

Equity Advisory Council

April 17, 2025

6:00 pm

County Administration Building - Grace Knight Conference Room

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. Call to Order

Members: Kali Blount, Yvette Carter, Gerie Crawford, Nancy Dean, Jorelle Degen, Alena Lawson-Bennett, Ronald Rawls (Chair), Maritza Quiroga Arcos and Frank White (Vice Chair).

2. Approval of the Agenda

3. Approval of Minutes

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4. Name of the Equity Advisory Board

5. Equity Audit of the Comprehensive Plan

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6. Member Comments

7. Public Comment

8. Announcements

9. Adjournment

Equity Advisory Board

Date: March 20, 2025
Time: 6:00 pm
Location: County Administration Building - Grace Knight Conference Room
12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

1. Call to Order

The meeting was called to order at 6:00PM after meeting quorum.

Members Present: Kali Blount, Yvette Carter, Nancy Dean, Jorelle Degen, Ronald Rawls (Chair), and Frank White (Vice Chair).

Members Absent: Alena Lawson-Bennett, Gerie Crawford, Maritza Quiroga Arcos

Members present: Heather Akpan, Nephtali Dzubin, Mark Sexton, Courtney Wilson

2. Approval of the Agenda

Yvette Carter made a motion to approve the agenda as presented; Jorelle Degen second. Unanimous approval; motion carried.

3. Approve the Revised January Minutes and February Minutes

Nancy Dean made a motion to approve the revised January 2025 minutes as presented; Frank White second; unanimous approval; motion carried.

Jorelle Degen made a motion to approve the February 2025 minutes as presented; Frank White second; unanimous approval; motion carried.

4. March Communications Presentation

Mark Sexton, the Communications Director, presented on the Discover 200 celebration of the founding of Alachua County since 1824. The celebration was kicked off during an event on January 11, 2025 at Depot Park. Videos of the January 11th event are available on the website: alachua200.com.

More on Discover 200 can be found on alachua200.com, including a proclamation that was created by the Communications team that would combine

all aspects of Alachua County's history, including the influence of the native Timucua on the Alachua name, African American history, and other key eras.

In support of language translation services, the Communications department has hired Gracia Fernandez, who is in charge of immediate Spanish translation for emergency communications when Alachua is in a state of emergency. Her role will expand to translation of all Alachua county services into Spanish, the second most spoken language in Alachua County.

There is a formal truth and reconciliation process on the truth.alachuacounty.us website, on the Truth and Reconciliation page. It shows the history of the process and the committees involved. The Communications team has participated in capturing services and creating feature videos each year for the past 20 years in commemoration of Black History Month. The archival of Black History in Alachua County exists on the alachua200.com website.

The website also provides the events that Alachua County is sponsoring. Most events are sponsored through Visit Gainesville Alachua County bed tax and through arts, nature, culture, and sponsorship grants. The Communication department is also using their resources and sponsoring Discover 200 events specifically to shine a light on matters of history, arts, and culture. This includes the 5th Avenue arts festival.

There are 200,000 media followers for the various Alachua County social media pages: Facebook, X, NextDoor, Instagram. These social media accounts allow for analytics where the Communications department can see the reach of each post, the interaction data, among other information like the amount of time people are watching or reacting to the content.

The Communications team used a software called ZenCity, which was one of the premier trackers of social media and the digital landscape in general. From the analytics, they are finding that they are gaining followers, particularly during states of emergency, such as hurricane season due to the effectiveness of social media in communication with citizens.

Demographics are unavailable through these analytics for user privacy. However, the Communications department is aware of the digital divide between older and younger populations. To address this, they still operate Channel 12, which is a popular way to communicate with our elderly population. Press releases that rise to the level of importance are also on our bulletin board. More feature videos are produced, including Alachua County Talks and the interview show, where both these air on Channel 12 and YouTube.

Members expressed concern for reaching the elderly population and suggested that physical copies of newsletters be sent out to the population that is 70 and above. Mark Sexton suggested sending out one postage paid postcard to ask if citizens would like to continue to receive a hard copy of the news letter and continuing based on the response. Chairman Ronald Rawls recommended that the Communications department works with community organizations to coordinate responses from the community.

5. October 2025 Annual Work Plan and Accomplishments Report

Another workplan and accomplishment report is due in October 2025. The 2024 Workplan was presented to the Board of County Commissioners in May 2024.

