



Traditional Neighborhood Development (TND) BoCC Special Policy Meeting

January 7, 2025

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Development Review Manager



BoCC Policy Discussion on April 2, 2024

- History & Purpose of TNDs/TODs
- Network and Bike/Pedestrian Planning
- Staff outlined 5 issues needing clarification in the ULDC
- Board directed Staff to develop a working group with stakeholders
- Board requested consultants provide Staff a list of issues to discuss



Stakeholder Workshops Oct. 3rd & Oct. 31

- Discussed issues identified by staff
 - Timing of block construction, phasing, auto oriented uses, etc.
- Discussed issues identified by stakeholders
 - Flexibility in requirements, block size, auto oriented uses, screening of parking, application processes
- Discussed issues staff and stakeholders agree need updates
 - Phasing, required uses, architectural changes, general design, application processes



TND Purpose – Efficient Land Use

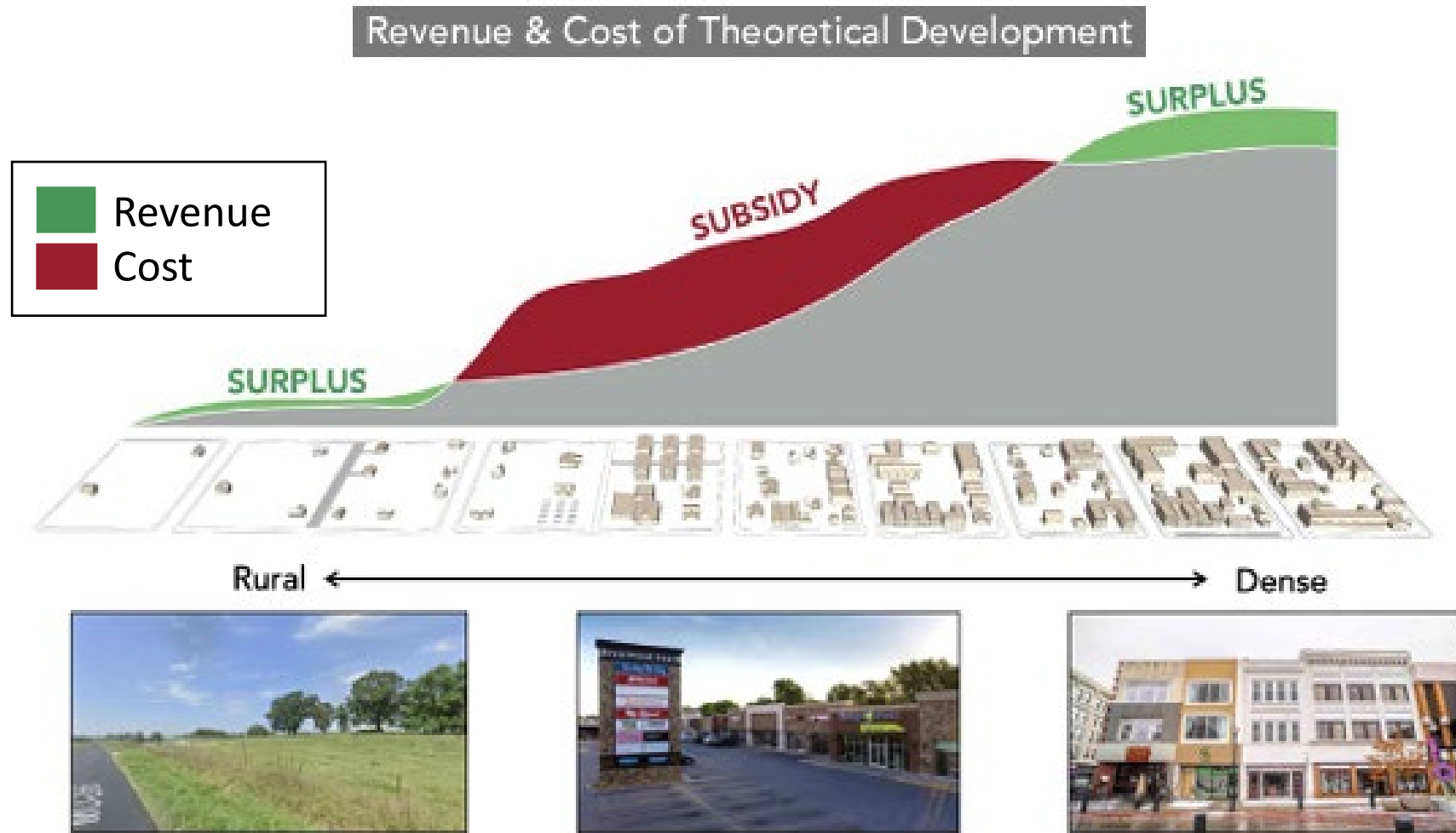


Figure 2.
Source: Urban3, Google Maps

Urban 3, 1000 Friends of Florida, UF CLCP, Live Wildly. (2024, November). *Economics of Development in Florida*.
<https://1000fof.org/priorities/fiscal/>



