

Kurt

# City of Gainesville

---

## Inter-Office Communication

Office of the City Manager

Mail Station 6

334-5010

TO: Hon. Mayor and Members of  
the City Commission

DATE: June 1, 2000

FROM: Wayne Bowers  
City Manager

SUBJECT: Item #000011 Joint Planning

---

Attached for your information is backup for the Joint Planning item on the June 2, 2000 joint City/County Commission meeting. If you have any questions, please contact me.

Respectfully submitted,



Wayne Bowers  
City Manager

WB/jr  
Attachment



Inter-Office Communication  
Department of Community Development  
Station #11 ● Extension 5022

Date: June 1, 2000  
To: Wayne Bowers, City Manager  
Randall Reid, County Manager  
From: Joint Planning Task Force  
Subject: Joint Planning

---

During 1999, the City and County Commissions adopted a framework for implementing joint planning, as set forth in a memorandum dated September 20, 1999. The language in bold below is the language in the original memorandum. The language that follows each bolded section provides an update on what has been accomplished to date.

- 1. Create an on-going staff resource, made up of City and County planning staff, to develop a coordinated joint planning strategy.**

*A staff committee consisting of City and County planning staff was created to develop a coordinated joint planning strategy.*

**The initial responsibilities of this task force would be:**

- Identify possible study areas within the City and County that, because of their locations, present issues requiring a collaborative response from both the City and the County.**

*The City/County staff task force on joint planning has identified four focus areas for joint efforts, as follows:*

*Archer Road/SW 34<sup>th</sup> Street/SW 24<sup>th</sup> Avenue/SW 20<sup>th</sup> Avenue  
NW 39<sup>th</sup> Avenue  
East Side Activity Center(s)  
SW 13<sup>th</sup> Street*

*Of these, the Archer Road area would be the most encompassing joint planning effort, because of the land use and transportation challenges in that area. Transportation planning for NW 39<sup>th</sup> Avenue will require city/county staff coordination regarding the City's TCEA and any strategies that the County might consider for NW 39<sup>th</sup> Avenue. The County Public Works Department has retained a consultant that is examining transportation strategies for NW 39<sup>th</sup> Avenue and other areas of the County. Land use planning for NW 39<sup>th</sup> Avenue may be coordinated by City and County staff depending on the scope of work*

*involved. The east side activity center planning can be coordinated by City and County planning staff, with input from GEZDA, the East Side Task Force and others, although major work on this effort would follow the Comprehensive Plan update. SW 13<sup>th</sup> Street planning also could be done in-house by the two staffs. A joint planning effort for the Archer Road area would require consultant work. Based on current available resources, staff's primary focus through early 2001 will be on the comprehensive plan updates, with significant work on any area plans following the comprehensive plan updates.*

- **Systematically review current policies and land development regulations to determine where joint planning would be beneficial.**

*The task force has identified a number of primary topic areas (non-geographic based topics) for joint planning efforts. The topics, and their time frames, are as follows:*

*Comprehensive Plan elements updates (the City's and County's top priorities at this time) (to be adopted by June 2001).*

*Environmental regulations (currently being reviewed by City and County staff in a 4-step process. City and county staff currently are assessing the environmental features on all vacant parcels in the City over two acres, to determine the most significant environmental features. Report back to the City Commission is due October 2000.)*

*County appearance code (urban design, landscaping, signs, etc.) (scheduled for completion by late 2001).*

*Wellfield regulation (The City's SUP process is adopted; the County's revised ordinance is undergoing review by County and SJWMD staff. Hearings are anticipated for July or August.)*

*Transportation planning (Ongoing with both staffs and MTPO staff and consultants)*

*Interlocal agreements called for by the Intergovernmental Coordination Element (to be adopted by 2001, per the Element)*

*Wetlands protection (Ongoing with both staffs and the Water Management Advisory Committee)*

*Joint affordable housing initiative. (To date, data analysis and review has been done by the Affordable Housing Study Group. The Study Group will conduct, in July, the second of*

