



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

Draft Policy Revisions: Future Land Use and Housing Elements

Purpose

Receive input and direction from County Commission on draft policy revisions to the Future Land Use and Housing Elements of the Comprehensive Plan in preparation for public hearings on transmittal of proposed amendments in early 2019.

Schedule

- **Planning Commission Workshops on Draft Policy Revisions**
 - September 19th , October 17th , November 14th
- **BoCC Workshops on Draft Policy Revisions**
 - October 9th , December 4th , December 6th
- **Public Hearings on Transmittal of Draft Amendments**
 - January 2019 – March 2019

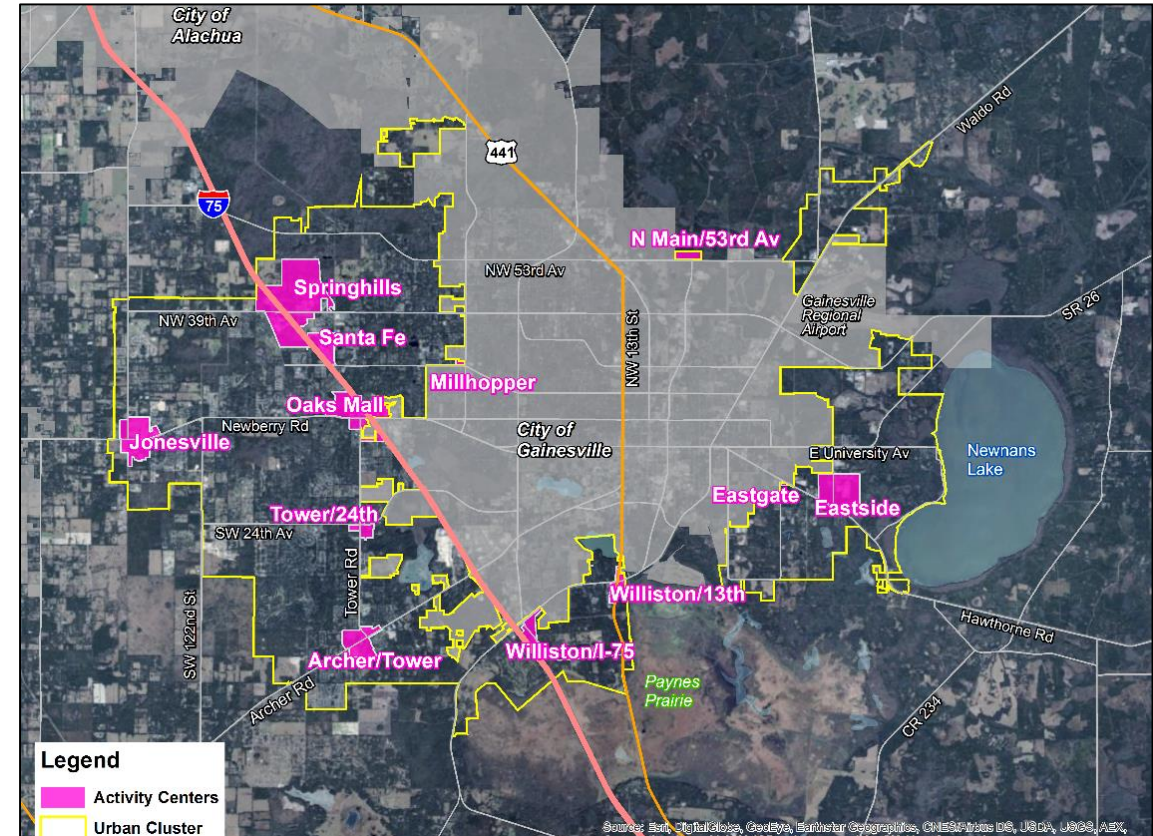
FUTURE LAND USE ELEMENT

Policy Areas Included in Draft Revisions

- Urban Activity Centers
- Light Industrial and Office Uses
- Housing to Serve Aging Adults
- Rural Clustered Subdivisions
- Priorities for Infrastructure in County Rights-of-Way
- Statutory-Related Changes

URBAN ACTIVITY CENTERS

- Designated on Future Land Use Map
- Nodes of higher density and intensity mixed uses within the Urban Cluster
- Historically, these areas have served mainly as commercial centers
- Recent (2011) amendments to Comp Plan shifted focus more to mixed uses
- Current policies promote compact, mixed use, interconnected and pedestrian-oriented development.