TND Purpose – Efficient Land Use

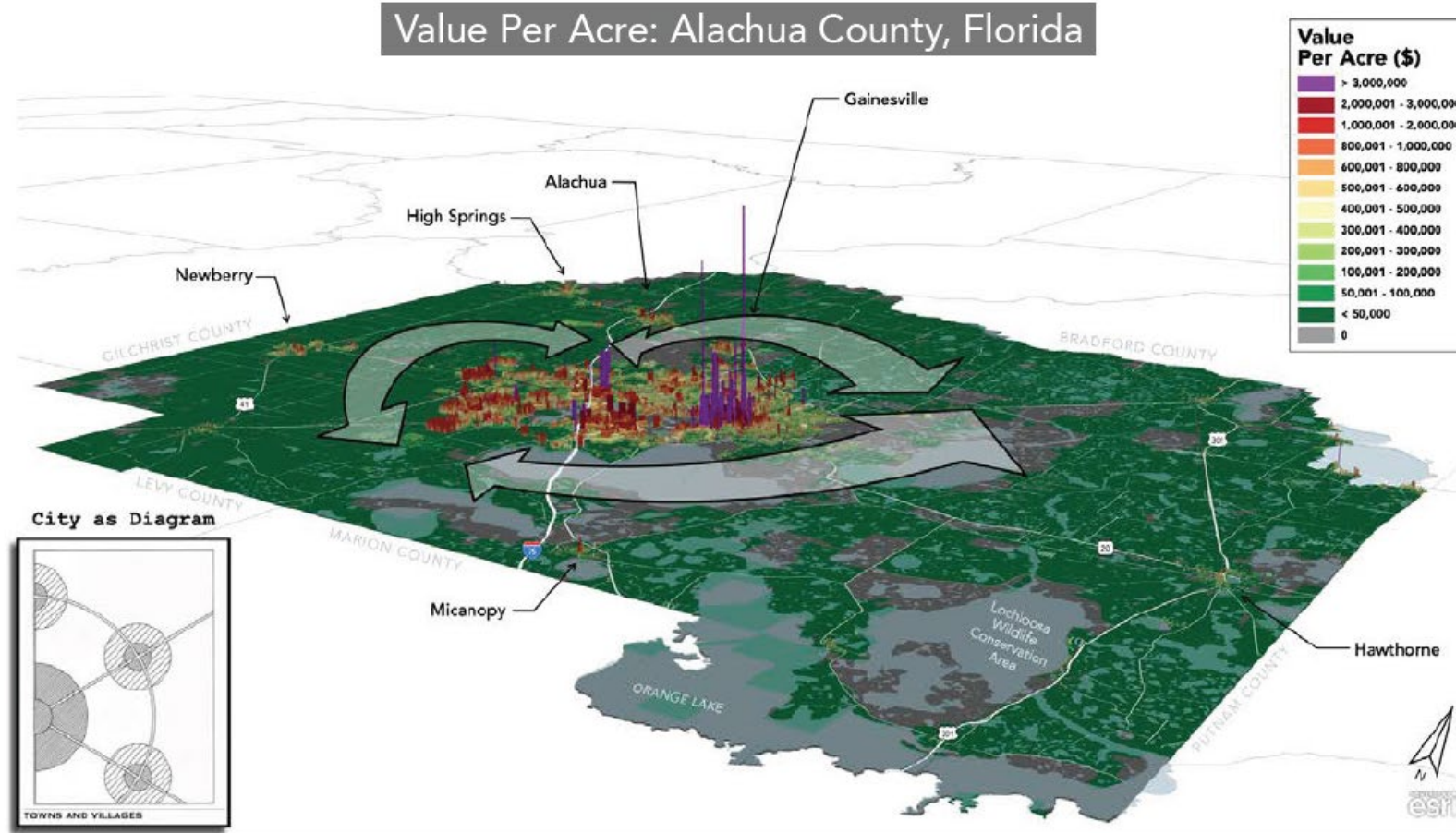
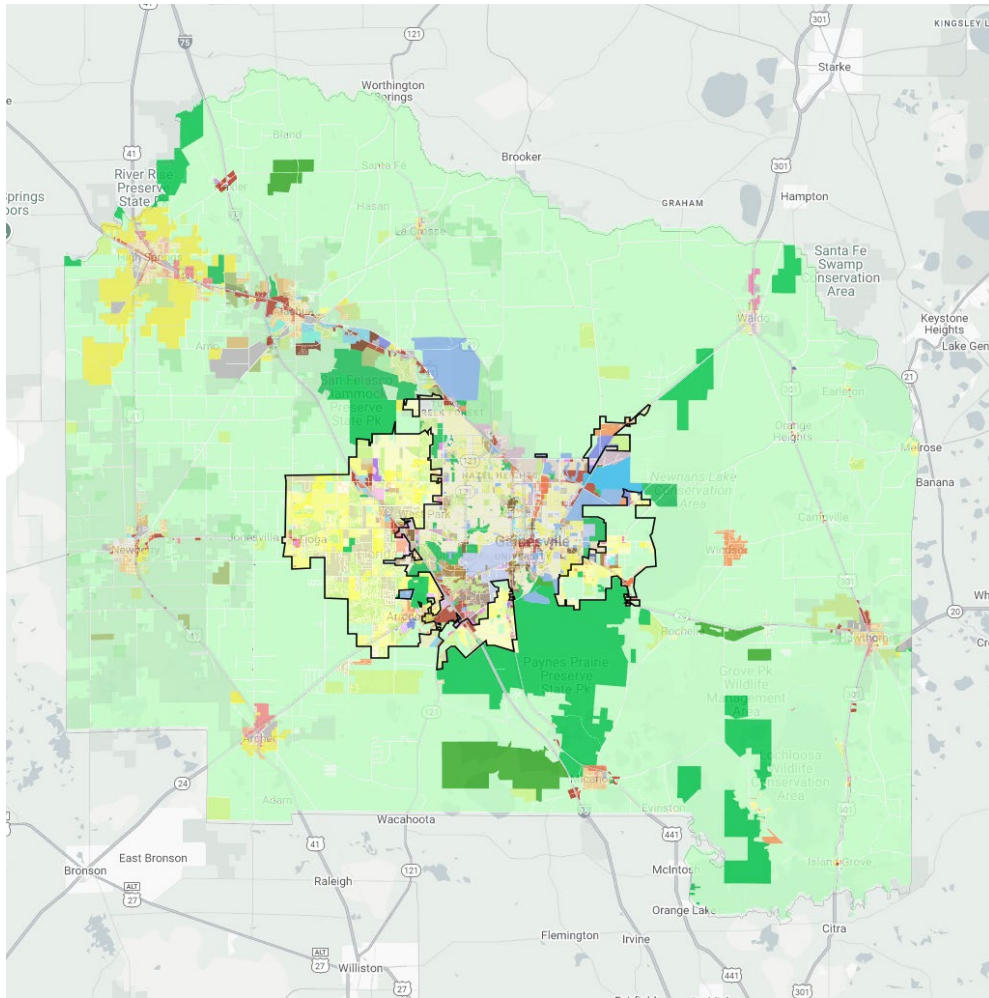


