



Best Practices Report

Alachua County

Unified Land Development Code Update

May 19, 2020

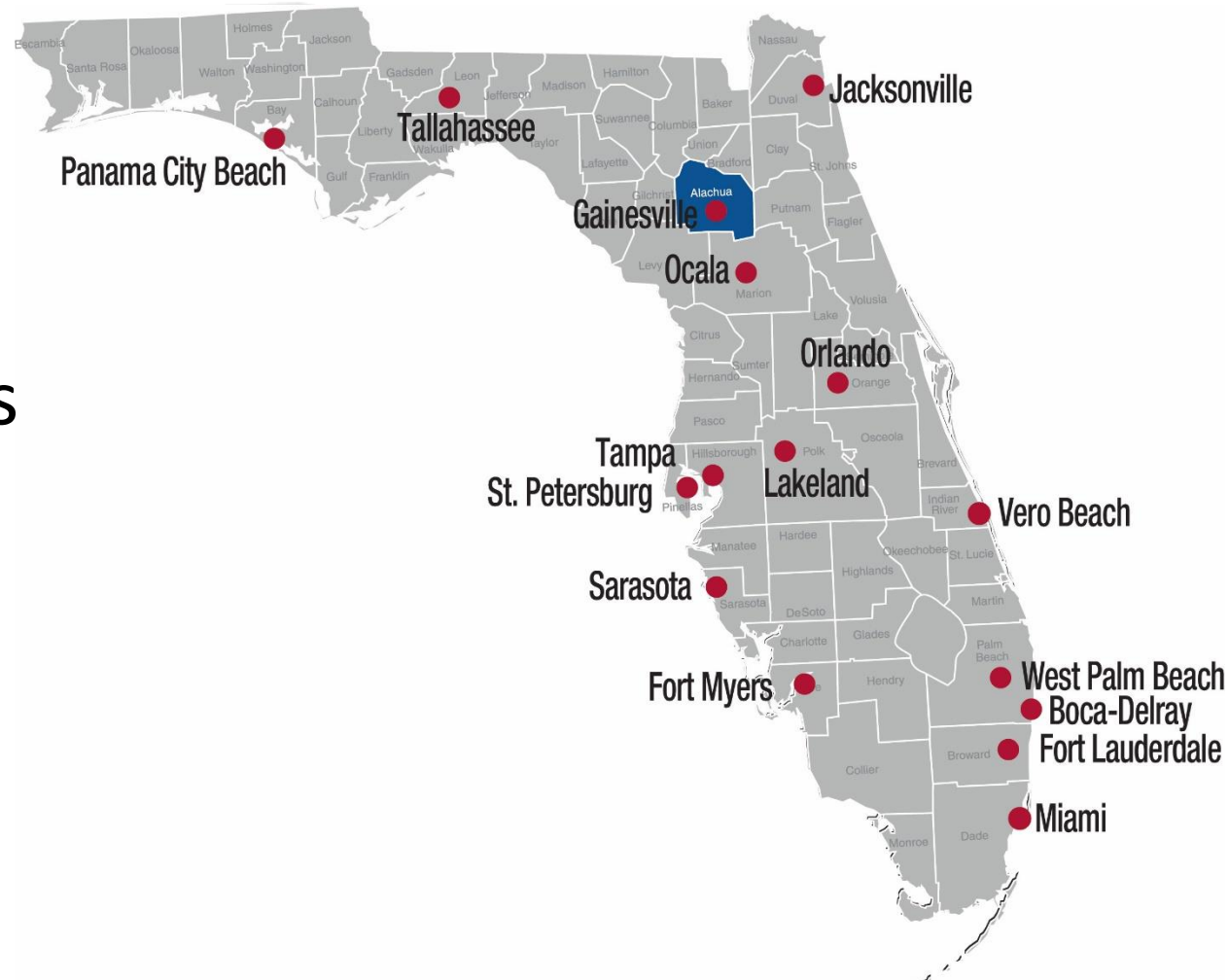
KIMLEY-HORN NATIONWIDE

- 4000+ Employees
- 97 Offices
- 86 AICP Planners



KIMLEY-HORN IN FLORIDA

- 800+ Employees
- 16 Offices
- 21 AICP Planners



PROJECT OVERVIEW

Why is Alachua County updating the Unified
Land Development Code?

