



Alachua County Department of Growth Management



Department Overview



Check out our new website: <http://growth-management.alachuacounty.us>

Department of Growth Management Vision Statement:

To create a built environment that makes efficient use of land, promotes multi-modal transportation, protects natural resources with social equity and economic prosperity, and provides for safe and affordable housing.

The Alachua County Growth Management Department implements the community's vision of quality of life and a sustainable community that promotes economic opportunity, protection of natural resources, and social equity in the interest of the health, safety and welfare of the public. This is carried out through the County's comprehensive plan, land development regulations, development review and the application of codes governing safe building construction, and related programs to expand availability of safe, sanitary and affordable housing, and economic development initiatives.

The focus of the Growth Management Department is on the built environment, particularly in the unincorporated area of the County, including where and how the places people meet their daily needs are built, how we get to and from those places, and the protection of natural resources and cultural assets of the community. This role includes coordination with other County departments responsible for aspects of the community's physical makeup and provision of related services, as well as intergovernmental coordination with municipalities, adjacent Counties, and other regional and state agencies on matters of common concern and interest.

There are several services the Growth Management Department provides to the public and the County Commission in carrying out its responsibilities. These include providing:

Customer service and information about the policies, procedures and rules governing the use of property, development and construction in the unincorporated area;

Technical information and analysis about demographic and economic trends, geographic data, infrastructure needs and environmental conditions affecting the community;

Assistance in the development and update or amendment of the **Comprehensive Plan** and implementing regulations and capital improvement programs in response to changing **community and fiscal needs**;

Review of applications for **zoning changes**, and **development plans** for subdivisions, retail, industrial, office, mixed-use and institutional projects;

Permitting and inspection of building construction projects to ensure safety and compliance with the Florida Building Codes, local ordinances, and code enforcement activities to address health and safety issues;

Administration of housing programs to assist lower income households to 1) achieve and maintain homeownership, 2) undertake home repairs, and 3) to ensure access to housing opportunities for those with specialized housing need.

Welcome to the Department of Growth Management

We are dedicated to responsive, respectful and courteous customer service. We have compiled this handbook to assist you, as a citizen of Alachua County, to access services provided by this Department. The purpose of this handbook is to serve as a roadmap and compass to enable you to navigate through the services of this department to achieve your desired outcome as a customer.



Have you ever wondered?

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This handbook was created to assist you in answering these and other questions that impact you as an individual, your community and Alachua County as a whole. Our staff looks forward to serving you. You can visit us in person, call us, or go online to answer any other questions you may have.

Address: 10 SW 2nd Avenue **Phone:** 352-374-5249

Website: <http://growth-management.alachuacounty.us>

What services do we provide?

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Department Activities & Programs Chart.

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We develop, update and amend the **Comprehensive Plan**, and implement regulations and capital improvement programs in response to community & fiscal needs.

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We develop the **Land Development Code (ULDC)** that implement the policies of the Comprehensive Plan.

Pages 6-7

We review applications for **Zoning changes** as well as **Development Plans** for residential, commercial, industrial, office and institutional areas.

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We **Permit and Inspect** building construction projects to ensure safety and compliance with Building Codes, as well as **Code Enforcement** and **Zoning Administration**.

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We administer **Housing Programs** to assist lower income households to achieve and maintain homeownership.

