Revisit land use and Urban Cluster policies, additional development trend data requested by Board, and Traditional Neighborhood Development design and parking standards.
 - **June 5th** - Components and costs of development and affordable housing data requested by Board.
- **Local Planning Agency General Strategy Discussions**
 - May 30th – Economic Opportunity and Affordable Housing Topic Areas
- **BoCC Workshops to Review Draft Plan Amendments**
 - September – November (dates TBD)
- **Public Hearings on Transmittal of Plan Amendments**
 - December 2018 – March 2019



Presentation Outline

- Land Use Policy Framework in County Comprehensive Plan
- Land Use & Development Data Requested by Board
- Urban Cluster Policies and Analysis
- Traditional Neighborhood Development Design Criteria and Parking



Previous Board Direction

March 20, 2018:

- Develop relevant yardsticks for measuring progress of implementing policies in the Comprehensive Plan relating to residential density and development activity in the Urban Cluster and in rural areas.
- Design and parking requirements for mixed use Traditional Neighborhood Developments.



Planning Commission Recommendation

April 18, 2018 Planning Commission Meeting:

Explore the potential expansion of the Urban Cluster, and look at – in addition to undeveloped lands – those lands that are “underdeveloped”, and the impacts of increasing minimum and maximum densities within existing land use [categories], and how those fit within current market trends.



Land Use Policy Framework in Alachua County Comprehensive Plan

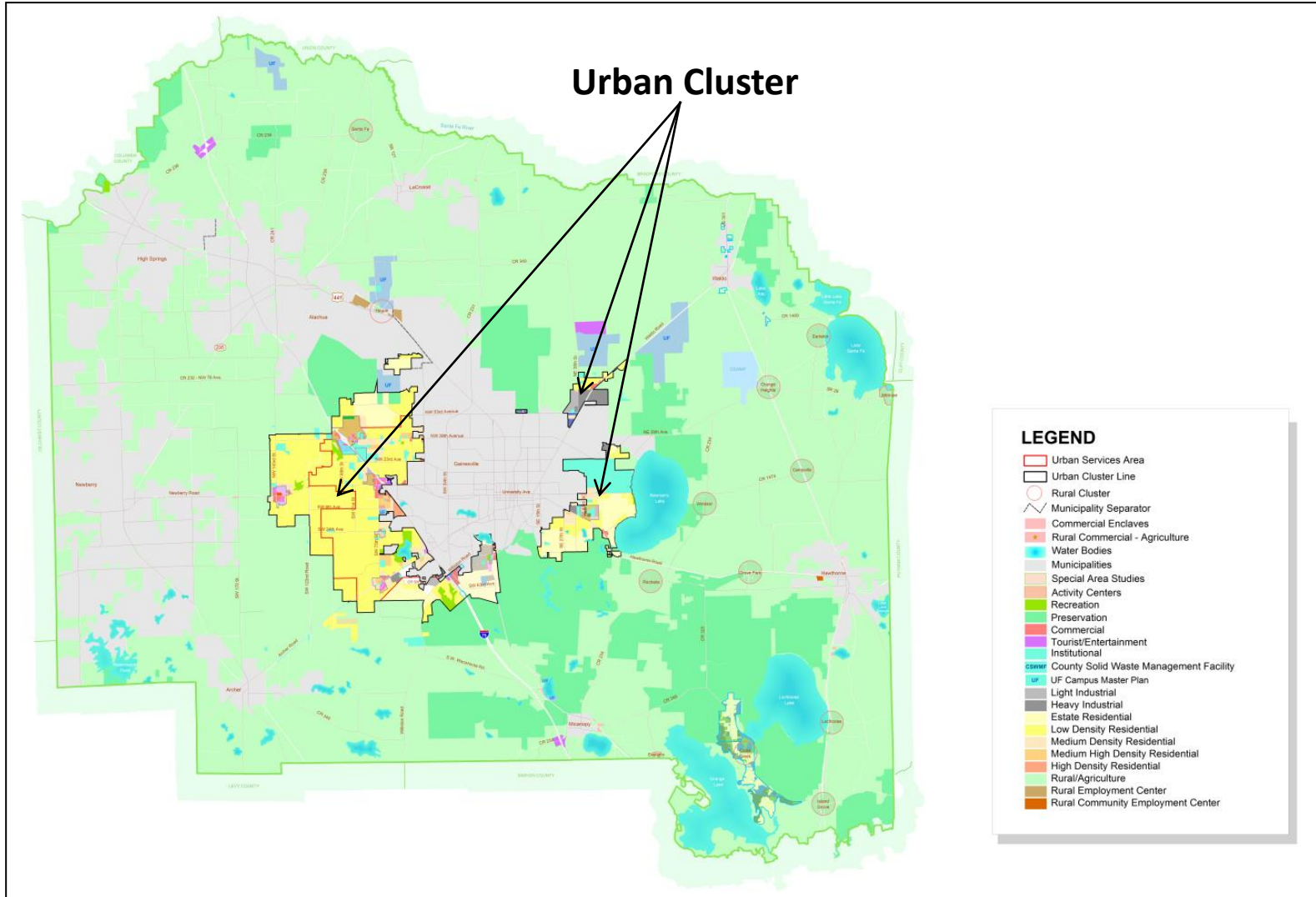


Adopted Strategies from the Alachua County Comprehensive Plan

- Focus urban development in a clearly defined boundary (Urban Cluster) to maximize efficient use of land and urban infrastructure.
- Separate rural and urban land uses, and protect rural/agricultural areas.
- Discourage sprawl and encourage the efficient use of the urban cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