PROJECT GOALS

- **Implementation**
 - Implement the County Comprehensive Plan
- **Best Practices**
 - Update ULDC to reflect current best industry standards
- **Streamline**
 - Streamline for ease of use
- **Consistency**
 - Provide for more consistent and predictable standards & process
- **Opportunities**
 - Create opportunities for innovative and quality development

ALACHUA COUNTY ULDC UPDATE TEAM

- County Commission
- Citizens
- Stakeholders
- County Staff
- Kimley-Horn

PROJECT TIMELINE

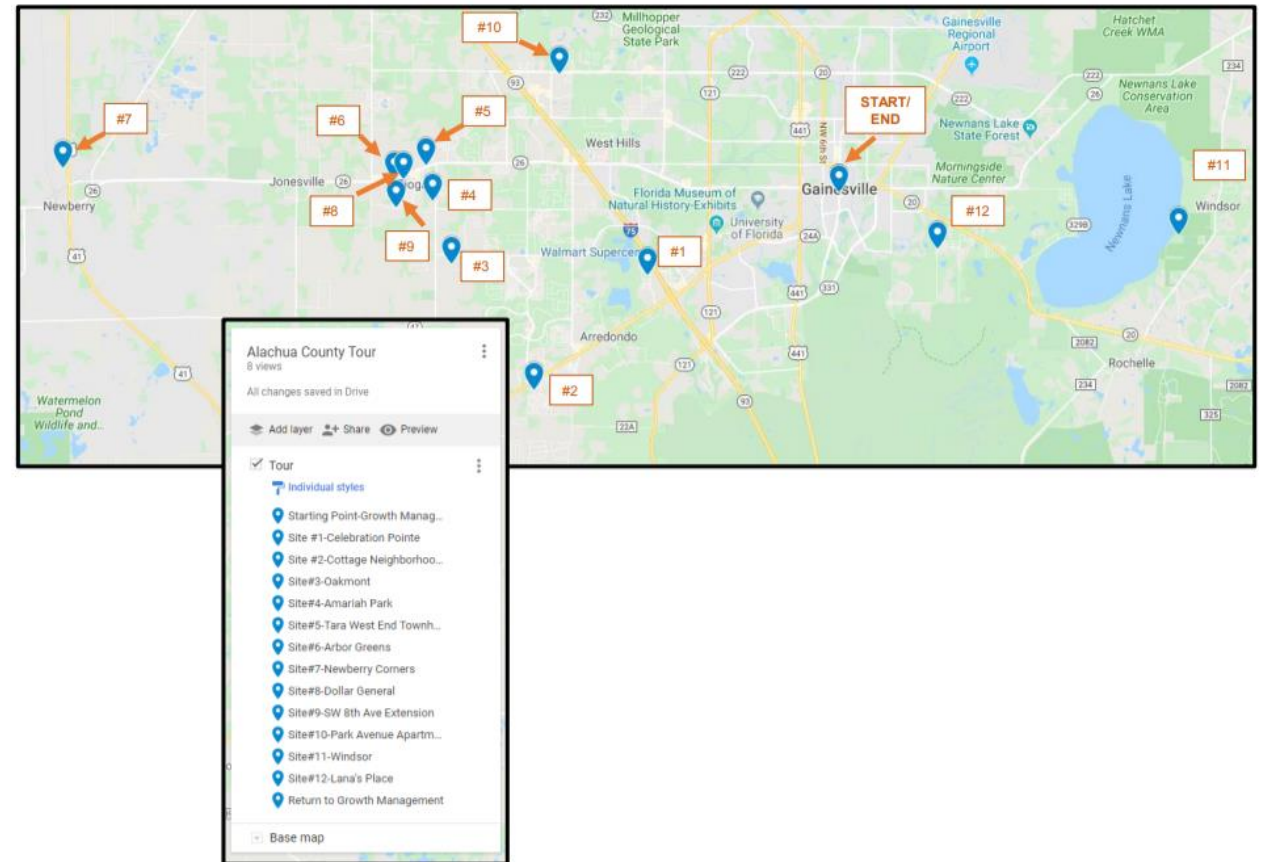
December 2019 - September 2020

PROJECT TIMELINE

- December 2019 – Kick Off
- December-January – Existing Data
- January-April – Best Practices
- May-August – Draft & Review
- September – Adoption

GATHER EXISTING DATA

- 2040 Comprehensive Plan
- Title 40 – ULDC
- County Charter
- Plans, Policies & Procedures
- Community Tour