Figure 9.
Source: Alachua County Assessor (2017)

TND Purpose – Efficient Land Use



Achroma County Urban Cluster

Florida's Projected Inland Population Migration

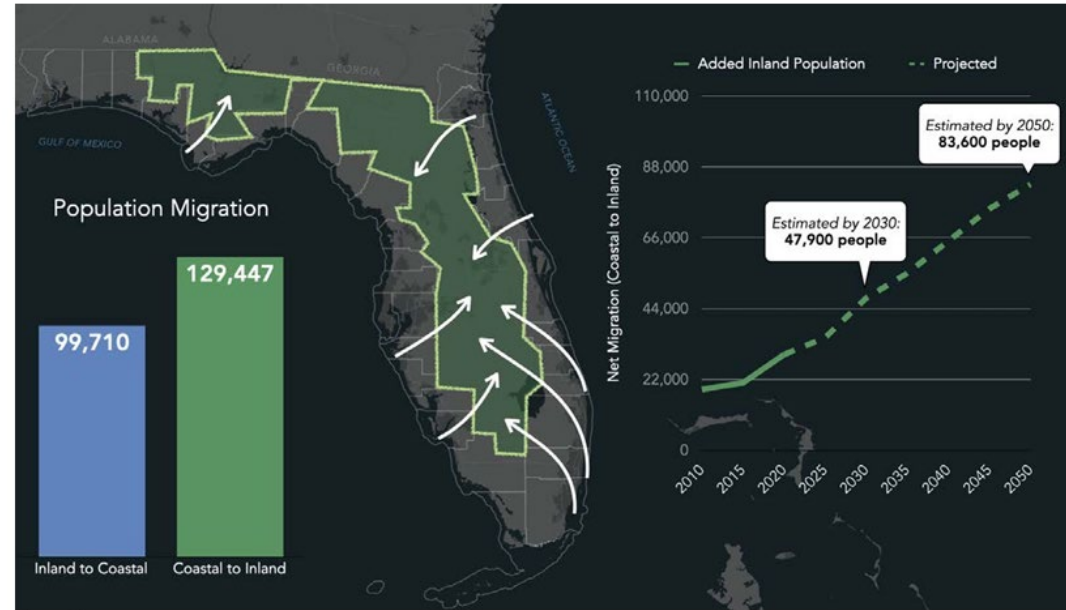


Figure 24. Source: American Community Survey (2016-2020)

“While dense urban development might seem less natural and green at the site level, it may save acres of undeveloped land elsewhere.” (pp.30)

Urban 3, 1000 Friends of Florida, UF CLCP, Live Wildly. (2024, November). *Economics of Development in Florida*.

<https://1000fof.org/priorities/fiscal/>



Issues we all agree need updating

Administrative:

- Simplify phasing in 402.130
- Expand Minor Changes in 402.130(f)

Design, Mix of Uses, and Network

- Create flexibility for non-residential uses
- Mixed use development throughout site vs prescriptive form
- Off-street parking design requirements
- Limited allowance to count stormwater basins toward block coverage
- Reduce glazing requirements for 1st floor residential



Administrative

Simplify Phasing in 402.130(d)

- Complicated code
- Over focused on uses

Recommendation:

- Increase focus on timing of infrastructure/network improvements based on trip counts
- Include info on location of non-res/res uses



Administrative

Expand minor changes in 402.130(f)

- Time from pre-app to approval of FDP can be long and development environment may change

Recommendation:

- Delegate some authority to DRC
- Allowance for % of entitlement or land increase



Design, Mix of Uses, and Network

Adjust flexibility for mixed use form (vertical vs horizontal) 407.66(c)(3)

- Min 25% requirement for multistory (vertical) mixed use
- Confusing code and difficult in practice

Recommendation:

- Remove requirement entirely



Design, Mix of Uses, and Network

Off-street parking design requirements

- Requirement for 25-foot setback, plaza with lighting and architectural features where no building exists

Recommendation:

- Include a wider range of screening design to achieve intent



Baldwin Park Publix parking lot with garden wall and landscaping

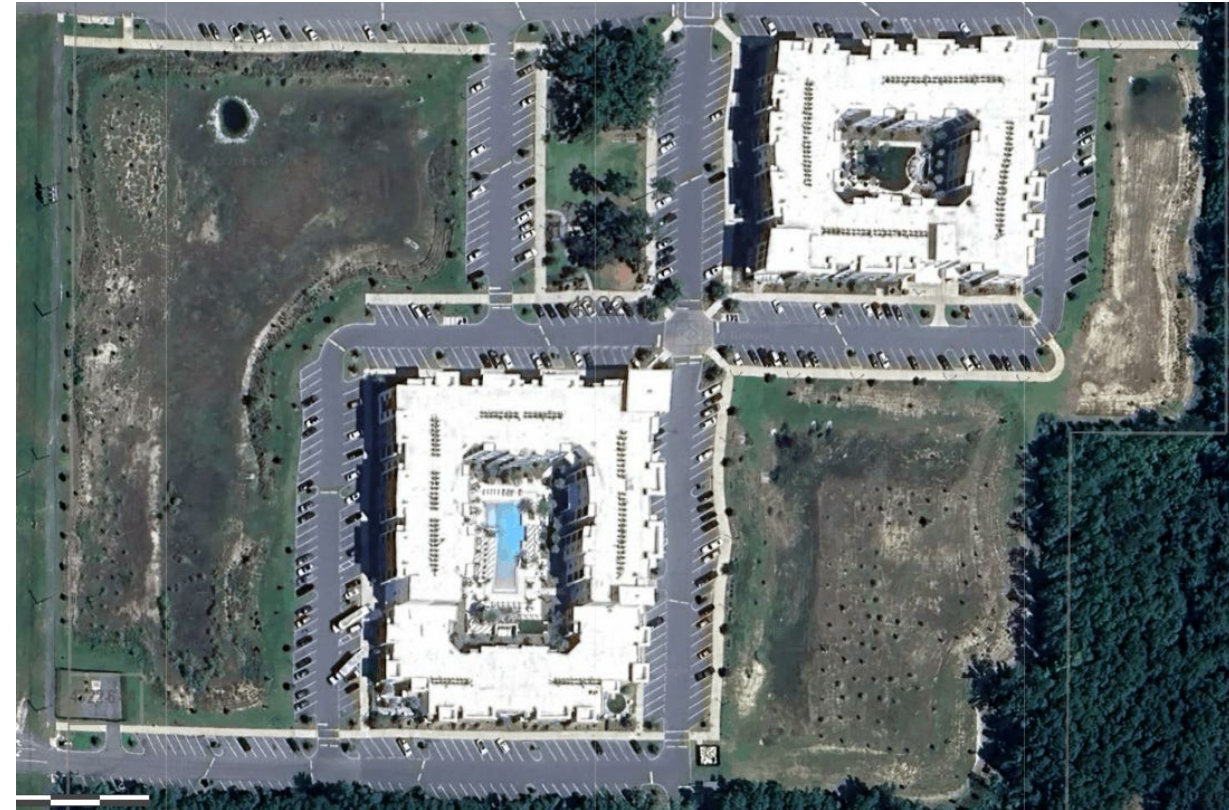
Design, Mix of Uses, and Network

Codify Stormwater Basins as Topographic Constraint

- 407.68(c)(2)(c) allows perimeter block length along conservation, topo constraint, or property boundary to count toward more than 25% of block length if rest of block is lined by buildings.

Recommendation:

- Allow stormwater basins to act as buffer feature between existing uses
- Require specific standards for stormwater basins that are used in this manner (% of block, integrated ped network).



Stormwater basins in the Noble at Newberry Park

Design, Mix of Uses, and Network

Glazing requirements for first floor residential

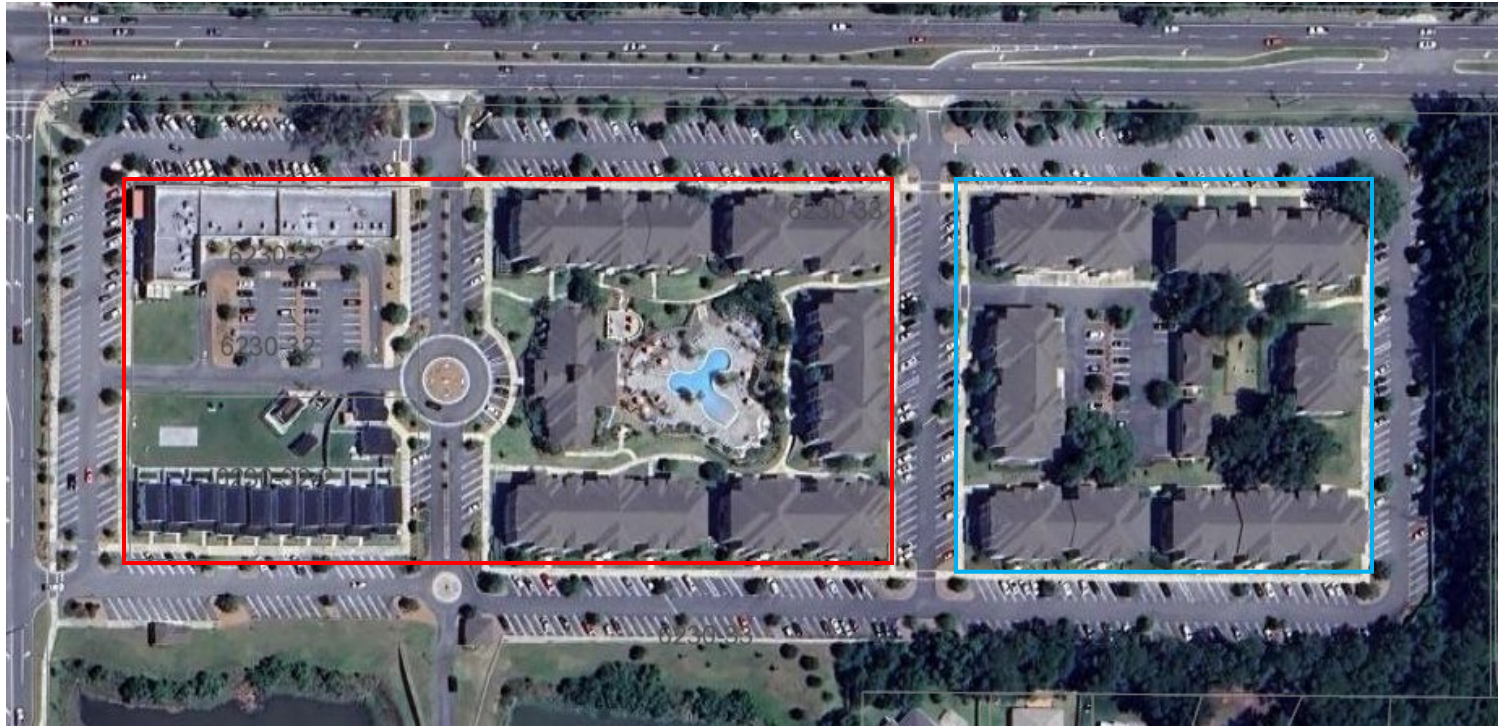
- 407.105(a)(3) applies same standard for commercial and residential.

Recommendation:

- Reduction of minimum percent for residential only.
- Allowance for additional design methods to provide façade relief.

