



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

## *Review of Draft Policy Revisions to Address Evaluation & Appraisal Issues*

# Purpose of Meeting

Receive input and direction from County Commission on draft policy revisions to various Elements of the Comprehensive Plan in preparation for public hearings on transmittal of proposed amendments for State review.

# Presentation Outline

- 1. Presentation on draft policy changes for Elements and topics that were not covered at the December 6<sup>th</sup> BoCC meeting.**
  - Local Foods
  - Equity and Economic Opportunity
  - Community Health
- 2. Begin follow up on Board questions and direction on specific topics from the December 4<sup>th</sup> and 6<sup>th</sup> meetings.**
  - Corridor Design Manual
  - Utilities and Landscaping
  - Annexation and Boundary Adjustment Act

# Upcoming Schedule – Comprehensive Plan Update

- **February 14<sup>th</sup> BoCC Workshop on Draft Policy Revisions**
  - Greenways Master Plan
  - Solid Waste Policies
  - Rural Clustered Subdivisions Open Space and Threshold for Clustering Requirement
  - Suggestions to increase density in Urban Cluster
- **Public Hearings on Transmittal of Draft Amendments:**
  - Local Planning Agency/Planning Commission: March - April
  - County Commission: April - May
- **State deadline for transmitting proposed amendments:**
  - March 19, 2019

# Local Planning Agency/Planning Commission Recommendation

The Planning Commission, at its November 14<sup>th</sup> meeting, recommended moving forward with this set of draft policy revisions to the Comprehensive Plan as presented by staff, with several recommended modifications to the draft language.

The Planning Commission's recommendations have been incorporated into the draft policy language for the Board's review.

## Part 1.

# DRAFT POLICY CHANGES FOR ELEMENTS AND TOPICS THAT WERE NOT COVERED AT DECEMBER 6<sup>TH</sup> BOCC MEETING

- Local Foods
- Equity and Economic Opportunity
- Community Health

# LOCAL FOODS

## Local Food Impacts **Economy and Energy**

Retain our food and natural resources, reduce waste, provide jobs and more food security

- Set Cooperative and Partnership Goals to promote investment in local farms and the local food infrastructure ; Support local food grant efforts and community gardening education
- Increase incentives for preservation of agriculture within open space areas
- Promote County agritourism and local food businesses



## Local Food Impacts **Community Health**

- Incentives for increasing opportunities for (mobile) fresh market access/healthy corner stores

The typical American diet is too high in calories, saturated fat, sodium, and added sugars, and does not have enough fruits, vegetables, whole grains, calcium, and fiber. Such a diet contributes to some of the leading causes of death and increases the risk of numerous diseases, including: heart disease; diabetes; obesity; high blood pressure; stroke; osteoporosis; and cancers, including cervical, colon, gallbladder, kidney, liver, ovarian, uterine, and postmenopausal breast cancers; leukemia; and esophageal cancer (after researchers took smoking into account). SOURCE: <https://cspinet.org/eating-healthy/why-good-nutrition-important>

# LOCAL FOODS

## Existing policies

- Promote & develop standards - produce stands, farmers markets, & food coops (ENE 6.1.3)
- Form partnerships for food waste compost to garden systems (SW 1.5.7)

## Proposed policies

- Identify ways to support affordable access to healthy, local food for low-income residents/ Healthy Corners Stores & Incentives for Grocers in food deserts (CHE 1.3.2.3 c)
- Support providers of fresh and nutritious food assistance to low income residents (CHE 1.3.1.6.)
- Promote use of schools as food distribution sites (e.g. food pantries); Invest in local food infrastructure/ Support local food grant efforts (CHE 1.4.4.4. and 1.3.2.4.)
- Promote County agritourism and local food businesses (ENE Obj. 6.1)
- County will partner to study local food system/economy to establish goals, baseline measures, and targets (ENE 6.1.1)



Photo credit: Gainesville Sun



# LOCAL FOODS- Energy Element Objective 6.1

(LPA direction) Add the following language regarding benefits of local food system :

A robust local food system provides the following potential benefits:

- maintaining agricultural land and supporting rural land stewardship,
- protecting incomes for family farms and providing local employment,
- stimulating local food industries and enhancing agritourism,
- protecting public health by improving food safety issues at harvesting, washing, shipping and distribution, and increasing the nutritional value of food,
- increasing food security and resiliency through providing affordable local food, protecting agricultural knowledge and traditions, and supporting biodiversity in our food crops, and
- reducing local energy consumption and carbon footprint.

# LOCAL FOODS

- Energy Element Policy 6.1.1.- Partner with community groups and other governments in the region to delineate and promote a local foodshed for the development of a sustainable local food system.
- Alachua County will participate in a study to establish baseline measures and measurable targets towards the increase of local food use by Alachua County institutions, including:
- (a) Identify and partner with relevant agencies and organizations...
- (b) Identify components of the local food economy
- ...Set target goals and develop methodology



# LOCAL FOODS

- Energy Element Policy 9.1.3 regarding partnerships and educational strategies:
  - GAP [Good Agricultural Practices] and BMP training
  - Ag and Gardening Education, increasing at-risk youth participation and partnering to protect pollinators
  - Policies that promote pollinator health and habitat (including on County owned lands)



## DIABETES DEATHS

Diabetes Deaths	Alachua			Florida			USA		
	2005	2010	2014	2005	2010	2014	2005	2010	2014
<b>White Death Rate per 100,000</b>	<b>19.90</b>	<b>18.20</b>	<b>30.30</b>	<b>29.30</b>	<b>27.00</b>	<b>27.10</b>	<b>24.90</b>	<b>22.10</b>	<b>23.80</b>
White Death Count	34	32	54	4,197	3,992	4,147	59,755	54,250	59,741
<b>Black Death Rate per 100,000</b>	<b>36.70</b>	<b>23.80</b>	<b>40.00</b>	<b>31.90</b>	<b>29.20</b>	<b>32.10</b>	<b>33.20</b>	<b>28.80</b>	<b>30.30</b>
Black Death Count	17	12	25	898	900	1046	12,970	12,126	13,435
<b>Other Death Rate per 100,000</b>	<b>0.00</b>	<b>0.00</b>	<b>4.67</b>	<b>11.55</b>	<b>10.85</b>	<b>12.63</b>	<b>13.92</b>	<b>12.68</b>	<b>13.85</b>
Other Death Count	0	0	1	86	100	126	2,394	2,695	3,312
<b>Hispanic Death Rate per 100,000</b>	<b>0.00</b>	<b>0.00</b>	<b>21.40</b>	<b>18.30</b>	<b>16.70</b>	<b>15.50</b>	<b>15.60</b>	<b>13.00</b>	<b>14.10</b>
Hispanic Death Count	0	0	5	649	707	725	6,665	6,556	7,795

Source: BEBR 2018, "Understanding Racial Inequity in Alachua County"

# LOCAL FOODS EQUITY

## Draft Changes to Comprehensive Plan:

- CHE Policy 1.3.1.6. Support food banks, pantries, and other sources that help provide food assistance to low income residents so that all families, seniors, schools, and community-based organizations are able to access, purchase, and increase intake of seasonal and fresh fruits, vegetables, and other nutritious foods.



*Fresh Wagon Mobile Market model-  
local nutritious food to low income  
persons who are transportation  
disadvantaged*

# LOCAL FOODS EQUITY

- CHE Policy 1.3.1.5 The County shall consider regulations limiting new fast food establishments in close proximity to schools.

Return to the Florida Department of Health #HealthiestWeightFL

## HealthiestWeight

Home Strategies Activities Resources Healthy Places

Healthiest Weight Florida is a public-private collaboration bringing together state agencies, not for profit organizations, businesses, and entire communities to help Florida's children and adults make choices about healthy eating and active living.

**1 out of 3 kids are now considered overweight or obese.**

my healthy weight set goals  
my florida plate eat your colors  
small steps big rewards move more, sit less

Many kids are spending less time exercising and more time in front of the TV, computer, or video-game console. And today's busy families have fewer free moments to prepare nutritious, home-cooked meals. From fast food to electronics, quick and easy is the reality for many people.