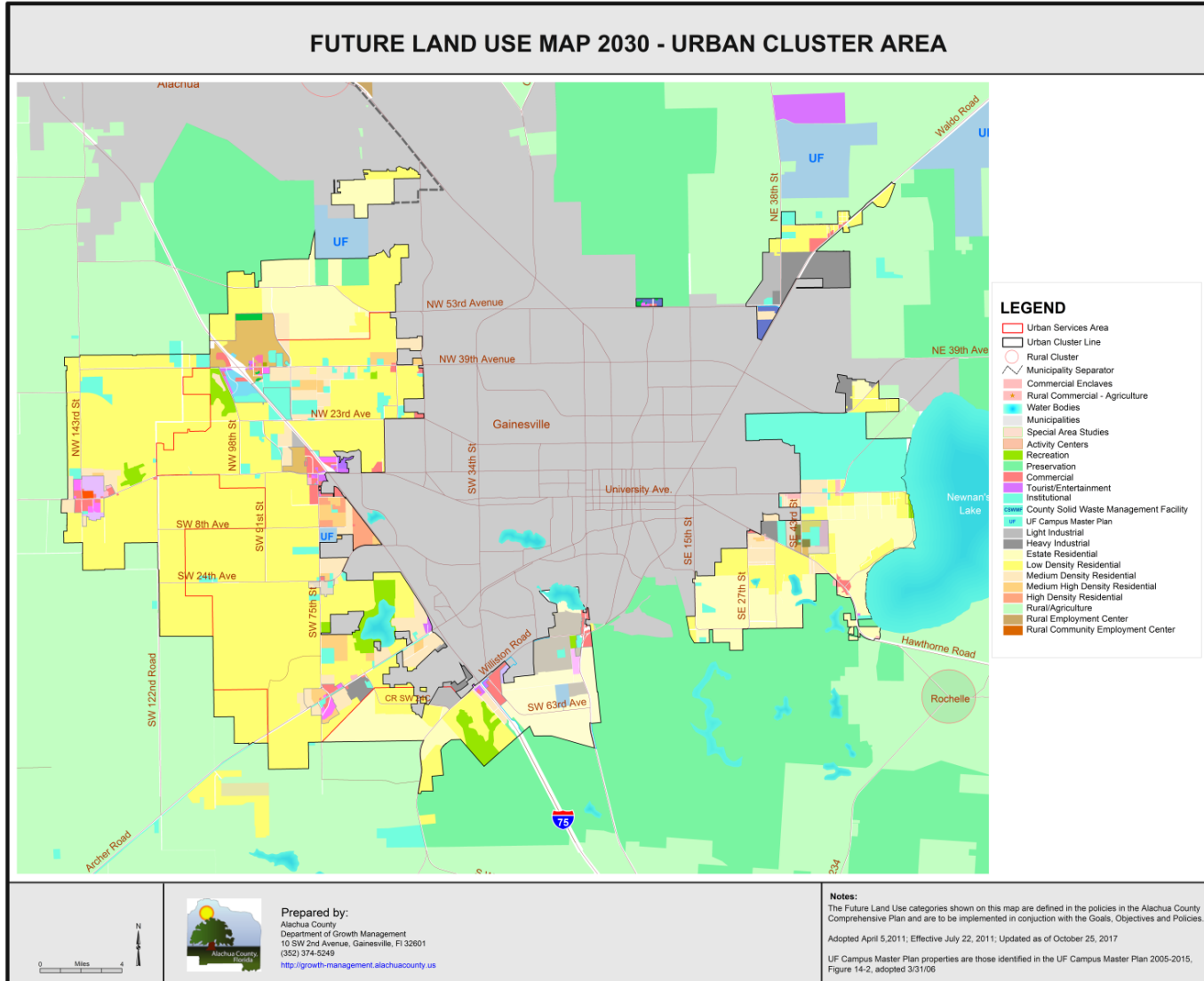


Future Land Use Map Alachua County





Future Land Use Map Urban Cluster Area





General Purposes of Urban Growth Boundaries

1. Promote compact and contiguous development pattern that can be efficiently served by public services and facilities.
2. Preserve open space, agricultural land, and environmentally sensitive areas.
3. Accommodate projected growth over specified time frame (typically 10 to 20 years).

From Nelson and Dawkins, "Urban Containment in the United States: History, Models, and Techniques for Regional and Metropolitan Growth Management", American Planning Association, 2004.



Components of Urban Growth Boundary Programs

1. Accommodate long-range urban population growth consistent with state and local goals and policies.
2. Fulfill local needs for housing, employment, and livability.
3. Provide public facilities and services in an orderly and economic manner.
4. Maximize efficiency for land uses at the fringe of existing urban areas.
5. Consider all environmental, energy, economic, and social consequences.
6. Preserve farm, forest, and other resource land.
7. Ensure compatibility of proposed urban land uses with nearby resource activities.

From Nelson and Dawkins, "Urban Containment in the United States: History, Models, and Techniques for Regional and Metropolitan Growth Management", American Planning Association, 2004.



Requirements of Florida Statutes

- The **comprehensive plan shall be based on at least the minimum amount of land required to accommodate the medium projections** as published by the Office of Economic and Demographic Research **for at least a 10-year planning period...population projections** for each municipality, and the unincorporated area...**must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth** (s. 163.3177(1)(f)3).
- The **amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices** for permanent and seasonal residents and business and may not be limited solely by the projected population (s. 163.3177(6)(a)4).



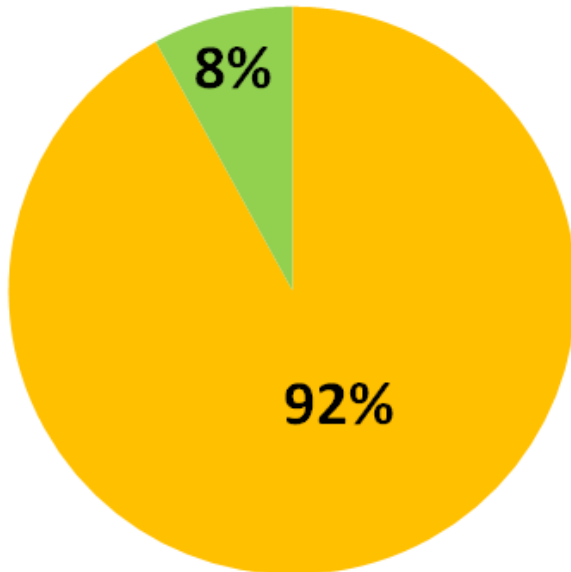
Land Use and Development Trends Data



New Residential Development Units Approved

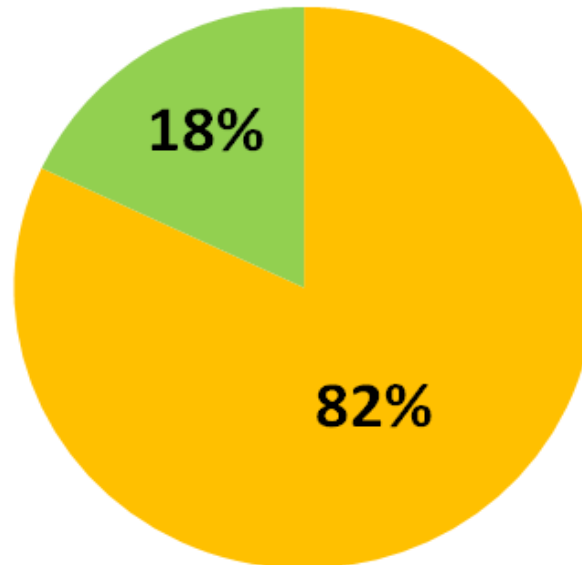
■ Urban Cluster ■ Rural Areas

2000-2005



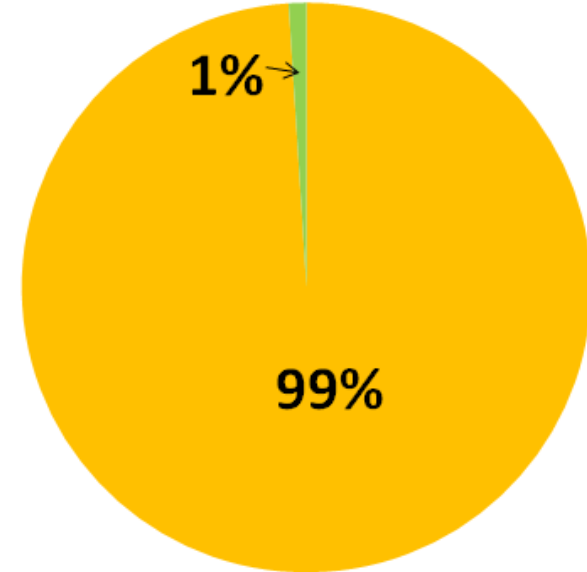
7,626 total units approved

2006-2010



2,006 total units approved

2011-2017



3,408 total units approved

Source: Alachua County Department of Growth Management, Development Review Database, April 2018. Data based on final development plans approved by Alachua County