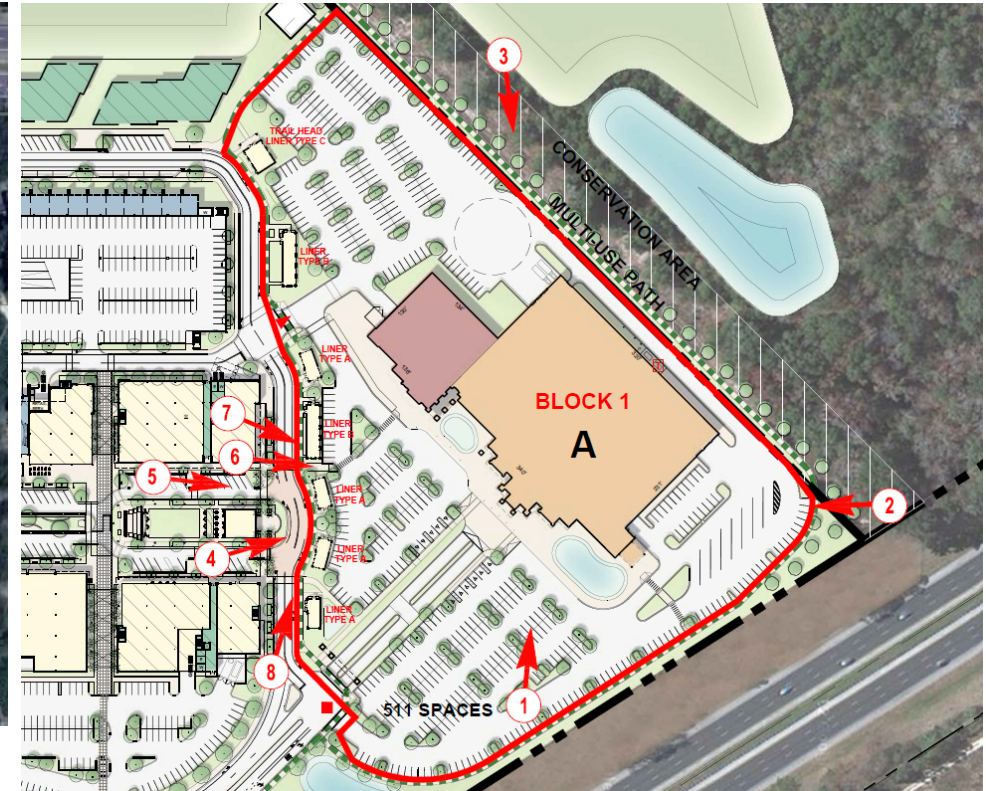


Block Sizes – Park Ave & Celebration Pointe



Block 1 (red) = 2,400 ft

Block 2 (blue) = 1,636 ft



Block 1 = 3,000 ft



Block Sizes

Development Community Stated that meeting all requirements in smaller blocks is challenging and increases cost (more streets necessary)

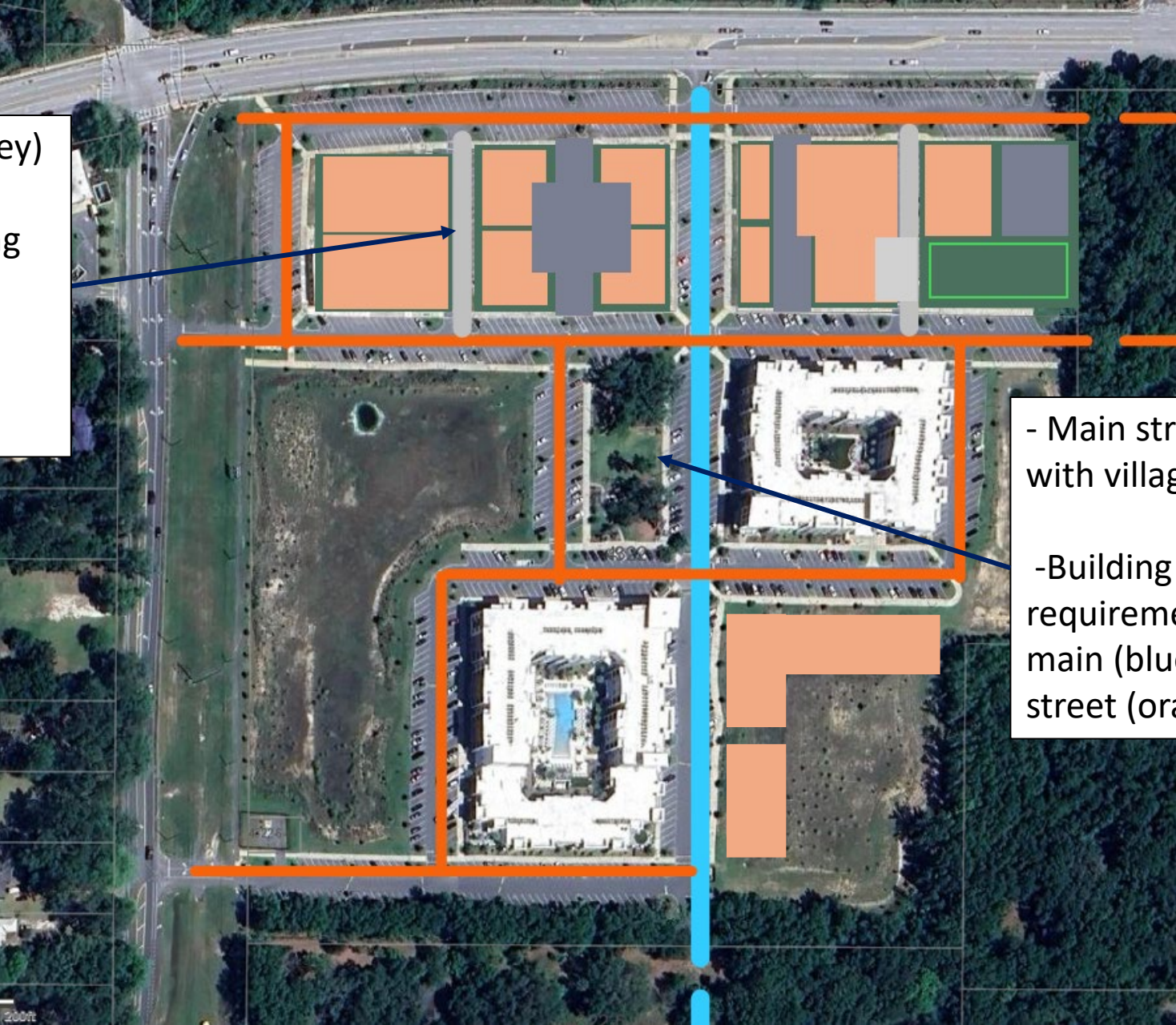
Staff response:

- TND code is meant for placemaking vs strip commercial development
- Block sizes are consistent with other municipalities around the state and country
- Density = more uses to pay for infrastructure.
- Larger blocks are available and, in some cases, incentivized

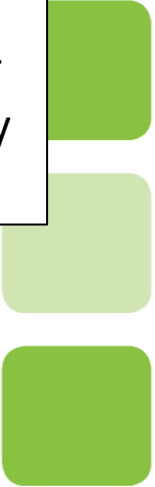


Optional Mainstreet Designation Proposal

- Alleyways (light grey) don't require sidewalks or planting and still allow for services circulation, don't count toward driveway cuts



- Main street coincides with village central point.
- Building design requirements different for main (blue) and secondary street (orange)



Block Coverage in Phases

According to Sec. 407.68(c)(2), *Off-street surface parking shall be located to the rear of buildings and interior to the block. A minimum of seventy-five (75) percent of the perimeter block length shall be lined by buildings, excluding access to off-street surface parking. Along any portion of a block not lined by buildings, off-street surface parking shall be located at least twenty-five (25) feet from the back of curb. To screen the parking, between the back of curb and off-street parking, there shall be a sidewalk and a plaza with lighting, seating, architectural features, landscaping, low impact design techniques and fifty (50) percent of ground surface areas under mature tree canopy at twenty (20) years.*



Phased Construction of Blocks

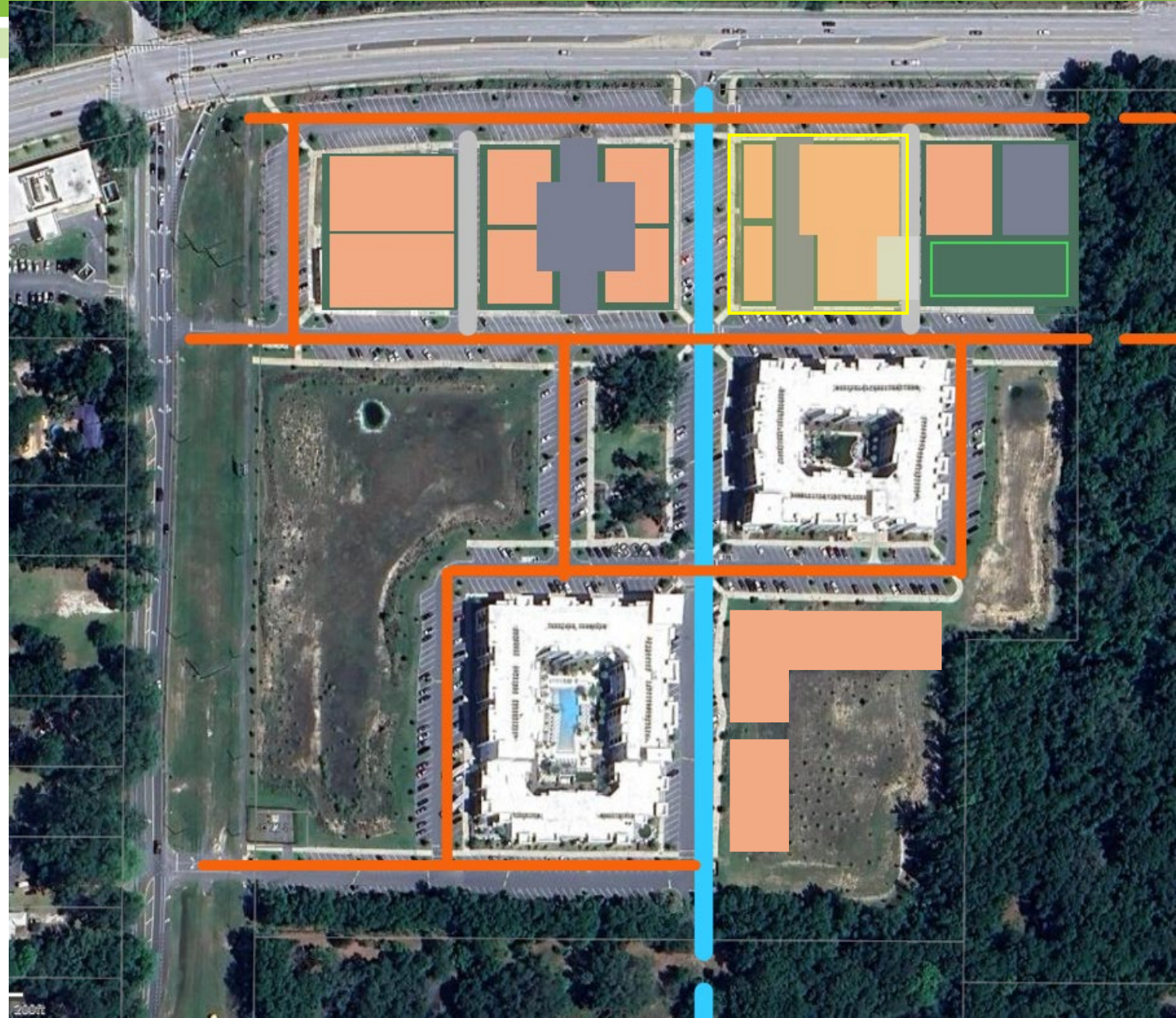
What would help the County meet TND design goals while allowing market to drive how/when 75% block coverage is achieved?

