



# Evaluation & Appraisal and Update of Alachua County Comprehensive Plan: 2011-2030

*Notification Letter  
to State Land Planning Agency (FDEO)*

Ken Zeichner, AICP, Principal Planner, Growth Management Department  
Board of County Commissioners: March 13, 2018



# Staff Recommendation

Approve Notification Letter to Florida Department of Economic Opportunity (FDEO) identifying:

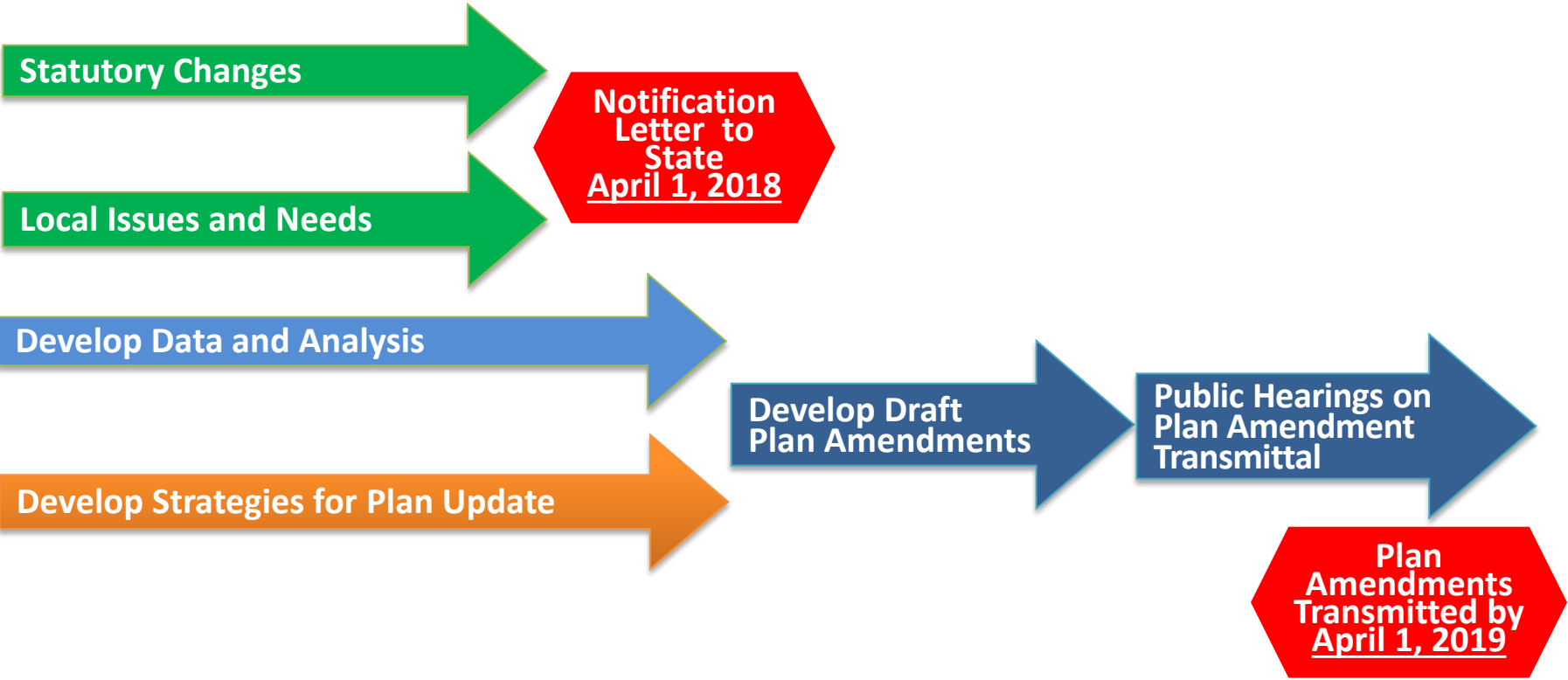
1. Changes to the County's Comprehensive Plan needed to reflect changes in state statutory requirements, and
2. Local conditions and issues to be addressed as part of update of the Plan



# Evaluation & Appraisal and Plan Update Timeline

Per Work Plan approved by BoCC on May 9, 2017

04/17 | 06/17 | 08/17 | 10/17 | 12/17 | 02/18 | 04/18 | 06/18 | 08/18 | 10/18 | 12/18 | 02/19 | 04/19



*BoCC adoption hearing to follow state review*





# Schedule

**Oct. - Dec. 2017**

**Identify Issues to be Addressed**

Issues for the Evaluation & Appraisal and update of the Comprehensive Plan will be identified based on input from the public, advisory boards, and BoCC.

**Nov. 2017 – Aug. 2018**

**Develop Draft Amendments to Comprehensive Plan**

**Analysis of issues and strategies to address issues: Nov. '17 – May '18**

- Issues Analysis
- Community Meetings
- Advisory Board and Other Groups
- BoCC/Planning Commission Regular Workshops and Discussions

**Prepare draft amendments to Comprehensive Plan: April '18 - July '18**

- BoCC/Planning Commission Workshops

Per Statute, submit Notification Letter to FDEO by April 1, 2018.

