

TO: City Plan Board **Item Number: A**
FROM: Planning & Development Services Department **DATE: September 27,**
Staff **2012**
SUBJECT: Evaluation and Appraisal Comprehensive Plan Update

Recommendation:

Staff recommends that the Plan Board hear a presentation and provide input about the Evaluation and Appraisal update to the Comprehensive Plan.

Discussion

Staff presented an information item to the City Commission on September 6, 2012 (Legislative Matter 120284) concerning transportation concurrency, the City's Transportation Concurrency Exception Area (TCEA), the existing Concurrency Management Element, and alternatives to transportation concurrency. At that meeting, the City Commission directed staff to:

"As a part of the update of the Comprehensive Plan for the Evaluation and Appraisal process, to pursue alternative number three, which includes rescinding transportation concurrency and replacing the TCEA with a transportation mobility program citywide."

This direction is consistent with comments that the Plan Board provided to staff at the May 24, 2012 City Plan Board meeting.

With that direction, Planning staff is working on the following:

1. A petition that would eliminate the current Concurrency Management Element and rescind transportation concurrency for the City.
2. A petition that would create a new Transportation Mobility Program (TMP) citywide and associated goals, objectives, and policies in the Transportation Mobility Element. The new TMP would repackage, to the greatest extent possible, the existing Concurrency Management Element policies concerning the TCEA and maintain the TCEA Zone structure.

In addition, as part of the update to the Future Land Use Element Data and Analysis Report, City staff has prepared updated population projections. Those projections are shown in Exhibit A-1 for review. Growth has slowed slightly since the original projections were done for the old Evaluation and Appraisal Report. In order to provide the most up-to-date information for the new process, the projections were revised to reflect the most recent data. The projection period for the new Comprehensive Plan will be for the ten-year period 2013 – 2023. The 2012 population number in the table represents the most recent estimate from the Bureau of Economic and Business Research for the area within city limits.

Information Item A
September 27, 2012

The schedule for upcoming meetings about the updates to the Comprehensive Plan has been changed, and the new schedule is provided as Exhibit B.

Respectfully submitted,

A handwritten signature in cursive script, reading "Onelia Lazzari".

Onelia Lazzari, AICP
Principal Planner

Exhibits

Exhibit A-1: Revised Population Projections

Exhibit A-2: Revised Schedule for Comprehensive Plan Update

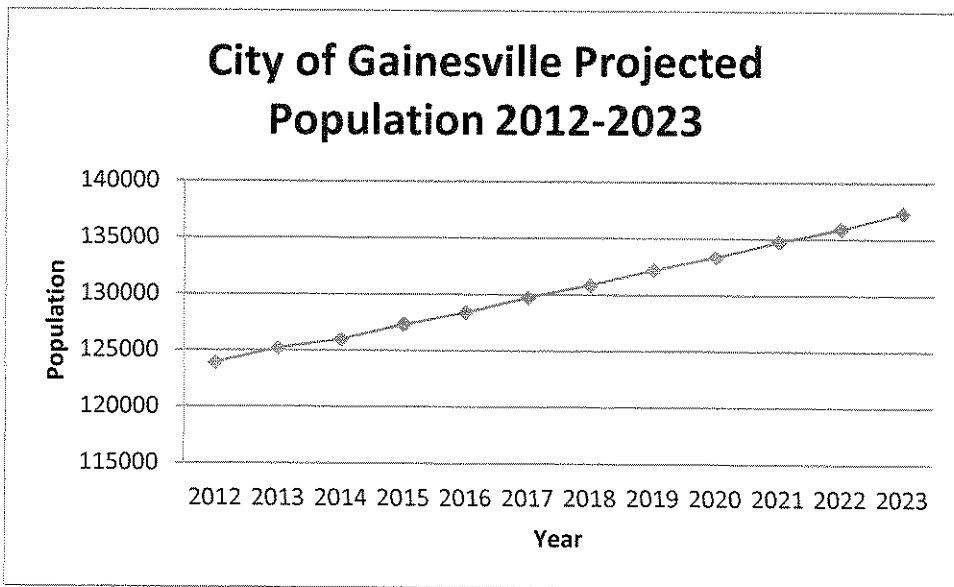
Exhibit A-1: Revised Population Projections

The year 2012 population figure is the most recent estimate available from the Bureau of Economic and Business Research for City of Gainesville. The 2012 base year was used to make the future projections.

Projected City Population: 2013 – 2023

Year	City Population
2012	123,903
2013	125,206
2014	125,992
2015	127,317
2016	128,398
2017	129,747
2018	130,848
2019	132,224
2010	133,345
2021	134,747
2022	135,889
2023	137,317

Projected City Population: 2013-2023



Projection Methodology

The methodology used to project population is a slowly declining share of overall Alachua County population. This is appropriate because the last twenty years of growth in Gainesville have been due primarily to annexations of populated areas. As the time period from large population annexations increases, the decline in the percentage or share of overall population starts to increase.

The City’s population projections rely on data from the April 2012 Bureau of Economic and Business Research (BEBR) projections for Alachua County for future years. The medium projections were used because they are considered the most reliable forecasts. The following projections were obtained:

Projected Alachua County Population (2012 data)

2012	2015	2020	2025	2030	2035
246,770	255,500	268,300	280,600	292,500	303,900

Source: BEBR, April 2012 (Office of Economic and Demographic Research)

Based on the BEBR projections for Alachua County for 2012 and 2020, the City used the following steps to produce the population projections.

1. A linear interpolation of the Alachua County data between 2012 and 2020 was developed using a constant annual growth rate of approximately 1.051%.
2. The ratio or share of estimated 2012 City population to 2012 overall County population was calculated at 50.21%.
3. The 50.21% share was held constant for 2013 and then was reduced slightly over the period to result in a slowly declining percentage of the overall County population. This is illustrated below:

City Share of County Population

Year	Percentage of County Population
2012	50.21%
2013	50.21%
2014	50.00%
2015	50.00%
2016	49.90%
2017	49.90%
2018	49.80%
2019	49.80%
2020	49.70%
2021	49.70%
2022	49.60%
2023	49.60%

Assumptions

The following assumptions were used in finalizing the projections:

1. Population increases associated with annexations are not included in these projections because the City cannot predict how much population will be annexed or whether specific annexations will be successful. These projections assume city limits remain constant over the ten-year planning period.
2. No efforts will be undertaken to reduce existing residential densities as shown on the Future Land Use Map.
3. The local, state and national economies will experience slow to moderate recovery during the planning period.
4. The University of Florida will maintain its current undergraduate enrollment policies of modest enrollment growth, especially in the early projection years through 2015.
5. The City's growth will see a slightly declining share of the total population growth of Alachua County due to reduced redevelopment possibilities within city limits and housing competition with Alachua County and the other municipalities such as the City of Alachua and the City of Newberry.