The members want the previous workplan sent to them. Chairman Ron Rawls noted that the goals in the previous years' workplan were collaborating with the equity and outreach manager, using the Equity Advisory Tool, looking at other departments with the Equity Advisory Tool, and making recommendations to the Board of County Commissioners. Currently, the role of Equity and Outreach Manager is on hold, as well as the name for the Equity Advisory Tool. However, the work can still be done as planned to use a tool to create a comprehensive plan.

The discussion of renaming the Equity Advisory Board was tabled to the next meeting.

6. Equity Advisory Board - Diversity Recommendations and Action Plan

The Board of County Commissioners is interested in the ideas the Equity Advisory Board has on filling vacancies and promoting diversity on other boards.

The Equity Advisory Board suggested that the matter of vacancies is related to the current attendance policy. Staff clarified the legal requirements and guidelines for boards and committees regarding attendance and meeting quorum.

7. Member Comments

Chairman Rawls reintroduced the question of adding a youth member to the Equity Advisory Board.

Members supported a youth member as long as they do not have to move the meeting time and that the youth member would experience the same requirements as everyone else on the board.

8. Public Comment

N/A

9. Announcements

Kali Blount advertised a free Jazz event for all ages at Cypress and Grove Friday (3/21/2025) evening.

10. Adjournment

The meeting was adjourned at 7:24 PM.

RECREATION ELEMENT



ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040

GOAL 1

TO PROVIDE AN INTEGRATED RECREATION AND OPEN SPACE SYSTEM FOR ALACHUA COUNTY.

OBJECTIVE 1.1

Develop and maintain an enhanced system of activity-based and resource-based recreational facilities that consist of a broad range of developed and protected sites and programmed recreation that is integrated by service area throughout the County from the neighborhood to the regional scale and accessible to all residents of Alachua County.

Policy 1.1.1 The County shall use the Park Planning Districts identified in the Alachua County Recreation Master Plan as service areas to analyze the recreational needs of different geographic areas throughout the County.

Policy 1.1.2 The County shall adopt and maintain, at a minimum, the following level of service standards for recreation: (1) 0.5 acres of improved activity-based recreation sites per 1000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved resource-based recreation sites per 1000 persons in the unincorporated area of Alachua County. The level of service standards shall consider the location of the site and the population within the service areas for the park types, as set forth in Table 1 of this Element. The level of service standards shall account for changes in population due to annexation. The level of service standards shall include County funded or County developed facilities that are operated by other jurisdictions and shall include facilities provided by other entities for which Alachua County has cooperative use agreements.

Policy 1.1.3 No project proposed for development shall be issued a Final Development Order until it is demonstrated that the level of service standard for recreation facilities shall be maintained.

Policy 1.1.4 The criteria for the acquisition and development of recreation sites shall be determined by the Recreation Master Plan and Table 1 of this element which provides the range of park types, service areas, population served, typical size and typical facilities and site characteristics for different types of recreation sites. Park districts were established through the Master Plan process and the existing level of service for the individual districts determined. Areas with the lowest level of service, compared to the adopted level of service standard, shall be given priority for the acquisition and development of recreation facilities and programs.

Policy 1.1.5 The County shall adopt a five year Capital Improvement Program as part of its [Capital Improvement Element](#) that shall be coordinated with the Recreation and [Future Land Use Elements](#) and based on the availability of funds to provide the necessary facility improvements to maintain, at a minimum, the level of service identified in Policy 1.1.2.

Policy 1.1.6 Each site design shall consider measures that provide safety, environmental health, and adequate access for emergency vehicles.

Policy 1.1.7 Facilities, equipment and landscaping installed at each recreation site shall be energy efficient and cost-effective and shall include characteristics that provide for low-

maintenance (e.g. native landscape plants), durability, longevity and resistance to vandalism, and will provide for multi-uses.

Policy 1.1.8 The County shall maintain and annually update the comprehensive inventory of public and private recreation sites and facilities prepared as part of the Recreation Master Plan.

Policy 1.1.9 The Countywide Recreation Master Plan shall be updated by the year 2020 and every ten (10) years thereafter. The parks and recreation component of the Recreation Master Plan shall be updated every five years. The Recreation Master Plan will accomplish the following objectives:

- (a) update the County’s inventory of public parks, trails and greenways, and conservation lands;
- (b) consider the potential role of open space provided in developments as pocket parks and neighborhood parks and how such open space should be counted toward meeting the level of service standards for recreation;
- (c) determine residents’ needs and priorities;
- (d) develop a new long-range parks and recreation vision in response to the community’s needs, trends and best practices;
- (e) develop a phasing, funding and implementation strategy.