*three facilitated workshops on affordable housing. A schedule for the remaining work of the Study Group, including drafting an affordable housing ordinance, will be established at the July workshop.)*

*Open space network and neighborhood-serving parks (to be addressed through scheduled Comprehensive Plan workshops and hearings on the Recreation and the Conservation and Open Space Elements)*

*Siting of industrial lands (to be addressed in part through Land Use Element workshops and hearings. (County staff recommends that a consultant be retained in order to undertake a countywide industrial suitability study.)*

- **Propose a time-line, including scope of work, for implementing possible joint planning efforts regarding current updates to respective Comprehensive Plans and Land Development Regulations**

*The timeline to date has included the following:*

<i>Initial proposal from Plan Board subcommittee</i>	<i>Early 1999</i>
<i>County Commission adopted revised process</i>	<i>August 1999</i>
<i>City Commission adopted revised process</i>	<i>November 1999</i>
<i>Identify possible study areas</i>	<i>January 2000</i>
<i>Update to City Commission</i>	<i>February 2000</i>
<i>Update to County Commission</i>	<i>March 2000</i>
<i>City-County Workshop on Joint Planning</i>	<i>June 2000</i>

*Timelines on particular geographic and topic areas are on the previous page. Completing the timeline involves determining further direction on the scope of work and timing for a sector plan for the Archer Road area, or any other detailed special area studies, if the Commissions choose to pursue them.*

2. **After the strategy has been developed and approved, the task force would then conduct appropriate Special Area Studies to provide the basis for related Comprehensive Plan Amendments and changes to Land Development Regulations.**

*In addition to the joint planning areas and topic areas described above, staff is researching the possibility of getting assistance from the University of Florida in*

*reviewing the Comprehensive Plans and the Land Development codes of all municipalities in the County as a basis for further joint planning efforts to provide an overview of their similarities and differences. County staff has inquired as to whether the City wishes to participate in a consultant study to provide this comparative overview.*

*City and County staffs also have created an initial overview of alternative planning models from other jurisdictions (see attached).*

3. **Create a Joint Planning “entity or subcommittee” to review the results of the task force findings on the comprehensive plans, land development regulations, and joint study areas. This “committee” would then make a recommendation to the Board of County Commissioners and the Gainesville City Commission regarding how to best proceed in the joint planning efforts.**
  - **The joint task force would serve as the staff resource for the committee.**
  - **The work of this committee would be developed through the use of facilitated workshops and public policy forums.**
  - **The responsibility of the committee would be to review/develop alternative strategies for addressing the findings. These strategies may include: developing joint planning area agreements; creating a new joint planning commission or joint planning commissions for review of certain types of development requests within the City and County or appropriate joint regulations; sector plans, or other strategies.**

*An issue is to decide whether the committee will be established after all special area studies have been completed, or at a certain date, to be presented with significant analysis and preliminary recommended strategies for whatever special areas (geographic or topic) are established as priorities of the Commission.*

4. **Based on the decisions of the City and County Commission, begin implementing the resulting joint planning program.**

**The County Commission requested that staff provide the “critical path” necessary for establishing a joint planning process for City and County government.**

*Staff will complete the critical path based on input received at the June 2, 2000 workshop.*

**This recommendation broadens current coordination efforts by:**

- **establishing a task force of City and County staff, essential for coordinated joint planning strategy;**
- **creating coordinated City and County data resources; and**
- \* • **Developing a preliminary advisory board to review the study results, make recommendations to the Commissioners regarding alternative strategies, and assist in identifying potential problems associated with the addition of this type of committee into the planning process.**