**Sept. 2018 – ~Jan. 2019**

**Public Hearings**

- Planning Commission: September 2018
- BoCC Transmittal: October 2018
- 60-day State review
- BoCC Adoption: within 180 days of DEO Report, if any

Per Statute, Plan amendments must be transmitted for review no later than ~April 1, 2019



# Notification Letter

*per Florida Statutes 163.3191*

*Evaluation and Appraisal of Comprehensive Plan*

## **Local governments are:**

- Required to notify State Land Planning Agency whether need exists to amend comprehensive plan to reflect changes in state requirements since last Comprehensive Plan update
- Encouraged to evaluate and update comprehensive plan to reflect changes in local conditions



# County's Notification Letter

- Statutory and local issues identified for inclusion in Notification Letter based on input from Advisory Committees, Community Groups, County Commission, preliminary staff analysis
- Submit Notification Letter to FDEO by April 1, 2018 per Statute
- Next steps include workshops on issue analysis and potential strategies followed by draft amendments then public hearings



# Notification Letter

## *Changes to Address State Statutory Requirements* (ATTACHMENT A.)

1. Transportation Mobility Element policies for consistency regarding transportation concurrency and alternative mobility funding systems
2. Transportation Mobility and Capital Improvements Element references to Transportation Backlog Authority
3. Objectives, policies, and maps regarding intergovernmental coordination in light of repeal of Alachua County Boundary Adjustment Act
4. Incorporate alternative water supply projects in Plan consistent with North Florida Regional Water Supply Plan by July 2018
5. Stormwater Management Element Policy 6.1.3 regarding county development permit requirements in relation to state or federal permit requirements
6. Statutory and rule citations, etc.



# Notification Letter

*Local Conditions and Issues to be addressed as part of update of Plan (ATTACHMENT B.)*

1. Land Use and Development Standards
2. Public Facilities and Services
3. Economic Opportunity and Affordable Housing
4. Natural Resources





# Notification Letter

*Local Conditions and Issues to be addressed as part of update of Plan (ATTACHMENT B.)*

## 1. Land Use and Development Standards

- a. Capacity of Urban Cluster; potential to increase density; housing types
- b. Streamline Activity Center Policies
- c. Facilitate emerging tech-based manufacturing, research, and development
- d. Simplify zoning categories and regulations to promote integration of land use, compact development, open space and utility requirements
- e. Minimize urban sprawl, reduce flood and stormwater impacts, preserve rural values; role of agriculture as part of rural landscape; homestead lots
- f. Potential impacts on population from sea level rise; impacts of climate change



# Notification Letter

*Local Conditions and Issues to be addressed as part of update of Plan (ATTACHMENT B.)*

## 2. Public Facilities and Services

- a. Transportation Mobility Plan Policies and Maps; Urban Services Area
- b. Proactive approach to potential for I-75 relief corridors
- c. Coordination with Gainesville RTS on provision of premium transit service
- d. Coordinated approaches to transportation planning and funding with City of Gainesville
- e. Transportation Corridor Design Standards, including bike/ped safety, context sensitive design, transit facilities and service, impacts of electric and automated vehicles, consider local “Vision Zero”
- f. Recreation Master Plan update including level of service standards, activity-based recreation needs, shared use, County-wide greenways and trails, open space connectors



# Notification Letter

*Local Conditions and Issues to be addressed as part of update of Plan (ATTACHMENT B.)*

## **2. Public Facilities and Services (continued)**

- g. Fire Rescue level of service guidelines
- h. Solid Waste level of service standards and reduction/diversion strategies
- i. Tools for effective and efficient delivery of services by local governments
- j. Community Health Element -- equity, mental health, substance abuse, children's services, rural services, oral health
- k. Renewable energy investment and objectives for fossil fuel reduction
- l. Capital investment to strengthen infrastructure; local "i3 initiative"



# Notification Letter

*Local Conditions and Issues to be addressed as part of update of Plan (ATTACHMENT B.)*

## 3. Economic Opportunity and Affordable Housing

- a. Joint planning strategies with municipalities and utilities to promote economic progress and retain manufacturing
- b. “Living wage”, income inequality, and related disparities, taking into account *Understanding Racial Inequality in Alachua County* (BEBR 2018)
- c. Access to broadband internet in underserved areas, policies or possible Communications Element
- d. Provision of affordable housing, including changing demographics, jobs/housing balance, role of new and existing housing, potential incentives and inclusionary requirements
- e. Facilitation of the local food economy
- f. Consider costs of policies & regulations, including not doing something



# Notification Letter

*Local Conditions and Issues to be addressed as part of update of Plan (ATTACHMENT B.)*

## **4. Natural Resource Protection**

- a. Aquifer recharge and water quality standards; Low Impact Development
- b. Rural stormwater system impacts on private property and conservation lands
- c. Permanent protection of conservation resources for certain situations as part of development process
- d. Update Critical Ecological Corridors Map; “Priority 3” corridors; direction on land conservation and urban defining greenbelt



# Notification Letter

*Local Conditions and Issues to be addressed as part of update of Plan (ATTACHMENT B.)*

## 4. Natural Resource Protection

- e. Natural resource protections regarding:
  - Tree clearcutting, mitigation, vegetation management
  - Karst topography and sinkhole issues
  - Wetlands protection and buffers
- f. Additional water conservation measures for development/redevelopment
- g. Incentives for development/redevelopment to reduce air pollution



# Upcoming Schedule

- Special meetings/workshops on strategies (March – May)
- Workshops on draft amendments (May – August)
- Public hearings on transmittal for coordinated state review (September/October)
- Public hearings on Adoption (~ January 2019)



# Staff Recommendation

Approve letter for signature by the Chair notifying Florida Department of Economic Opportunity of the changes to the Alachua County Comprehensive Plan that are needed to reflect changes in state statutory requirements, as well as to address local conditions and issues, as part of the update of the Comprehensive Plan.





# For more Information

Alachua County  
Department of Growth Management  
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Gainesville, FL, 32601  
(352) 374-5249

## Available Online

- Work Plan
- Meeting Schedules
- Presentations
- **Subscribe to Email List for Updates**

<https://growth-management.alachuacounty.us/planning/CompPlanUpdate>