- Don't restrict parking timing/phasing. Infrastructure up front helps market property to new tenant
- Require utility plan/utilities to building pad
- Flexibility for temporary uses
- Back of house design allowances



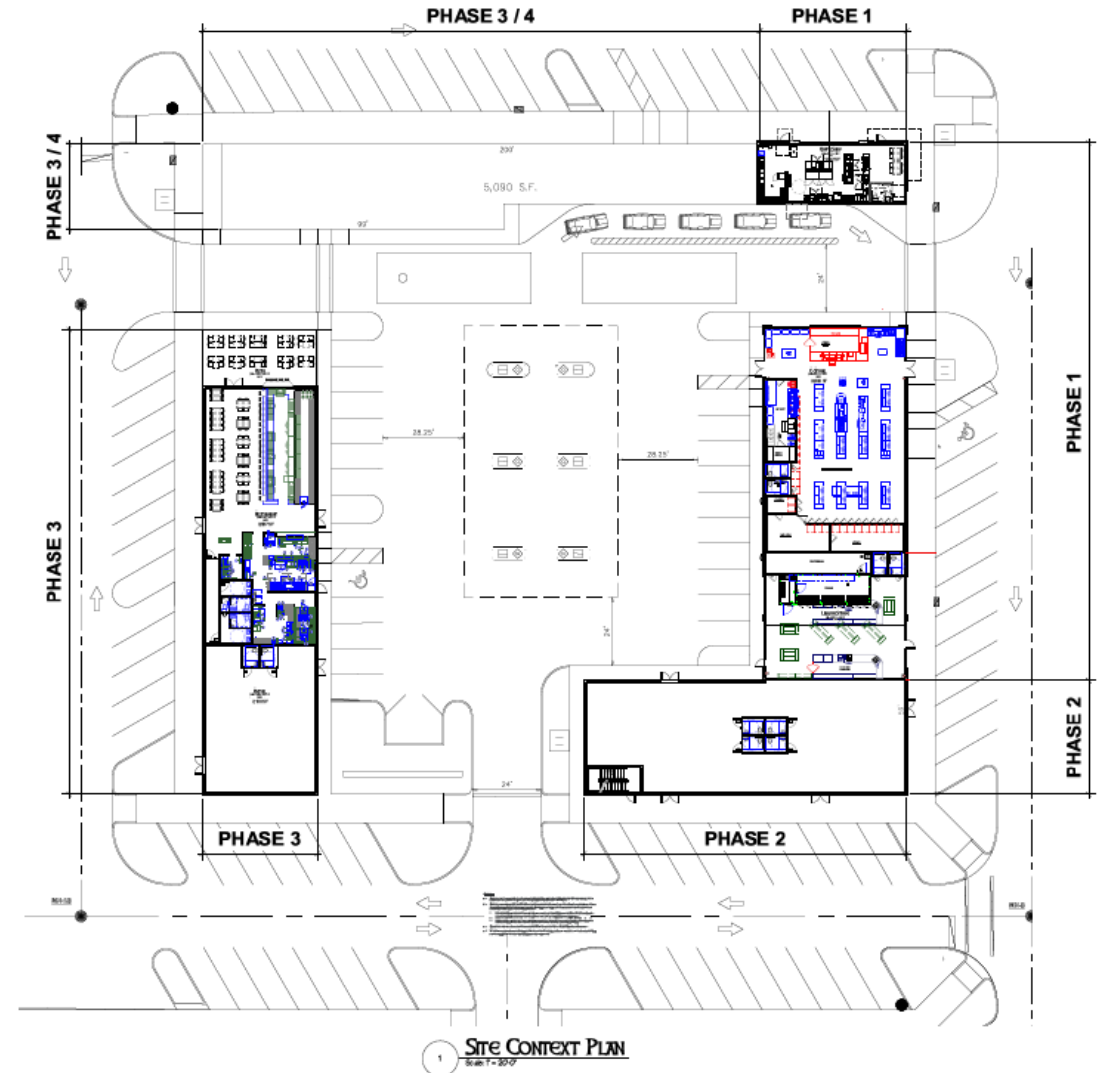
Phased Construction of Blocks

- Require utility plan/utilities to building pad
- Ensure adequate space for future building
- Emphasis on infrastructure and network in general phasing
- Different criteria under Mainstreet option



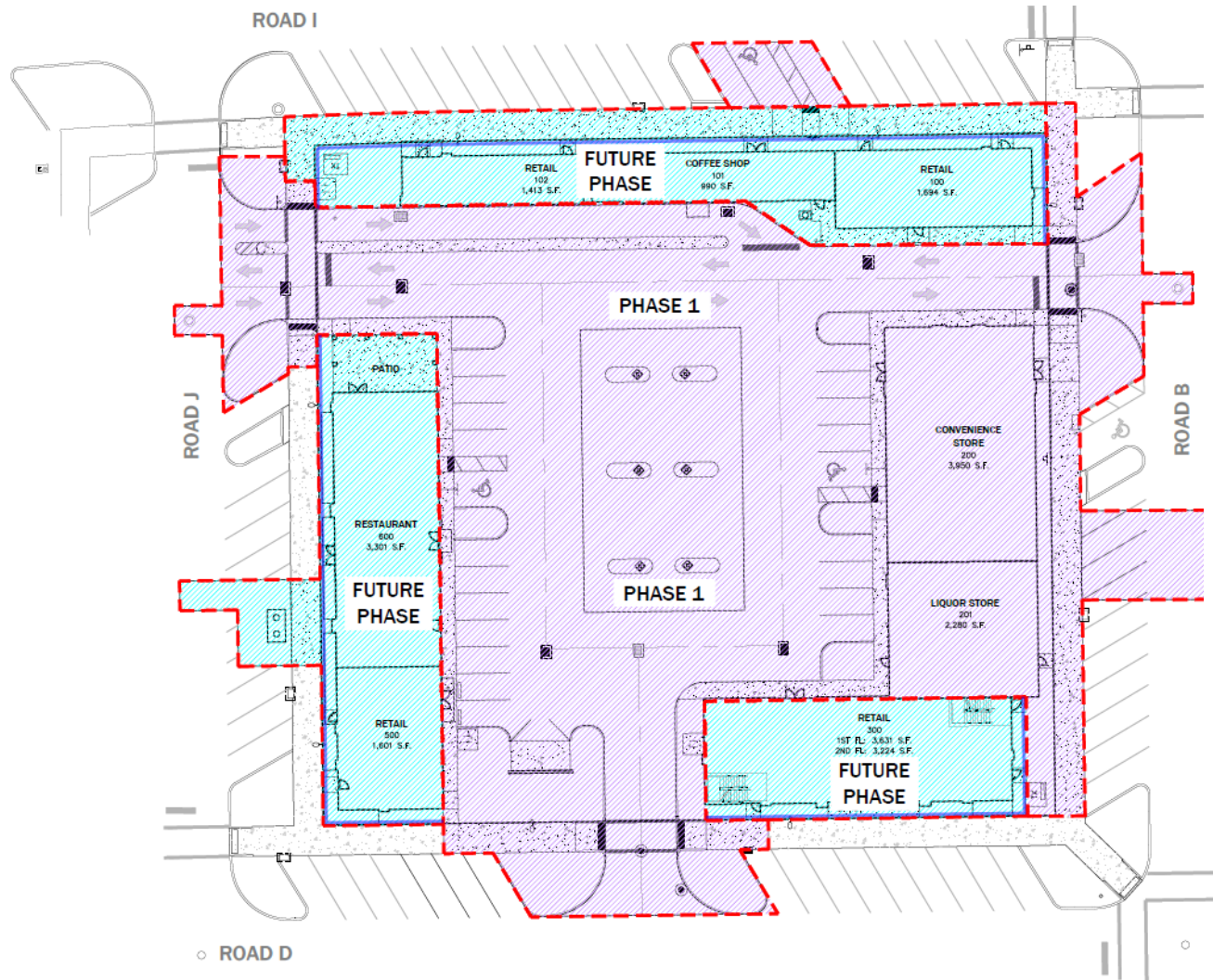
Timing of Construction for Auto Uses in TND/TOD