*per Shuler  
have  
problem solutions  
board*

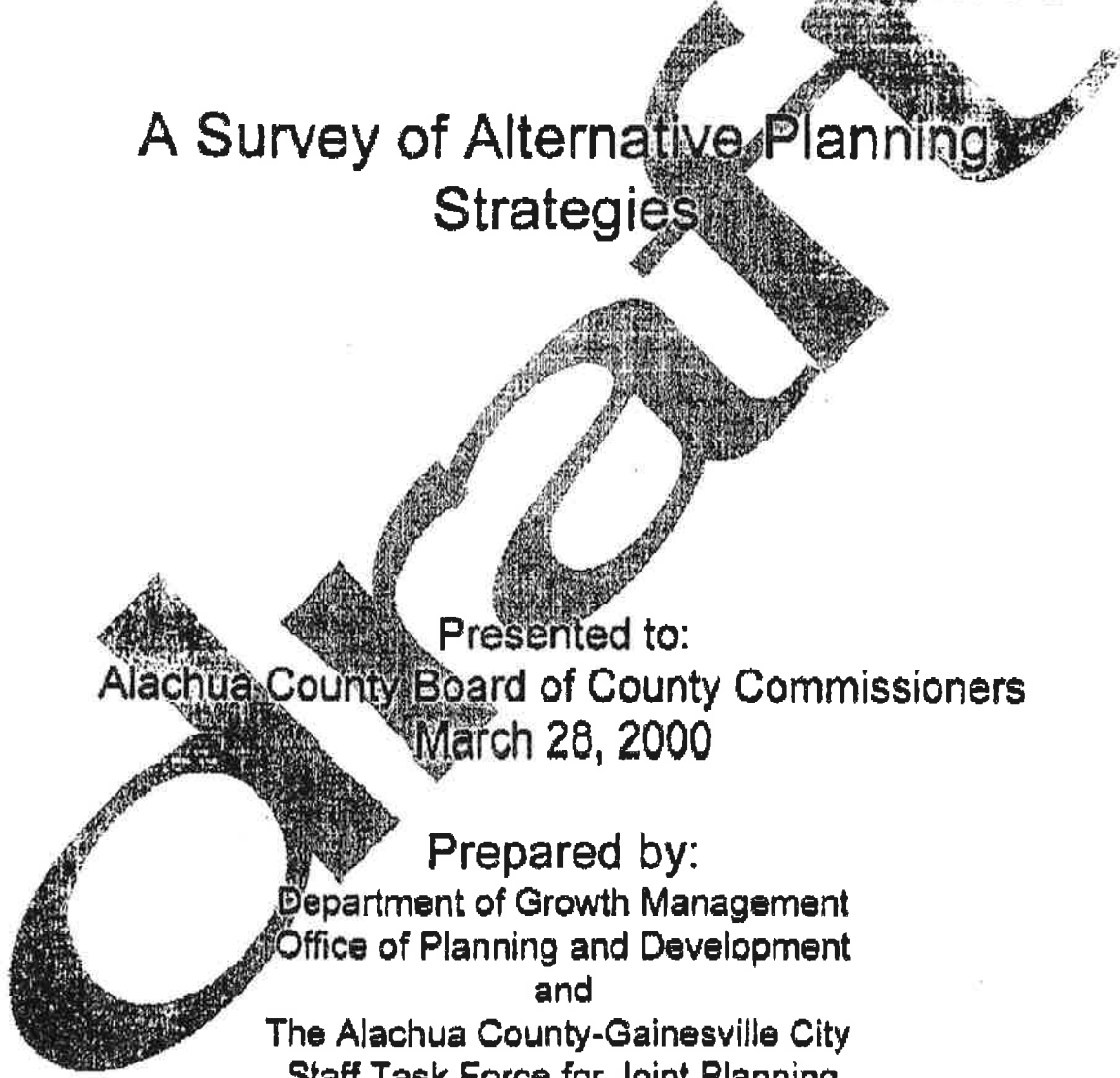
**County staff recommends that the County and City Managers be directed to establish a joint staff task force to begin the preliminary research necessary for developing a comprehensive joint planning program.**

*The joint staff task force was established at the outset, which led to the identification of the geographic study areas and joint topic areas described above.*

Post-it® Fax Note	7671	Date	5/31	# of pages	11
To	Dean Mims	From	Ken Z		
Co./Dept.		Co.	Al. County		
Phone #		Phone #			
Fax #	334.2282	Fax #			

