



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

## *Work Plan*

*Presentation to Rural Concerns Advisory Committee Meeting*

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July 18, 2017



# Participation in Update of County Comprehensive Plan

Work Plan for Evaluation & Appraisal & Update of  
Alachua County Comprehensive Plan: 2011-2030

<https://growth-management.alachuacounty.us/formsdocs/Work-Plan-Comp-Plan-Update.pdf>

For info and to sign up for meeting notices see  
Alachua County Growth Management website:

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



# Presentation Outline

- Comprehensive Plan
- Work Plan for Evaluation & Appraisal and Comprehensive Plan Update



# Role of the Comprehensive Plan

- Expression of the community's long-range vision
- Policy framework adopted by the Alachua County Commission for guiding local decision-making
- County's Plan addresses a broad range of topics
  - Built Environment
  - Natural Resource Protection
  - Public Facilities and Services
  - Intergovernmental Coordination
  - Energy
  - Economic Development
  - Capital Planning
  - Housing
  - Historic Resources
  - Community Health
- Data and Analysis-Based
- Development decisions must be consistent with Plan



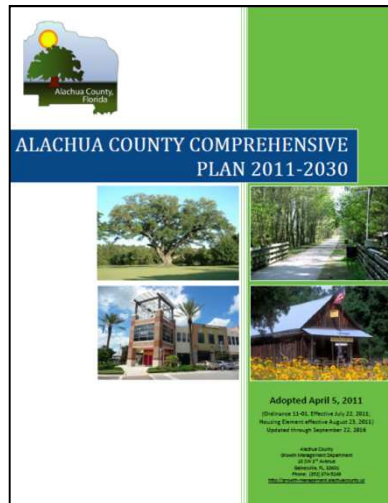
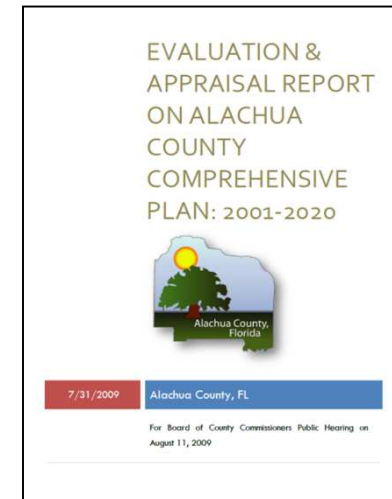
# Comprehensive Planning Process





# Alachua County Comprehensive Plan: 2011-2030

Last Evaluation and Appraisal  
of Plan in 2008-2009



Last Plan update based on  
Evaluation and Appraisal was  
adopted by County Commission  
in 2011



