

2019 Comprehensive Plan Evaluation and Appraisal Process and Land Development Code Update

Legistar No. 180855

City Commission: April 4, 2019



Evaluation and Appraisal Review (EAR)

[About Us](#) | [Contact Us](#) | [Help](#) | [Agency Login](#)



Florida Department of State
FLORIDA ADMINISTRATIVE CODE & FLORIDA ADMINISTRATIVE REGISTER

[Home](#) | [Advanced Search](#) | [MyFLRules](#) | [Rules Open for Comments](#)

Rule: 73C-49.001 Prev


Rule Title: Purpose and Effect; Schedule

Department: [DEPARTMENT OF ECONOMIC OPPORTUNITY](#)

Division: [Division of Community Development](#)

Chapter: [COMMUNITY PLANNING - SCHEDULE FOR LOCAL GOVERNMENTS EVALUATION AND APPRAISAL NOTIFICATION LETTER](#)

Latest version of the final adopted rule presented in Florida Administrative Code (FAC):







 **Effective Date:** 4/30/2017

History Notes: Rulemaking Authority [163.3191\(5\) FS](#). Law Implemented [163.3191 FS](#). History-New 9-26-12, Amended 4-30-17.

[VIEW RULE](#)

References in this version: No reference(s).

History of this Rule since Jan. 6, 2006

Notice / Adopted	Section	Description	ID	Publish Date
	Final 73C-49.001	Purpose and Effect; Schedule	18867293	Effective: 04/30/2017
	Proposed 73C-49.001	Chapter 73C-49, F.A.C., establishes the due dates for the evaluation and appraisal notification letter to be submitted by local government body to the Department. Rule 73C-49.001, F.A.C., sets out the purpose of the rule	18628188	2/21/2017 Vol. 43/35
	Development 73C-49.001	Chapter 73C-49, F.A.C., establishes the due dates for the evaluation and appraisal notification letter to be submitted by the local goveremnt body to the Department. Rule 73C-49.001, F.A.C., sets out the purpose of the	18621786	2/15/2017 Vol. 43/31
	Final 73C-49.001	Purpose and Effect	12010266	Effective: 09/26/2012
	Proposed 73C-49.001	The purpose and effect of the proposed rule is to adopt by rule a phased schedule for local governments to submit an evaluation and appraisal notification letter regarding their local government comprehensive plan.	11549322	6/1/2012 Vol. 38/22
	Development 73C-49.001	The purpose and effect is to adopt by rule a phased schedule for local governments to submit an evaluation and appraisal notification letter.	11136975	3/2/2012 Vol. 38/09

Deadline

FRANKLIN COUNTY	5/1/2023
FREESPORT	4/1/2019
FROSTPROOF	11/1/2017
FRUITLAND PARK	11/1/2021
GADSDEN COUNTY	5/1/2019
GAINESVILLE	5/1/2019
GILCHRIST COUNTY	9/1/2020
GLADES COUNTY	6/1/2017
GLEN RIDGE	2/1/2023
GLEN ST. MARY	12/1/2019
GOLDEN BEACH	8/1/2023
GOLF	6/1/2021



Evaluation and Appraisal Review (EAR)



2011 Florida Community Planning Act

- Cities and Counties no longer required to submit evaluation and appraisal reports (EAR) to the State for review.
- EAR process is now an optional process for local governments to submit Comprehensive Plan amendments to respond to changes in state law.
- Local governments must inform the State by letter by the deadline (5/1/2019 CoG) whether changes are needed.
- If amendments are needed they must be completed within 1 year including any local issue or optional amendments identified in the letter.
- If amendments are not completed within a year than the State will not accept new land use amendments.

Evaluation and Appraisal Review (EAR)

Considerations:

- The City periodically amends the Comprehensive Plan in accordance with state law changes as needed.
 - Example: 2018 Water supply planning amendments required by state law.
- Staff has not identified any needed amendments based on state law changes.
- The Commission has indicated a desire to do a deep dive on the Comprehensive Plan with a significant public engagement program.
- The state timeline may not provide enough time for a full community discussion that covers both issue development and potential policy changes.



Example Comprehensive Plan - Denver



EXECUTIVE SUMMARY

From Community Values to Goals



The vision of *Comprehensive Plan 2040* represents the voice of our community. Throughout a nearly two-year planning process, thousands of Denverites shared their unique perspectives on what makes Denver great and how it can evolve to be even better.

My vision for Denver in 2040 is....



"An inclusive city where anyone can afford to live, work, eat, and enjoy. All residents have options to walk."



"a robust transportation system"



"More diverse and affordable housing options...easier to walk, ride, and drive"



Example Comprehensive Plan - Minneapolis

minneapolis | 2040

Minneapolis 2040 – The City’s Comprehensive Plan

Done right, growth can help our city become a healthy, sustainable, and thriving place for all.



Eliminate Disparities

Goal 1: In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep-rooted disparities in wealth, opportunity, housing, safety, and health.