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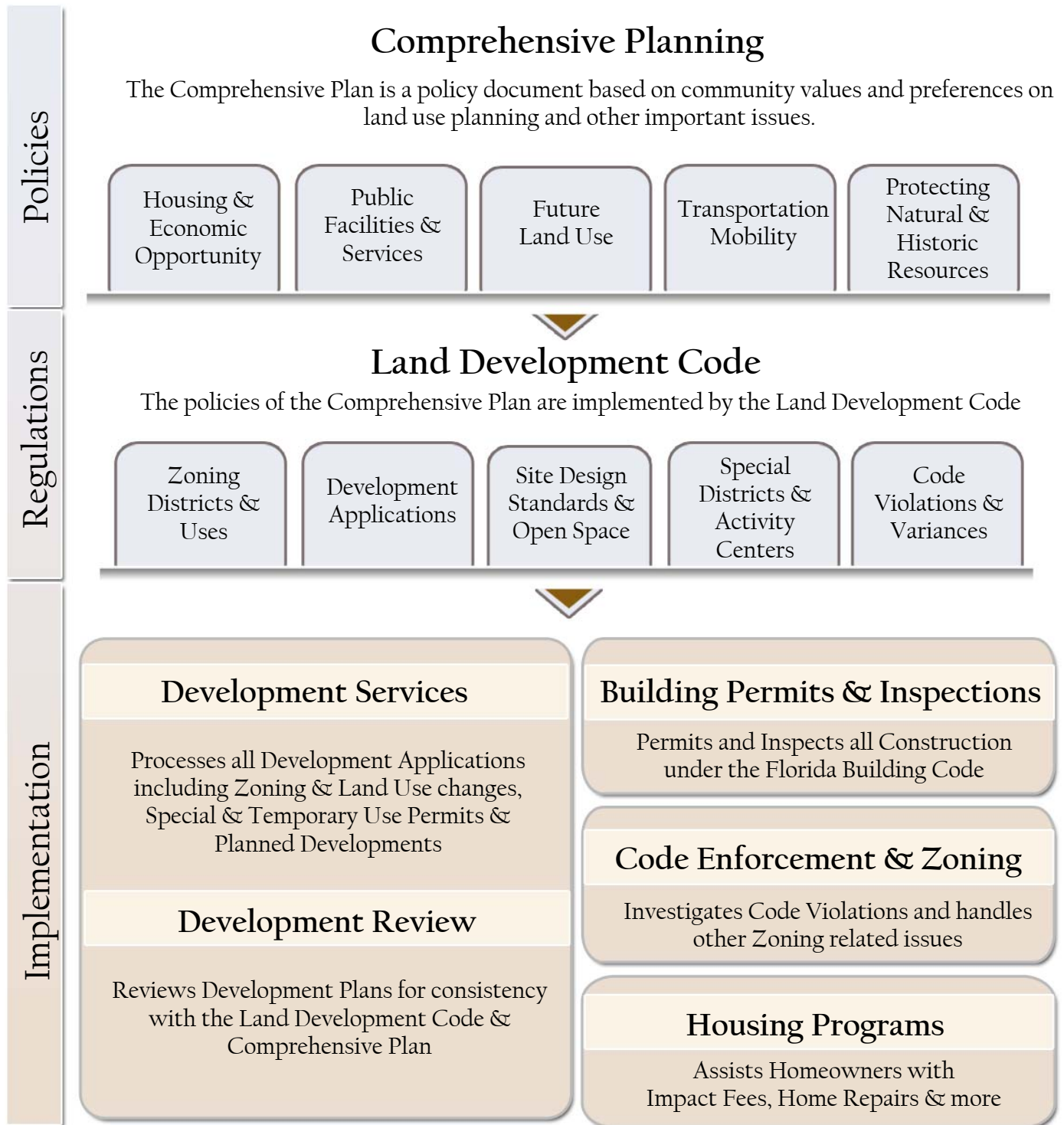
We provide online **GIS Mapping** and other data search and reporting services.

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Find out how you can **Get Involved** and influence our collective future.

Growth Management Activities and Programs

Below is a chart displaying the interrelationships among Growth Management Department activities and programs. It all begins with the creation of Comprehensive Plan policies, which are then translated into regulations in the Land Development Code. Regulations and Codes are then implemented by the various divisions of the Department.



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Comprehensive Planning

The Comprehensive Plan is a long-range plan for implementing our community's vision. It's based on an analysis of the community including projections of future population and employment growth and community goals. The Plan includes policies that address land use, transportation, economic development, housing, recreation, public facilities, utilities, public school facilities, the natural environment, solid waste and agriculture.



Why do we plan?

Have you ever thought about why you choose to live where you do? Is it the design of your neighborhood? The convenient access to work, school or shopping? The business or job opportunities? What about protection of the many natural resources in the area, or the recreation facilities available for you, your children or your grandchildren, and other families that will locate here in the future? These things are shaped by planning and policy choices made many years before a slab is poured, a park is established or an 'Open for Business' sign goes up.

These long range policy decisions are what local Comprehensive Plans are about. The Alachua County Comprehensive Plans is a blueprint, adopted by the County Commission, for the economic growth, development of land and protection of natural resources in the County. The Plan implements the community's vision through a series of 'Elements' that provide a framework for development to maintain and achieve the quality of life desired by residents and business owners like yourself. The Comprehensive Plan directly and indirectly influences all aspects of daily life, including where people live, work, eat, shop, conduct business, what activities and natural areas are available to visit and enjoy, and how you are able to get to and from these places.

Did You Know?

There are 13 Elements in the Comprehensive Plan, organized by a series of goals, objectives and policies, with associated maps that show desired future conditions.

As a result of an evaluation of the Comprehensive Plan completed in 2009, two new elements will be included:

The **Energy Element** focusing on the County's goals for energy conservation within County operations and in the community as a whole.

