

Joint Planning Agreement

Status report and options for moving forward



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Mutual Interests



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History

- County challenged Finley Woods Annexation and Tower Road Comprehensive Plan Amendment
- County and City approved Settlement Agreement in October 2017 on those challenges which allowed annexation and Comprehensive Plan Amendments to move forward and agreed to share fees from projects to County Mobility Projects (SW 8th Ave Connector) and agreed to work on Joint Planning Agreement in order to avoid future conflicts



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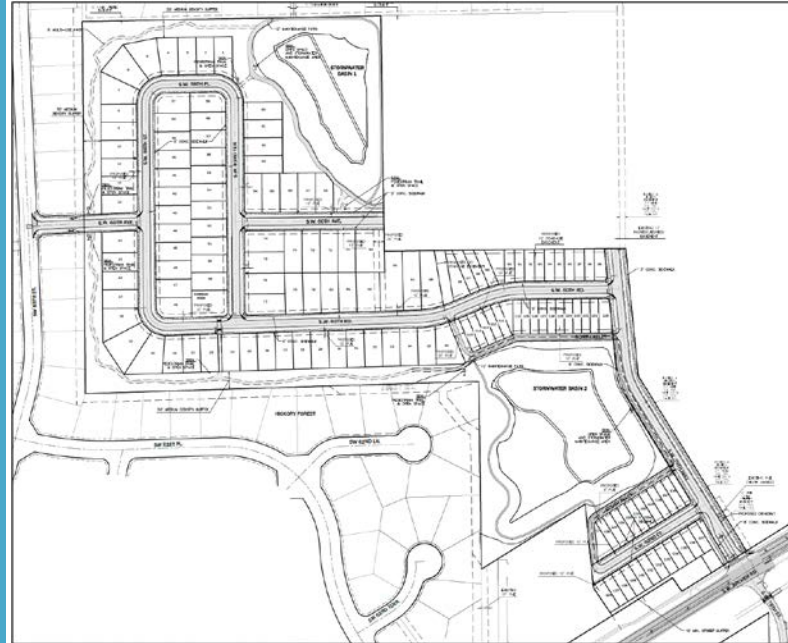
History

- Motion from 5/31 meeting to look at land use and urban design guidelines:
 - Connectivity of Infrastructure both on and off road.
 - Infrastructure of all modes
 - Density requirements/thresholds
 - Mix of uses
 - Fees
 - Design Criteria including open space
 - Inclusionary/Affordable Housing

