

Board of County Commissioners

Agenda Request

Date of Meeting: May 3, 2010

Date Submitted: April 16, 2010

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Lindsay Stevens, Assistant County Administrator
Melissa Corbett, Planner II

Subject: Request for Board Consideration and Acceptance of the Updated Residential Needs Analysis as Support for the EAR-based Amendments to the Wakulla County Comprehensive Plan

Statement of Issue:

This item requests Board consideration and acceptance for the updated Residential Needs Analysis as support for the EAR-based Amendments to the Wakulla County Comprehensive Plan.

Background:

During 2007 and 2008, the County worked with Kimley-Horn and Associates, Inc. (KHA) to complete the EAR, as required by Chapter 163, *Florida Statutes*. Every seven years, the EAR process provides the County with the opportunity to evaluate and monitor the successes and shortcomings of its Comprehensive Plan. The EAR process provides guidance in updating the Comprehensive Plan in response to major issues or changes in the community, as well as any changes in state and federal planning requirements.

On September 11, 2007, KHA and County staff held a major issues scoping meeting with local agencies. At this meeting, agency representatives from the Florida Department of Transportation District Three, Northwest Florida Water Management District, Apalachee Regional Planning Council, Wakulla County School Board, and the Florida Fish and Wildlife Conservation Commission were in attendance. Written comments were also provided by the Tallahassee-Leon County Planning Department and the Florida Department of Environmental Protection.

On October 4, 2007, a public issues meeting was held at the Wakulla County Senior Citizens Center, where KHA presented a revised preliminary list of issues developed from the results of the agency major issues scoping meeting. During the public issues meeting, members of the public provided input through facilitated discussions. Once public comments were provided and compiled, they were analyzed by KHA and consolidated into the list of major issues for the EAR.

Agenda Request: Request for Board Consideration and Acceptance of the Updated Residential Needs Analysis as Support for the EAR-based Amendments to the Wakulla County Comprehensive Plan

May 3, 2010

Page 2

A Board workshop was held on November 5, 2007, which included a presentation of the results of the agency scoping meeting and the public issues meeting to the Board. A Board workshop on December 3, 2007, included a presentation on the Draft EAR. The Draft EAR was posted on the Mywakulla.com website and a paper copy housed for public review in both the Planning and Zoning Division and the County Public Library. The final EAR incorporates any issues identified by the State of Florida Department of Community Affairs (DCA) during its review of the Draft EAR.

On February 4, 2008, the Board adopted the EAR Report. DCA found the EAR sufficient on April 15, 2008. Chapter 163, *Florida Statutes*, requires that the County complete amendments to its Comprehensive Plan based upon the Major Issues identified during the EAR Report process.

On December 19, 2008, Wakulla County advertised an RFQ for Professional Engineering and Planning Services. On January 20, 2009, the Board awarded the RFQ to two (2) qualified firms – PBS&J and KHA, and directed staff to negotiate a contract and for the Chairman to execute a contract with each of these firms. The Professional Services Agreement with KHA was executed in February 2009. On April 7, 2009, the Board approved a Scope of Work with KHA to work on the EAR-based Amendments to the Wakulla County Comprehensive Plan.

On April 29, 2009, a kick-off meeting was held at the Florida Department of Community Affairs (DCA) with KHA, County staff and DCA staff. During this kick-off meeting, staff discussed the proposed schedule with DCA staff and noted that an extension from DCA would be needed for the EAR-based Amendment schedule which is slated to end beyond the typical 18-month deadline.

On September 28, 2009, a public meeting to review the proposed EAR Amendments occurred at the Wakulla County Senior Center. Over 20 people attended this workshop-style meeting. Many comments were obtained and considered by staff. During this meeting, a PowerPoint was presented to attendees and copies of all proposed EAR Amendments were available for people to take home and review, if desired. In addition, County staff placed the proposed EAR revisions in the County library, on the County website, in an online blog and in the Planning and Zoning Division's offices for public review and comment.

In recent years, staff has noted that the 2006 Residential Land Use Needs Analysis has typically been utilized by applicants in Wakulla County to justify Future Land Use Map (FLUM) changes. Staff review of this analysis has revealed information within the report that does not appear to be relevant or valid at this time. Therefore, staff has noted a need for an updated Residential Land Use Needs Analysis. Thus, on October 6, 2009, during a regular meeting of the Board, staff was directed to obtain a scope of work for an updated Residential Needs Analysis, in addition to an updated Commercial Needs Analysis. Subsequently, at the October 20, 2009 public hearing the Board approved a scope of work with KHA to complete the updated Residential Needs Analysis.