Policy 1.1.10 The Recreation Master Plan shall be used to update comprehensive plan policies and level of service standards, the Capital Improvements Plan, land development regulations and park/recreation impact fees.

Policy 1.1.11 The Recreation Master Plan shall be developed in collaboration with the City of Gainesville and other municipalities, state agencies, community groups, and other parks and recreation providers in Alachua County.

OBJECTIVE 1.2

The County shall utilize recreation sites and funding mechanisms provided by the County, municipalities, State and Federal Governments, School Board of Alachua County, volunteer organizations and private groups to expand the recreational opportunities of Alachua County citizens.

Policy 1.2.1 Alachua County shall expand the availability of recreational opportunities by seeking agreements with recreational facility and program providers to serve multi-jurisdictional areas based on the findings of the Recreation Master Plan. These agreements shall address issues that include provision of operations and maintenance, capital improvements and capital funding, liabilities and other appropriate issues.

Policy 1.2.2 The County shall pursue interlocal agreements with the municipalities to provide joint recreation projects that most efficiently provide recreation facilities to all County residents.

Policy 1.2.3 The County shall pursue agreements or contracts with the School Board of Alachua County to jointly provide neighborhood recreation facilities at or adjacent to school grounds which would promote the most efficient use of public lands to meet recreation

needs. Such agreements will include provisions for capital improvements, operations and maintenance and liability.

Policy 1.2.4 The County shall provide assistance to the School Board, through the School Site Selection Committee, on the location, phasing, and design of future school sites to enhance the potential of schools as recreation sites. Per Policy 5.3.6 of the [Future Land Use Element](#), Alachua County shall seek to collocate public facilities, including parks, with schools to the greatest extent possible.

Policy 1.2.5 The County shall pursue grant funding from State and Federal sources for development and/or acquisition of park lands and recreation facilities and encourage the State to provide more assistance to the community for the provision of activity-based parks that provide healthy citizen interaction, alternative activities for youth and community growth and assist in reduction of criminal activity.

Policy 1.2.6 The County shall pursue agreements or contracts with volunteer organizations (e.g., Americorps) for the development, operation and maintenance of County recreation facilities and programs.

Policy 1.2.7 The County shall investigate and utilize methods to increase private sector participation in provision of recreation facilities and programs including development incentives and/or regulations, e.g., density and intensity bonuses, provision of easements and land dedications.

OBJECTIVE 1.3

Continue to provide public access to all County-owned improved recreation sites so that recreation facilities are adequately available for public use.

Policy 1.3.1 The County shall design and locate recreation sites to encourage and expand access by transportation modes other than automobiles such as pedestrian, bicycle and mass transit by implementing the following measures:

- (a) Construct facilities at recreation sites such as bus stops and shelters along bus routes, bicycle trails and racks and sidewalks for pedestrian access to local neighborhoods, schools and places of public assembly.
- (b) When assessing the location of new recreation sites, accessibility by transportation modes such as pedestrian, bicycle and mass transit shall be considered a favorable factor along with the recommendations provided by the Recreation Master Plan.
- (c) County shall develop minimum design standards for recreation sites.

Policy 1.3.2 The County shall coordinate efforts with the State and the municipalities to establish a Greenways Master Plan network of recreational trails and public access that would connect natural and cultural features of the County and provide educational and recreational value to Alachua County citizens. Such a network should be developed in a sustainable manner and include:

- (a) Appropriate access to geological, archaeological, historical, environmental and recreational features.

- (b) Trail linkages such as creekside boardwalks, nature trails through hammocks and along prairies, canals and canoe trails, and connections to nature centers, parks and exhibits.
- (c) Rail to trails for connective access between recreational sites and activity centers.
- (d) A plan to link existing and new development, conservation areas and other areas of public interest with the greenways as shown on the Greenways Master Plan Map.

Policy 1.3.3 County parks shall provide safe access for children, the elderly, and individuals with physical limitations in accordance with the provisions of the Americans with Disabilities Act.