- Sec. 404.80(c) Fuel Sales specify stalls, pumps, etc. shall be rear or side, architecturally integrated with building, screened from street
- Sec. 404.68 Restaurant with drive-thru...multi-tenant building, rear or side, lanes architecturally integrated or screened from street

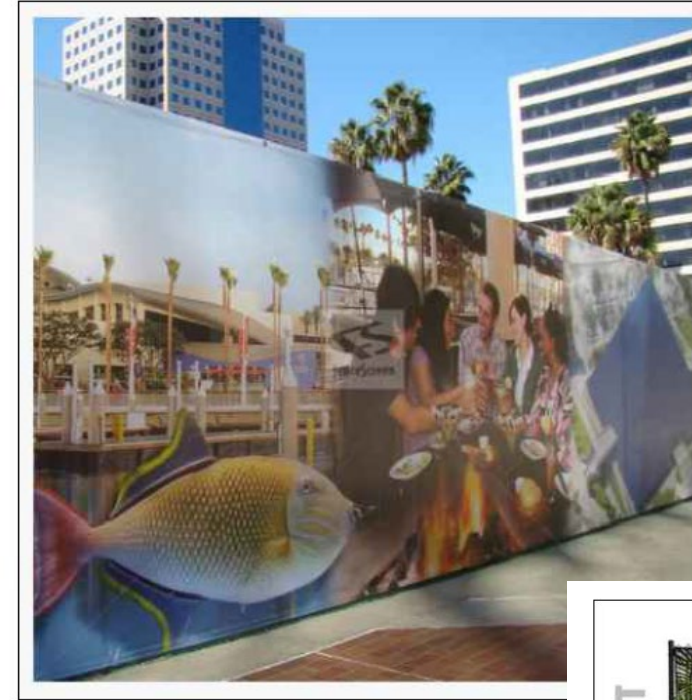


Pre-app. example of phased block with auto-uses

Limited Use Standards for Cars & Drive Thru's



Newberry Park Block 2 approved 9/19/24



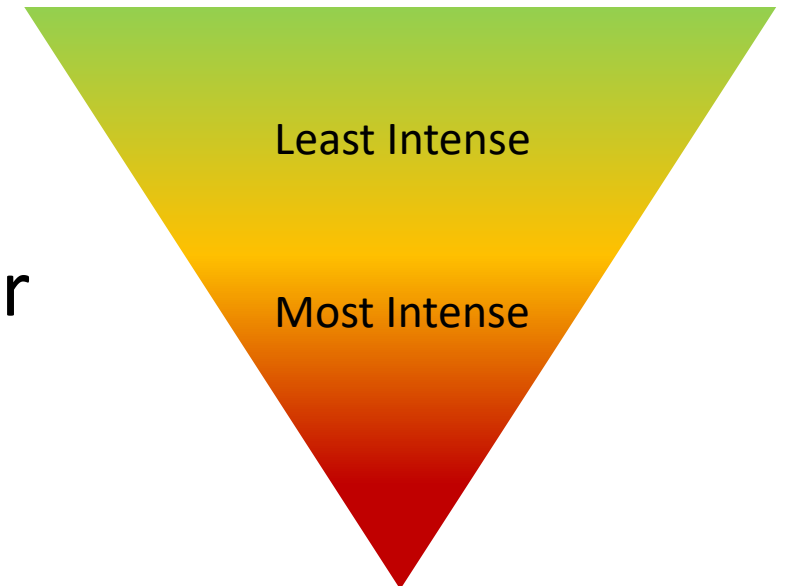
Temporary screening



Limited Use Standards for Cars & Drive Thru's

Staff recommends a limit on the number of drive-through and automobile-oriented uses in TNDs/TODs & adopt a Tiered system

- Tier 1: Non-food (e.g., pharmacy or bank)
- Tier 2: Food serving
- Tier 3: Auto centric (e.g., gas stations and car washes)



Recommended Updates to TND Code

1. Simplify phasing in 402.130
2. Expand Minor Changes in 402.130(f)
3. Focus on form over amount of non res (% retail v. office)
4. Change 25' landscape setback in parking to screening
5. Clarify allowance for stormwater basins in blocks
6. Reduce glazing for 1st floor residential
7. Create an option for Mainstreet Designation
8. Clarify minimum dimensions for phased blocks
9. Adopt Tiered allowance for drive through uses
10. Replace Civic Space with “Greenspace & hardscape amenities”