The **Community Health Element** including policies linked with other elements of the plan to facilitate health care delivery, promote health, prevent chronic illness, improve the livability of the community and provide residents opportunity for active living.



Pedestrian friendly Village center



Wide Pedestrian friendly sidewalk

Contact Us

Address:

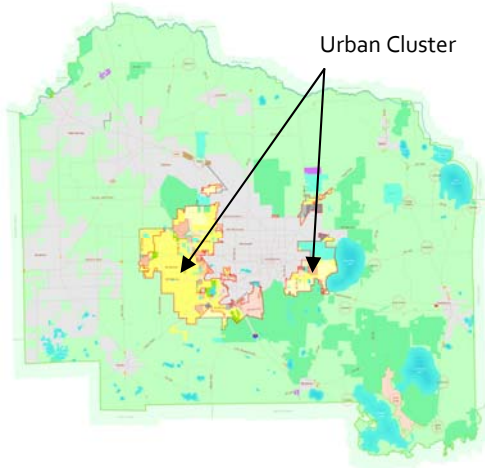
County Annex building
10 SW 2nd Ave, 3rd floor

Phone: (352) 374-5249

Where will we live, work, shop, go to school and meet other needs?

Future Land Use Element

A large part of the Comprehensive Plan's focus is on where the various buildings that meet our daily needs will be located and designed. This Element contains a **Future Land Use Map** for the unincorporated part of the County that directs most new development to occur in the **Urban Cluster** surrounding the City of Gainesville.



Future Land Use Map 2020

This is the area where key facilities to serve urban development can best be provided, either by private development or through the County's **Capital Improvements Program**.

The Plan promotes new development or redevelopment that makes efficient use of land in the Urban Cluster to maximize use of the existing facilities, protect natural areas, and promote agriculture in rural lands.

Compact, higher density development (more residential units per acre) with a mix of residential and nonresidential uses provide many quality of life benefits:

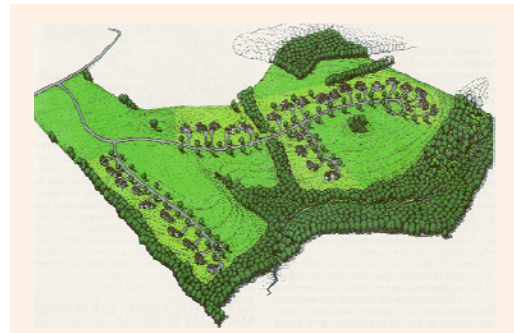
- Efficient use of land
- Reduced infrastructure costs
- Public transit becomes more feasible
- Health benefits of walking
- Easy access to parks and recreation
- Areas for community gatherings & events

Within the Urban Cluster, areas designated as **Activity Centers** provide for major commercial, office and other uses within a mixed use, pedestrian friendly setting.

The plan promotes well designed residential and nonresidential uses within 'Transit-Oriented' or 'Traditional Neighborhood' Developments for convenient access from home to work, shopping, and recreation, often without an automobile.

Plan policies also provide for the location of various Industrial uses.

The **Rural/Agriculture** area outside the Urban Cluster promotes agricultural activities and provides for lower density residential areas; incentives encourage **Clustered developments** for new subdivisions.



Clustered Development

Clustered developments, with open space for conservation or agricultural uses, improves accessibility while reducing development costs.

Throughout the rural area there are also areas designated as **Rural Clusters** (eg. Windsor, Cross Creek, Melrose) that are historical settlement areas. The Plan encourages infill of these areas with residential development and limited commercial uses.

http://growth-management.alachuacounty.us/transportation_planning/

How will we travel to and from places where we live, work or meet other needs?

The Mobility Plan creates more mobility options for residents, especially for young people, the elderly and people who do not own cars or prefer not to drive, which reduces energy use, personal transportation costs, and dependence on foreign oil. It provides for compact mixed uses areas, including commercial, office, civic and institutional uses to be accessible by walking and biking, in combination with a plan for bus rapid transit. The Plan also calls for express transit and park and ride opportunities from outlying areas into the employment and commercial hubs within the City of Gainesville.

Key features of the Plan include:



Bus Rapid Transit (BRT): is a high-capacity bus service that travels on exclusive lanes along designated routes, as shown above. The system will be developed in conjunction with Transit Oriented developments and as density increases within the Urban Cluster.

Transit Oriented (TOD) and Traditional Neighborhood Developments (TND): contain a mix of uses and provide a higher density focal point for transit. They also will be the location of park and ride lots to serve residents in outlying areas.

Interconnected Road Network: reconnects neighborhoods by creating a road network that internally links one neighborhood to another without having to travel on major roads and highways.