Preventing kids from becoming overweight means adapting the way your family eats and exercises, and how you spend time together. Helping kids lead healthy lifestyles begins with parents who lead by example.

For Adults  
For Parents  
Partners

Also note: 65% adults unhealthy weight

Home Our Program Blog School Gardens Get Involved

## IN THE SCHOOLS — SEED TO TRAY

### GROWING AND SHARING FRESH, LOCAL FOOD

The goal of the Farm to School program is to serve the freshest local produce in school meals, while teaching students about the connection between growing healthy food and growing healthy bodies.

Now in its fourth year, the program provides diverse learning – and eating – opportunities! You can discover which school dishes feature local produce each week by clicking the dish on the [online menu](#). You can find recipes for home use on our [recipes page](#).

### LOCAL SALADS THROUGHOUT THE GROWING SEASON

We are fortunate that our local growing season corresponds almost perfectly with the school year. Between mid-October and the end of April, every salad in Alachua County schools contains lettuce and/or kale grown in the county. During the warmer months, local cucumbers and green peppers are included as well.

In addition to food purchased from local farms, school gardens at 15 schools are producing salad fixings and collard greens for school lunches.

Note: Detroit and Los Angeles have implemented this approach

# LOCAL FOODS EQUITY

- CHE Policy 1.3.2.3. [Excerpt]

(b) Encourage farmers' markets and other healthy food retailers to accept federal nutrition programs such as WIC and SNAP (food stamps) and encourage information distribution via county offices and website. Continue to work with local organizations to offer incentives for utilizing the nutrition programs.

(c) Alachua County shall consider a program for partnerships for healthy corner stores, and incentives to attract grocers to food deserts.

# Board Discussion & Direction

Provide direction regarding draft policy language on Local Foods.



# EQUITY AND ECONOMIC OPPORTUNITY

## Potential Strategies to address disparities identified in “Understanding Racial Inequity in Alachua County”

1. Review Economic Element policies, and other policies, and revise as necessary to further promote and identify tools and strategies for accomplishing equity objectives.
2. Develop a pilot program to retain manufacturing jobs and businesses such as focusing on electric rates and other issues.
3. Annual review of Capital Improvement Program to target investments to promote economic opportunity, environmental justice and social equity to reduce disparities.
4. Continue to seek grants and designations providing incentives to expand economic opportunity and redevelopment.

# EQUITY AND ECONOMIC OPPORTUNITY

## Background

- Comprehensive Plan currently has policies related to achieving equity throughout different elements
- Staff has proposed draft revisions to the Comp Plan to focus policies more explicitly on achieving equity and eliminating disparities as identified in the BEBR Racial Inequity Report
- The revisions include policies that reference the 2018 BEBR report as a benchmark for measuring progress on achieving equity

# EQUITY AND ECONOMIC OPPORTUNITY

## Background

Comprehensive Plan elements with policies related to achieving equity:

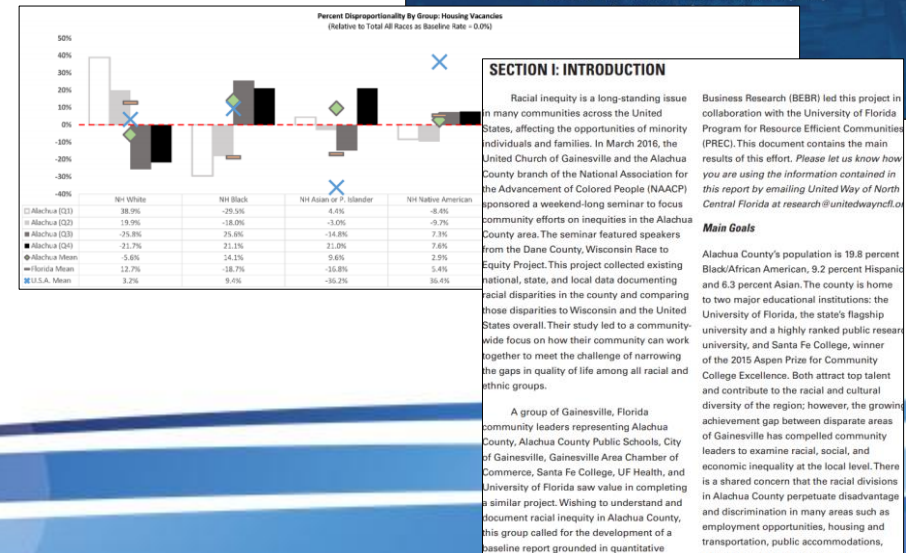
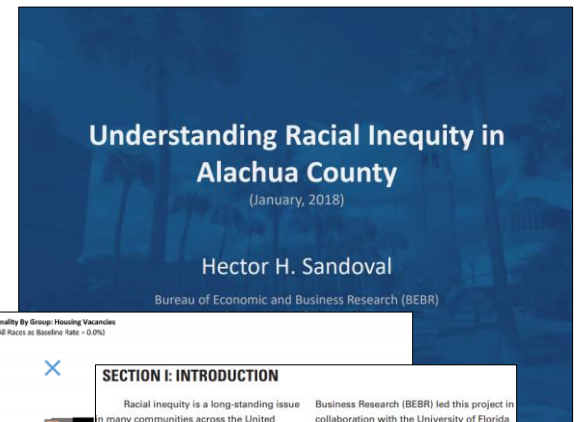
- Future Land Use
- Transportation Mobility
- Housing
- Recreation
- Public School Facilities
- Intergovernmental Coordination
- Economic
- Community Health
- Energy
- Capital Improvements

# EQUITY AND ECONOMIC OPPORTUNITY

## “Understanding Racial Inequity in Alachua County” (BEBR, 2018)

The report analyzes multiple areas of disparity:

- Economic Well-being
- Education
- Family Structure
- Child Welfare
- Justice System
- Health Status
- Housing and Transportation



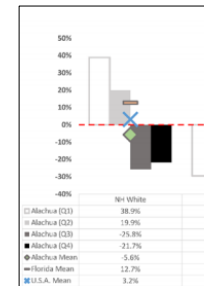
# EQUITY AND ECONOMIC OPPORTUNITY

## “Understanding Racial Inequity in Alachua County” (BEBR, 2018)

Staff has reviewed policies in the Comp Plan that relate to various disparities in the context of four topic areas addressed in the Plan:

1. Economic Well-Being & Education
2. Health
3. Housing & Energy
4. Land Use & Transportation

Other areas of disparity from the Report such as Family Structure, Child Welfare, and the Justice System are not addressed by the Comp Plan.



Understanding Racial Inequity in Alachua County

ALACHUA COUNTY COMPREHENSIVE PLAN 2011-2030

Adopted April 5, 2011  
(Ordinance 11-01, Effective July 22, 2011;  
Housing Element effective August 23, 2011)  
Updated through September 26, 2017

Alachua County  
Growth Management Department  
1639 W. Avenue  
Gainesville, FL 32601  
Phone: (352) 376-2349  
<http://growthmanagement.alachuacounty.us>

# EQUITY AND ECONOMIC OPPORTUNITY

“Understanding Racial Inequity in Alachua County” (BEER, 2018)

## General conclusion

- Racial inequity involves multiple interconnected factors/forces
- Report identifies two key areas worthy of attention:
  - 1. High quality education** - HS diploma as a baseline; benefits of additional education; good skills training is essential
  - 2. Employment** - more jobs providing a living wage are essential to ameliorating disparities

# EQUITY AND ECONOMIC OPPORTUNITY

**“Understanding Racial Inequity in Alachua County” (BEBR, 2018)**

Data includes indicators of disparity such as:

- Vehicle and Home Ownership rates
- Median Household Income
- Unemployment Rates
- Poverty Rates
- Problems with Quality & Condition of Housing
- High School Graduation Rates
- Health Status
- Uninsured Rates