URBAN ACTIVITY CENTERS REVISIONS

Changes to General Standards for All Activity Centers

Objective 2.1 and subsequent policies (pages 4 – 6 in Draft Revisions Document)

- Updates to Land Development Code are needed to better define “mixed use” and provide standards/zoning for mixed use development (particularly for smaller parcels and sub-TND/TOD scale development)
- Delete requirement for a market and employment study for the establishment of new or expanded Activity Centers
- Delete policies that call for adoption of development standards for Activity Centers in the Land Development Code (these were adopted in 2012)

URBAN ACTIVITY CENTERS REVISIONS

Changes to Streamline Individual Activity Centers Policies

Objective 2.2 and subsequent policies (pages 6 – 48 in Draft Revisions Document)

- Delete legacy policies that contain outdated development standards and procedures for individual Activity Centers. Examples include:
 - Setbacks, buffering, and landscaping standards that are addressed elsewhere in general Comp Plan policies or land development regulations
 - Transportation concurrency and access standards
 - Requirements for the use of Planned Development zoning
 - Policies that apply to areas that have been annexed into the City of Gainesville

LIGHT INDUSTRIAL AND OFFICE USES

Objectives 3.9, 4.1, 4.2, and 4.3 and related policies (Pages 52 – 54 in Draft Revisions Document)

- Clarify that advanced manufacturing uses are allowable in areas designated for Light Industrial or Office subject to performance standards in Land Development Code.
- Clarify that Office and Light Industrial uses are allowable in Activity Centers, TNDs and TODs.
- Eliminate detailed performance standards and required facilities which are included in the ULDC.



HOUSING FOR AGING ADULTS

Policy 5.4.5.3 (pages 54-55 in Draft Revisions Document)

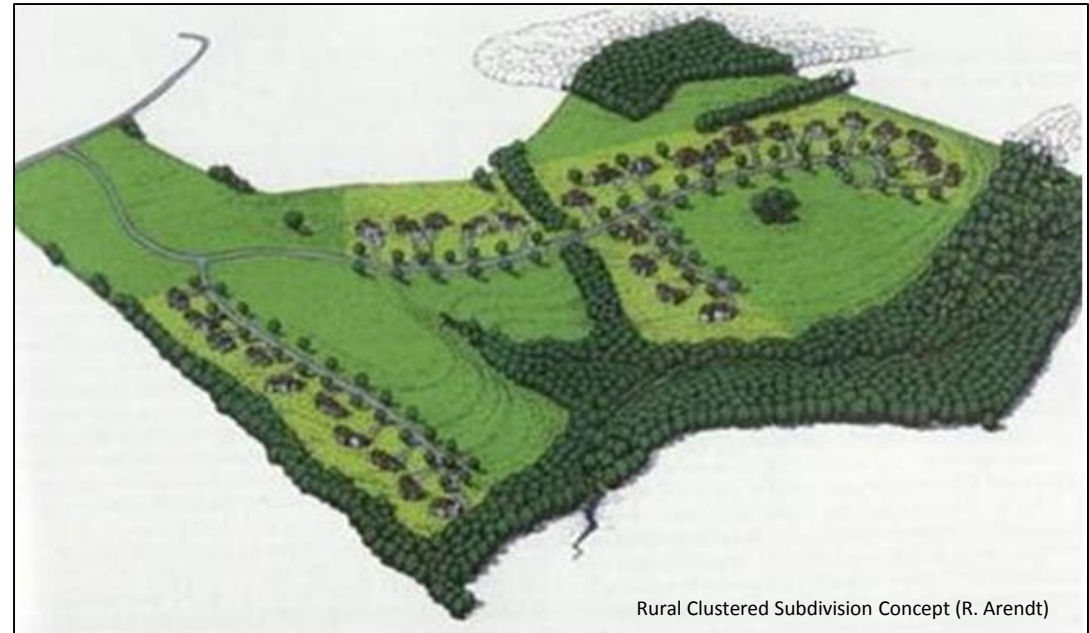
- Clarifies that assisted living facilities, nursing homes, and communities that provide some combination of related services are allowable within the same set of future land use designations, as well as within mixed use TOD and TND.
- Calls for update of land development regulations for such uses.



RURAL CLUSTERED SUBDIVISIONS

Policies 6.2.5, 6.2.9, 6.2.10, and 6.2.12 (pages 55-56 in Draft Revisions Document)

- Clarifies that rural clustered subdivision design may include opportunities for agriculture areas such as community gardens or farms.
- Clarifies that farms are an allowable use within the required open space areas of Rural Clustered subdivisions.



Rural Clustered Subdivision Concept (R. Arendt)

INFRASTRUCTURE PRIORITY IN COUNTY RIGHTS-OF-WAY

New Policy 7.1.32 (Page 57 in Draft Revisions Document)

- New policy would establish priority in County rights-of-way for roadway, transit, bicycle and pedestrian facilities, and address potential conflicts with utility infrastructure.