# Alachua County Comprehensive Plan 15 Elements

## **Future Land Use**

Transportation Mobility

Housing

Potable Water & Sanitary Sewer

Solid Waste

Stormwater Management

Conservation & Open Space

Recreation

Intergovernmental Coordination

Capital Improvements

Economic

Historic Preservation

Public School Facilities

Community Health

Energy



# FUTURE LAND USE ELEMENT

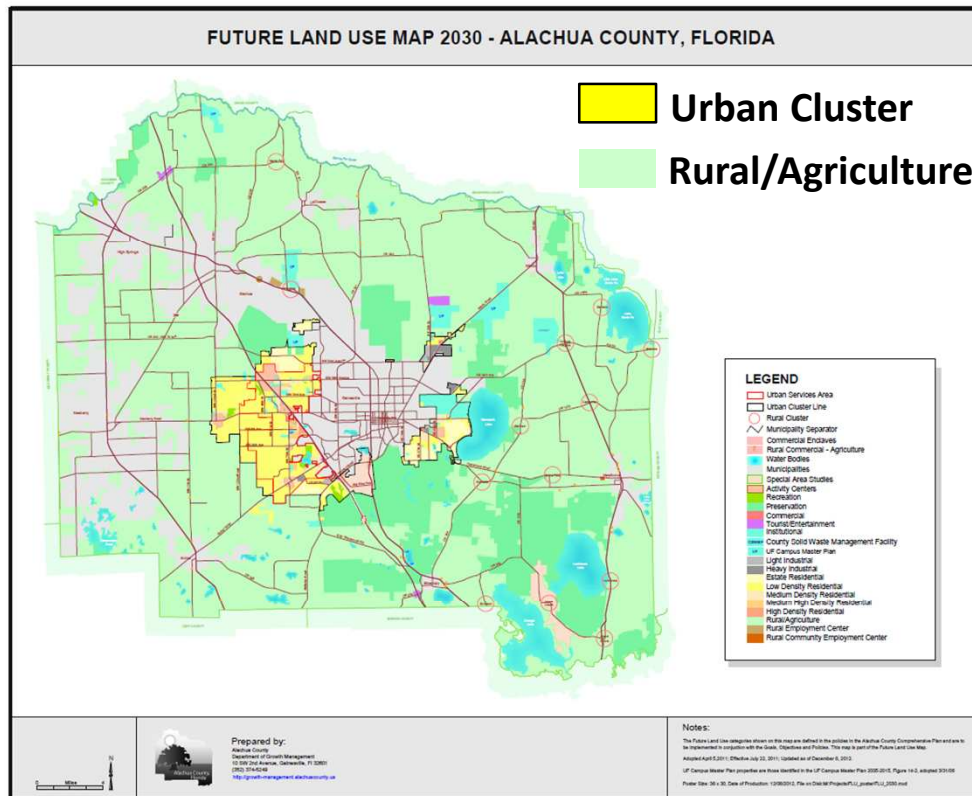


ALACHUA COUNTY COMPREHENSIVE PLAN 2011-2030





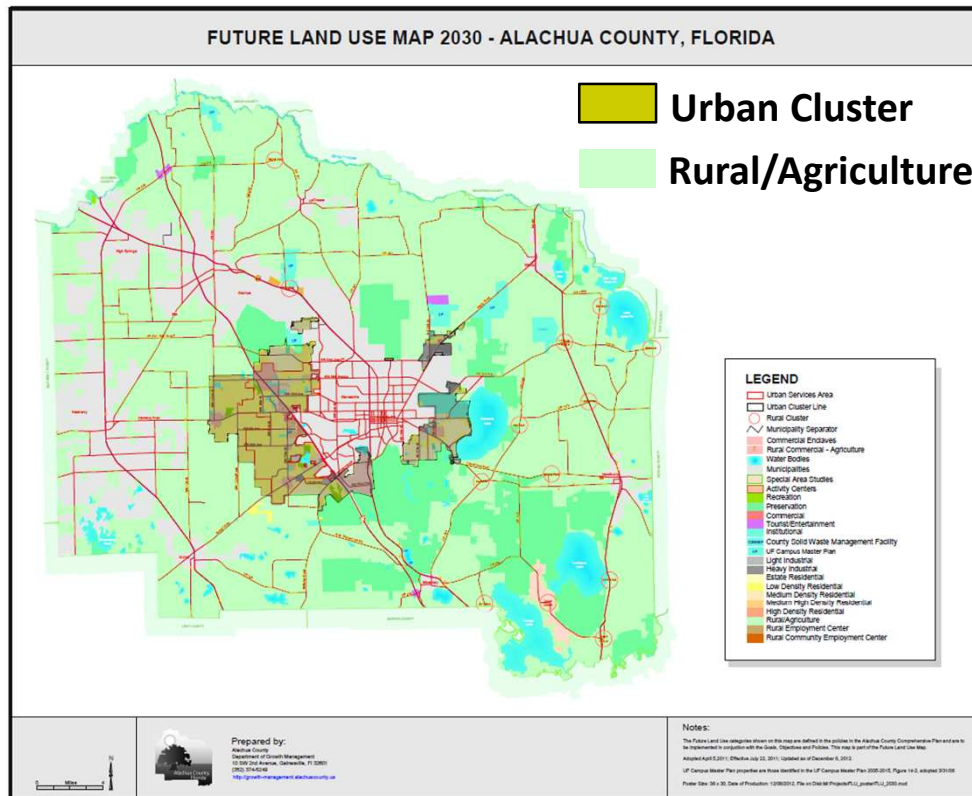
# Alachua County Comprehensive Plan FUTURE LAND USE ELEMENT PRINCIPLES & STRATEGIES



- Focus urban development in Urban Cluster for efficient provision of facilities and services
- Strengthen separation of rural and urban uses
- Minimize conversion of land from rural to urban



# Alachua County Comprehensive Plan FUTURE LAND USE ELEMENT RURAL / AGRICULTURAL AREA



- Promote and protect agriculture, open space, rural character
- Preserve environmentally sensitive areas