## Transportation

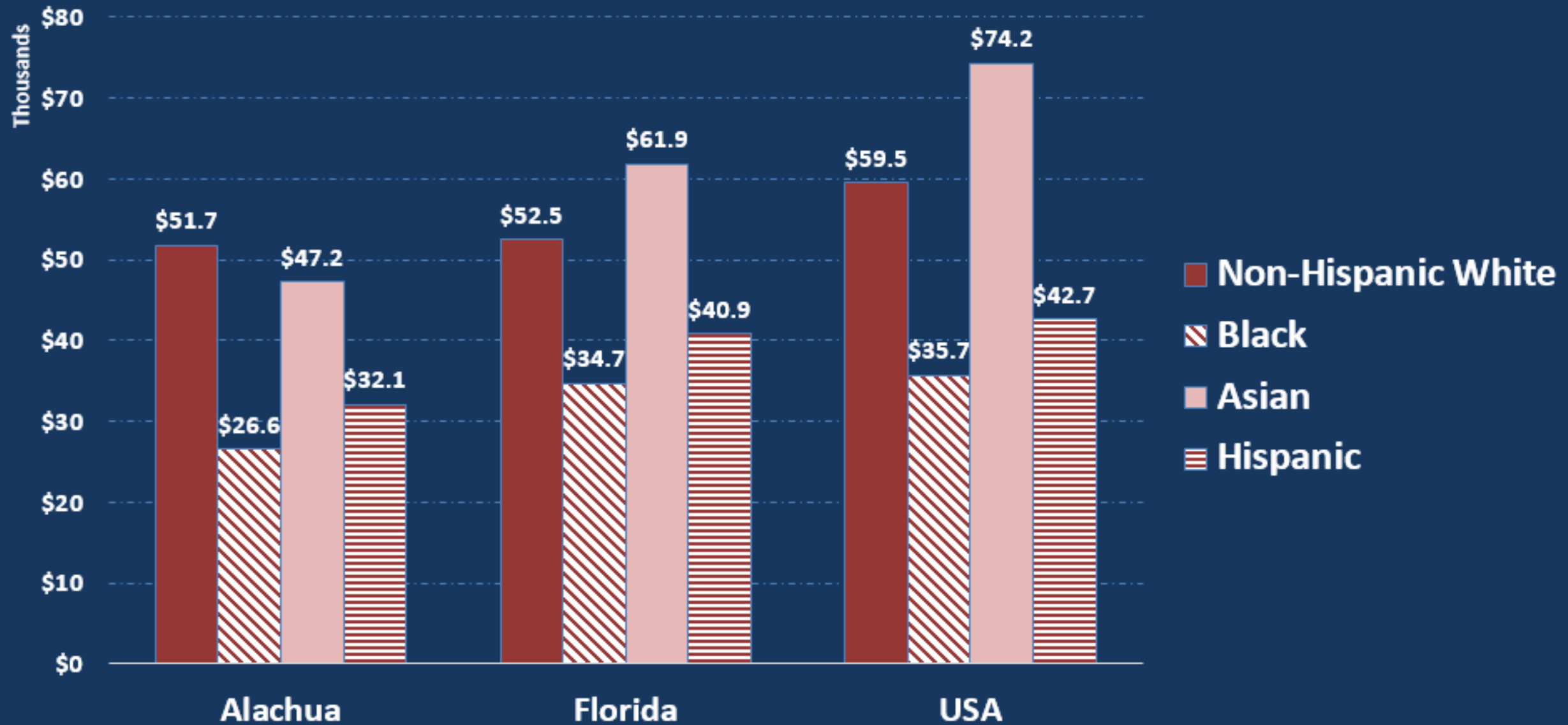
- **White households**
  - Highest rate of vehicle ownership
  - Most annual vehicle miles traveled
  - Highest cost of transportation
- **Black households**
  - Lowest rate of vehicle ownership
  - Second most annual vehicle miles traveled
  - Second highest cost of transportation
- **Hispanic households**
  - Longest average median work commute
  - Fewest annual vehicle miles traveled
  - Lowest cost of transportation

## Housing and Neighborhood Location

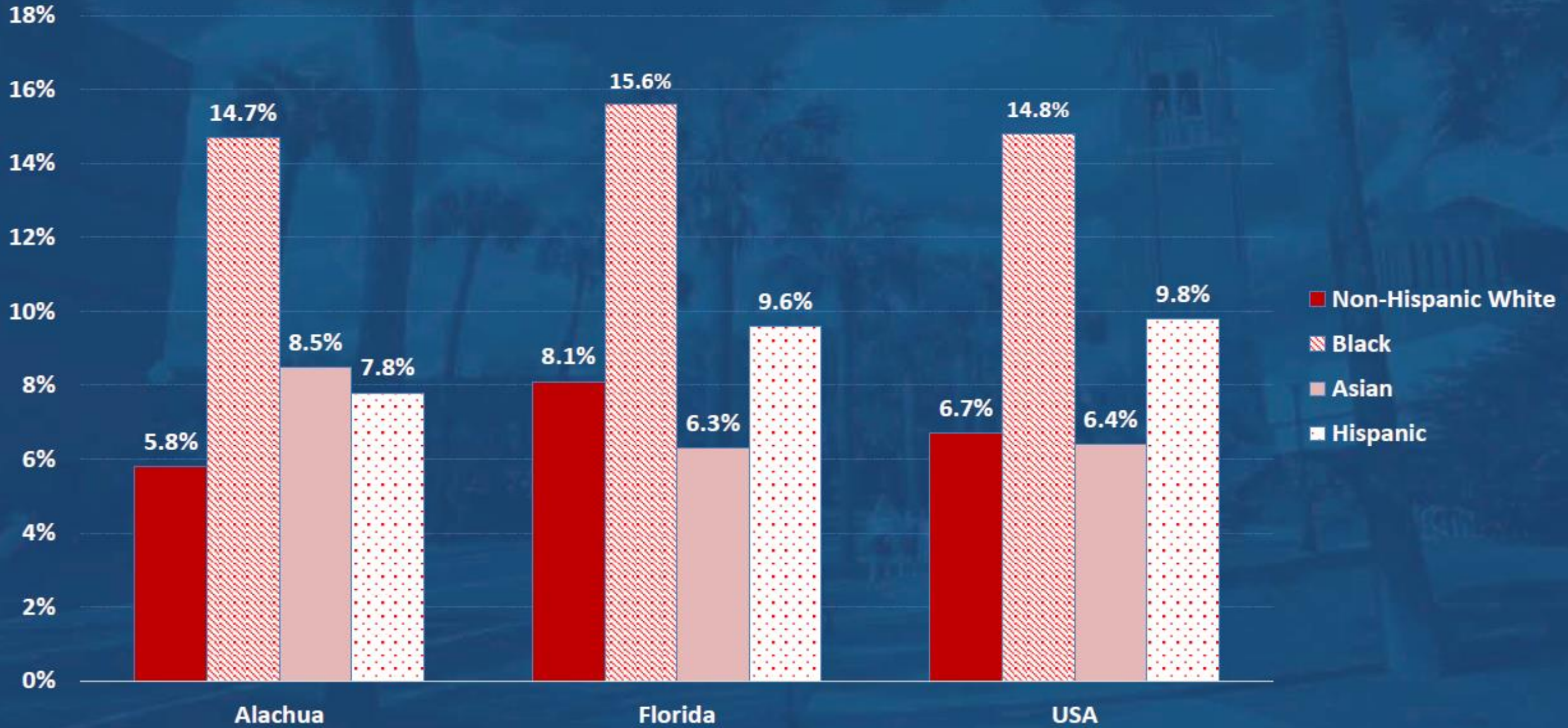
- **White residents**
  - Smallest household sizes
  - Highest rates of homeownership
  - Live in neighborhoods with the lowest rates of housing vacancies
- **Black residents**
  - Largest household sizes,
  - Occupy the smallest, oldest, and lowest valued (property appraiser) homes
  - Live in neighborhoods near schools with the lowest performance of 4<sup>th</sup> graders