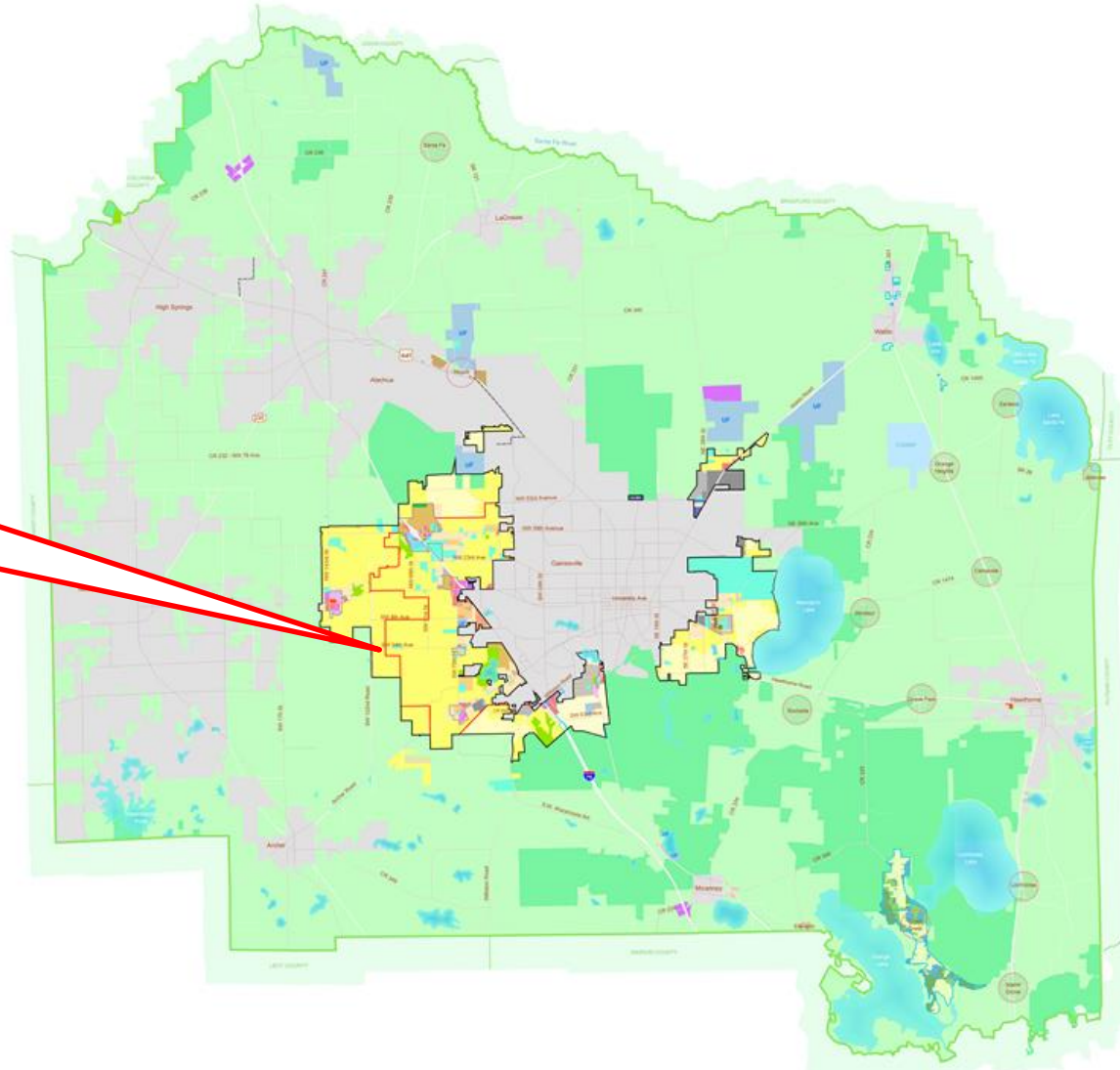


URBAN SERVICE AREA (USA)

Objective 8.6 and subsequent policies (pages 58-59 in Draft Revisions Document)

- Eliminate “Urban Service Area” on Future Land Use Map and policies in Future Land Use Element.
- The USA was adopted in 2011 to provide exemption from State-mandated transportation concurrency and Development of Regional Impact (DRI) process.
- Changes in Florida Statutes have eliminated State-mandated transportation concurrency and DRI process, so the USA no longer serves a purpose.

FUTURE LAND USE MAP 2030 - ALACHUA COUNTY, FLORIDA



Urban Service Area (red line)
to be deleted from
Future Land Use Map.

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

URBAN SERVICE AREA (USA)

Policies 7.1.33, 7.1.34, 7.1.35, 7.1.36 (pages 57-58 in Draft Revisions Document)

- USA requirements for Traditional Neighborhood Development design features would be retained and applied to the entire Urban Cluster.
 - Alternative compliance for certain land use types and unique situations provided in land development regulations.
- Minimum thresholds that require large developments to be either a Traditional Neighborhood Development or Transit Oriented Development would be retained and made applicable to the entire Urban Cluster.