Bicycle and Pedestrian Connectivity: proposes a connected bicycle and pedestrian network with new on-road bicycle lanes & off-road multi-use paths. These facilities will connect existing/future residential development to TOD's, TND's and Activity Centers.

How do we protect our natural & cultural resources & provide recreational facilities for future generations?

Conservation and Open Space Element: This Element helps to maintain the County’s ecological health and diversity by protecting wetlands, listed species habitats, strategic ecosystems; conserving energy; reducing greenhouse gas emissions; and helping to maintain a clean water supply for County residents. There are also policies for well-field protection and aquifer recharge areas to protect water quality and quantity for the future.

Strategic Ecosystems: These policies protect resources that serve important ecological functions such as species habitat.

Transfer of Development Rights: This strategy encourages owners of property containing major natural resources, as well as large agricultural areas, to preserve those areas by transferring or selling development rights to property owners in the urban cluster.

Historic Element: This Element includes policies to protect Alachua County’s historical assets.

Recreation Element: This Element provides for Activity-based facilities, which include ball fields, playgrounds, public pools; and Resource-based facilities, which include natural resource areas, such as hiking and horse trails and boat ramps. The County partners with municipalities to provide activity-based recreation programs. Resource-based facilities are provided by Alachua County Forever lands and the County owned Poe Springs park, as shown on the right.



John Jernigan/Alachua County VCB

Poe Springs Park

How will we meet our housing and economic needs?

Housing Element

This Element addresses the needs of all residents, including those at or near the poverty level and those with special needs. It also addresses financial strategies and other incentives to provide safe, affordable, quality homes for County residents.

Economic Element

This Element addresses workforce training opportunities, retention of local talent and expertise, promotion of local businesses, tourism and other strategies and incentives to diversify the local economy and provide a range of employment opportunities, including the emerging ‘green jobs’ sector.

How do we coordinate with other government agencies?

Intergovernmental Coordination Element:

This Element focuses on relationships between Alachua County, the State, the water management districts, the nine municipalities, and other agencies within the County and in the surrounding region.

The **Public School Facilities Element**, adopted in 2008, provides for coordination of land use and development with the capital planning activities of the School Board of Alachua County.

How do we provide for the public facilities needed to support our everyday lives?

The Capital Improvements Element of the Plan sets a policy framework for meeting the public facility needs of the community. This includes priorities for funding investments in physical assets, such as transportation facilities, parks and solid waste disposal facilities. The element sets “level of service” standards for such facilities to be maintained through projects included in the Capital Improvements Program, which is updated annually.

The Stormwater Element sets standards for stormwater management systems in order to prevent flooding and treat runoff from development by filtering the pollutants to protect surface waters and groundwater.

The Potable Water & Sanitary Sewer Element ensures a safe, clean supply of drinking water and the sanitary disposal of wastewater by setting standards for facilities providing these services. In order to make efficient use of centralized municipal water and sewer facilities line and plant capacity and to protect groundwater, policies require that new development in the urban cluster connect to those facilities, and to control sprawl, policies limit extensions of water and sewer lines beyond the Urban Cluster.

The Solid Waste Element addresses how household garbage, hazardous waste, and recyclable items are disposed of, and promotes the recycling of solid waste and the overall reduction of the solid waste stream.

Land Development Code

The Land Development Code (ULDC) is a collection of zoning, subdivision and other regulations that implement the policies of the Comprehensive Plan. New development in the unincorporated area is required to meet the standards of the ULDC.



Where in the ULDC can I find the boards and committees that approve development?

Chapter 401 gives the governing bodies authority to review and make decisions on Development applications.

The **Board of County Commissioners (BoCC)** have the power to approve or deny Comprehensive Plan Amendments, ULDC text amendments, Re-zonings, Special Exceptions and Special Use Permits, among others.

The **Planning Commission (PC)** hears applications for Re-zonings, Planned Developments, Special Exceptions, Special Use Permits and ULDC text amendments. The PC gives a recommendation to the BoCC.

The **Board of Adjustment (BOA)** hears applications for Variances to uses within Zoning Districts, Secondary Living Units and Family Homestead Exceptions, among others.

The **Development Review Committee (DRC)** approves or denies Development Plans. This committee includes members from multiple County departments.

Where in the ULDC are the uses defined for each zoning district?

Chapter 403 establishes Zoning Districts that implement the Future Land Use designations in the Comprehensive Plan, and details the purpose with a detailed description for each district. These include Residential, Commercial, Industrial and other more specialized districts.

Chapter 404 details the permitted, limited, accessory and prohibited uses for each Zoning District, as well as uses that require Special Use Permits or Exceptions.