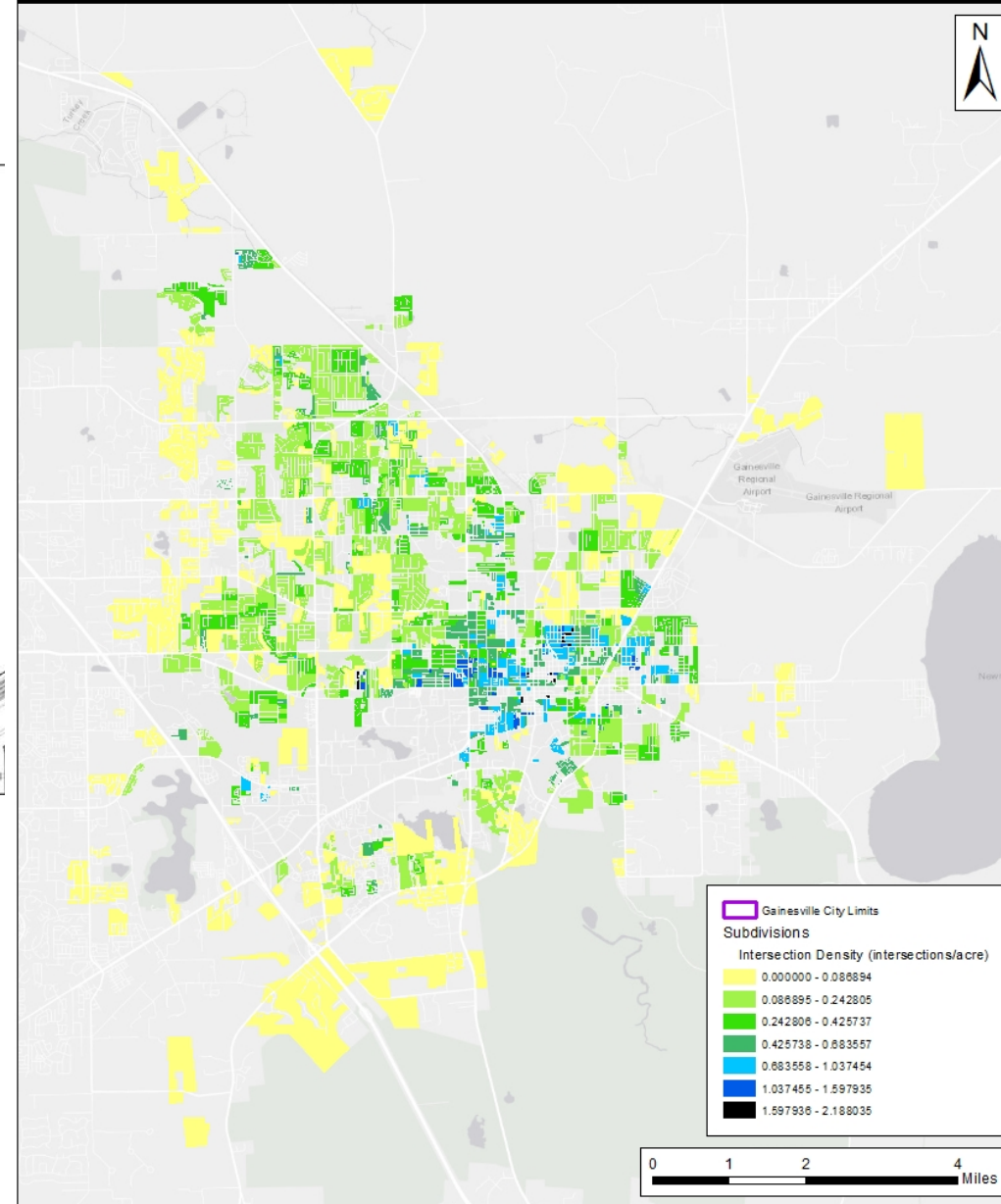


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Connectivity



Intersection Density in Subdivisions around Gainesville



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Connectivity

- Both Comp Plans and Codes contain guidance on connectivity
- There is room for improvement in both to ensure adequate intersection densities and cross connectivity
- Staff recommends developing an intersection density standard or maximum block size requirements within the JPA in order to achieve urban form in the future



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Infrastructure



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Infrastructure

- Big picture differences on the support for dedicated transit infrastructure. Coordinated financial support should be determined through data and analysis, both Commissions, and MTPO's Long Range Transportation Plan
- Minor differences in street design standards (sidewalk widths, etc) that can be resolved through mutual Code amendments