STAKEHOLDER MEETINGS

10 Stakeholder Meetings:

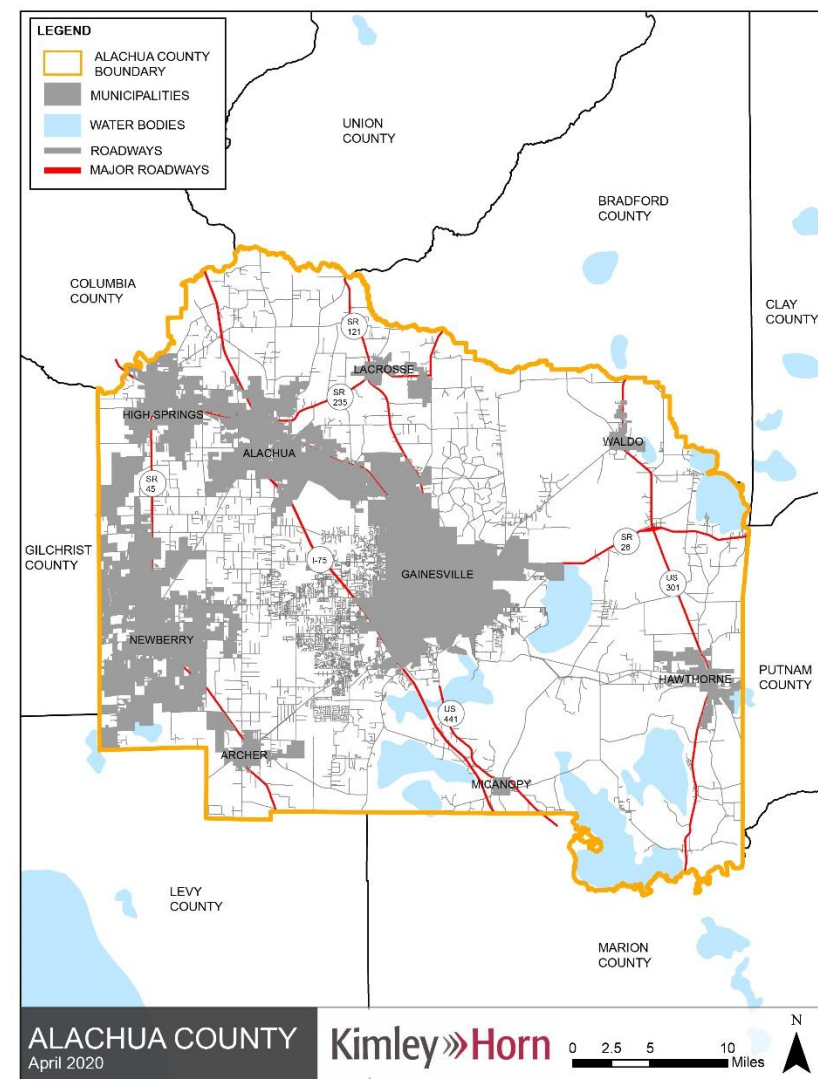
- Affordable Housing
- Environmental/Climate Change
- Alachua County Growth Management
- Builders Association of North Central Florida
- Land Use Attorneys
- Landscaping
- Utility Providers

BEST PRACTICES REPORT

JANUARY - APRIL

BEST PRACTICES REPORT

- What is being done elsewhere?
- What improvements can:
 - simplify processes
 - set the stage for quality development
 - encourage innovative development
 - provide a practical applications
 - provide good user-experience
 - provide for consistency



BEST PRACTICES REPORT OUTLINE

- Introduction & Overview
- Assessment
 - Theme 1 – Create a User-Friendly Unified Land Development Code
 - Theme 2 – Implement the Comprehensive Plan
 - Theme 3 – Areas of Focus Identified by County Staff
- Recommended Next Steps

Assessment - Theme 1: Create a User-Friendly Code

- A. Logical and intuitive structure
- B. Improve formatting and referencing
- C. Simplify and clarify language
- D. Reform the use table

CITY OF FLAGLER BEACH LAND DEVELOPMENT CODE
CHAPTER III. – ZONING

SECTION 3.02.02. - DESIGNATION OF ZONING DISTRICT.

The designation of zoning districts is controlled by Land Use as depicted on the City of Flagler Beach Future Land Use Map 2035. Zoning designations must correspond with the underlying land use designations; i.e., residential zoning designation must have an underlying residential land use designation; commercial zoning have an underlying commercial land use; etc.

ZONING DISTRICTS ESTABLISHED

Recreation and Open Space

P	Preservation
C	Conservation
REC	Recreation

Residential

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential

Commercial

TC	Tourist Commercial
GC	General Commercial
HC	Highway Commercial

Public Facilities

PF	Public Facilities
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Master Planned Development

MPD	Master Planned Development
REC/PD	Recreation/PD

SECTION 3.02.03. - ZONING MAP.