Where in the ULDC are the procedures and standards defined for all development applications?

Chapter 402 outlines the procedures and standards for all Development applications including the process and public hearing requirements.

Development Applications include: Comprehensive Plan Amendments, Development Plans Platting, Re-zonings, Planned Developments, Special Exceptions, Special Use Permits, Family Homestead Exceptions, Temporary Use Permits and Variances, among others.

Where in the ULDC are development standards established?

Chapter 407 includes standards that regulate new development including: Setbacks, Parking, Signs, Landscaping, Traditional Neighborhoods, Subdivision regulations, Building Design, Street Networks and Connectivity, among others.

Contact Us

Address:

County Annex building
10 SW 2nd Ave, 3rd floor

Phone: (352) 374-5249

Development Services

This division implements the Comprehensive Plan and Land Development Code (ULDC) by working with residents, businesses, property owners, and developers on a daily basis in the administration of Development applications that include Rezoning, Comprehensive Plan Amendments and other applications relating to the use of land. The division also helps to formulate the policies and procedures of the Land Development Code.



What is Zoning?

Zoning is the tool used by the County to regulate the use of property for the purposes of protecting public health, safety, and general welfare of the community and implement the Comprehensive Plan. More specifically, zoning aims to:

- Protect or maintain property values.
- Promote public health and safety.
- Protect the environment.
- Protect agricultural uses.
- Make efficient use of land.
- Encourage housing for a variety of lifestyles and economic levels.
- Provide for orderly development.
- Provide locations for businesses and industry.

How does Zoning differ from Future Land Use?

The Comprehensive Plan sets general policy for Future Land Use (FLU), whereas Zoning is divided up into more detailed uses and standards for development, consistent with the Comprehensive Plan. For example, the Commercial FLU designation is broken up into many Zoning districts, including BR (supports Retail uses), and BW (supports Warehouse uses).

Can I change the Future Land Use or Zoning on my property?

If a proposed use is not consistent with the Future Land Use designated by Comprehensive Plan for a property, you may apply for Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map.

If there is a proposed use that is not provided for in the particular zoning district for a property on the zoning map, but the use would be consistent with the more general Future Land Use designation in the Comprehensive Plan, you can apply for a rezoning to another zoning category that would allow the proposed use.

Keep in mind that in order to rezone your property, it must first be determined if the proposed zoning district is consistent with the Future Land Use (FLU) designation in the Comprehensive Plan. If it is not consistent, you must first apply for a Comprehensive Plan Amendment to change the land use designation on the Future Land Use Map.

Who decides?

Applications for Re-zonings and Comprehensive Plan Amendments, are heard by the Planning Commission and the County Commission. After public input is received, the Planning Commission will make a recommendation to the County Commission, who either approves or denies your request based on consistency with the Comprehensive Plan in the case of rezoning, and based on policy judgment and the State's growth management statutes in the case of plan amendments.



Rendering of a Transit Oriented Development (TOD)

Development Services staff can provide guidance on questions of consistency with the Comprehensive Plan and what's allowed in various zoning categories, and the process for applying for amendments to the Comprehensive Plan or rezonings.

Contact Us

Address: County Annex building

10 SW 2nd Ave, 3rd floor

Phone: (352) 374-5249

Development Review

This division reviews all Development Plans and Plats to assure that high quality developments are built, consistent with the County's vision for a sustainable, livable, vibrant community as outlined in its Comprehensive Plan and Land Development Code. Development Plans include the detailed site design and engineering components.



What is the purpose of Development Plan Review?

Plan review by the County allows staff to focus on factors that have impacts on public health and safety, while ensuring long-term maintenance needs are met. These reviews also verify that the proper infrastructure is in place to service a new development. Plan review ensures that sound engineering principles are used and in compliance with applicable codes and ordinances.

Plan review is divided into Preliminary and Final. Preliminary Development Plans provide a general layout of the proposed project at a lower level of detail than that required for Final Plans. Final Development Plans provide the detailed engineering or construction drawings.

The types of applications that typically require Development Plan Review are residential subdivision, industrial, commercial or office buildings, and mixed-use developments. The following are examples of what the Land Development Code requires for consideration during the Development Review Process:

- Open Space
- Tree Protection
- Location of Buildings
- Parking Areas
- Street Networks and Sidewalks
- Fire protection
- Connections to adjoining property
- Landscaping and Buffers
- Stormwater Management
- Conservation areas

Who is involved in the review of applications?

Development plans are reviewed by several County Departments and other agencies including: staff from Growth Management, Environmental Protection, Public Works, Public Safety, Health Department, GRU, Clay Electric and the Sheriff's Office.