# APPROACHES TO PLANNING

## A Survey of Alternative Planning Strategies



Presented to:  
 Alachua County Board of County Commissioners  
 March 28, 2000

Prepared by:  
 Department of Growth Management  
 Office of Planning and Development  
 and  
 The Alachua County-Gainesville City  
 Staff Task Force for Joint Planning

10 SW 10<sup>th</sup> 2<sup>nd</sup> Avenue 3<sup>rd</sup> Floor  
 Gainesville, Florida 32601-6924  
 352.374.5249  
 Contact: Susan McCune, AICP  
 John Sabatella

---

## ORGANIZATIONAL STRATEGY

### City-County Consolidated Planning

With this strategy, the planning departments along with all planning and zoning functions are merged. A single planning commission is responsible for all planning functions within the affected jurisdictions. These functional arrangements occur when services can be provided more cost-efficiently through a joint effort and the local governments do not want to relinquish political control over the service provision.

### Countywide Planning Councils

Chapter 163 of the Florida Statutes allows local governments to form joint planning bodies and provide for the designation of a Joint Planning Agency; however, there must be equitable representation of the governments involved (F.S. 163.3174). Moreover, through the authority granted by Article VIII of the Florida Constitution, a charter form of government is provided for where county government may adopt ordinances that are effective countywide. The county charter provision allows local governments to adopt more stringent standards than those specified in the countywide plan.

### Joint Planning Agreements

Chapter 163 of the Florida Statutes provides for local governments to enter into joint planning agreements to implement the provisions of the chapter. Countywide organizations can be established through interlocal agreements.



# Broward County, Florida

**Area/Population**

1,209 Sq. Miles / 1,423,700 Persons

**Broward County Planning Council**

Established by passage of Broward County Charter in 1974

15 Members - 1 County Commissioner, plus 2 members from each of the 7 commission districts - with 1 member in each district being an elected municipal official

Countywide Planning

**Funding**

Staff funded by the County Commission

Covers all planning program and operating costs of the Planning Council

**Planning Duties**

Sole Local Planning Agency for the Land Use Element of the County's Comprehensive Plan for both the incorporated and unincorporated areas

**Decision-Making Authority**

Certify or Decertify local government land use plans for conformity with the Countywide Land Use Plan

Approve/Disapprove Amendments or waivers to the Countywide Trafficways Plan

**Issues**

Annexations

# City of Charlotte/Mecklenburg County, North Carolina

## Area/Population

City: 174 Sq. Miles / 416,294 Persons  
County: 527 Sq. Miles / 537,735 Persons

## Charlotte/Mecklenburg Planning Council

Established by Interlocal Agreement in 1988

14 Members - 7 appointed by the City and 7 appointed by the County

City-County Consolidated

## Funding

Staff funded 50% by the County Commission and 50% by the City Commission

The Metropolitan Planning Agency (City) staffs the Planning Commission - with equal support to each

## Planning Duties

The Planning Committee of the Commission prepares and updates the Comprehensive Plan for Charlotte and unincorporated Mecklenburg.

The Zoning Committee of the Commission provides recommendations on rezoning petitions and final review of plat approvals

## Decision-Making Authority

The Planning Commission functions as an advisory body to the Mecklenburg County Commission and the Charlotte City Council, depending upon whose jurisdiction the land use decision concerns.

## ISSUES

Farmland preservation  
Infill development  
Service extensions to new developments

# City of Durham/County of Durham, North Carolina

## Area/Population

City: 69 Sq. Miles / 175,000 Persons  
County: 291 Sq. Miles / 215,000 Persons

## Durham Planning Agency

Established by Interlocal Agreement in 1988

14 Members - 7 appointed by the City and 7 appointed by the County

City-County Consolidated

## Funding

Staff funded 50% by the County Commission and 50% by the City Commission

The Metropolitan Planning Agency (City) staffs the Planning Commission - with equal support to each

## Planning Duties

40 Staff Members  
20-25 boards and advisory committees

Development Review  
Zoning  
Rails to Trails

## Decision-Making Authority

The Planning Commission functions as an advisory body to the Durham County Commission and the Durham City Council, depending upon whose jurisdiction the land use decision concerns.