# Median Household Income in 2015 (thousands of dollars)

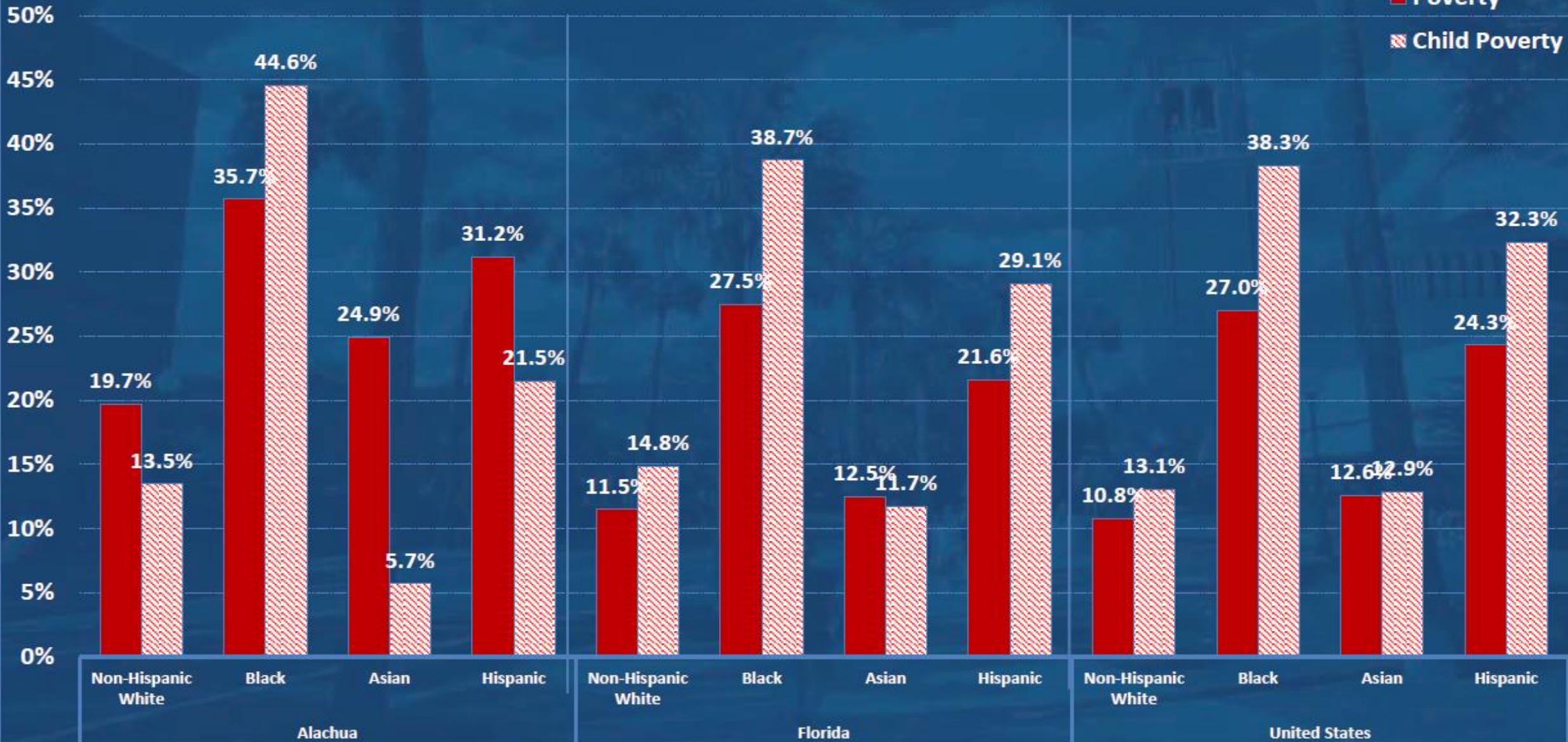


# Unemployment Rate in 2015

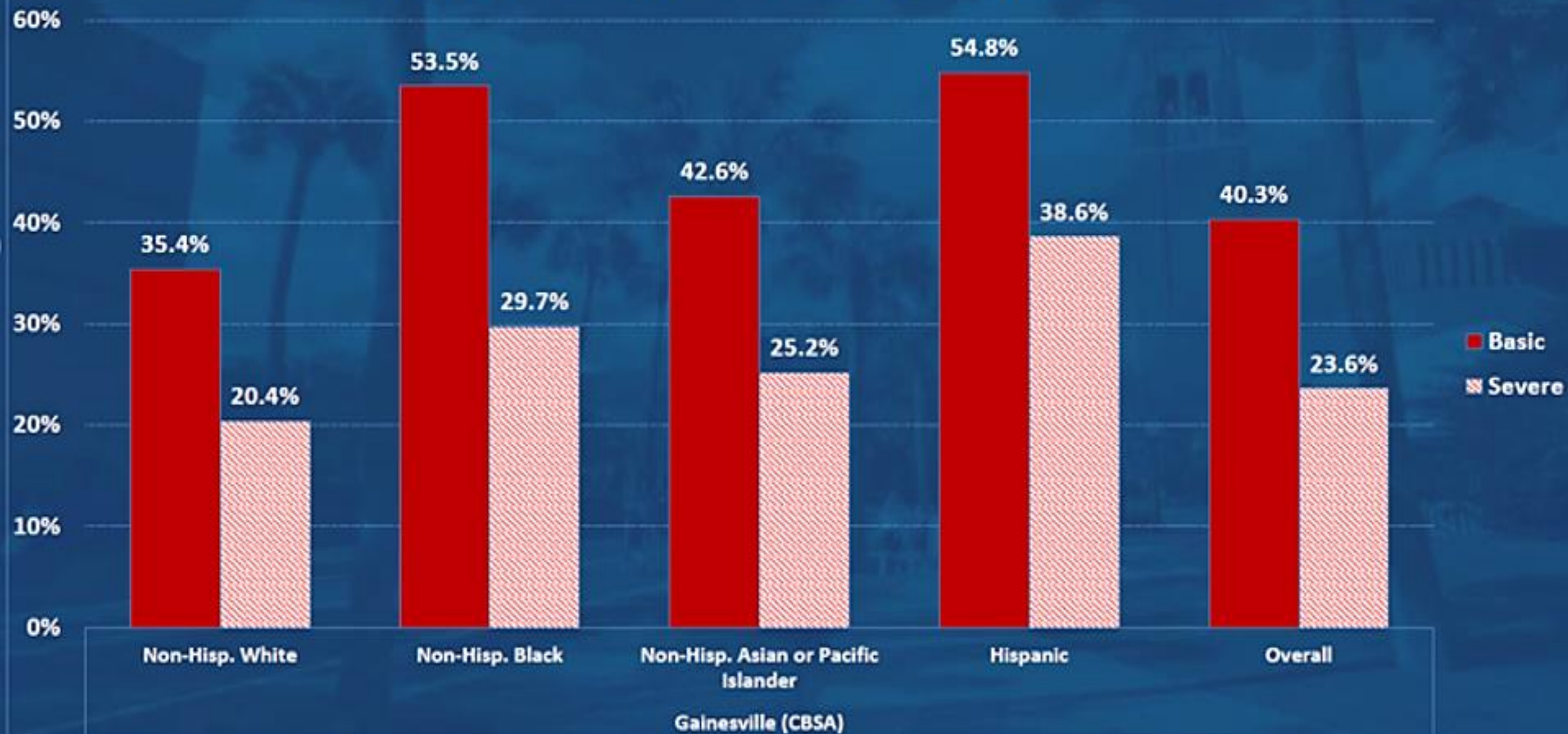


# Poverty and Child Poverty in 2015

■ Poverty  
 ▨ Child Poverty



## Households with at Least One Problem with the Quality and Condition of Housing



Gainesville (CBSA)