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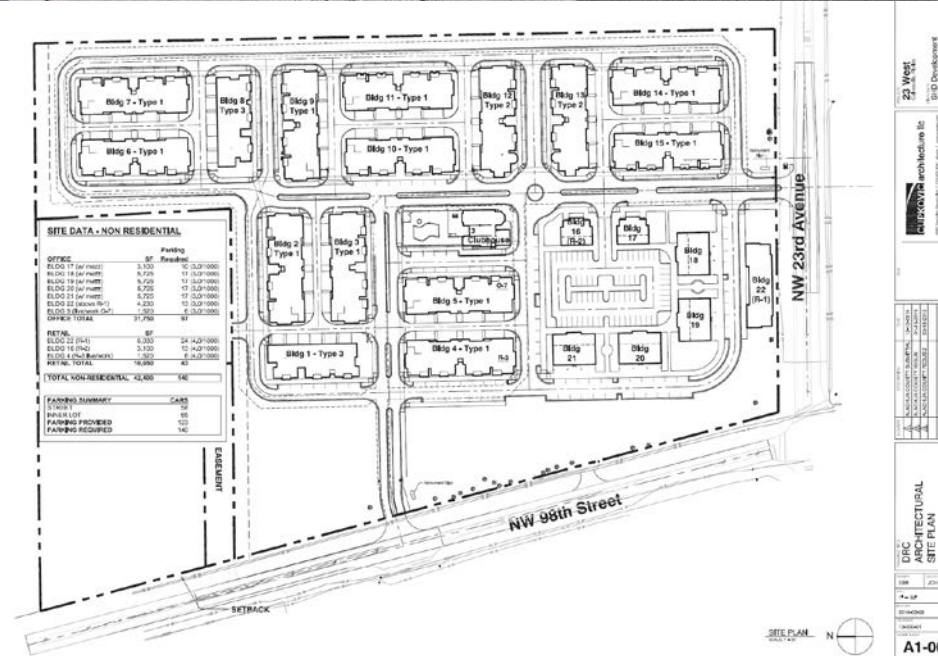
Density/ Intensity

- County has minimum density of 1 unit/acre in Low Density Residential and typically 4 units/acre in TNDs
- City does not currently have minimum densities in Single Family Future Land Uses
- Both jurisdictions could resolve to institute minimum densities in areas within the JPA boundary that receive a Single Family Future Land Use

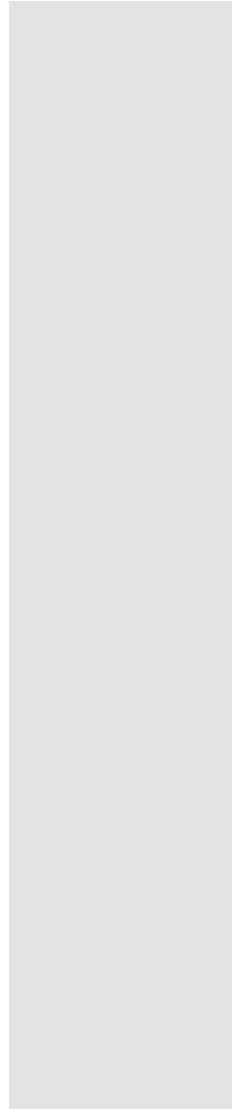


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Mix of Uses



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Mix of Uses

- County requires mix of uses in TNDs/TODs
- Mix of uses are allowed in most but not required in any City Future Land Uses
- Review urban design standards with outside party to ensure walkable urban designs within Urban Cluster
- Issues could be explored such as a mix of uses requirement in larger projects and alternative performance standards (affordable housing requirement, increased minimum densities, etc.)



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Fees

- Differences in transportation mitigation fees
- Recommend joint fee study to determine transportation mitigation within JPA



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Design Standards

- Differences in open space & existing tree canopy retention standards
- City urban transect standards
- Review site design standards with outside party to ensure dense walkable urban designs within Urban Cluster