The December 8, 2009 public hearing of the Board served as the transmittal hearing for the proposed EAR based Comprehensive Plan Amendments. At this public hearing, the Board voted to transmit

Agenda Request: Request for Board Consideration and Acceptance of the Updated Residential Needs Analysis as Support for the EAR-based Amendments to the Wakulla County Comprehensive Plan

May 3, 2010

Page 3

all the proposed Amendments to DCA for review in conformance with Florida Statutes. After reviewing the proposed Amendments, DCA, in conjunction with other State of Florida agencies, issued a letter of Objections, Recommendations and Comments (ORC) on February 19, 2010. Staff and KHA have worked to address the concerns raised in the ORC, and a final adoption hearing for the proposed EAR based Comprehensive Plan Amendments has being scheduled for May 3, 2010.

The Planning Commission considered the draft of the updated Residential Land Use Needs Analysis at their April 12, 2010 public hearing. Staff and KHA presented the draft and no citizens were present to speak regarding the item. At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend acceptance of the draft.

Analysis:

Obtaining an updated Residential Land Use Needs Analysis has been identified in the Data and Analysis justification for the EAR Amendments. Staff identified deficiencies in the existing Land Use Needs Analyses regarding assumptions made within both the Commercial and Residential Analyses. In both of these analyses, it is assumed that the County will be growing at the high growth rates.

The present update is consistent with the proposed medium BEBR growth rate projections recommended for adoption by staff and recent direction from the DCA in the EAR Amendments. Utilizing the medium BEBR growth rate projections is consistent with the population projections currently utilized by the Wakulla County School District, as well as the standard set forth in Florida Statutes and the Florida Administrative Code. Furthermore, the State of Florida as a whole has been experiencing a period of growth decline, and while Wakulla County will not likely lose residents, it is reasonable to believe that growth rates will moderate. Finally, recent staff discussions with the DCA revealed that this update is important for the County to include in the EAR Amendment process.

Before beginning to update the Residential Needs Analysis, KHA discussed the methodology with the staff of the DCA. It is important to note that this methodology was approved by DCA staff prior to the analysis. (Attachment 1)

The Residential Needs Analysis analyzed the existing GIS Future Land Use Map and considered data about existing approved development and large scale residential plan amendments. This analysis determined how many residential sites exist in the County today (or the supply) and whether this supply of residential units is sufficient to meet the demands of the future growth in the County for the planning horizon (20 years), while also providing some flexibility in the marketplace for location preferences.

The Residential Needs Analysis determined that a sufficient supply of land for residential development exists in Wakulla County until the year 2020. However, it is important to note that based on a medium BEBR growth rate projection, additional residential units will be needed to meet

Agenda Request: Request for Board Consideration and Acceptance of the Updated Residential Needs Analysis as Support for the EAR-based Amendments to the Wakulla County Comprehensive Plan

May 3, 2010

Page 4

the projected demand by the end of the planning period for this study, which is 2030; or a twenty year planning horizon. In order to meet the projected residential need in the future, an additional 3,043 residential units will be needed to accommodate growth between the years 2020 and 2030. In addition, recommendations on techniques to diversify the housing stock within the County were also included in the Residential Needs Analysis. These recommendations revolve around promoting higher density structures, such as apartments and townhomes, since ninety-six percent of the existing homes in the County are detached single family residences. Ways to promote diversification of the housing stock could include allowing higher densities than what is currently allowed within existing Future Land Use designations or creating new Future Land Use designations with increased density. Additionally, density incentives could be offered for developments that meet certain criteria; such as incorporating LEED standards. (Attachment 2) In order for these recommendation to occur, revisions to both the Comprehensive Plan and the Wakulla County Land Development Code will need to occur.

Options:

1. Consider and accept the updated Residential Land Use Needs Analysis as data and support for the EAR Amendments to the Wakulla County Comprehensive Plan.
2. Consider and do not accept the updated Residential Land Use Needs Analysis as data and support for the EAR Amendments to the Wakulla County Comprehensive Plan.
3. Board Direction.

Recommendation:

Option #1.

Attachments

- 1) Residential Land Use Needs Analysis Methodology
- 2) Draft Updated Residential Land Use Needs Analysis