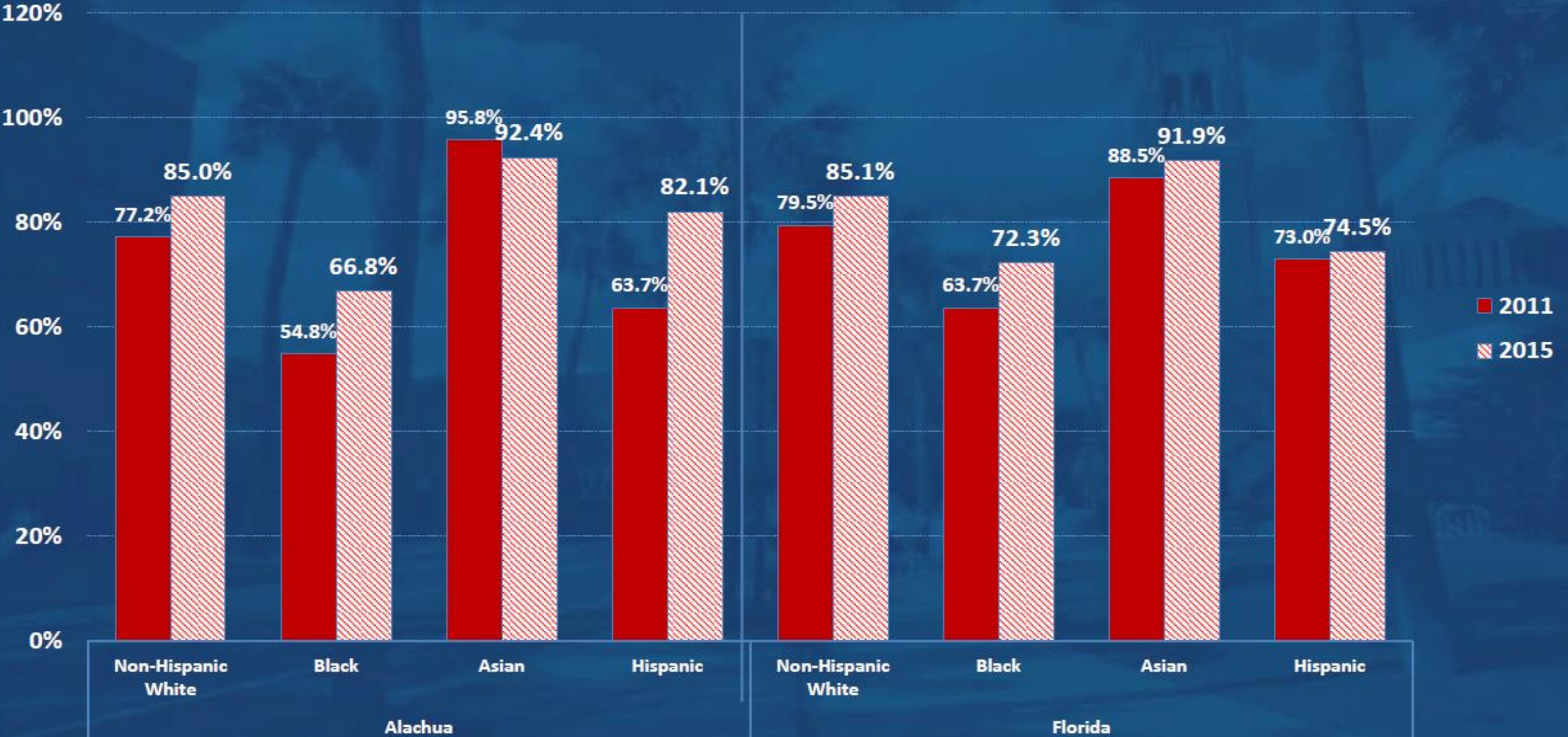
## Performance

- Black 3<sup>rd</sup> graders have the lowest proficiency in reading in Alachua County, and are lower than their peers in the state.
- Similarly, Black 8<sup>th</sup> graders have the lowest proficiency in math

## Achievement

- Blacks are less likely to complete high school than other racial groups
- More than 50% of those who drop out of high school in Alachua County are Black

# High School Graduation Rate



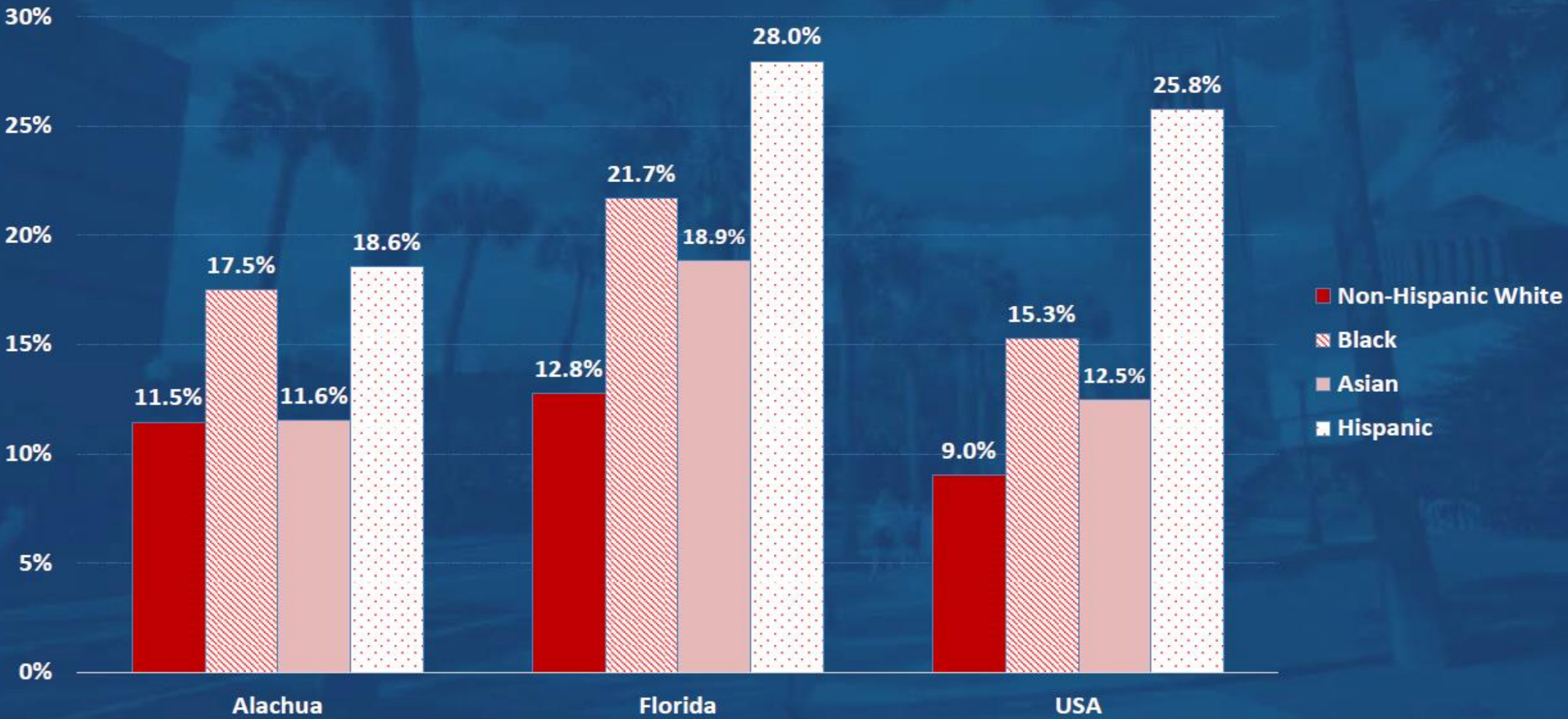
# EQUITY AND ECONOMIC OPPORTUNITY

“Understanding Racial Inequity in Alachua County” (BEBR, 2018)

Disparities identified related to Health issues include:

<u>Indicator</u>	<u>Disparity ratio</u> <i>(Black compared to White, 1.00 = Median White rate)</i>
• Uninsured Rate	1.53
• Insufficient Prenatal Care	1.13
• Preterm Births	1.70
• Low Birthweight Babies	2.05
• Infant Mortality	1.50
• Diabetes Deaths	1.32

# Uninsured Rate in 2015





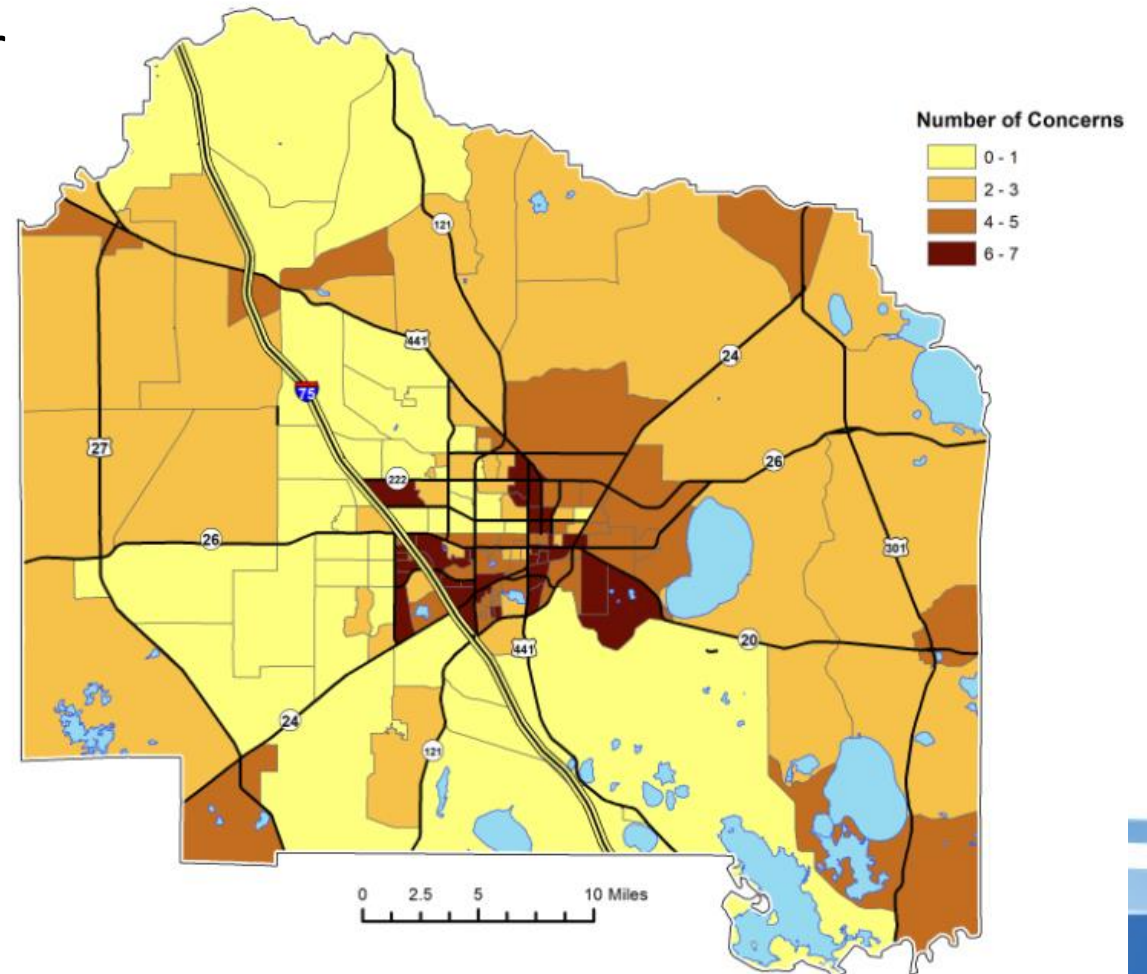
# EQUITY AND ECONOMIC OPPORTUNITY

“Understanding Racial Inequity in Alachua County” (BEBR, 2018)

Indicators of Concern (2011 - 2015)

Map shows census block groups where number of concerns is worse than County median

1. Median household income
2. Uninsured rate
3. Poverty rate
4. Mobility rate
5. Homeownership rate
6. Unemployment rate
7. Mortgage rate



# EQUITY AND ECONOMIC OPPORTUNITY

Staff is recommending revisions to current Comprehensive Plan to focus policies more explicitly on achieving equity and eliminating disparities identified in the Racial Inequity report in these four areas:

- Economic Well-being & Education
- Health
- Housing & Energy
- Land Use & Transportation

# ECONOMIC WELL-BEING & EDUCATION

- Enhance economic prosperity of all citizens; provide opportunity for all segments of the population (ECO Goal)  
*Add: address **economic equity***
- Economic Diversity and Sustainability (ECO Obj 1.1)  
*Add: include strategies to **achieve elimination of disparities identified in “Understanding Racial Inequity in Alachua County” Report***
- Prioritize resources for local & minority businesses (ECO Policies 1.2.1, 1.2.13 - 1.2.14)  
*Add: address **economic prosperity and racial and economic disparities; expand opportunities for education, skills training; clarify “minority-owned”; add women-owned; add local business should include employment of local workforce***
- “State of Alachua County Economy” report including equity issues (ECO Policy 1.2.18)  
*Add: activities to address **economic opportunity and elimination of disparities***

# ECONOMIC WELL-BEING & EDUCATION

- Expand economic base through partnerships providing education & training (ECO Policy 1.1.5)  
*Add: encourage **job skills training**; engage CareerSource NCF, YouthBuild Institute*
- Coordinate education, training opportunities, and skills of labor force with needs of employers (ECO Obj 1.4, Policies 1.4.2 - 1.4.3)  
*Add: with a goal to **eliminate disparities**; improve economic well-being across all **population segments**; give priority to locations & populations with **highest indicators of economic disparity***
- Social equity as factors and criteria in recruitment & incentives (ECO Policy 1.2.5 - 1.2.7)  
*Add: include **contributions towards elimination of racial and economic disparities***

# ECONOMIC WELL-BEING & EDUCATION

- Promote development & redevelopment of economically distressed areas (ECO Obj 1.5)  
*Add: with a goal to **eliminate disparities***
- Collaborate with local businesses to create or support programs that enhance apprenticeship opportunities for vocational trades (ECO Policy 1.5.8)  
*Add: as part of efforts to **achieve economic equity**; and **explore adding consideration of employer apprenticeship programs as a factor in County purchasing policies***
- Programming & funding of capital projects (CIE Obj 1.6)  
*Add: include **equity objectives**, **address disparities as a factor in decisions***
- Coordinate with School Board plans (PSFE Obj 3.7, Obj 4.4)  
*Add: **Address disparities and equitable treatment of students in condition of facilities**; include **“equitable”** in public schools site selection process and expansions and closures*

# HOUSING & ENERGY

Summary of Updates to Housing Element – As discussed by BoCC at December 4<sup>th</sup> Meeting

- Promote safe, sanitary **affordable housing for all Alachua County residents**; maintain and improve existing supply, provide for development and dispersal throughout County (HE Goal)
- **Affordable housing** – Preservation, Incentives, Methods of Financing, Cottage Neighborhoods
  - Add: Landlord program to improve energy efficiency for rentals*
  - Add: Expedited conceptual plan review; incentives for housing for very low and extremely low income groups*
  - Add: Expand housing diversity; adaptive reuse of vacant structures*
  - Add: Funding for transitional housing and rental assistance*
  - Add: Revenue from escheated sales; establish Housing Trust Fund*
  - Add: Continuum of Care for homeless*
- **Enforce Fair Housing Ordinance** (HE Policy 3.1.1)
- **Weatherization programs** (ENE 2.1.3)