Policy 1.3.4 Park designs shall include facilities that provide access and use by persons with disabilities.

Policy 1.3.5 The County shall require new development to provide for pedestrian and bicycle linkages within the development to existing or planned public recreation sites if the development is located within the service area of a neighborhood or community park, as specified in Table 1.

Policy 1.3.6 The County shall provide, at a minimum, access via publicly-maintained roads to all County-owned improved recreation facilities. The access road shall be designed to minimize the impact on the natural environment. The County shall limit or provide for public access in environmentally sensitive areas.

Policy 1.3.7 Continue to provide appropriate public access at County-owned recreation facilities to those water bodies with public access points. Specifically, the County will continue to maintain public boat ramp access to water bodies currently served by County-maintained boat ramps through the use of Boating Improvement Program Funds and other funding sources.

Policy 1.3.8 The County shall develop a plan for a multi-modal transportation system that links open space and recreational areas and other recreational facilities with residential areas.

Policy 1.3.9 The County shall participate in the development of non-automotive transportation networks by promoting the appropriate use of corridor open space for recreational trails e.g., required 75 feet setbacks on section lines and half section lines, water courses, abandoned railways including the Paynes Prairie Rail To Trail, major overhead transmission line right-of-ways, and appropriate easements for bicycle, jogging and bridle paths.

OBJECTIVE 1.4

Expand the availability of recreational opportunities for Alachua County citizens by continuing to develop existing recreation sites and acquire new sites and by continuing to encourage provision of recreation sites by the private sector.

Policy 1.4.1 The County shall acquire and develop resource-based recreation sites to expand the appropriate use of natural resources for recreation by Alachua County citizens. The County shall provide for public use of such sites while minimizing impacts of

development and public use on natural systems, maintaining shoreline stability, and promoting safe and peaceful enjoyment of the waterways.

- Policy 1.4.2** The County shall acquire additional appropriate resource-based recreation sites adjacent to lakes, rivers and creeks to increase the availability of water resource areas for recreation purposes.
- Policy 1.4.3** The County shall expand the availability of activity-based recreation opportunities in urban areas through improvement of existing County and city recreation sites, and Alachua County schools.
- Policy 1.4.4** The County shall promote provision of activity-based and resource-based recreation facilities by the private sector that are available to the public by providing development incentives. Such incentives may include credits against impact fees for the provision of recreation facilities and adequate assurance of availability in perpetuity. Development incentives shall be offered only for publicly accessible recreational facilities not required by development regulations and that have recreation as its primary function. The County's land development regulations shall provide minimum standards addressing accessibility, design and other standards for these publicly accessible private recreation sites or facilities being considered for credits against recreation impact fees.
- Policy 1.4.5** The County shall promote efficient provision of recreation facilities by developing multi-use parks that provide a wide variety of facilities that include resource and user-oriented activities.
- Policy 1.4.6** As part of the Recreation Master Plan and in coordination with the Land Conservation Plan, the County shall establish a funded acquisition program with criteria for ranking properties for acquisition, purchase of development rights, or other cost effective means of preserving and protecting natural areas for open space and recreational uses.
- Policy 1.4.7** Access to natural resource areas with recreational value shall be sought by the County through provisions for easements, public acquisition and design of recreation projects consistent with environmental integrity, private property rights and public safety.
- Policy 1.4.8** The recreational use of natural resource areas such as lakes, rivers, creeks, forests and flood control lands such as floodplains, shall be provided for through the land development regulations to implement this Plan given that the quality of the resource is maintained.
- Policy 1.4.9** The County shall encourage appropriate accessibility by the public to privately-owned water resource-based areas in Alachua County.
- Policy 1.4.10** The County shall participate in the development and expansion of canoe trails on Alachua County creeks and rivers through coordination with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, and any governments sharing jurisdiction over the waterways, where appropriate, with provisions to protect and maintain the environmental character, and promote the safe and peaceful enjoyment of the waterways.

OBJECTIVE 1.5

Utilize current funding sources and identify new funding sources for operations and maintenance of County-owned recreation facilities and for recreation programming for County residents.