Average Gross Density of Approved Developments

	2000-2005	2006-2010	2011-2017
Single Family Residential			
Acres	2,053	474	350
Dwelling Units	4,432	1,280	826
Average Gross Density	2.2	2.7	2.4
Multi-Family Residential			
Acres	371	32	277
Dwelling Units	2,611	356	2,546
Average Gross Density	7.0	11.1	9.2
Total All Residential			
Acres	2,424	506	627
Dwelling Units	7,043	1,636	3,372
Average Gross Density	2.9	3.2	5.4

Data based on final development plans approved by Alachua County



Development Trends

Examples of Density within Approved TODs and TNDs*

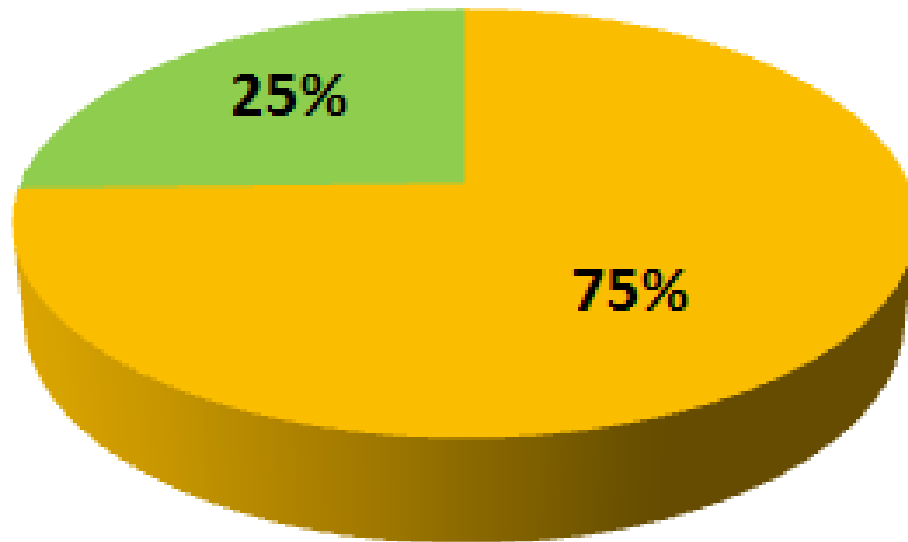
Name	Approval Stage	Future Land Use Category	Acres	Residential Units	Residential Density	Non-Residential (sq. feet)
23 West TND	Final	Residential Low	21.76	174	8.0	42,400
Celebration Pointe TOD	Final	Mixed Use	244	1,772	7.3	896,000
Dogwood Park TND	Prelim	Res. Low	25	224	9.0	184,750
Lugano TND	Prelim	Res. Low	145	460	3.2	127,000
Multerra TND	Prelim	Res. Low	25.38	228	9.0	22,000
Newberry Park TND	Final	Res. Low	30.96	300	9.7	27,650
Park Avenue TND	Final	Res. Medium	27.7	298	10.8	14,250
Springhills TND and TODs	Prelim	Mixed Use/ Activity Center	387.92	3,296	8.5	1,668,500
TOTALS			907.72	6,752	7.4 (avg.)	2,982,550

* TND = Traditional Neighborhood Development TOD = Transit Oriented Development



Building Permit Trends

RESIDENTIAL BUILDING PERMITS (NEW UNITS) 2000-2016



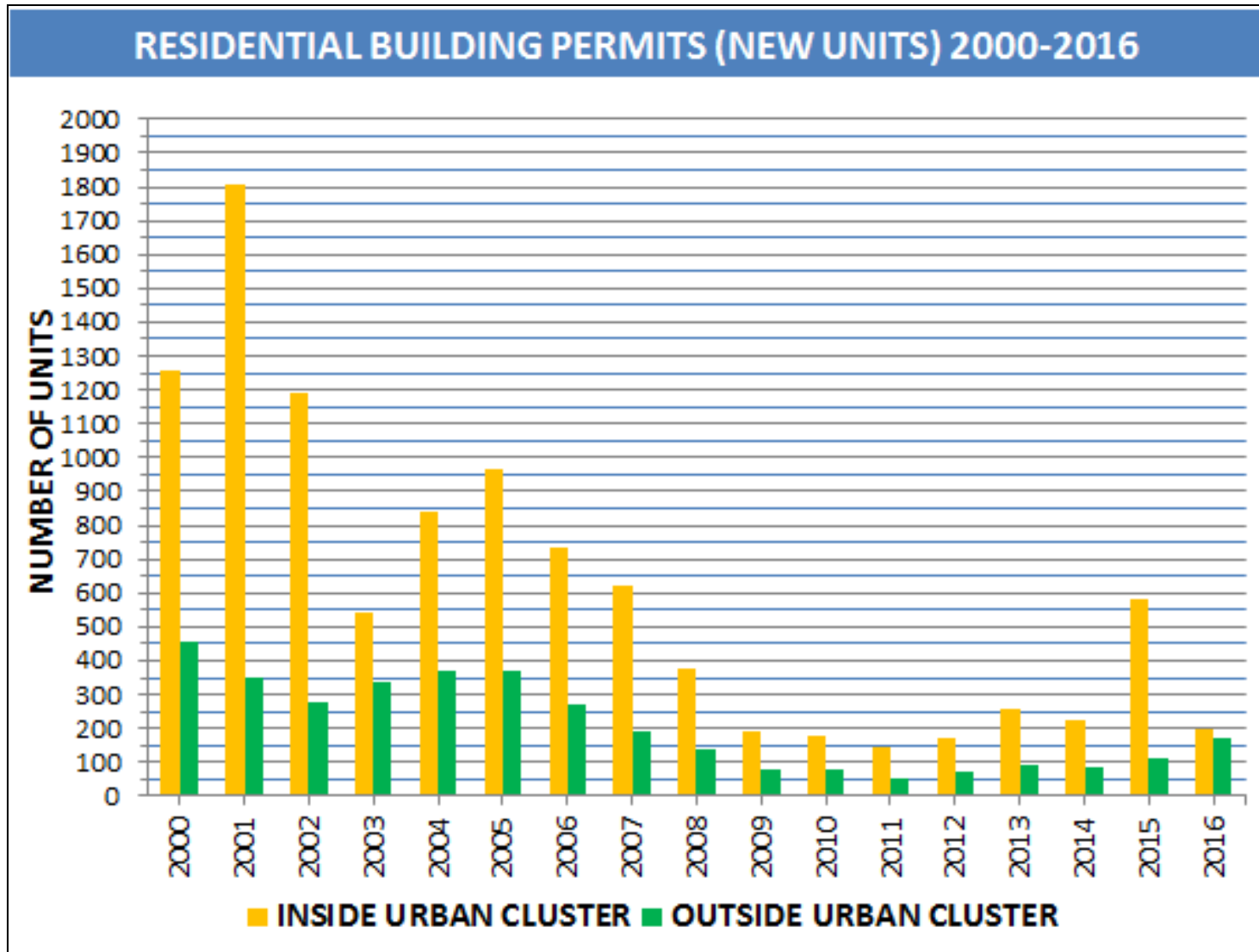
- 10,298 UNITS PERMITTED INSIDE URBAN CLUSTER
- 3,505 UNITS PERMITTED OUTSIDE URBAN CLUSTER



Building Permit Trends

Residential
Building
Permits Issued,
Urban Cluster
vs Rural/Ag.