# LAND USE & TRANSPORTATION

- Promote sustainable land development balancing economic opportunity, **social equity including environmental justice**, and protection of the natural environment (FLUE Principle 1)
- Encourage development of residential land promoting **social and economic diversity** (FLUE Obj 1.1)
- Support compact, mixed-use developments and an interconnected multi-modal transportation system that encourages **walking, bicycling and driving short distances** between residential, retail, office, educational, civic and institutional uses and **utilizes transit to commute to regional employment, educational and entertainment destinations** (TME Policy 1.1.2)

# LAND USE & TRANSPORTATION

- Address **barriers to employment and economic prosperity**, including transportation, and barriers to multimodal connectivity (ECO Policy 1.2.5, ENE Policy 4.3.2)
- **Eastside Activity Center** as a focus of higher density and intensity mixed use development (FLUE 2.2.10)
- **Plan East Gainesville** guiding vision **promoting economic opportunity, diverse housing choices, enhanced transit connections with centers of employment** (FLUE Obj 8.5, Policy 8.5.5)

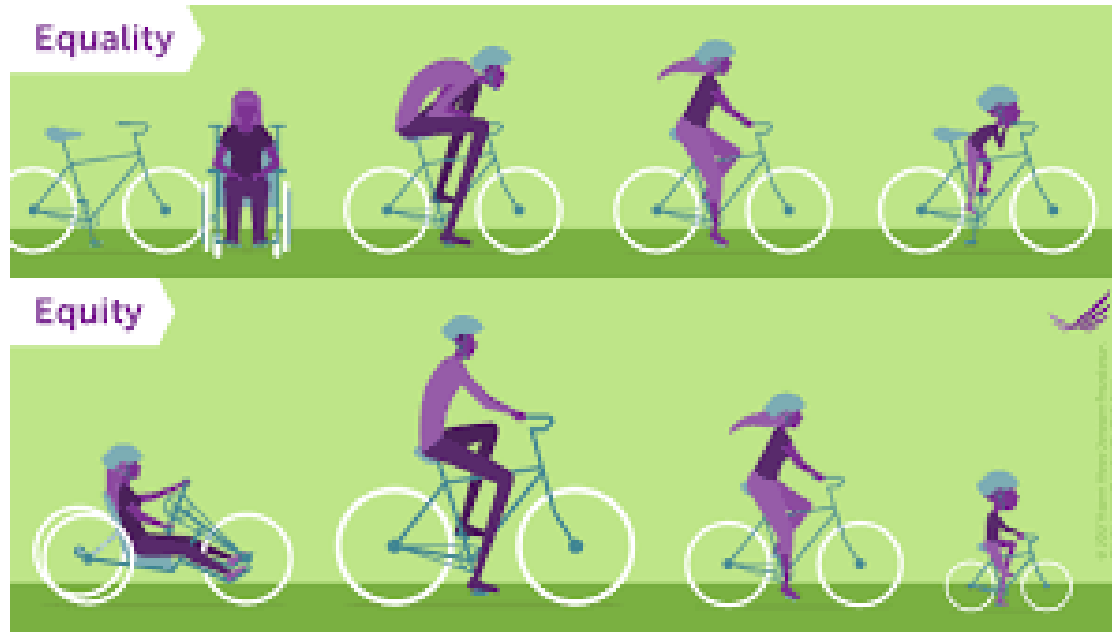
*Revise: Expand employment and eliminate disparities through infrastructure improvements that facilitate development focused in the vicinity of Eastside Activity Center as part of a special area planning process (FLUE Policy 8.5.2)  
[remove reference to Community Redevelopment Area]*



# Board Discussion & Direction

Provide direction regarding draft policy language on achieving equity in various Elements of the Comprehensive Plan.

# COMMUNITY HEALTH



“Health equity means that everyone has a fair and just opportunity to be healthier. This requires removing obstacles to health such as poverty, discrimination, and their consequences, including powerlessness and lack of access to good jobs with fair pay, quality education and housing, safe environments, and health care.” (RWJF)

# COMMUNITY HEALTH

- Preserve the health of Alachua County residents and *promote health in all policies and service initiatives affecting all aspects of the built environment*, by facilitating health care delivery, improving the *equity and* livability of the community, and providing all Alachua County residents opportunities for active living. (CHE Goal)
- Partnerships to implement 2009 Hunger Abatement Plan, provide healthy foods in schools (CHE 1.3.2.4) *Add: Target date to **end food insecurity in County (by 2050)***
- Promote prevention of obesity & chronic conditions by addressing nutrition and the built environment (CHE Obj 1.3)  
*Add: Develop opportunities for **physical activity for all ages and incomes***
- School-based and community nutrition programs (CHE Obj 1.4, Policy 1.4.4)  
*Add: Promote schools as food distribution sites, e.g., food pantries*
- Develop recreation facilities accessible to all County residents; structure any user fees so that accessibility is enhanced for low-income (RE Obj 1.1, Policy 1.2.2, 1.5.1; CIE Policy 1.8.3)/*Existing*

# COMMUNITY HEALTH

## *Health in All Policies*

*An approach to policy-making that incorporates health considerations into all decisions across all sectors*



# COMMUNITY HEALTH

- Policy 1.3.3.1 As a part of implementing a Health in All Policies approach, Alachua County should continue to include local health agencies in developing county planning policies and development standards for the built environment in order to address health impacts.



# COMMUNITY HEALTH

- Promote colocation of health programs/services in underserved areas; utilize Health Needs Assessment to target low-income areas and needs (CHE Policy 1.1.2 - 1.1.3, 1.5.1)

*Add: Support **equitable access** to health care services & **safety net system** for County's **underserved population** with **transportation systems and assistance programs***

- Develop community health indicators to monitor progress and health needs of different segments of County population and inform decision-making (CHE 1.5.1.1 - 1.5.1.2)

*Add: Include “**geographically indexed**” indicators; consider **health criteria** as part of capital projects planning to **ensure health equity***



# UF Health Indicators- Community Health 'Dashboard'

<https://ufhealth.org/community-health>

Mission, Vision & Values  
Strategic Plan  
Quality & Patient Safety  
Social Mission & Community  
**Community Health**  
UF Health Leadership  
Facts & Figures  
Awards & Recognition  
For Shands Professionals  
Tobacco Free  
Contact Us

## Community Health

Home > Community Dashboard > Cancer: Medicare Population > County

### Cancer: Medicare Population

County: Alachua Measurement Period: 2015

This indicator shows the percentage of Medicare beneficiaries who were treated for cancer.

Medicare is the federal health insurance program for persons aged 65 years or older, persons under age 65 years with certain disabilities, and persons of any age with end-stage renal disease (ESRD).

**Why is this important?**

Cancer is the second leading cause of death in the United States. The National Cancer Institute (NCI) defines cancer as a term used to describe diseases in which abnormal cells divide without control and are able to invade other tissues. There are over 100 different types of cancer. According to the NCI, lung, colon and rectal, breast, pancreatic, and prostate cancer

More...

#### County: Alachua

**8.6%**

Source: Centers for Medicare & Medicaid Services  
Measurement period: 2015  
Maintained by: Conduent Healthy Communities Institute  
Last update: March 2017

COMPARED TO

FL Counties	U.S. Counties	FL Value (9.6%)
US Value (7.8%)	Prior Value (8.4%)	Trend

Graph Selections

INDICATOR VALUES

Change over Time

VIEW BY SUBGROUP



# COMMUNITY HEALTH

- Determine community design impacts on public health (CHE Policy 1.5.1.3)  
*Add: Review development plan proposals with **Health Impact Assessment** where appropriate*
- Pursue grant funding for community-based health promotion (CHE Policy 1.1.7)  
*Add: include **reproductive health***
- Promote healthy community (CHE Obj 1.1.3)  
*Add: Address **prevention of obesity and other chronic conditions** through nutrition and the built environment*

*Add: Increase **equitable access to affordable mental health and dental services; reduce prevalence of substance abuse**, including tobacco, strive for a drug-free community*

*Add: Support programs to **reduce poverty and its effects** (1.9.1. ....address health risks resulting from abuse, poverty, homelessness, and untreated medical conditions)*



# Board Discussion & Direction

Provide direction regarding draft policy language on Community Health.

