



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

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Date: July 11, 2000

To: Wayne Bowers, City Manager  
Randall Reid, County Manager

From: Joint Planning Task Force

Subject: Joint Planning Proposals for July 24, 2000 City Commission meeting and July 25, 2000 County Commission meeting

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**Background**

The City and County Commissions in the joint meeting of June 2, 2000 directed staff "...to develop a preliminary advisory board to review the study results, make recommendations to the Commissioners regarding alternative strategies, assist in identifying potential problems and solutions associated with the addition of this type of committee into the planning process; and report back to the Commission in one month with 2 alternatives; 1) study commission alternative and 2) the "just do it" alternative." To that end, the Joint Planning Task Force (hereinafter, "task force") has developed alternatives that would:

- A) Establish a Joint Planning Committee (i.e., the "advisory board" in the Commissions' June 2, 2000 directive to staff) that would review/develop strategies for addressing the various studies and findings of the staff task force on joint planning. The Joint Planning Committee would then recommend to both Commissions how to proceed with implementing joint planning between the two governments (e.g.: develop joint planning agreements; establish a joint planning commission(s) for review of certain types of development requests within designated areas (for instance, all large-scale City future land use map amendments within one mile of the City boundary with the unincorporated County, and all such County map amendments in the Urban Reserve Area) or to develop certain joint comprehensive plan provisions or certain joint land development regulations; propose or not propose establishment of a joint local government body entitled Metropolitan Planning Organization for the purpose of adopting comprehensive plans and comprehensive plan amendments); or,
- B) Be a fast-track plan for implementation of joint planning.

**Alternative A – Joint Planning Committee**

This 9-member committee could be composed of the Chair of each local planning agency, two other appointees of each commission, the Executive Director or representative of the North Central Florida Regional Planning Council, and one representative each from the University of Florida and Santa Fe Community College. Local planning agency appointments could be made by the respective local governments, and the outside agency appointments could be approved by both local governments.

~~Additional appointments approved by both local governments could be made for voting or non-voting members. These additional members could include representatives from other municipalities and the School Board of Alachua County. The composition of the Joint Planning Committee would depend on whether the commissions wish to focus on City of Gainesville-County issues or on countywide issues including other municipalities.~~

The Committee would meet on a regular basis (no less than monthly), and within six months of the first meeting would make a report to both local governments on how to proceed with joint planning.

### **Alternative B – Fast-track Implementation**

Fast-track implementation would forego creation of the Joint Planning Committee in favor of selecting a joint planning framework and establishing it on an expedited basis. The following frameworks could be considered:

- joint City-County development of certain sector plans or other special area studies
  - joint local planning agency (LPA) for plan amendments and rezonings in specified areas
  - replace current LPAs with joint LPA that would make recommendations to each local government
  - replace current LPAs with joint LPA that would make recommendations to a Joint or Metropolitan Planning Organization
- 1) **Joint City-County development of certain sector plans or other special area studies.** An inter-local agreement between the City and the County could be established to develop sector plans or special area plans on an 'as needed' basis from time to time. City and County staffs would need consultant assistance to develop these plans on an expedited basis at this time.
  - 2) **Joint LPA for specified areas.** This could be accomplished by an inter-local agreement that would establish the purview of the Joint LPA and its composition. A possible purview is all large-scale future land use map amendments and related text amendments and zoning changes in the Urban Reserve Area or in the City within one mile of the boundary with the unincorporated County. All comprehensive plan amendments related to DRIs anywhere in the City or unincorporated County could also be in the Joint LPA's purview, as could any sector plans or special area plans within the designated jurisdiction. The Joint LPA could be comprised of three members from each government's local planning agency that would serve staggered 18-month terms. Meetings would be held monthly on any items within the purview of the Joint LPA, and all such items would not be subject to hearing by either local government's individual local planning agency. Joint LPA recommendations from this advisory-only body would be made to the respective local governing bodies based on their respective comprehensive plan.

- 3) **Joint LPA to replace existing LPAs, retain separate local governing bodies.** All items currently under the purview of each LPA would come under the purview of a Joint LPA, which would serve as the sole LPA for each local governing body.
- 4) **Joint LPA making recommendations to a Joint or Metropolitan Planning Organization.** This is the end goal identified in the joint planning proposal developed by the City Plan Board and the County Planning Commission. This is not a fast-track strategy, but is listed because if this were to be the chosen strategy, then the considerable efforts that would be required to craft the framework should begin as soon as possible. The (advisory) Joint LPA in this scenario would make recommendations to a (decision-making) Metropolitan Planning Organization rather than to either local governing body. A single planning agency or component of separate agencies from the City and County would staff the Joint LPA. This approach would be countywide, if the other municipalities wish to participate. In future comprehensive planning cycles, one countywide comprehensive plan could be developed with the city's plan functioning as a sector plan within the larger comprehensive plan.

### Issues

The following issues must be considered in contemplating joint planning alternatives:

- Consultant assistance needed for any expedited special area plans or sector plans, due to current work on comprehensive plan updates.
- Other staffing issues associated with any changes to the LPA structure.
- Legal review needed for any possible charter changes.
- Participation of other cities.
- Logistics of additional LPAs.

Attached for reference purposes is a document entitled: *Approaches to Planning – A Survey of Alternative Planning Strategies*.

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Attachment