Number of New
Dwelling Units





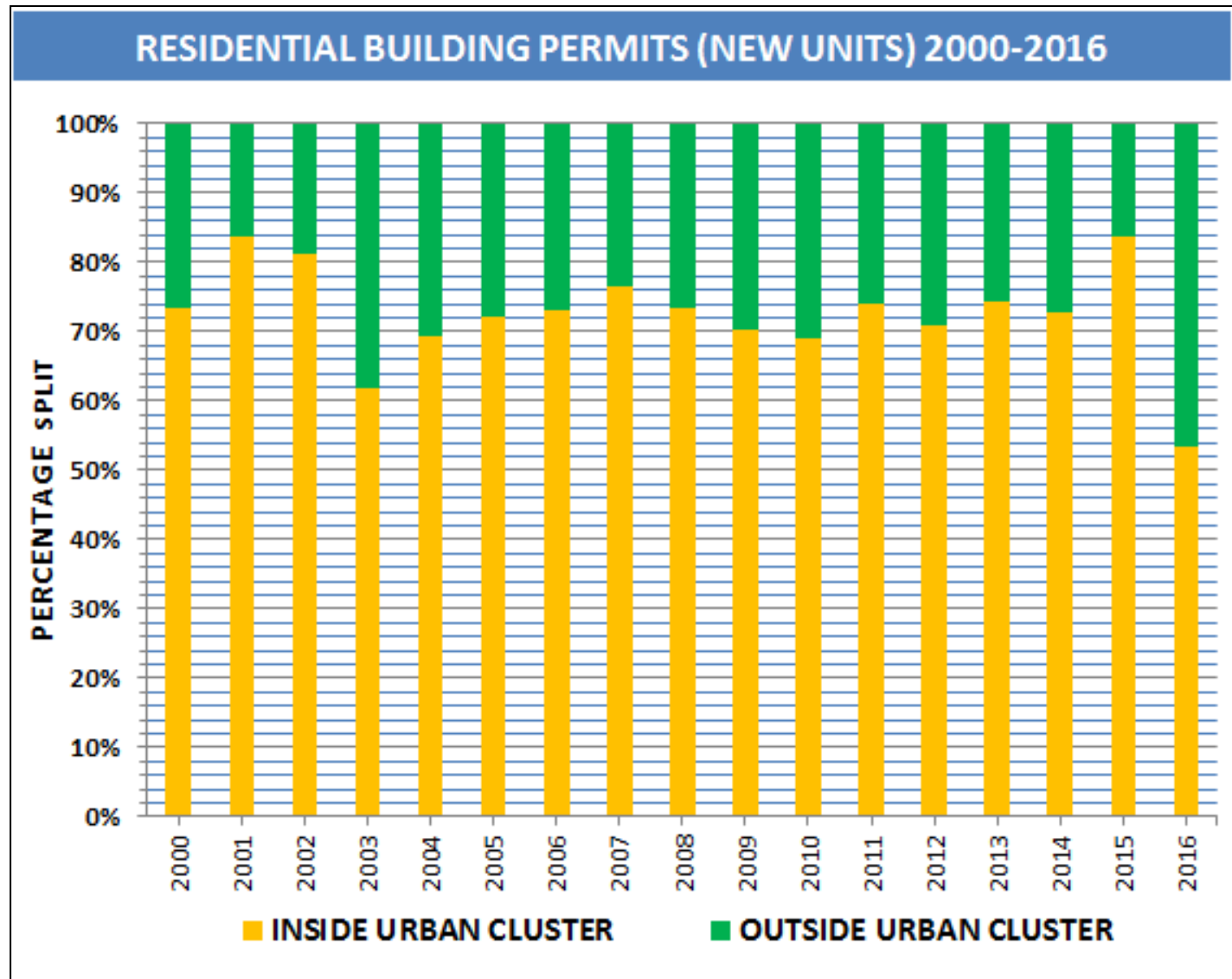
Building Permit Trends

Residential Building Permits Issued

Urban Cluster
vs.
Rural/Ag. Split

Urban Cluster Percent

High: 84% (2001)
Low: 53% (2016)
17-Year Avg.: 75%





Urban Cluster Policies and Analysis



Policy 7.1.3, Future Land Use Element

Compare forecast need for urban land for 10 and 20 year time frames to the capacity of available land in the Urban Cluster, taking into account projected population, average household size, a residential vacancy rate, and a market factor.

If comparison shows land available is less than forecast need, then the following measures shall be considered:

1. Revisions to density standards and other measures to accommodate greater population in existing Urban Cluster
2. Reallocation of forecast need to municipalities
3. Phased expansion of Urban Cluster

Continued on next slide



Urban Cluster Policies and Analysis

Policy 7.1.3, continued

The following criteria shall be considered if it is determined that expansion of the Urban Cluster is warranted:

1. Impact on existing agricultural uses
2. Economic development considerations including affordable housing
3. Availability of existing and planned urban services and infrastructure
4. Access to the regional transportation network and multi-modal transportation systems
5. Conservation and Preservation land uses
6. Planned recreation/open space or greenway systems

Any proposed amendment to expand the Urban Cluster must include a commitment to purchase development rights through the County's Transfer of Development Rights (TDR) program.



Urban Cluster Policies and Analysis

Market Factor

- Provides for vacant land beyond forecast need to allow efficient and competitive functioning of real estate market, provide for flexibility in housing location and type, and allow for timing of conversion of vacant land during the planning horizon.
- Local context is a consideration; a range from 1.15 to 2.5 has been identified in the literature, and upper limit may depend on local circumstances, length of planning time frame; plan updates every 5-10 years recommended.

References:

American Planning Association, Growing SmartSM Legislative Guidebook, 2002

Gail Easley, Staying Inside the Lines, APA 1992

Avin and Bayer, "Right-sizing Urban Growth Boundaries", Planning Practice, APA 2003