## Issues

County Commission more concerned with the environment than the City Commission

Landfill  
Approval of a Mall

## Hillsborough County, Florida

**Area/Population**

1,266 Sq. Miles / 958,050 Persons

**The Planning Commission**

Established by Special Act of the Florida Legislature in 1959

10 Members - 4 appointed by the Board of County Commissioners, 4 appointed by the Tampa City Council, 1 Temple Terrace representative and 1 Plant City representative

Countywide Planning

**Funding**

Staff funded by the County Commission and fees for services

Executive Director hired by the Planning Commission - Approximately 60 employees

**Planning Duties**

Provides long-range, mid-range and short-range planning for the local governments that it serves. Prepares comprehensive plans and plan amendments, reviews land development regulations, and performs other duties.

Land use, Community planning, Neighborhood planning, Transportation, Urban Design, Research and analysis, Capital improvements, Environmental Planning.

**Decision-Making Authority**

The Planning Commission functions as an advisory body to the local governing bodies.

**Issues**

Low-Density Development  
Environmental Protection  
Coordination of Planning Efforts

## City of Lawrence/Douglas County, Kansas

**Area/Population**

City: 28 Sq. Miles / 85,000 Persons  
County: 465.5 Sq. Miles / 100,000 Persons

**The Planning Commission**

Established by Resolution in 1969

10 Members - 5 appointed by the Board of County Commissioners, 5 appointed by the City Council

City-County Consolidated

**Planning Duties**

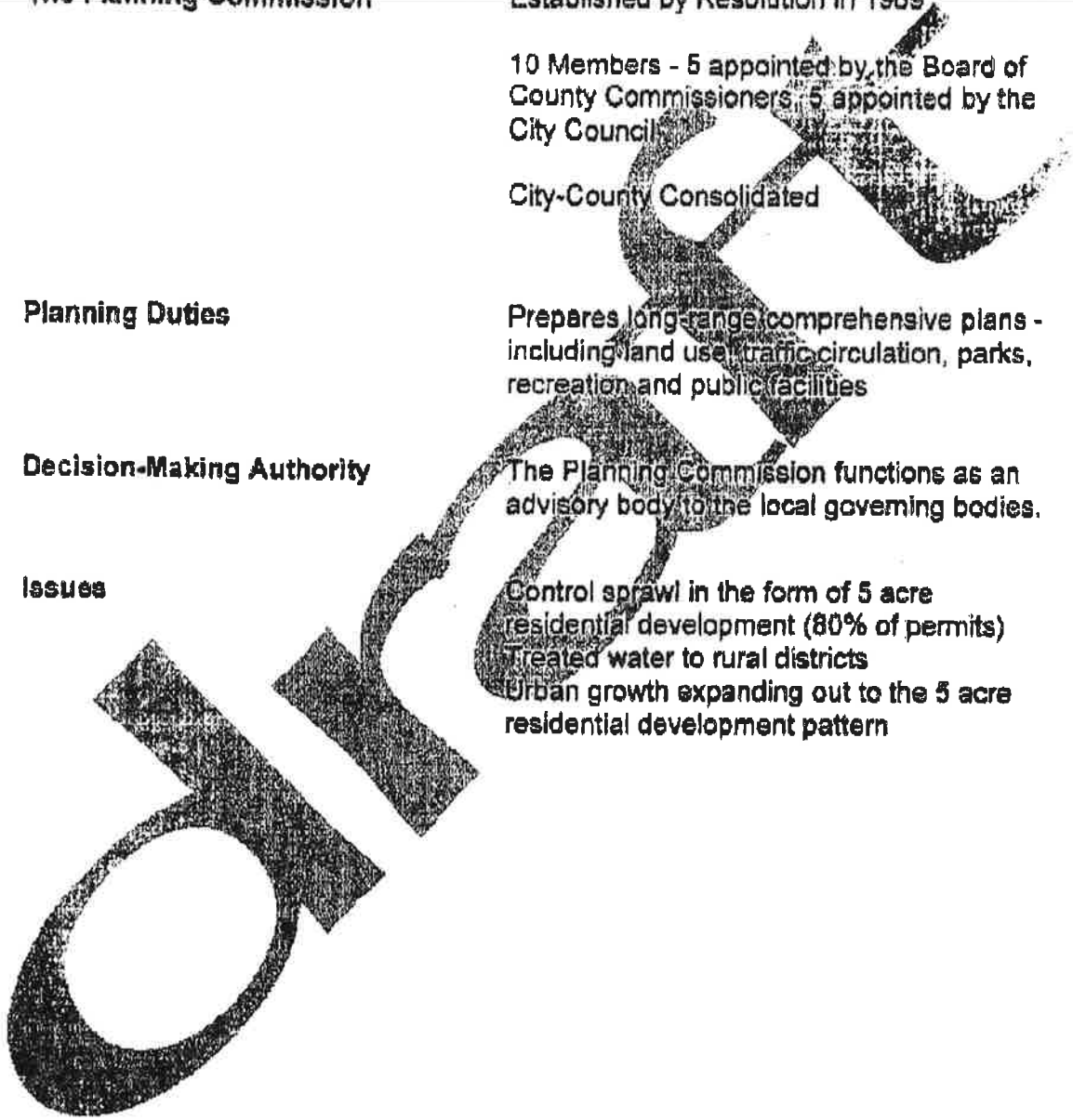
Prepares long-range comprehensive plans - including land use, traffic circulation, parks, recreation and public facilities