Who decides?

The Development Review Committee (DRC) is comprised of a staff member from 3 different County Departments. Staff reports and development plans are presented to DRC at public hearings with opportunity for public comment. DRC may then approve, approve with conditions or deny applications based on the standards in the Land Development Code and Comprehensive Plan.

Contact Us

Feel free to contact Development Review Staff if you have any questions or concerns regarding this process or a potential project in your neighborhood.

Christine Berish,
cberish@alachuacounty.us

Leslie McLendon,
LMcLendon@alachuacounty.us

Address:

County Annex building
10 SW 2nd Ave, 3rd floor

Phone: (352) 374-5249



Conceptual Site Plan for a Mixed-Use Development

Building

Our mission is to create and maintain a safe and healthy community by keeping our homes, offices and other buildings safe for public use by carefully reviewing and inspecting all construction projects that require building permits in the unincorporated areas of the County and by arrangement with some municipalities. These projects range from small-scale residential remodels to large, multi-story commercial buildings and apartments.



Inspecting the roof of a new residence

What is a Building Permit and when do I need one?

A Building Permit is a legal document that gives you permission to start construction of a building project at an agreed upon location, within a set time frame, in accordance with approved drawings and specifications. It also gives lending institutions the assurance that the contractor is licensed, insured and has a legal right to build the project.

Building Permitting is the process through which the County ensures compliance with all Zoning codes and ordinances, relative to the construction of buildings and building sites. In each case, the process will include the review and approval of construction and site plans, the payment of permit and **Impact Fees**, the issuance of a Building Permit with a **Notice of Commencement**, and Inspections, in stages, of the work in progress. Once the project is complete and a final inspection has been issued, a **Certificate of Occupancy** will be issued.

Building permits are valid for a period of 6 months. Construction must commence within 180 days of issuance of permit.

What projects require a building permit?

- New or Temporary Buildings
- Additions
- Demolitions
- Renovations
- Prefabricated Structures
- Electrical & Plumbing Systems
- HVAC i.e.: heating, ventilating and air conditioning
- Water & Sewer Hookups
- Misc. Residential uses i.e.: pools, roofs, siding, windows, decks, etc.
- Misc. Commercial uses i.e.: parking, signs, elevators, food handling, etc.

What is an Impact Fee and who has to pay them?

Any application for a building permit that creates new demands on County transportation, fire or park infrastructure requires the payment of an "Impact Fee". This includes all new residential, residential expansion and non-residential permits. The fee is based on the proposed size and use of the structure. Except for a few specific instances, the fee is calculated during the building permit review and payment of the fee is due prior to obtaining a Certificate of Occupancy.

What inspections are required during construction?

Inspections are required at various stages throughout the construction process by our multi-licensed inspectors, to ensure that the work conforms to the Code, conditions of the building permit, and the approved plans.

The following is a sample of inspections:

- Footings & Foundation
- Electrical Service
- Framing
- Rough in electric, plumbing, etc
- Fire Suppression
- Final Inspection

How are inspections scheduled?

We implemented an online inspection request and tracking system called Permit Tracker. This web based mapping, reporting, scheduling and tracking system allows inspections to be tracked from initial request to final inspection. Once a permit is issued, you can schedule an inspection at:

http://growth-management.alachuacounty.us/gis/applications/schedule_inspection.php

Contact Us

Address:

County Annex building
10 SW 2nd Ave, 1st floor

Phone: (352) 374-5243

Code Enforcement

& Zoning This division is responsible for the administration and enforcement of the Land Development Code (ULDC), the sign ordinance and other county codes. We assist property owners who are not in compliance to come into compliance. We also process applications for Family Homestead Exceptions, Accessory Living Units, Temporary Permits, Variances and other zoning related items.



Posting a Notice of Violation

What are the most common zoning questions?

What uses can I have on my property?

The uses allowed on your property depend on the zoning district your property is in. Each zoning district allows certain uses and excludes others. The Zoning Administrator is responsible for interpreting the ULDC and determining if the use you are proposing is allowed. If your proposed use is not listed in the ULDC, the Zoning Administrator will help you determine where the use is most appropriate.

Can I have more than one living unit on my property?

Yes, the ULDC and Comprehensive Plan allow Accessory Living Units on certain parcels. There are also exceptions, available for family members, to the density requirements of your property's zoning district.

Can I divide my property?

Yes, The ULDC and Comprehensive Plan allow lot splits, which is a one time division of a **Parent** parcel subject to certain standards. Parent parcels are legal lots of record created prior to October 2, 1991, and can only be divided once. The Administrator can help determine parent parcel statutes and the restrictions that may apply.