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Affordable Housing



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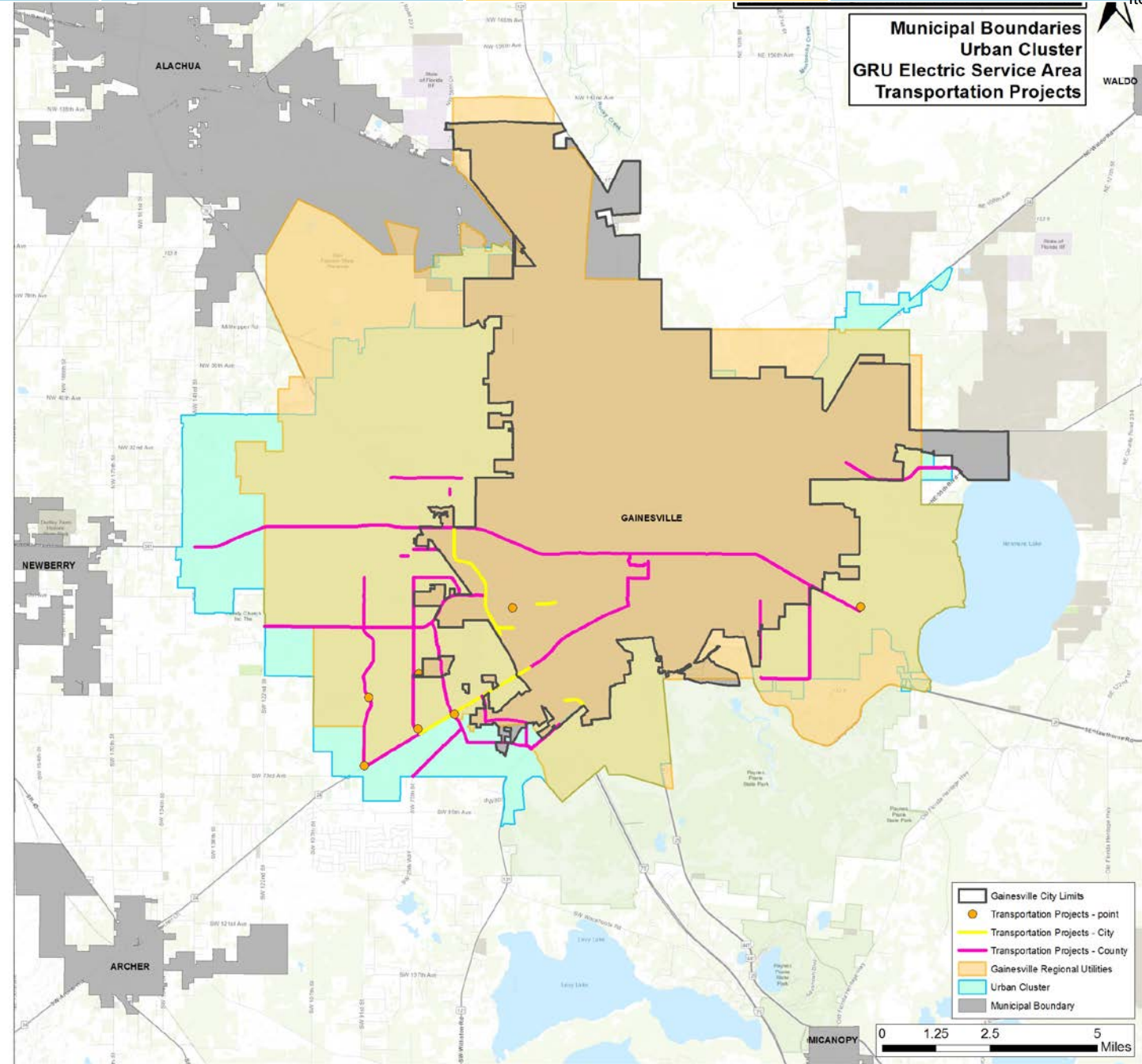
Affordable Housing

- Follow recommendations of County Affordable Housing Working Group and City Housing Forum