**Decision-Making Authority**

The Planning Commission functions as an advisory body to the local governing bodies.

**Issues**

Control sprawl in the form of 5 acre residential development (80% of permits)  
Treated water to rural districts  
Urban growth expanding out to the 5 acre residential development pattern



# Orange County, Florida

**Area/Population**

County: 1,004.3 Sq. Miles / 757,897 Persons

**Joint Planning Area Agreements**

Relies upon Joint Planning Area (JPA) Agreements for joint planning initiatives.

There are contractual agreements with nine municipalities within the County. These agreements range from notification of development permits within the JPA, to extensive more complex agreements.

**Charter Authority**

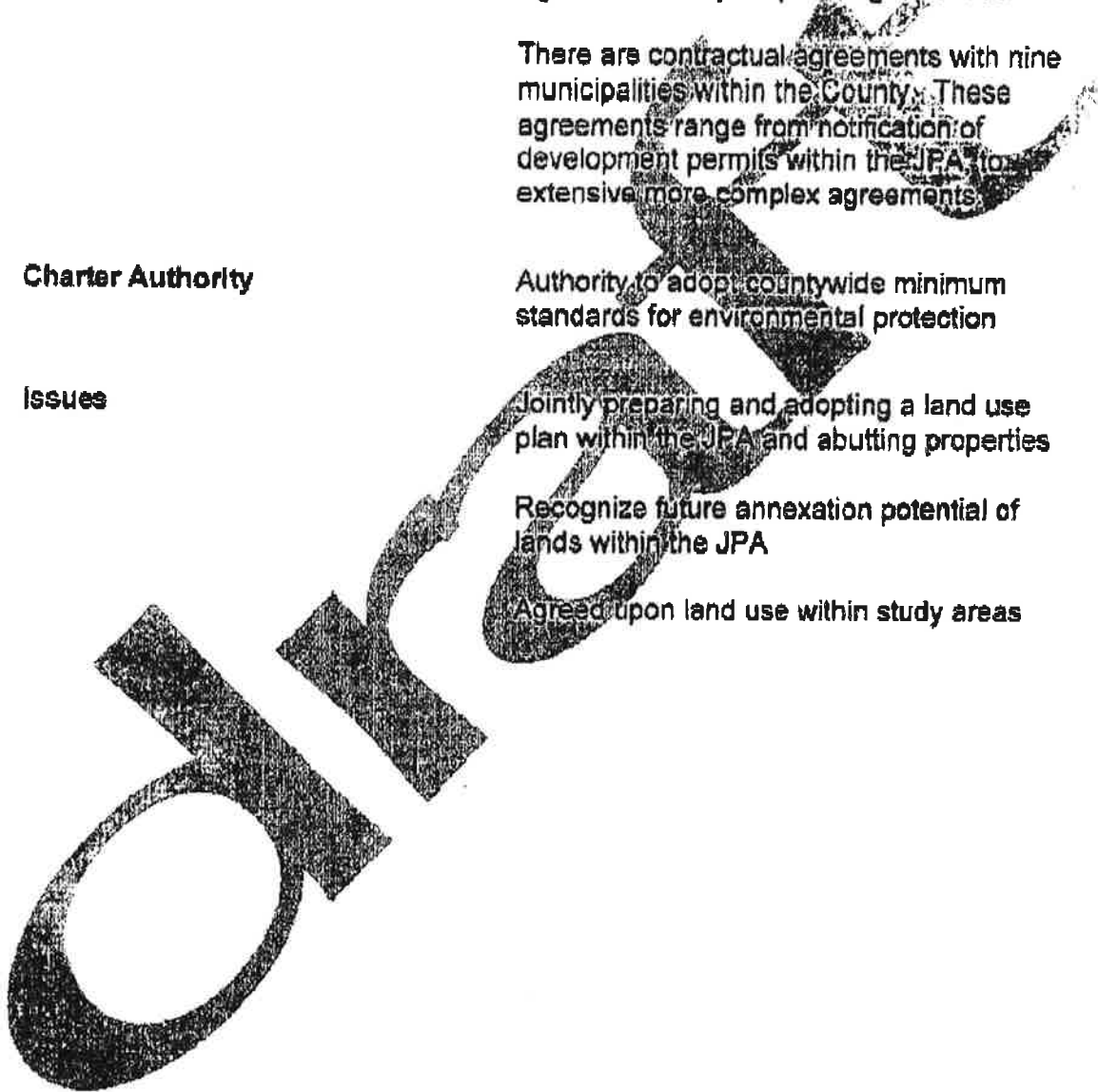
Authority to adopt countywide minimum standards for environmental protection

**Issues**

Jointly preparing and adopting a land use plan within the JPA and abutting properties

Recognize future annexation potential of lands within the JPA

Agreed upon land use within study areas



# Pinellas County, Florida

## Area/Population

County: 1,266.4 Sq. Miles / 958,050 Persons

## Pinellas Planning Council

Established by Special Act of the Legislature in 1964. In 1988, a subsequent Act allowed restructuring of the PPC and providing authority by Charter change and referendum for the PPC to serve in an advisory capacity and the County Commission to serve as the Countywide Planning Authority.