Nelson and Dawkins, Urban Containment in the United States, APA 2004



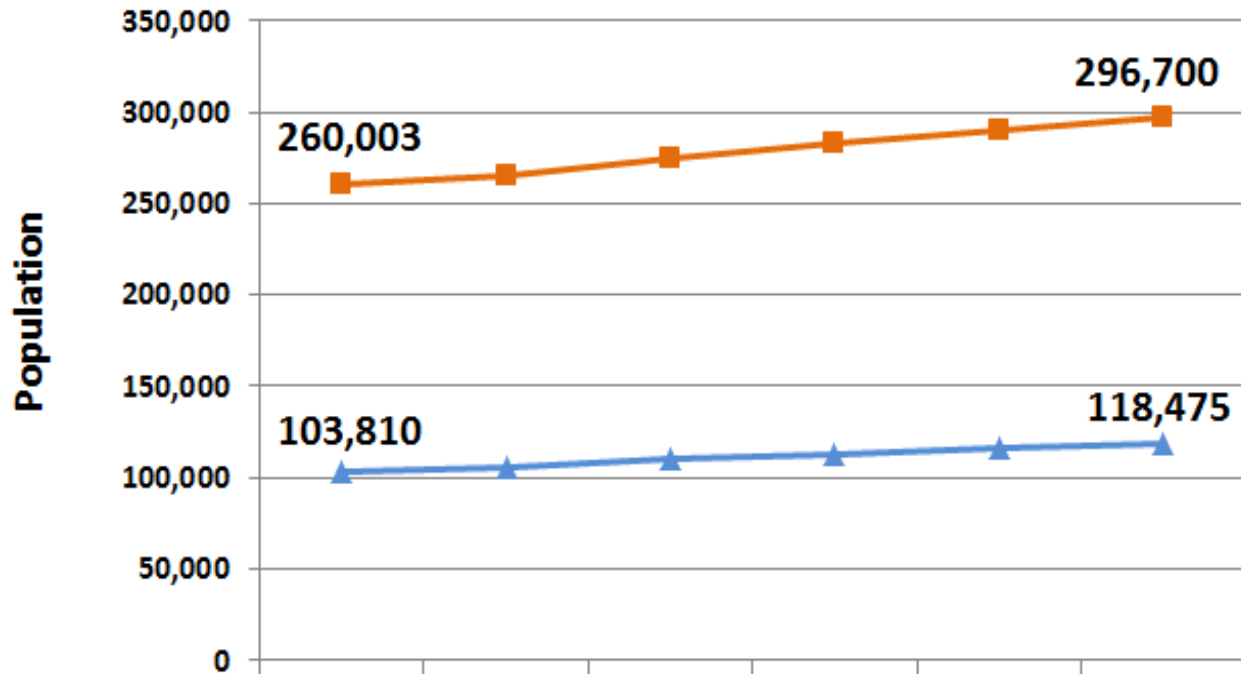
Considerations Regarding Market Factor

- Area growth pressure
- Planning framework for adjacent rural areas and other jurisdictions within the market area
- Fiscal capacity and strength to serve growth area
- Undeveloped land ownership and parcel sizes inside and outside urban growth boundary; redevelopment potential
- Density and development controls in rural areas
- Planning for infrastructure such as potable water & sanitary sewer, transportation, linking land use and capital improvements



Urban Cluster Policies and Analysis

Population Projections 2017-2040



**Projected
Unincorporated Area
Population Growth
from 2017 Baseline:**

2030: 9,212
2040: 14,665

—■— Alachua County —▲— Unincorporated Area



Urban Cluster Policies and Analysis

Forecast Need

2017-2030

- Projected Population Growth in Unincorporated Area 9,212 people
- Projected Population Growth in Urban Cluster (90% of unincorporated) 8,291 people
- Apply Average household size (2.34 pph) 3,543 dwelling units
- Add Residential vacancy rate (10%) 3,897 dwelling units
- Apply Market factor per Policy 7.1.3 (2.0) **7,794 dwelling units**

2017-2040

- Projected Population Growth in Unincorporated Area 14,665 people
- Projected Population Growth in Urban Cluster (90% of unincorporated) 13,199 people
- Apply Average household size (2.34 pph) 5,641 dwelling units
- Add Residential vacancy rate (10%) 6,205 dwelling units
- Apply Market factor per Policy 7.1.3 (1.5) **9,308 dwelling units**



Urban Cluster Policies Analysis

Capacity of Urban Cluster

Undeveloped Land (6,252 acres) Capacity:	13,027 dwelling units
Unbuilt Lots in Platted Subdivisions:	693 lots
Unbuilt/Approved Development Projects:	13,303 dwelling units
Estimated Total Capacity:	27,023 dwelling units

Forecast Need (from previous slide)

2030: 7,794 dwelling units **2040: 9,308 dwelling units**



Urban Cluster Policies and Analysis

Undeveloped Land Detail

Future Land Use Category	Density Range Per Comprehensive Plan	Undeveloped Acres	Density Multiplier Used for Capacity Assessment	Estimated Residential Units
Estate Residential	Max. 1 unit per 2 acres	1,692	1 unit per 2 acres	847
Residential Low	1 to 4 units per acre	3,172	2 units/acre	6,344
Residential Medium	4 to 8 units per acre	413	6 units/acre	2,475
Residential Medium-High	8 to 14 units per acre	64	10 units/acre	639
Residential High	14 to 24 units per acre	44	18 units/acre	791
Mixed Use Employment	1 to 2 units per acre	33	2 units/acre	65
Mixed Use Low Residential	1 to 4 units per acre	20	2 units/acre	39
Mixed Use Medium Residential	4 to 8 units per acre	71	6 units/acre	427
Mixed Use Medium-High Residential	8 to 14 units per acre	10	10 units/acre	103
Mixed Use Neighborhood Convenience	1 to 8 units per acre	6	2 units/acre	11
Residential 0-2	0 to 2 units per acre	597	1.5 units/acre	894
Residential 2-4	2 to 4 units per acre	131	3 units/acre	392
Total		6,252		13,027