Can I operate a business from my home?

Yes, The ULDC allows for Home-Based Business permits to be issued as limited uses. They are classified as General and Rural. The General permit can be issued administratively and the Rural permit requires development plan approval.

How do I report a violation?

Any resident may report what they perceive as a code violation to the Code Enforcement Office. If you think you know of a potential violation, you may report it in any of the following ways:

1. Online: <http://growth-management.alachuacounty.us/gis/violations/>
2. By phone: 352-374-5243
3. In person: County Annex Building, 10 SW 2nd Avenue,

When reporting a possible violation, you should provide us with the exact address of the building and unit number if applicable, or as specific a location as possible to enable the inspector to locate the site. Then describe the condition you have observed.

What are the most common violations?

These are some code violations frequently reported for enforcement action:

- storing inoperable cars or trucks in residential yards.
- storing scrap, salvage materials, junk or debris outside in a residential zone.
- improvement of property without a building permit.
- changing a commercial use without appropriate permits, (e.g., converting warehouse to office space).
- operating a business or institution, such as school or day care center, without obtaining a permit.
- running a home-based business which does not qualify as an accessory use home occupation.

Who decides?

This division coordinates and supports the activities of two boards:

The **Board of Adjustment** hears zoning matters, such as certain Family Homestead Exceptions and Variances. The **Code Enforcement Board** hears code violation cases and has the authority to issue fines.

Contact Us

Address:

County Annex building
10 SW 2nd Ave, 1st floor

Phone: (352) 384-3184

Housing Programs

Our division administers local, state and federally funded grants to preserve and expand the availability of safe, sanitary and affordable housing in the County. In addition to providing financial assistance through grants and interest free, deferred payment loans, we also develop "Affordable Housing Incentives" to encourage single and multi-family affordable housing developments in the unincorporated areas of the County.



Housing Programs staff

What types of Housing Programs are available?

These programs are offered in partnership with the private and public sectors to assist very-low to low-income households in Alachua County.

Down Payment Assistance Programs

This program provides funding to assist eligible first time homebuyers with down payment and closing costs, as well as home repairs necessary to meet minimum housing code.

Home Repair Program

This program provides assistance, to eligible homeowners, for home repairs. Eligible activities include: emergency repair/moderate rehabilitation of sub-standard housing, major housing rehabilitation, and in some cases home replacement.

Rental Deposit Program

This program provides assistance to pay rental security and utility deposits on behalf of eligible very low income persons and/or households within Alachua County. Eligible utility deposits include only provider-mandated deposits for water, sewer, electricity, and gas.

Foreclosure Prevention Program

This program provides assistance on a first-come, first-serve basis to eligible applicants, who are delinquent in their mortgage payments, but whose homes have not yet had a foreclosure sale date set.

Assistance is available to homeowners who are delinquent for circumstances beyond their control, such as job loss, loss of spousal support, personal injury, or unanticipated emergency expenses, as determined by the Alachua County SHIP Program. Eligible expenses will include delinquent mortgage payments, attorney's fees, recording fees, and late fees.

Impact Fee Assistance

This program provides funding to offset the cost of impact fees for income-eligible homebuyers.

What incentives are there to build Affordable Housing?

- Expedited Permitting Process
- Modification of Impact Fees
- Reserving infrastructure capacity for very-low to moderate-income persons
- Allowance for Accessory Living Units in residential Zoning districts
- Reduction in parking and setback requirements
- Flexible Zoning Districts that allow for a mix of unit types and lot sizes.



Home Repair Program: Wheelchair Ramp built

Contact Us

Address:

County Annex building
10 SW 2nd Ave, 1st floor

Phone: (352) 337-7013

Fax: (352) 381-0124

What online GIS Mapping tools are available?

There are several online GIS Mapping tools available to assist you in finding the location based information you may need about your property or neighborhood.

If you have any questions about accessing GIS Information, contact GIS Staff at 352-374-5249.

To view a full list of GIS Services and contacts visit: http://growth-management.alachuacounty.us/gis_services/

Map Atlas (pdf) http://growth-management.alachuacounty.us/gis/gis_mapatlas.php



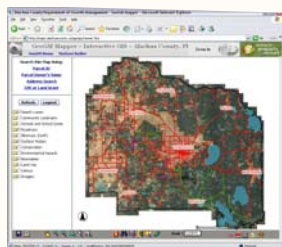
This tool allows you to view and print a map of your property, which you can locate by entering the **Section, Township and Range (STR)** or Land Grant that your property is located in. If you don't know your STR or Land Grant, you can use the index map to find it.