The City's zoning districts are bounded as shown on the map entitled "Official Zoning Map", which is hereby made a part of the Land Development Code.

The original maps, properly attested, are and shall remain on file in the office of the City Clerk.

A record by date and number of all rezoning ordinances shall be a supplementary part of the Official Zoning Map.

SECTION 3.02.04. - INTERPRETATION OF BOUNDARIES.

1) DESIGNATION OF DISTRICT BOUNDARIES.

The district boundary lines are intended generally to follow the centerlines of waterways, streets, and railroad rights-of-way, existing lot lines, legal section lines or county and municipal boundary lines, as shown in the zoning map; but where a district boundary line does not follow such a line, its position is shown on said zoning map by the scaled dimension expressing its distance in feet from a street centerline or other boundary as indicated. Where a district boundary line divides a lot

Assessment - Theme 1: Create a User-Friendly Code (cont.)

E. Graphics, illustrations, and flowcharts

F. Definitions

G. Streamline review procedures

H. Inconsistencies, duplications, and usability issues

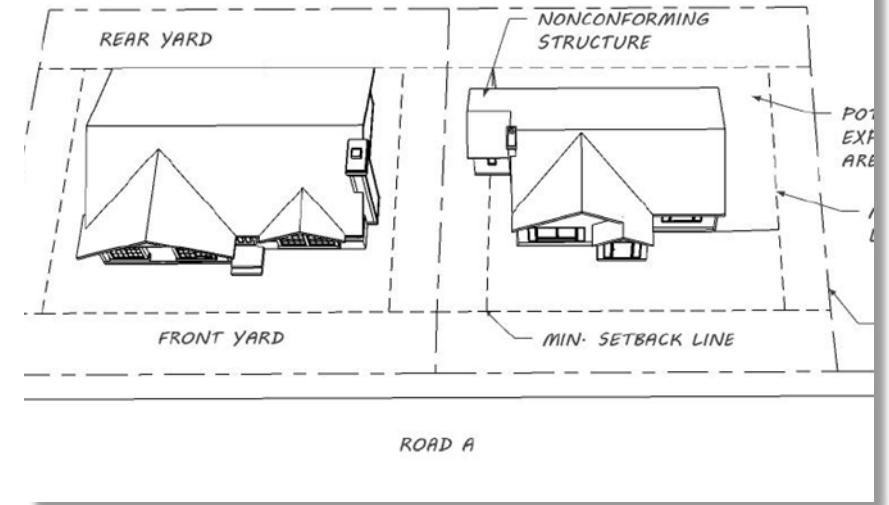


Table Update Example

Table 403.09.1
Standards for Multifamily Districts

	Zoning District		
Standards	R-2	R-2a	R-3
Density Range—Dwelling units per acre	4—8	8—14	14— 24
<i>Setbacks around the perimeter of the development:</i>			
Front, min. (ft)	25	25	25
Rear, min. (ft)	20	20	20
Interior side, min. (ft)	10	10 ¹	10 ¹
Street side, min. (ft)	25	25	25
<i>Building Standards:</i>			