Urban Cluster Policies and Analysis

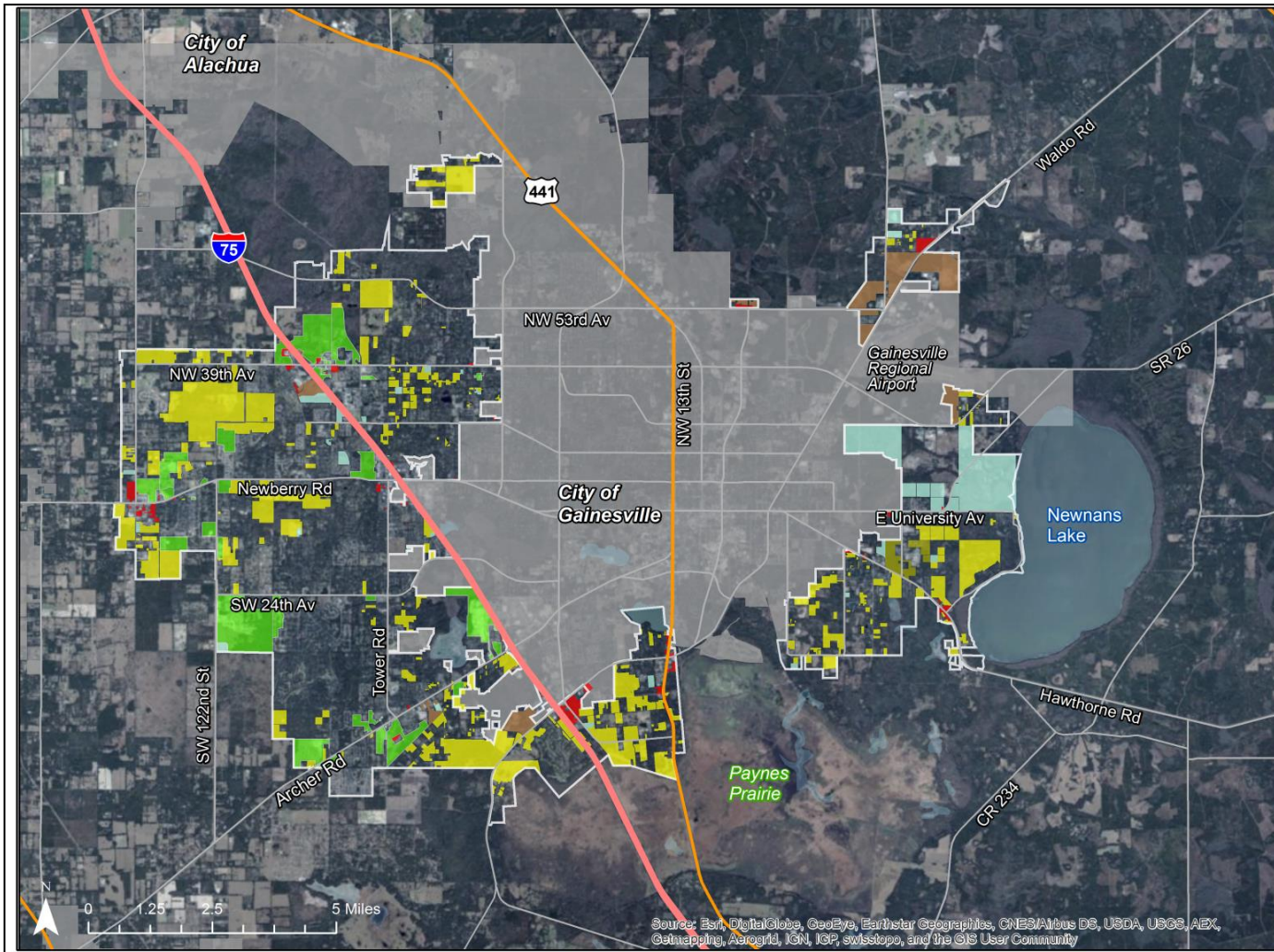
Approved and Unbuilt Development Detail

	Number of Residential Units
Units within TNDs or TODs	9,372
Units within single-family residential Developments	1,509
Units within multi-family, single-family attached, or mixed (non-TND or TOD)	2,422
Total	13,303



Urban Cluster Policies and Analysis

Undeveloped Land and Approved Development Plans



Legend

- Residential Undeveloped
- Commercial/Office Undeveloped
- Industrial Undeveloped
- Mixed Use Undeveloped
- Institutional Undeveloped

- Approved-Unbuilt or Partially-Built Developments

Source: Alachua County Growth Management Department Existing Land Use Database

Data as of August 2017

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



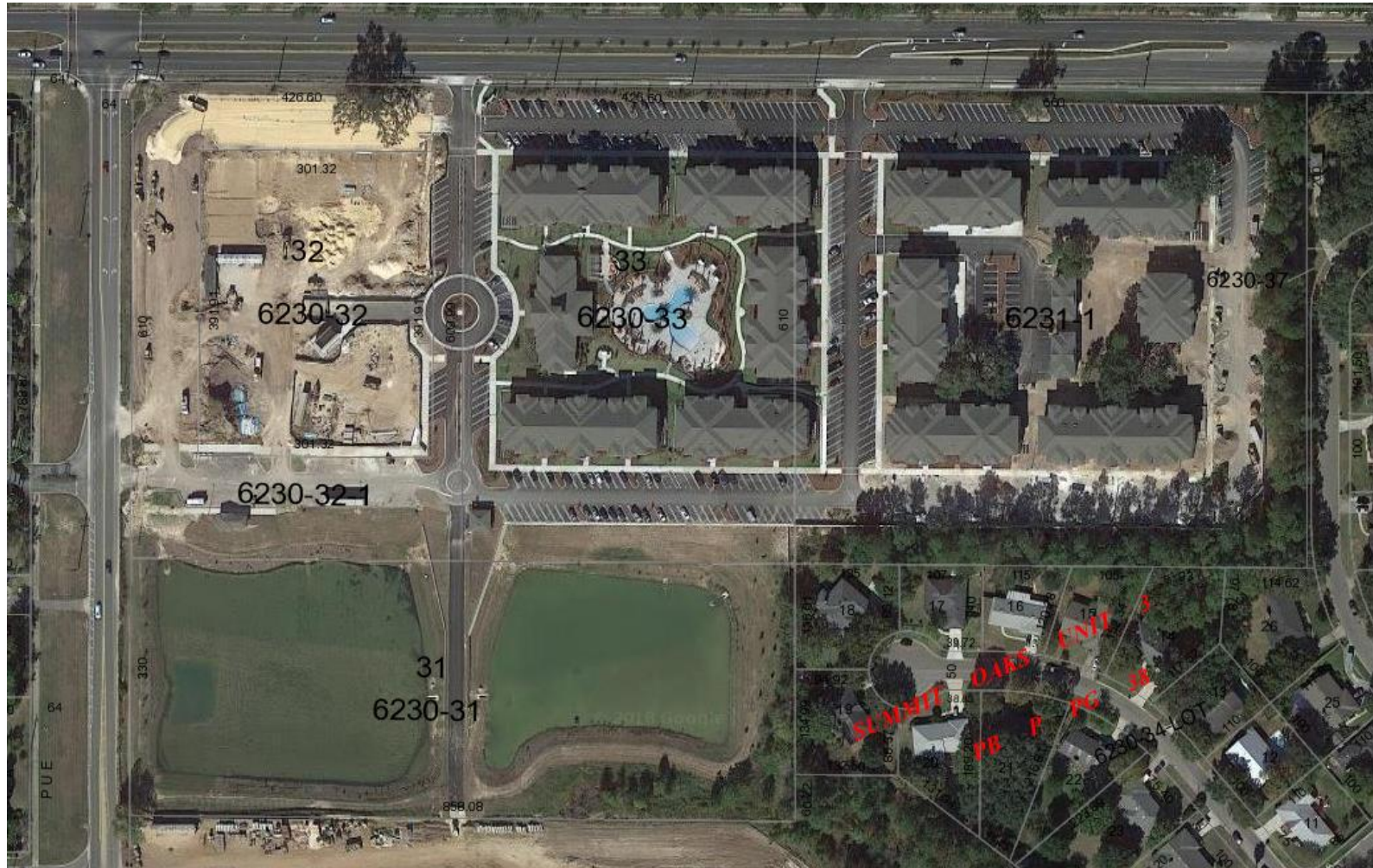
Update of Alachua County Comprehensive Plan

Traditional Neighborhood Development Design Criteria and Parking



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TND Design





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TND Design



- Patterned square: Wetlands
- Orange square: Residential Medium Density
- Grey square: Residential Low Density
- Green square: Residential Low Density
- Green square with grid: Residential Medium Density
- Blue square: Wetlands