OTHER STATUTORY-RELATED CHANGES

- Eliminate references to Alachua County Boundary Adjustment Act (repealed by State Legislature)
- Eliminate references to State planning Rule Section 9J-5, Florida Administrative Code (repealed)

County Commission Discussion and Questions Future Land Use Element Revisions

Staff is requesting input and direction from the County Commission on draft policy revisions to the Future Land Use Element of the Comprehensive Plan.

The Planning Commission, at its October 17th meeting, recommended moving forward with the draft revisions to the Future Land Use Element as presented by staff.

HOUSING ELEMENT DRAFT POLICY REVISIONS

Directives from Board of County Commissioners

- Preserve and extend the affordable housing stock;
- Improve and maintain public housing;
- Ensure that housing opportunities affordable to very low- and extremely low-income households are dispersed throughout community;
- Identify strategies for affordable rental housing for very low- and extremely low-income households.

BoCC Approved Workgroup Strategies

- #1 – Pilot matching grant program for landlords to increase water and energy efficiency of affordable units;
- #2 – Use revenue from sale of escheated/acquired properties to develop affordable housing;
- #3 – Preserve and expand public housing supply;
- #4 – Incentives to rehabilitate older homes;
- #5 – Strategies to address continuum of needs;

BoCC Approved Workgroup Strategies (Continued)

#9 – Repurposing of existing structures for affordable housing;

#10 – Establish concept plan review process for affordable housing projects;

#13 – Impact fee reduction for accessory dwelling units;

#14 – Review land development regulations to ensure that “Cohousing” is allowed.

Strategy #1:

Policy 2.2.6 Establish a pilot matching grant program for landlords to improve energy and water efficiency for rental units that are affordable for low, very low and extremely low-income households.

Strategy #2:

Policy 1.4.11 Develop a program to use the revenue from the sale of escheated properties to develop affordable housing for both home-ownership and rental opportunities. This includes the establishment of a local Housing Trust Fund.

Strategy #3:

Policy 1.3.7 Support the efforts of the Alachua County Housing Authority to develop sites and programs for public/assisted housing for very low and extremely low-income persons.

Policy 2.1.6 Coordinate with the Alachua County Housing Authority to address the maintenance needs of aging units and reduce the loss of inventory of rental units affordable to low, very low and extremely low-income households due to expiring subsidies.

Strategy #4:

Policy 2.2.7 Alachua County shall provide regulatory and financial incentives (e.g., building permit fee reduction) for the redevelopment and rehabilitation of housing units affordable to very low and extremely-low income households.

Strategy #5:

Policy 1.4.9 Provide funding for transitional housing and rental assistance programs for extremely low and very low-income households. This would include assistance with rent deposits as well as the establishment of a rental deposit surety bond program.

Policy 3.1.7 Participate in a Continuum of Care that organizes and delivers emergency, transitional and permanent housing and services to meet the needs of homeless people as they move toward self-sufficiency.

HOUSING ELEMENT PROPOSED REVISIONS

Policy 3.1.8 Coordinate with the City of Gainesville, United Way of North Central Florida, and other agencies to provide permanent supportive housing services for people experiencing chronic homelessness.

Policy 3.1.9 Utilize the best practice of rapid rehousing which immediately places people first experiencing homelessness into housing and provides supportive services to help them maintain housing.

Strategy #9:

Policy 2.4.6 Amend the land development regulations to allow for adaptive reuse to facilitate the repurposing of existing vacant structures for affordable housing for very low and extremely low-income households.

Strategy #10:

Policy 1.2.9 Establish an expedited conceptual plan review process for affordable housing developments that are applying for Low-Income Housing Tax Credits (LIHTC).

Strategy #13:

Policy 1.2.2 Alachua County shall provide incentives in the land development regulations for the development and redevelopment of affordable housing. These incentives may include but are not limited to:

(a) Relaxation of applicable impact fees and reduction of impact fees for accessory dwelling units that provide affordable housing for very low and extremely low-income households;

Strategy #14:

Policy 1.2.7 Expand housing diversity to provide for the use of non-traditional housing development alternatives, such as cohousing.

Policies to Address Overall Directives:

Policy 1.2.8 Establish regulatory incentives for the development and redevelopment of housing units affordable to extremely low and very low-income households. The new units are to be located within proximity to major employment centers, high performing public schools and public transit.

Policy 1.3.8 Coordinate with fair housing programs to provide protections for renters and overcome discrimination and disparities in access to housing.

County Commission Discussion and Questions Housing Element Revisions

Staff is requesting input from the County Commission on draft policy revisions to the Housing Element of the Comprehensive Plan.

The Planning Commission, at its October 17th meeting, recommended moving forward with the draft revisions to the Housing Element as presented by staff.