# Alachua County Comprehensive Plan **FUTURE LAND USE ELEMENT** **RURAL / AGRICULTURAL** **OBJECTIVES & POLICIES**

## **OBJECTIVE 6.1 - GENERAL**

- Protect consistent with retention of agriculture and rural character

## **OBJECTIVE 6.2 – RURAL/AGRICULTURAL USES**

- Range of Ag and related activities & rural residential

## **OBJECTIVE 6.3 – RURAL EMPLOYMENT CENTERS (HAGUE, MCGINLEY)**

- Light industrial and limited commercial

## **OBJECTIVE 6.4 – RURAL CLUSTERS**

- Focus for existing rural communities (13) infill and supporting uses



# Alachua County Comprehensive Plan **FUTURE LAND USE ELEMENT** **RURAL / AGRICULTURAL USES**

- Range of Agricultural uses
- Associated commercial and industrial
- Rural residential





# Alachua County Comprehensive Plan FUTURE LAND USE ELEMENT OBJECTIVES & POLICIES

Support development of markets and programs that promote locally produced agricultural goods:

- farmers markets
- community gardens
- agritourism opportunities
- farm to institution programs





# Alachua County Comprehensive Plan **FUTURE LAND USE ELEMENT** **APPROPRIATE COMMERCIAL & INDUSTRIAL USES**

- Serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service
- Off-site agricultural product packaging and processing facilities
- Wood product processing and wood manufacturing facilities





# Alachua County Comprehensive Plan **FUTURE LAND USE ELEMENT** **NEW RURAL RESIDENTIAL**



- Max density one dwelling unit per five acres
- Access standards
- Cluster design is preferred to concentrate residential units while maintaining areas of open space including agriculture, conservation areas, and compatibility



# Alachua County Comprehensive Plan FUTURE LAND USE ELEMENT CLUSTERED VS CONVENTITONAL

- **Conventional Rural Subdivision**
  - Lots subdivided throughout, fragmenting resource and open space areas
- **Clustered Rural Subdivision**
  - Lots clustered at same overall density
  - Density bonus incentives
  - Required for  $\geq 25$  unit subdivisions







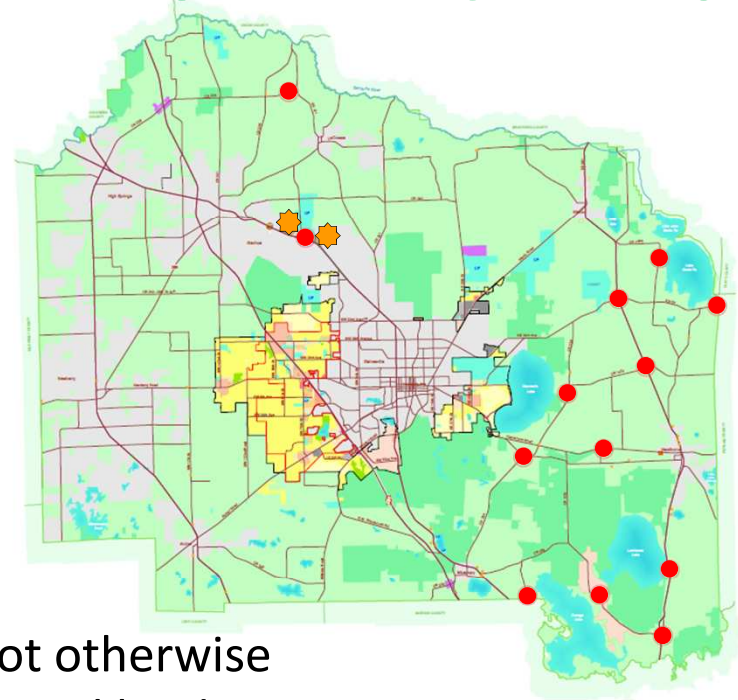
# Alachua County Comprehensive Plan FUTURE LAND USE ELEMENT RURAL CLUSTERS / RURAL EMPLOYMENT CENTERS

## ● Rural Clusters

- Historic rural settlements that serve as a focus for an existing rural community
- Preserve existing rural character
- Infill Residential ( $\geq 1$  acre lots)
- Infill Commercial scaled to serve the Rural Cluster community

## ★ Rural Employment Centers

- Light industrial and limited commercial not otherwise associated with surrounding rural/agricultural land uses
- McGinley Industrial Park
- Hague Rural Employment Center





# Evaluation and Appraisal State Requirements

- Each local government is required to evaluate its comprehensive plan at least every 7 years
- Florida’s “Community Planning Act” amendments adopted in 2011 simplified the Evaluation and Appraisal process and requirements (s. 163.3191, F.S.)
  - Local governments shall evaluate plans to determine if amendments are necessary to reflect **changes in state statutes** since the last update, and notify the state land planning agency.
  - Local governments are “encouraged to comprehensively evaluate and, as necessary, update comprehensive plans to reflect **changes in local conditions**” as part of the process.