Once you have entered your STR into the search boxes, the next step is to select which map theme you would like to view for your property. If you want to know what your property's zoning is, check the **'Zoning'** box. If you want to know if your property is in a floodplain, check the **'Wetlands and Floodplains'** box. There are 4 other themes available to you, Future Land Use, Strategic Ecosystems (both mentioned earlier in the Comprehensive Planning section), Aerial Photography and Topography.

Once you've selected a theme, your last step is to select the format you want your map in, most people use the default **'Floating Window'** selection, which will open the chosen (pdf) map in a new internet browser window, which you can then print or save to your local disk drive.

Click the **'Map'** button, and your done.

Interactive Mappers http://growth-management.alachuacounty.us/gis_services/interactive_gis/



Geographic Mapper (GeoGM) <http://maps.alachuacounty.us/geogm>

This tool allows you to view your property or neighborhood, which you can locate by entering your address or parcel number into the search box. There are many map themes available in this viewer. For example, you could find out the Zoning on your parcel, by turning on that map theme in the legend. Or if you want to see if your property is in a flood zone, just turn that theme on. This viewer has tools for advanced searches, creating buffers, mailing lists and more. Other map themes available include: housing, community landmarks, school zones, census data, aerial photography and more.

Geographic Permit Tracker (GeoPT) <http://maps.alachuacounty.us/geopt>

This tool allows you to track Building Permits and Building Inspections. Monitor live on the map during the day as building inspections occur and are completed. Map building permits by parcel, and view full land application and action history for each of the last 28 years.

To search for permits issued for your property, just enter your parcel number, name (if you're the owner) or address into the search box, the map will then 'zoom in' to your property. You can also search by Inspection date and monitor inspections in real-time as they occur and are completed.

The Building division uses this tracker on a daily basis to assign inspection work orders and dispatch inspectors to their designated zones. Once the inspectors are in the field, they can enter the inspection results using their laptops into the tracker.

Data Search & Reports http://growth-management.alachuacounty.us/gis_services/data_search_and_reports/

Track and Search for permits, inspections, code violations, and applications for zoning, variance or comprehensive plan amendments and create detailed reports by month and year for the last 27 years. Search by permit or application number, address, name of applicant or owner, parcel number or Section-Township-Range (STR).

Get Involved

Ongoing involvement with local planning is one of the best ways to ensure that your community is a place you are proud to call home. With your help we can encourage new developments to meet the standards for **Smart Growth** and provide that sense of community we all desire.



What is Smart Growth?

It is a planning approach that seeks efficient use of land to meet community needs, focusing on the following key principles and issues:

- › Provide quality housing choices & opportunities for all income levels.
- › Create walkable neighborhoods for people to live, work, learn, worship & play.
- › Encourage community & stakeholder collaboration to determine how & where to grow.
- › Foster distinctive, attractive communities with a strong sense of place.
- › Make development decisions predictable, fair and cost effective.
- › Provide a mix of land uses to make communities better places to live.
- › Preserve open space, farmland, natural beauty & critical environmental areas
- › Provide a variety of transportation choices.
- › Direct development toward existing communities already served by infrastructure and services.
- › Take advantage of compact building design to reduce land consumption.

What are citizen advisory committees?

Citizen advisory committees allow individuals the opportunity to serve on a committee that represents the values and wishes of the community. Committee members also disseminate information from the planning process to members of the community.



What advisory committees does the Department support?

Planning Commission: We provide primary support to the Planning Commission, which holds hearings on all proposed zoning changes and Comprehensive Plan amendments.

Historical Commission: We championed the nomination by the City of Gainesville of the A. Quinn Jones House to the National Historic Register and sent letters of support, for a grant to preserve the Wood and Swank store, to the state and federal offices of the Conservation Trust of Florida, Inc.

Old Florida Heritage Highway (OFHH): We provided assistance for marketing work, creating map updates, a database and a brochure. We also presented information on the OFHH to the Micanopy Historical Society and at the Micanopy Fall Festival.

Rural Concerns Advisory Committee: We drafted revisions to the Rural Concerns Advisory Committee bylaws approved by Committee and presented information on the 2010 Census and draft Comprehensive Plan agricultural policy revisions.

Affordable Housing Advisory Committee (AHAC): We provide primary support to the Affordable Housing Advisory Committee, which reviews rules and regulations and reports their impact on the cost of housing to the County Commission.

Alachua County Housing Finance Authority (ACHFA): Housing programs staff has assumed the responsibility of liaison to the ACHFA.

Economic Development Advisory Committee: This committee explores and recommends policies that encourage sustainable economic development including the identification of a set of measurement criteria to rank economic development projects.