- NOTES:**
1. IF REQUIRED, TO DETERMINE C DETAILED TRAFFIC STREET AND N...
 2. THE FINAL LOG BE DETERMINE

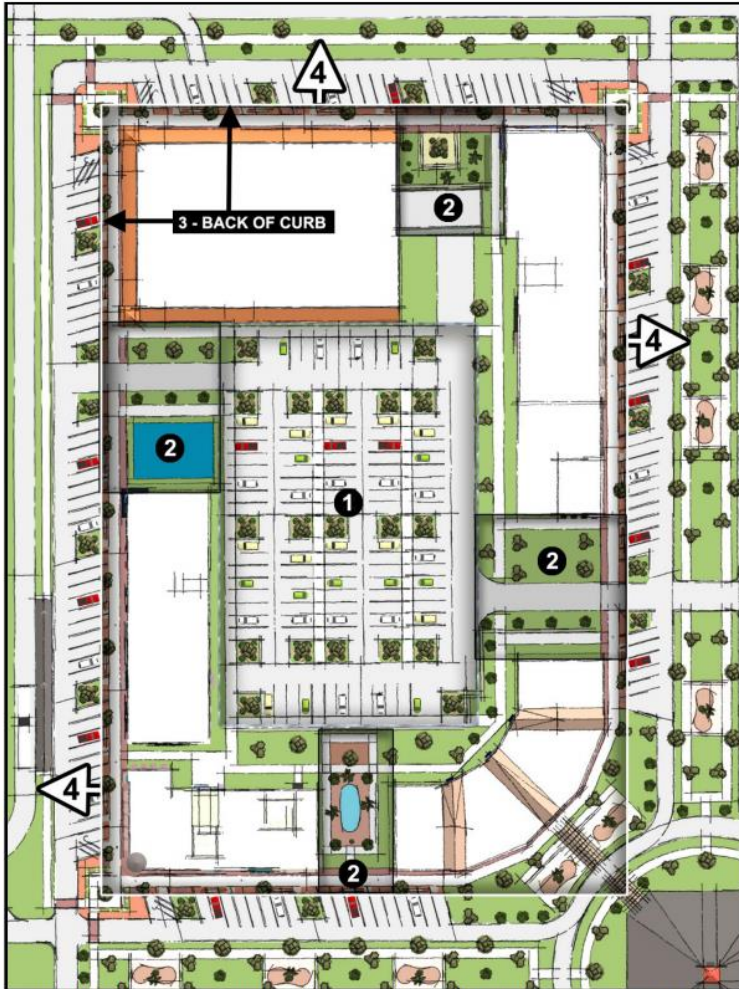
CONDITIONS

1. A 50-FOOT WIDE MEDIUM DENSITY BUFFER WITH SCREENING SHALL BE MAINTAINED ALONG BOUNDARIES A, B, & C CONSISTENT WITH THE REQUIREMENTS OF SECTION 407.70(3)(24V) AND 407.43



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Article 7. Traditional Neighborhood Development and Transit Oriented Developments



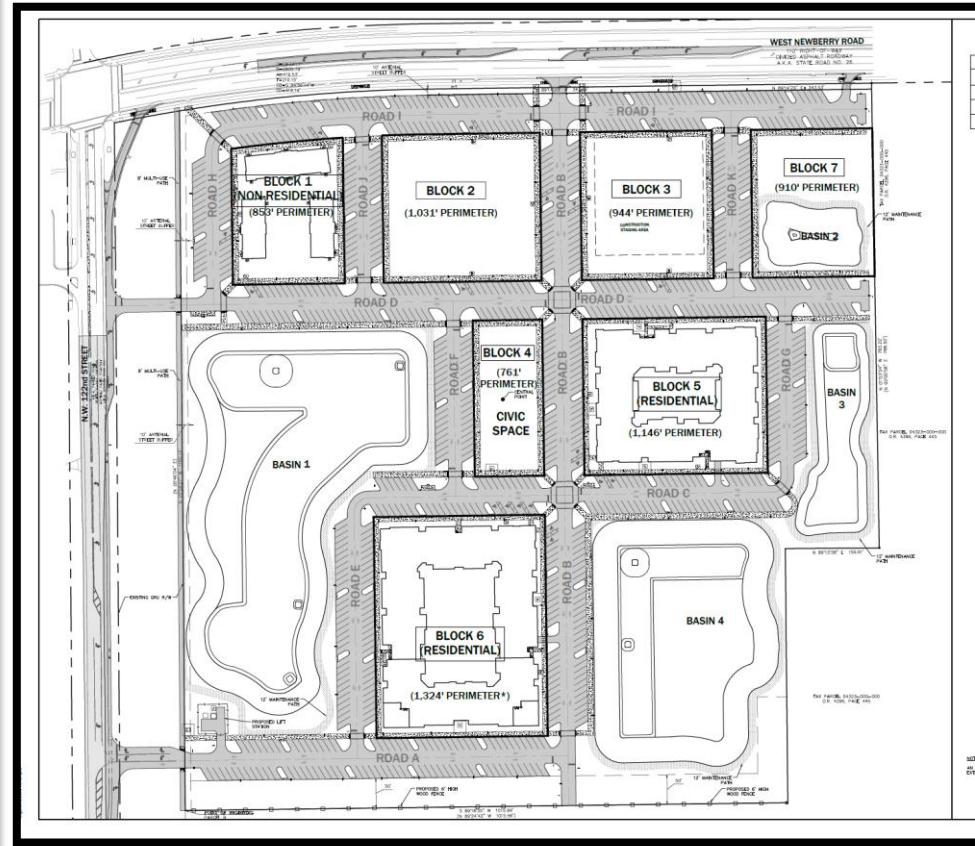
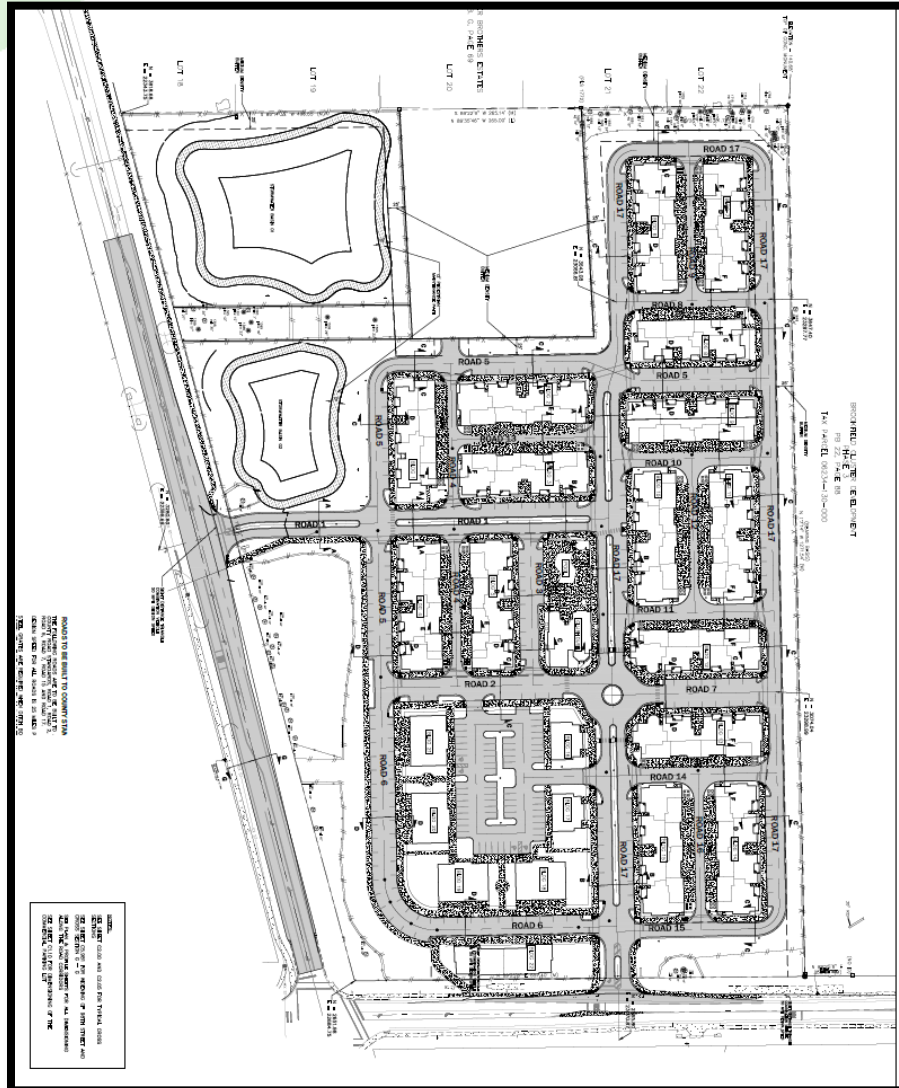
Sample Block Showing: (1) parking interior to the block; (2) limited, pedestrian scaled common areas screening the surface parking; (3) back of curb; and (4) block perimeter measured at the back of curb.