13 Members - 1 appointed by the Board of County Commissioners, 1 each appointed by the 8 largest municipalities, 1 each by three groups of smaller municipalities, and 1 by the School Board

## Countywide Planning

## Funding

Ad-Valorem Countywide tax Assessment

Executive Director hired by the Planning Council

## Planning Duties

Countywide Comprehensive Plan - Future Land Use Plan, Coordination of planning efforts, Master drainage plan, uniform development regulations

Adopted uniform Zoning, Planning and Traffic Regulations

## Decision-Making Authority

Pinellas Board of County Commissioners serves as the Countywide Planning Authority.

## Issues

Environmental Protection  
Downtown Development Districts

# Volusia County

## Area/Population

County: 1,105 Sq. Miles / 435,836 Persons

## Volusia Growth Management Commission

Established by 1988 Charter Amendment referendum

22 Members: 14 from each municipality, 5 from unincorporated areas, 3 (non-voting) from the School Board, Business Development Commission and St. John's Water Management District

Countywide Planning

## Funding

Board of County Commissioners as stipulated in the Charter

Empowered for Staff

## Planning Duties

Certifies consistency among municipalities and the county's Comprehensive Plan

Utility service solutions, transportation, impacts on infrastructure

## Decision-Making Authority

Growth Management Commission's determination is binding on local governments

## Issues

Cannot develop countywide policies or enforceable goals except in the case of road levels of service



**01001**