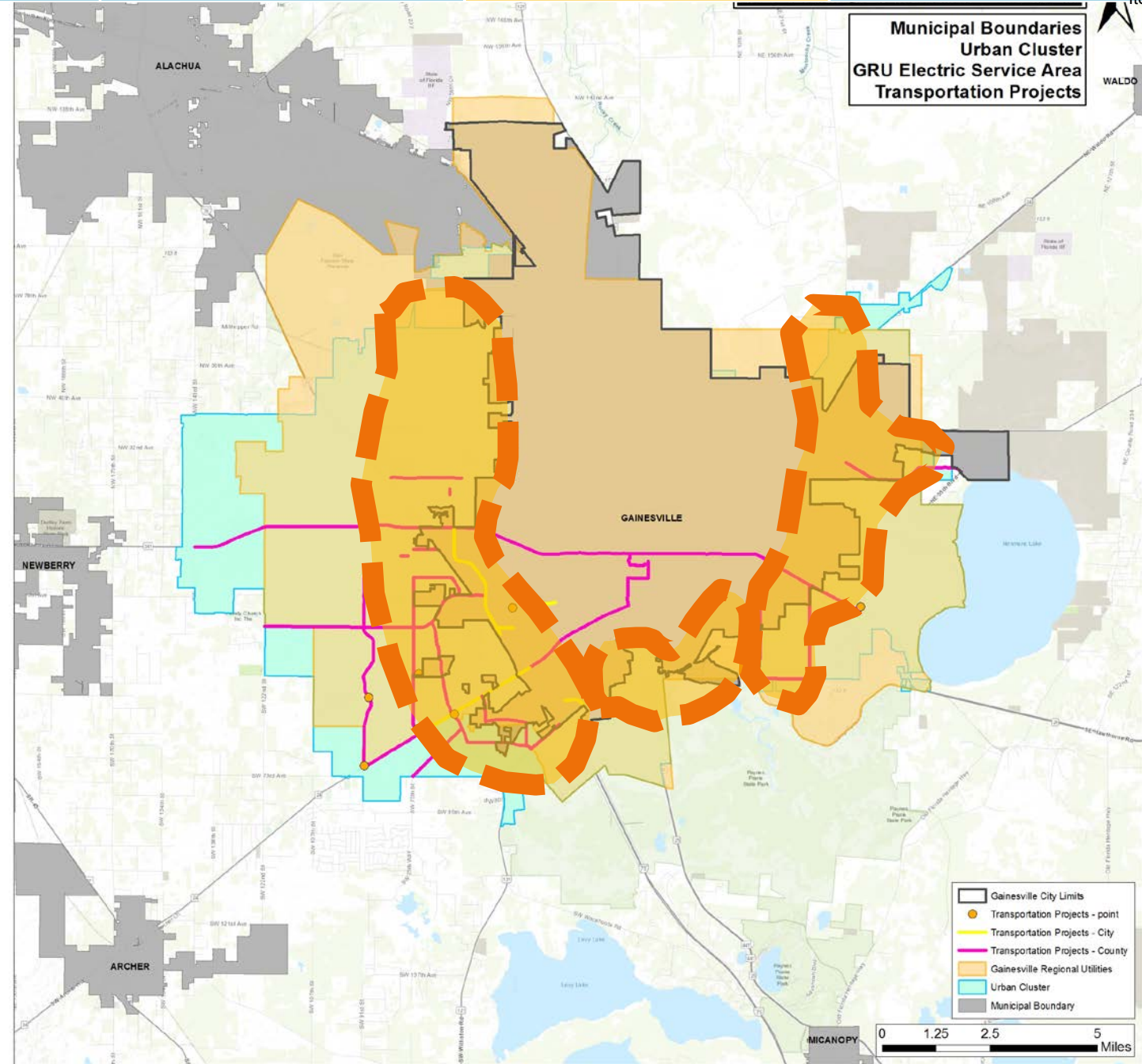
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Joint Mobility Projects and Fee Study



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Conceptual JPA Boundary



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Joint Planning Agreement Framework

Direct staff to draft a Joint Planning Agreement (JPA) with the following parameters:

- a) JPA creates a joint planning boundary which includes a limited portion of the current City and the unincorporated area eligible for near term annexation.
- b) JPA states that the City and County will conduct and share costs on a joint Transportation Mobility Fee Methodology Study for the JPA area.
- c) JPA states that the County will not challenge annexations and Comprehensive Plan Amendments by the City of Gainesville that meet State law within the JPA area.
- d) JPA states the City and County will seek outside assistance to better align Comprehensive Plan policies and Land Development Regulations related to urban design and land use between the County and City.



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