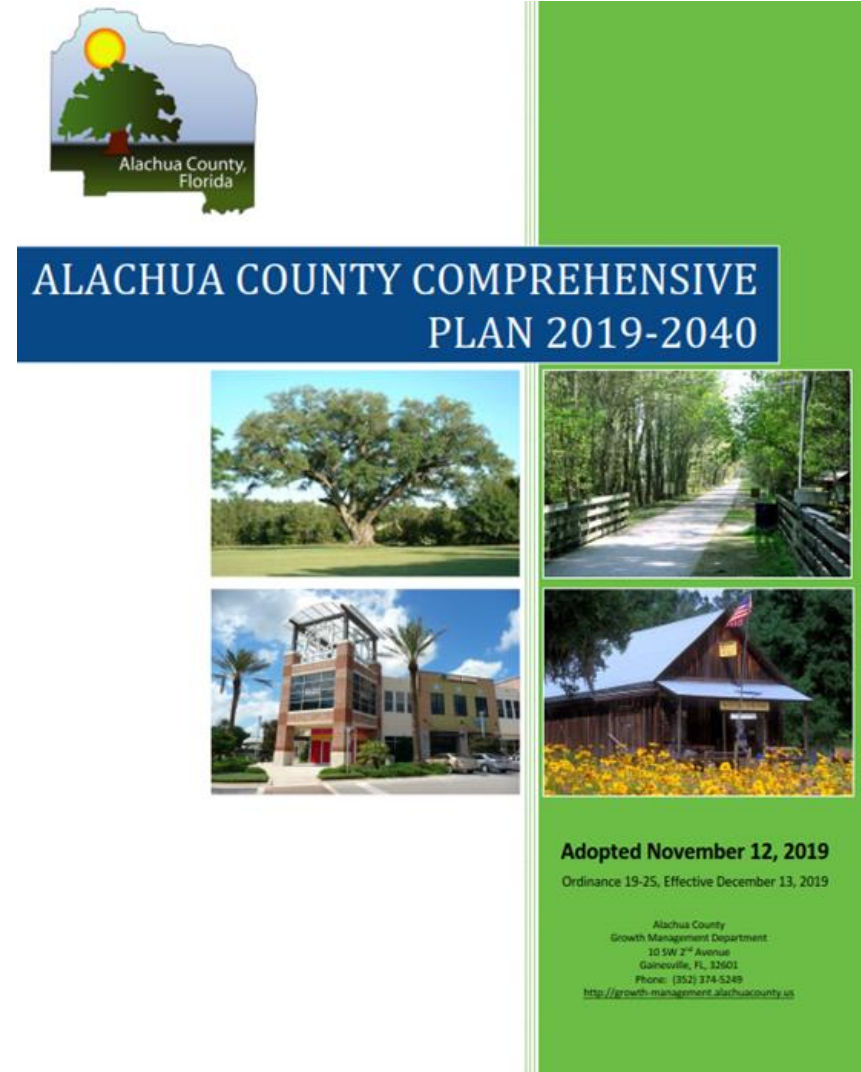
R-2 DISTRICT DIMENSIONAL STANDARDS		
	Lot Standards (Minimum)	
	Density Sq. Ft. Per Dwelling Unit	4-8
	Setbacks (Minimum)	
	Front Yard (Feet)	25
	Side Yard	10
	Rear Yard	20
	Street Side, min (Feet)	25
	Building Standards	
D	Building height, maximum	35 feet
E	Units Per Building, max ¹	8 units
F		
1. This standard does not apply to assisted living facilities		

Flowchart Update Example



Assessment – Theme 2: Implement the Comprehensive Plan

- Update land development regulations for consistency with the goals of the Alachua County Comprehensive Plan 2019-2040



Assessment – Theme 3: Areas of Focus Identified by Staff

- A. Protecting natural resources
- B. Collapsing zoning districts to allow for adaptability of structures and uses
- C. Eliminating parking minimums
- D. Providing for additional affordable housing through infill development
- E. Supporting multimodal design and human-scaled development
- F. Encouraging redevelopment
- G. Supporting the agricultural economy

Protecting Natural Resources

- Tree Protection
 - Moving vs. Removal
 - Sitework in Canopy Areas
 - Canopy Calculation and Location
 - Tree Preservation in TOD and TND
 - Conform to State Law
- Other issues – long living specimen trees, screening, OFW buffers, coordination with GRU, septic tank performance standards...

Collapsing Zoning Districts to Allow for Adaptability of Structures and Uses

Agriculture Zoning
Districts – no
proposed changes

PROPOSED LAND USE AND ZONING DISTRICTS			
USE	LAND USE CATEGORY	ZONING DISTRICT	
Rural/Agricultural	Rural/Agricultural	A	Agriculture
		AG-TDR	Agricultural (with Transfer of Development Rights)
		C-TDR	Conservation (with Transfer of Development Rights)
	Rural Commercial-Agriculture	A-RB	Agricultural Rural Business

Collapsing Zoning Districts to Allow for Adaptability of Structures and Uses

Residential Zoning Districts
– propose collapsing and
changing naming
conventions

Proposed New District
Existing District Proposed to be Deleted

PROPOSED LAND USE AND ZONING DISTRICTS			
USE	LAND USE CATEGORY	ZONING DISTRICT	
Residential	Estate Residential	RE	Single family, Estate Residential – 1du/2acres
	Low Density Residential	LDR	Low Density Residential 1-4 du/acre
		RE-1	Single family, Low Density – 2du/acre
		R-1a	Single family, Low Density – 3du/acre
		R-1a	Single family, Low Density – 4du/acre
		R-1c	LDR1 Single family, Low Density Residential 4/du/acre
	Medium Density Residential	R-1b	MDR1 Single family, Medium Density Residential – 8du/acre
		R-2	MDR2 Multiple family, Medium Density Residential – 8du/acre
	Medium High Density Residential	R-2a	MHDR Multiple family, Medium-High Density Residential – 16du/acre
	High Density Residential	R-3	HDR Multiple family, High Density Residential – 24du/acre

Collapsing Zoning Districts to Allow for Adaptability of Structures and Uses (cont.)