## Part 2.

### **FOLLOW-UP ON BOARD QUESTIONS AND DIRECTION ON SPECIFIC TOPICS FROM DECEMBER 4<sup>TH</sup> AND 6<sup>TH</sup> MEETINGS**

- Corridor Design Manual relationship to Comprehensive Plan
- Utilities and landscaping requirements
- Annexation and Boundary Adjustment Act

# Corridor Design Manual

## **BoCC Direction from Dec. 4th:**

- Clarify how the Corridor Design Manual fits into the Comprehensive Plan policy framework, and whether or not there should be a connection between the Corridor Design Manual and the Comprehensive Plan.

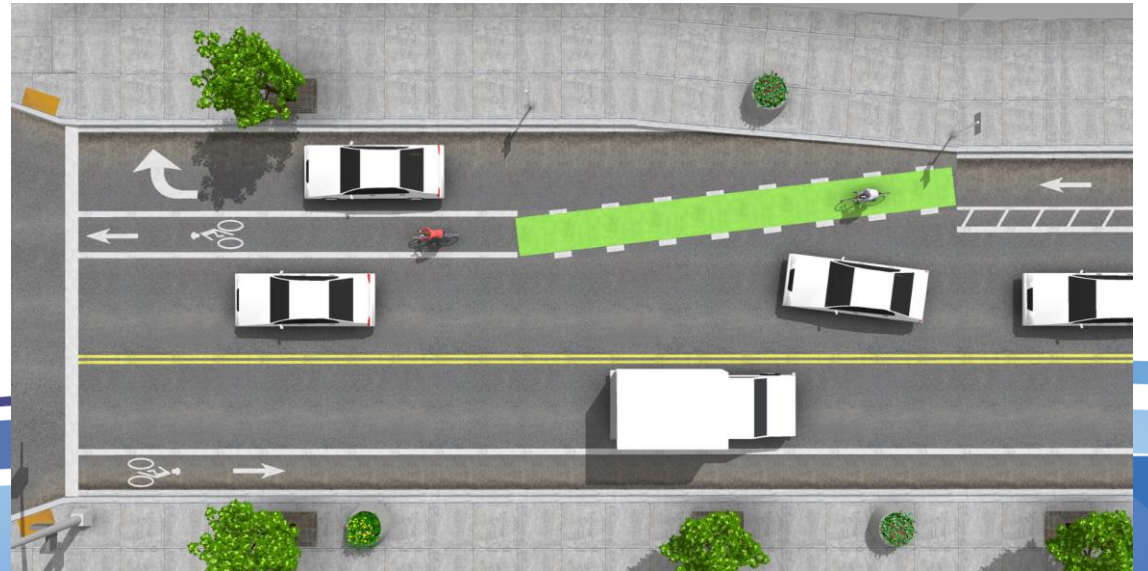
# Corridor Design Manual

- Adopted 2002
- Sits between Comp Plan and Code as guidance and strategy document
- Limited references in Comp Plan.
- Extensively referenced in Code (sometimes contradictory with other Code provisions).



# Corridor Design Manual

- Needs to be updated or retired for up to date national standards (ie, TND Chapter of Greenbook / NACTO Guide)
- Many state of the art standards are not reflected and land use structure does not mirror that of the Comp Plan. IE, Buffered bike lanes not included in Corridor Design Manual.



# Utilities and Landscaping Requirements

## **BoCC Direction from Dec. 4th:**

- County Attorney provide for the Board a legal opinion in the backup the next time the Board meets on how much leeway the County has legally to have utility companies relocate infrastructure to allow landscaping, and under what circumstances.
- Provide suggestions for shifting the balance of power between landscaping and utilities in the favor of landscaping.
- Provide a summary of what GRU has changed in their policies regarding this matter.

# GRU Urban Design Standards Process

- Process is nearing completion
- Lots of revisions in GRU standards have been made
- When process is complete we will request a GRU staff presentation be made to the County Commission.

**Electric Accomplishments: Concrete encased duct bank applicability, versus open trenches**

**THE WIN:**  
Additional space without damaging infrastructure




Previous requirements often precluded trees or placed trees in roadway, result was no trees in many designs

OLD Standards 10'  
NEW Standards 3.5'

**Electric Accomplishments: Equipment easement size requirement reduced**

EQUIPMENT SPACING ■ Clear Zone



**THE WIN:** Increase square footage allowing additional space for trees  
SQ FT Savings = 800SF

**Electric Accomplishments: Equipment easement sizes**

**Vertical Clearance**

- Clear zones must accommodate Installation and Maintenance
- EXAMPLE: 28' vertical clearance above all pad-mounted equipment

**THE WIN:**

- ▶ Easements to the "sky" no longer required
- ▶ Notch out building to a minimum height



# Annexation and Boundary Adjustment Act

## BoCC Direction from Dec. 6th:

- Revise policies to express BoCC desire to reinstate the policy framework that existed under the former Alachua County Boundary Adjustment Act



# Annexation and Boundary Adjustment Act

## Key Concepts of Former Boundary Adjustment Act:

- **Reserve Areas**

- Exclusive areas for annexation by municipalities
- Criteria include being “urban in character” or likely to become so within the next ten years, and promoting efficient delivery of urban services
- Statements identifying services which will be provided by the County and Cities within Reserve Areas
- Procedures for designating areas in coordination with Cities
- Requirement for review and update of areas every 5 years

# Annexation and Boundary Adjustment Act

## Key Concepts of Former Boundary Adjustment Act:

- **Implementation (Annexation)**
  - Cities required to prepare and adopt an “Urban Services Report” for all proposed annexations in advance of annexation hearings. This report included analysis of how public services would be provided before and after annexation.
  - Longer process time frames allowed opportunity for County and cities to review and address service delivery issues prior to City hearings on annexation.


# Annexation and Boundary Adjustment Act

## Draft Language (Intergovernmental Coordination Element):

### OBJECTIVE 4.1 (Intergovernmental Coordination Element)

Coordinate with municipalities on proposed changes to municipal boundaries with the objectives of satisfying the intent of Chapter 171 Florida Statutes, promoting efficient and cost-effective service delivery, assisting in the elimination of enclaves, pockets, and finger-like areas, and promoting compatibility between municipal and County plans. Coordinate with all municipalities in the implementation of the Boundary Adjustment Act to set forth reserve areas and resolve annexation issues.

Policy 4.1.1 Alachua County shall implement annexation review procedures for evaluating the consistency of proposed municipal annexations with Chapter 171, F.S. and identifying any potential effects of annexation on the County's Comprehensive Plan and the efficient provision of public services and infrastructure.



Policy 4.1.2 Alachua County desires to establish a legal policy framework for establishing areas reserved for annexation by municipalities in Alachua County, and appropriate implementation mechanisms. This would be for the purposes of ensuring:

- (1) Sound urban development and accommodation of growth,
- (2) Efficient provision of urban services to areas that become urban in character,
- (3) That areas are not annexed unless municipal services can be provided to those areas,
- (4) Cooperation between municipalities and Alachua County regarding the provision of services and the regulation of urban areas at the boundaries of municipalities,
- (5) That the procedures relating to annexation protect all parties affected, and
- (6) Development in designated reserve areas that efficiently utilizes services and prevents urban sprawl.

# Board Discussion & Direction

Provide direction regarding draft policy language relating to Intergovernmental Coordination on Annexation

# Upcoming Schedule – Comprehensive Plan Update

- **February 14<sup>th</sup> BoCC Workshop on Draft Policy Revisions**
  - Greenways Master Plan
  - Solid Waste Policies
  - Rural Clustered Subdivisions Open Space and Threshold for Clustering Requirement
  - Suggestions to increase density in Urban Cluster
- **Public Hearings on Transmittal of Draft Amendments:**
  - Local Planning Agency/Planning Commission: March - April
  - County Commission: April - May
- **State deadline for transmitting proposed amendments:**
  - March 19, 2019