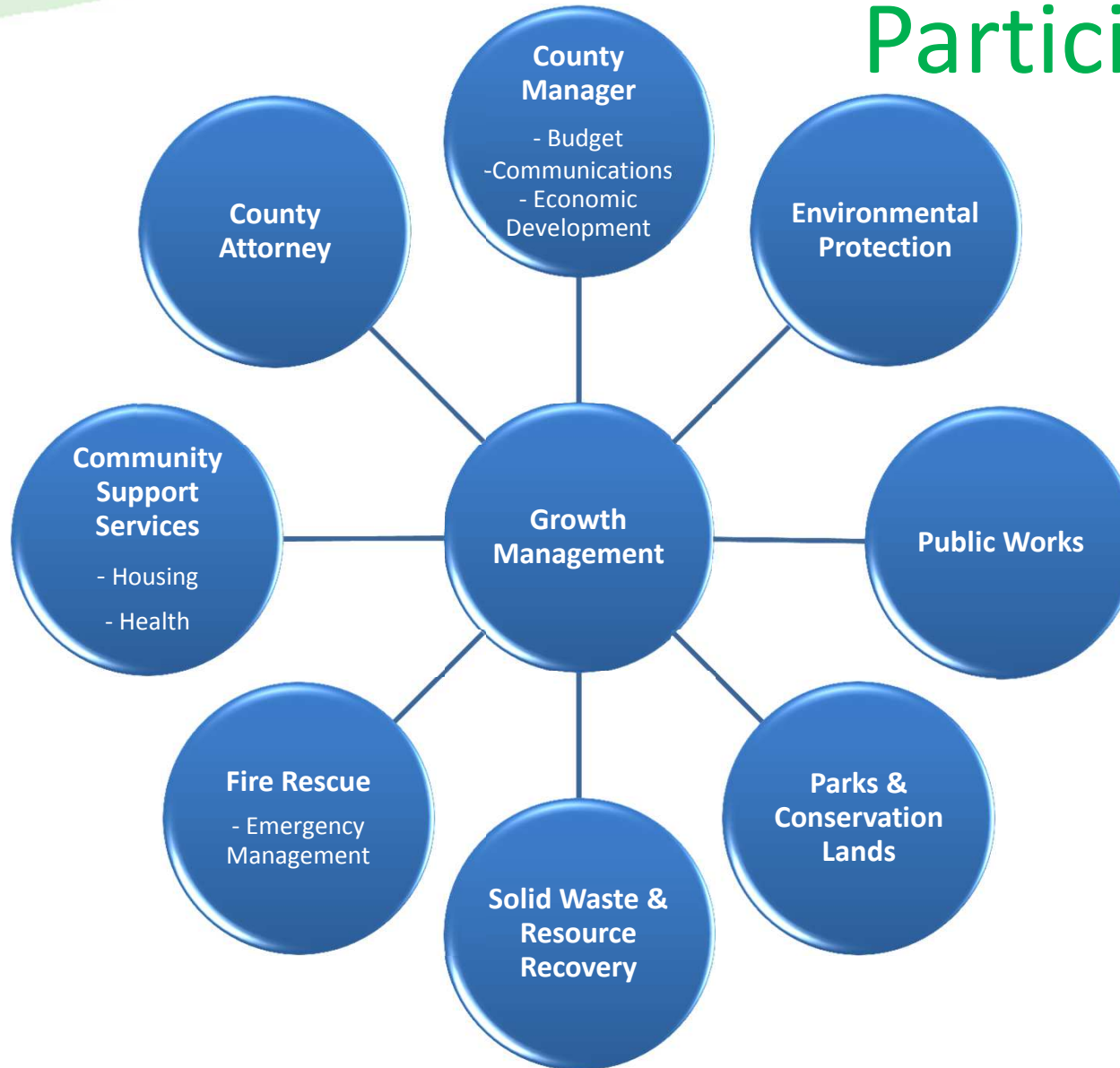


# Evaluation and Appraisal Schedule for Alachua County

- Alachua County must submit a letter notifying the Florida Department of Economic Opportunity (DEO) whether amendments to the Comprehensive Plan are necessary to reflect changes in state requirements no later than **April 1, 2018.**
- The County must transmit needed amendments for review by state agencies within 1 year of submittal of its notification letter (not later than April 1, 2019)