Commercial Zoning Districts – propose collapsing and changing naming conventions

Proposed New District
Existing District Proposed to be Deleted

PROPOSED LAND USE AND ZONING DISTRICTS			
USE	LAND USE CATEGORY	ZONING DISTRICT	
Commercial	Commercial Commercial Enclaves	ABP	Administrative/Business/Professional
		BP	Business and Professional
		AP	Administrative/Professional
		BR	Business, Retail
		BR-1	Business, Tourist and Entertainment
		BH	Business, Highway
		BA	Business, Automotive
		BA-1	Business, Automotive
		MB	Business, Marine District

Collapsing Zoning Districts to Allow for Adaptability of Structures and Uses (cont.)

Industrial Zoning Districts – propose collapsing and changing naming conventions

Proposed New District
Existing District Proposed to be Deleted

PROPOSED LAND USE AND ZONING DISTRICTS			
USE	LAND USE CATEGORY	ZONING DISTRICT	
Industrial	Light Industrial	LI	Light Industrial
		BW	Wholesale/Warehousing
		ML	Light Industrial
	Heavy Industrial	HI	Heavy Industrial
		MS	Industrial Services and Manufacturing
		MP	Industrial Services and Manufacturing

Collapsing Zoning Districts to Allow for Adaptability of Structures and Uses (cont.)

Institution Zoning Districts – There was no Institution Zoning District included in the ULDC.

Proposed New District
Existing District Proposed to be Deleted

PROPOSED LAND USE AND ZONING DISTRICTS			
USE	LAND USE CATEGORY	ZONING DISTRICT	
Institution	Institution	I	Institution

Collapsing Zoning Districts to Allow for Adaptability of Structures and Uses (cont.)

Special Purpose Uses
Zoning Districts – No
changes are being
proposed

Proposed New District
Existing District Proposed to be Deleted

PROPOSED LAND USE AND ZONING DISTRICTS			
USE	LAND USE CATEGORY	ZONING DISTRICT	
Special Purpose Uses	Planned Development District, Rural Employment Centers, Rural Community Employment Centers	PD	Planned Development District
	Manufactured-Mobile Home Park District	RM	Manufactured-Mobile Home Park District
	Recreational Vehicle and Campgrounds District	RM-1	Recreational Vehicle and Campgrounds District
	Residential Professional District	RP	Residential Professional District
	Hospital/Medical District	HM	Hospital/Medical District
	Conservation District	C-1	Conservation District
	Preservation District	P	Preservation District

Eliminating Parking Minimums

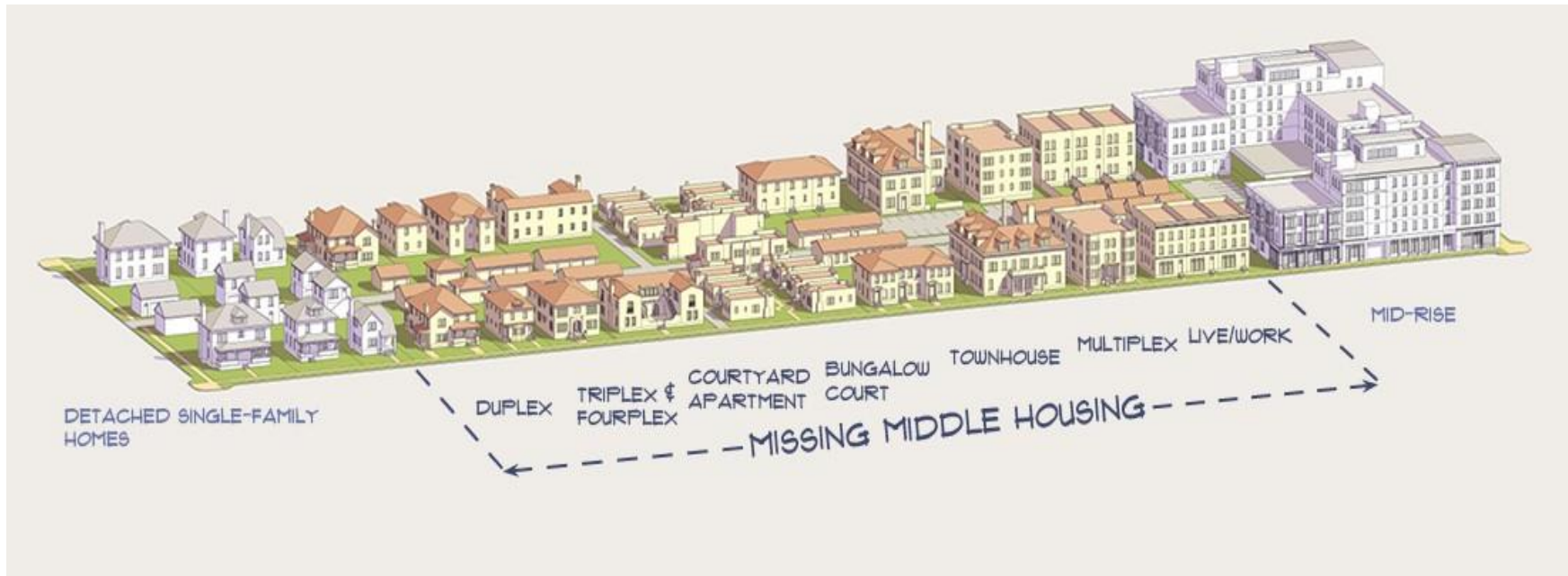
1. Eliminating parking minimums
2. Decoupling (unbundling) parking
3. Transportation Demand Management