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TND Design





Update of Alachua County Comprehensive Plan

Roads



Move vehicles at high speeds

Streets



Platform to create value and public realm



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THE STROAD

STRONG
TOWNS

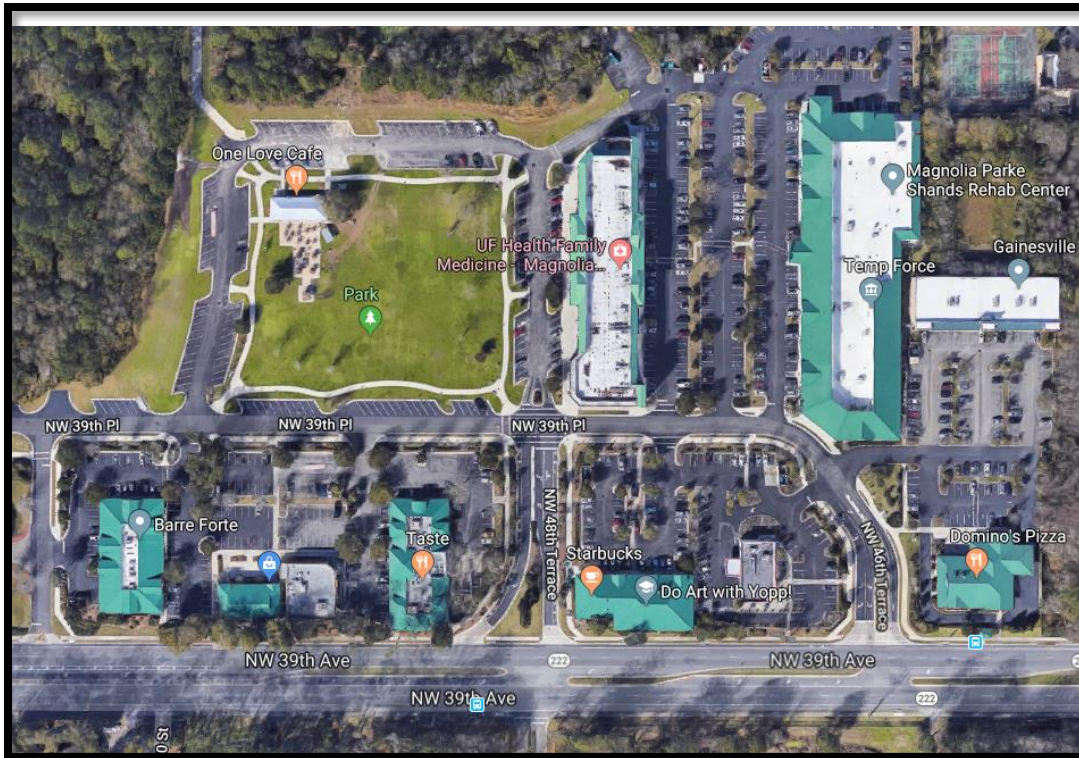


A street/road hybrid. The future of transportation investments.



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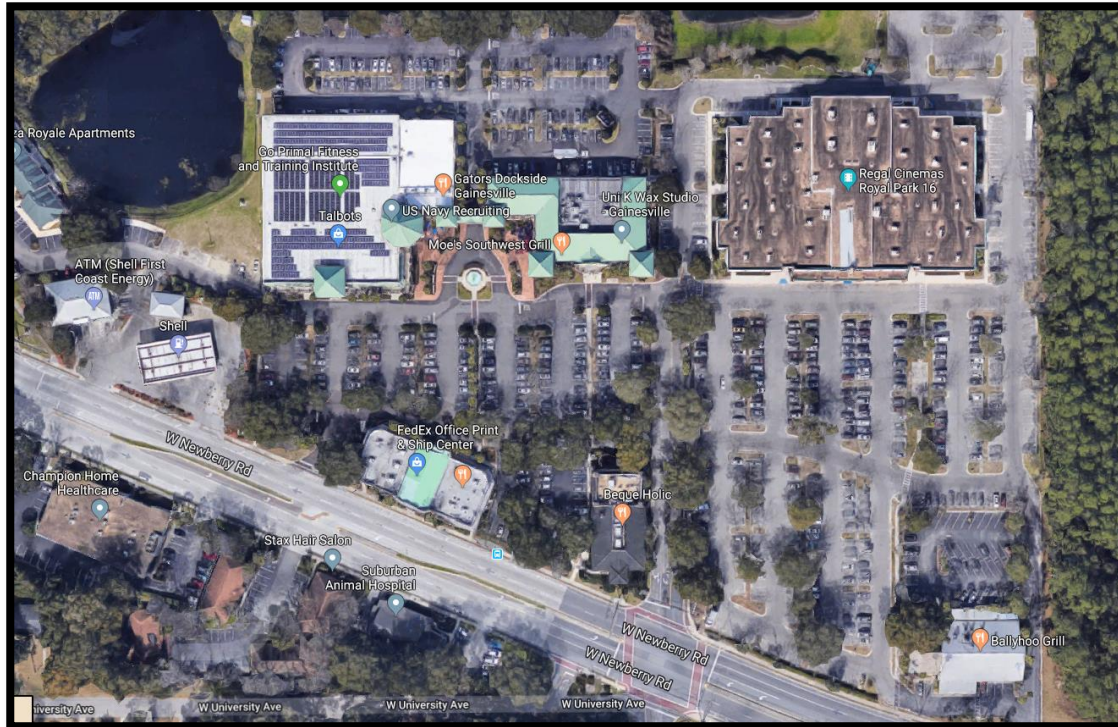
Buildings built to the “Road”





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Buildings built to the "Road"





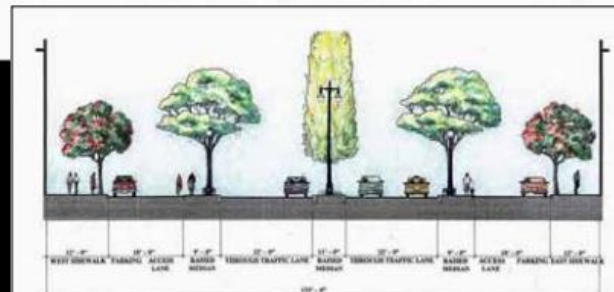
Multiway Boulevard Concept

Octavia Boulevard in San Francisco: Multiway Blvd. in Urban Center/Urban Core



November 2002

CENTRAL FREEWAY REPLACEMENT PROJECT
 OCTAVIA BOULEVARD IMPROVEMENTS PROJECT



SECTION
SCALE 1/4" = 1'-0"

OCTAVIA BOULEVARD



Multiway Boulevard Concept

The slower-speed side access lane environment will “buffer” the homes with two rows of street trees, curbside parking and a pedestrian-friendly environment.





Options

1. TND design standards remain
2. Remove allowance for “streets” adjacent to “roads”
3. Change parking allowances so that angled parking cannot be on both sides of “street” adjacent to “road”
 - a. Parking only allowed on one side of street
 - b. Parking allowed on both sides but parallel parking on one side
 - c. Parking allowed on both sides with parallel parking on both sides



Update of Alachua County Comprehensive Plan

Board Discussion & Questions



For more Information

Alachua County
Department of Growth Management
10 SW 2nd Avenue, 3rd Floor
Gainesville, FL, 32601
(352) 374-5249

Available Online

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

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