According to a report issued by the Economic Policy Institute in 2010, Minneapolis led the nation in having the widest unemployment disparity between African-American and white residents. This remains true in 2018.



Example Comprehensive Plan - Boston



Next Steps

Imagine Boston has set goals, targets, and metrics to guide implementation and evaluate success.

Goal: Encourage affordability, reduce displacement, and improve quality of life

- Reduce housing cost burden for Bostonians**
Decrease portion of low- and middle-income households that are severely housing cost burdened
- Improve health outcomes for all Bostonians**
Reduce disparities in premature mortality by neighborhood
- Improve the walkability of each neighborhood**
Increase Walk Score ranking of neighborhoods
- Keep Boston a safe city**
Lower or maintain Boston's crime rate to be below the crime rates of peer cities

Goal: Increase access to opportunity

- Reduce the wealth gap between white households and households of color**
Reduce racial disparities in median household income and homeownership
- Reduce childhood poverty**
Reduce childhood poverty rates by half by 2030
- Improve educational outcomes and access to educational opportunities**
Offer quality, affordable Pre-K education to every eligible child in Boston; increase 4-year high school graduation rate in Boston Public Schools (BPS); increase the 6-year post-secondary degree completion rate for BPS graduates



Example Comprehensive Plan - Boston



IMAGINE BOSTON
☰

- 🏠 WELCOME
- 🏠 HOUSING BURDEN
- 💔 PREMATURE MORTALITY
- 🚶 WALKABILITY
- 🚰 KEEP BOSTON SAFE
- 💰 REDUCE THE WEALTH GAP
- 👶 CHILDHOOD POVERTY
- 🎓 EDUCATION
- 📈 JOB CREATION
- ⬇️ REDUCE EMISSIONS
- 🌍 CHANGING CLIMATE
- 📍 PARKS QUALITY
- 🚗 COMMUTE MODES
- 🎨 ARTS AND CULTURE
- SIGN UP FOR EMAIL UPDATES

IMAGINE BOSTON 2030 METRICS DASHBOARD

Imagine Boston has set goals, targets, and metrics to guide implementation and evaluate success.

Imagine Boston 2030 Goal:

Encourage affordability, reduce displacement, and improve quality of life

Reduce housing cost burden for Bostonians
Decrease portion of low- and middle-income households that are severely housing cost burdened

Improve health outcomes for all Bostonians
Reduce disparities in premature mortality by neighborhood

Improve the walkability of each neighborhood
Increase Walk Score® ranking of neighborhoods

Keep Boston a safe city
Lower or maintain Boston's crime rate to be below the crime rates of peer cities

Imagine Boston 2030 Goal:

Increase access to opportunity

Reduce the wealth gap between white households and households of color
Reduce racial disparities in median household income and homeownership

Reduce childhood poverty
Reduce childhood poverty rates by half by 2030

Improve educational outcomes and access to educational opportunities

Example Comprehensive Plan - Gainesville

Goals, Objectives & Policies



Future Land Use Element

GOAL 1

IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Objective 1.1

Adopt urban design principles that adhere to timeless (proven successful), traditional principles.

Policy 1.1.1

To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Recommendation

1. Authorize the City Manager to draft a letter informing the Department of Economic Opportunity that the City of Gainesville has not identified any necessary changes to the Comprehensive Plan related to changes in state law; and
2. Direct staff to begin community outreach to start working on updating the City's Comprehensive Plan to address local issues, and

2019 Land Development Code Update

- With the adoption of the new code, the City Commission directed the Department of Doing (DoD) to prepare an annual update of code amendments to include any regulatory changes proposed by the City Commission, city staff, and any privately-initiated applications.
- 2018 annual update was completed in August 2018, with the adoption of the ordinances by the City Commission commencing in February 2019.
- Approved amendments included changes to tree regulations, correction of scrivener errors, urban development standards, and permitted uses.



2019 Land Development Code Update

- Potential Amendments:
 - Additional neighborhood notification requirements (CC)
 - Zoning Changes – Pleasant Street Historic District (CC)
 - Sign Code- Target sign at Standard (CC)
 - Amendments to permit a range of urban agriculture uses (A)
 - Historic Preservation register nomination process (A)
 - Tree mitigation for new single family dwellings (A)
 - Allowing RV Parks as a use in Industrial zoning (P)
 - Allow mini-warehousing in business automotive zoning (P)
 - Clarify definition of metal recycling facility (P)
 - Doggie daycare regulations (P)
 - Building façade material standards (S)
 - Any other citizen initiated requests?
 - Any other Commission directed code changes?



Commission Input

Questions:

1. Is there anything on the list you don't want us to work on?
2. Is there anything on the list you want us to prioritize and bring forward sooner?
3. Can the private amendments move forward on their own power?
4. Who should we do outreach to?
5. What is not on the list that should be?
6. Do you want to continue with an annual process for code amendments or return to single issue changes?

Recommendations

1. Provide feedback regarding the proposed code update list, other potential amendments, timing, and outreach and stakeholder input efforts.