Why Right-Size Parking?

- ✓ Refreshes antiquated regulations
- ✓ Improves community appearance
- ✓ Encourages use of alternative modes of transportation
- ✓ Decreases the cost of housing
- ✓ Results in less stormwater runoff
- ✓ Keeps up with current national parking trends
- ✓ Encourages the highest and best use of land
- ✓ Allows for better place-making in the County
- ✓ Reduces a financial barrier to small site redevelopment
- ✓ Decreases amount of traffic
- ✓ Prepares the County for new technologies (e-commerce deliveries, shared-use pick up and drop off spaces, accommodates procedures necessitated by autonomous vehicles)

Providing for Additional Affordable Housing Through Infill Development

- Lack of Tools for Diverse Affordable Housing Choices
- The Missing Middle – small footprint apartments, duplexes and fourplexes



Supporting Multimodal Design and Human-Scaled Development

- Review/reconcile/recommend changes to Chapter 407:
 - Article VII – Transit Oriented Development
 - Article XIII – Access Management and Street Network Standards
- Consider the Alachua County Corridor Design Manual

Proposed Plan of Action: Consider a stand-alone workshop to dive deeper into this issue

Encouraging Redevelopment

- Redevelopment maximizes the use of existing infrastructure, reduces vehicle miles traveled, eliminates eyesores, reduces urban sprawl and contributes to the enhancement of nearby property values.
 - Increased Densities and Intensities
 - Additions to current flexible design standards
 - Provide for a mix of uses
 - Expedited permitting and fee reductions

Encouraging Redevelopment (cont.)