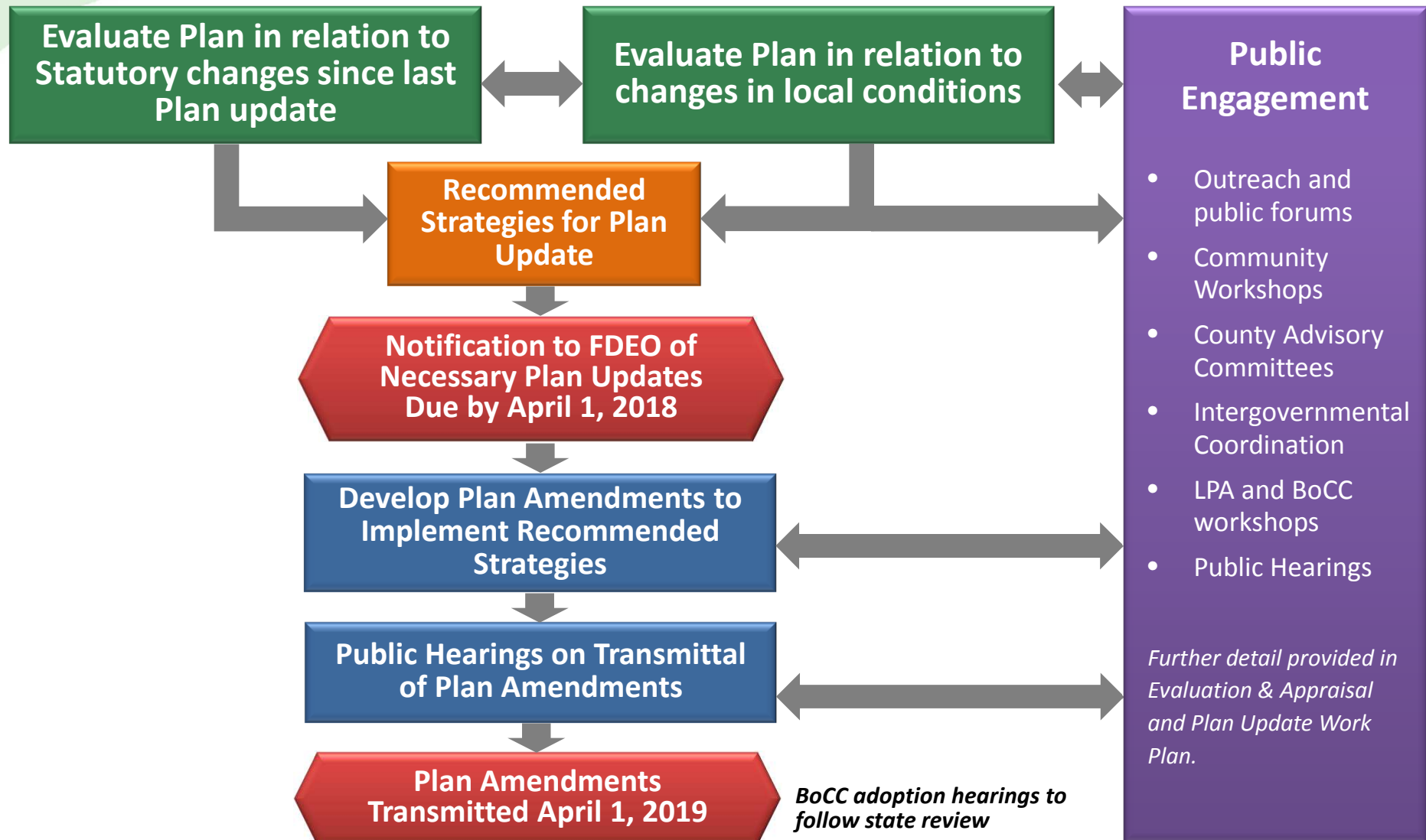


# Interdepartmental Participation





# Evaluation & Appraisal and Plan Update Process





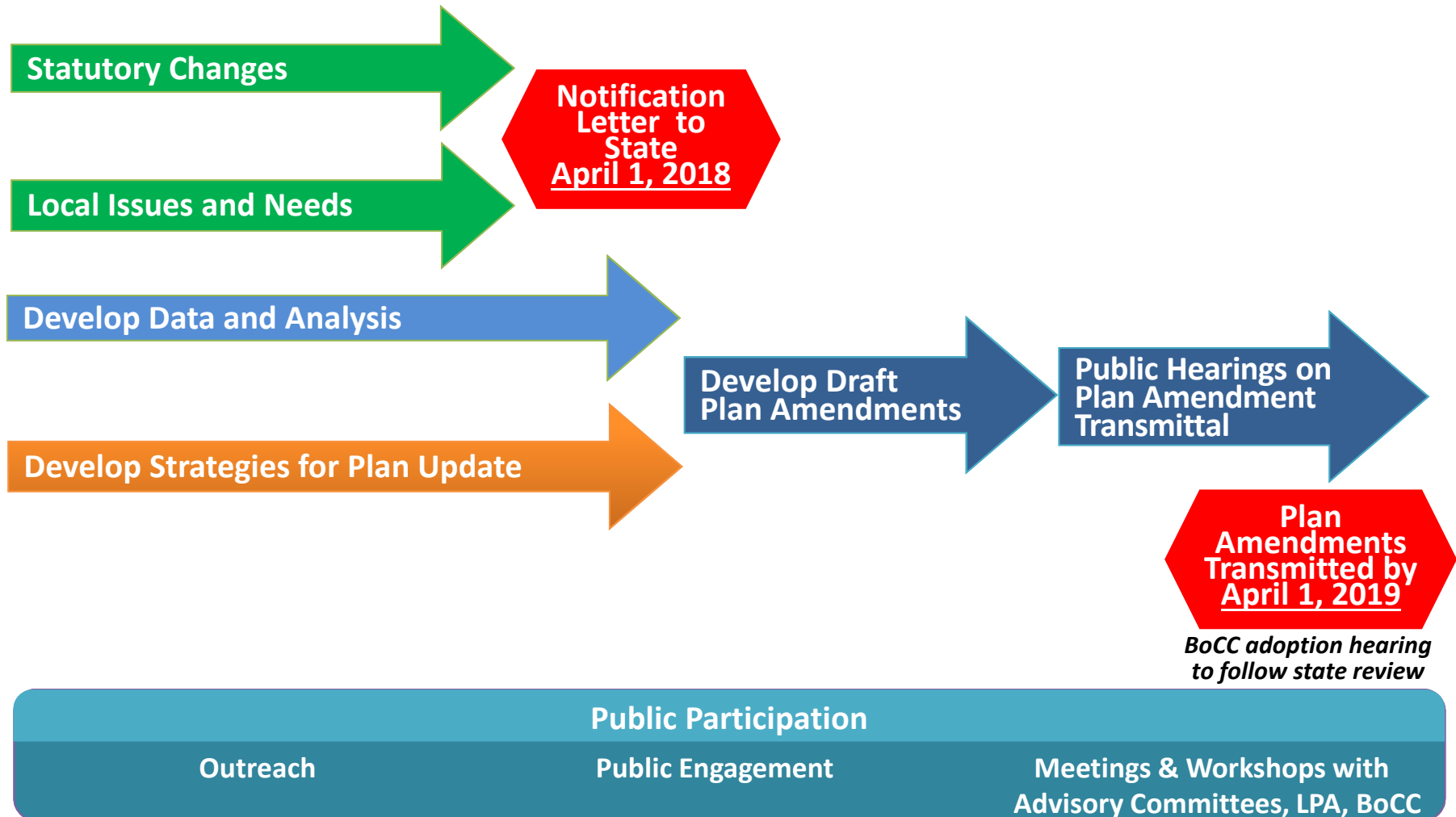
# Public Engagement

- **Outreach**
  - Website
  - Email List
  - Public Comment Email Address
  - Press Releases
  - Channel 12 Content
  - County Social Media
  - Community Update Newsletter
  - Brochures
  - General & Community Newspapers
  - Community Surveys
- **Direct Engagement with Public**
  - Community Workshops
  - Stakeholder Groups
- **Local Government Meetings and Public Hearings**
  - Advisory Committees, including Alachua County Planning Commission/Local Planning Agency
  - Board of County Commissioners



# Evaluation & Appraisal and Plan Update Timeline

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





# Next Steps

- **Update Data and Analysis**
  - USDA Census of Agriculture
  - Alachua County Property Appraiser
  - UF Department of Food and Resource Economics
- **Changes in Florida Statutes**
- **Identify Local Issues to Consider**

## **Community Discussions**

- Advisory Committees, including Rural Concerns Advisory Committee
- Local Organizations – Farm Bureau, UF IFAS, Others?

**For information contact Growth Management 352-374-5249**

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