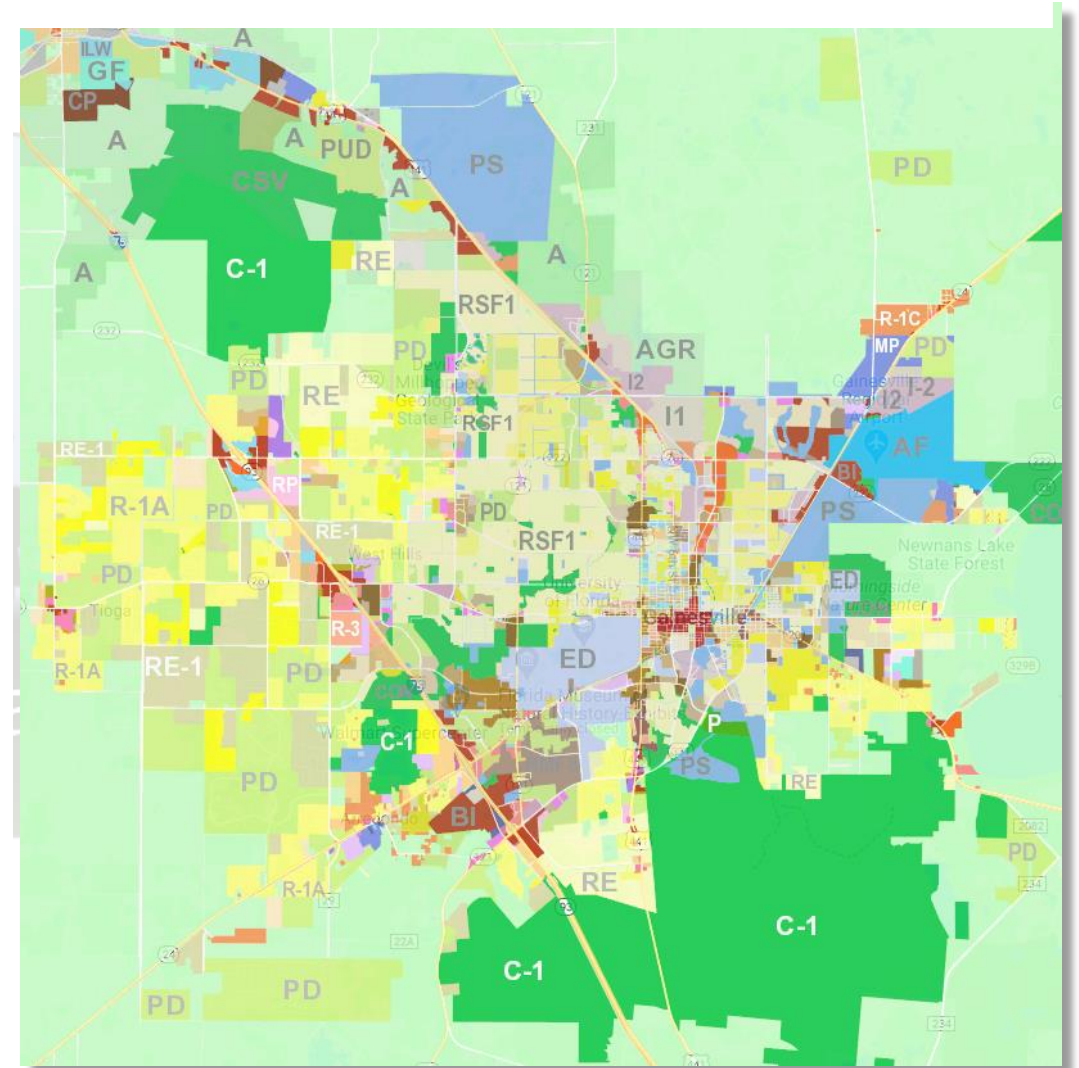
- Non-Code Considerations for Encouraging Redevelopment
 - Specified Time Period Ad-valorem Rebates
 - Non-CRA Tax Increment Fund
 - Targeted Infrastructure Investments

Supporting the Agricultural Economy

- Reduce the barriers to agricultural opportunities
- Review Agricultural Uses and Types of Use listed in Article II, Use Table and determine if Types are appropriate
- Consider including new approaches and definitions such as *“Agriprenuerism”* or *“Primary Integrated Agricultural Activities”* to provide flexibility for farm owners

Assessment – Theme 3: Recommended Next Steps

- Title 40 ULDC Update
 - Work with County Staff to proposed new text
 - Amendment Matrix review/implementation



ULDC Amendment Matrix

- Captures all comments received throughout the process
- Acts as a tool to understand this issues of high importance to stakeholders
- Provides Staff with a historical log of why/how things changed during the process

	SECTION/ REFERENCE	PROPOSED AREA OF CONCERN
		It is not utilized for any code related purposes and the information is generally not useful and is likely inaccurate.
56.	Table 407.50.1	Remove "Additional Comments:" The statement is inaccurate.
57.	Table 406.43.1	Outstanding Florida Waters (OFWs) - Change from 150 to 200
58.	Ch. 406/Article VIII	Springs and High Aquifer Recharge Areas - Make changes provided from County in Word Doc. [KH NOTE: proposed edits are too large to enter into the Matrix]
59.	Ch. 406/Article XVI	Significant Geologic Features - Make changes provided from County in Word Doc. [KH NOTE: proposed edits are too large to enter into the Matrix]
60.	Ch. 406/Article XVII	Conservation Management Area - Make changes provided from County in Word Doc. [KH NOTE: proposed edits are too large to enter into the Matrix]
61.	Tree Protection Change to Tree Code	See EPAC proposed changes to tree code_090313draft - Make changes provided from County in Word Doc. [KH NOTE: proposed edits are too large to enter into the Matrix]

DRAFT PROPOSED AMENDMENTS

May – August

- Incorporate Board Direction into proposed amendments
- Focus on major issues
- Draft proposed amendments
- Work hand in hand with County Staff

Next Steps

Public Outreach Workshop at Planning Commission

June 17, 2020 (tentative)

- Review of major issues identified
- Present Amendment Matrix
- Gain feedback on proposed approaches

Working with County Staff on other possible workshops

Begin Drafting Changes to the ULDC – Title 40

- Incorporate what we have learned today
- Methodical evaluation, with County Staff, of all Matrix items
- Development of proposed Code amendments
- Presentation of Code amendments in manageable topical areas

Final amendments/update for September adoption

Questions or comments?



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