- Policy 1.5.1** The County shall utilize current funding sources and identify, as part of the Recreation Master Plan, appropriate new funding sources (e.g., utility tax, user fees, benefit districts and special assessments) for the provision of recreation site maintenance and operations. New funding mechanisms such as user fees at County parks shall be structured so that accessibility to low-income individuals is affirmatively enhanced.
- Policy 1.5.2** The County and municipalities shall coordinate impact fee revenues to develop recreation improvement projects to meet the needs resulting from new development and to maintain, at a minimum, the adopted level of service standard for recreation.
- Policy 1.5.3** The County shall implement the most efficient and effective use of public funds to provide comprehensive recreation programs and opportunities for the public. The County shall contract with public or private organizations for such services where it has been demonstrated that they provide the most beneficial recreational programs.
- Policy 1.5.4** The County shall operate the facilities within the recreation system to implement recreational programming coordinated among various providers to efficiently meet the community's needs, and ensure that resources and programs available at different facilities are used in a complementary manner to meet needs on a system-wide basis.

OBJECTIVE 1.6

Continue to provide for public participation in the planning and development of new public recreation sites.

- Policy 1.6.1** The Recreation and Open Space Advisory Committee (ROSCO) and County Staff shall conduct neighborhood meetings and/or workshops in areas where new Community Parks and local park projects are planned. These meetings shall be held in advance of identification and recommendations for new park projects, for inclusion as part of the Growth Management Public Meeting Process (GMPMP), outlined in the [Capital Improvements Element](#) under Policy 1.4.1, to receive community input concerning park projects in their respective areas. Community input relative to issues such as location and facility preference shall be considered by ROSCO and County Staff when making recommendations for improvements to recreation sites.
- Policy 1.6.2** ROSCO and County Staff shall make recommendations concerning proposed park projects to be included in the GMPMP used to establish the annual budget, as described in the [Capital Improvements Element](#) under Policy 1.4.1.
- Policy 1.6.3** The County shall promote and assist volunteer and private organizations that further the goals, objectives and policies of this Element, by providing information and funding, if available, to increase recreation opportunities to Alachua County citizens.

OBJECTIVE 1.7

Alachua County shall design, develop and manage its resource-based parks and recreational facilities for the purposes of natural systems restoration, conservation and education.

- Policy 1.7.1** Alachua County shall continue to design and develop resource-based park and recreational facilities with a focus on the conservation, protection, and restoration of natural resources.
- Policy 1.7.2** The land development regulations to implement this Plan shall ensure that the recreational use of natural resource areas such as lakes, rivers, creeks, forests, and flood

control lands such as flood plains maintains the quality of the resources, and promotes the safe and peaceful enjoyment of the waterways.

Policy 1.7.3 Alachua County shall landscape park areas with an emphasis on native vegetation and consistent with the principles of xeriscaping and resilient landscaping.

Policy 1.7.4 Alachua County shall, through individual Park Management Plans, design and manage its parks to protect and restore, where possible, native vegetative communities and wildlife habitat.

Policy 1.7.5 Park Management Plans shall evaluate the wildlife and habitat value of each park to determine whether there are areas within the parks requiring a greater degree of protection. Activities in the park that may negatively impact the function of these areas will be avoided.

Policy 1.7.6 Alachua County shall support educational efforts to promote landscape management practices consistent with the protection of wildlife, habitat and native vegetation within County parks and recreational areas.

Policy 1.7.7 The County shall provide educational materials at County parks, where practical, on the preservation of native vegetative communities and wildlife.

RECREATION ELEMENT DEFINITIONS

- Activity-Based:** sites that provide recreation which is user-oriented independent of location or the natural environment.
- Greenways Master Plan:** An interconnected network of trails, natural areas and other open space that conserve natural ecosystem values and functions, sustain clean air and water, provide recreational opportunities to the community and provide a wide array of benefits to people and wildlife.
- Resilient Landscaping:** Landscaping practices that do not include the application of fertilizer and permanent irrigation and are more resilient to extreme weather conditions.
- Resource-Based:** recreational activities that are essentially dependent upon the natural, scenic, or historic resources of the area provided the associated activities do not have significant adverse impacts on the ecological integrity or ecological or historical values of the resources in these areas.

TABLE 1. RECREATION SITE CLASSIFICATION FOR ALACHUA COUNTY

SITE TYPE	TYPICAL LOCATION	TYPICAL SIZE (ACRES)	AVERAGE POPULATION SERVED	AREA PER 1000 POPULATION	TYPICAL FACILITIES/ CHARACTERISTICS
Tot Lot	Within .25 mile distance in residential setting	1 acre	2,500 maximum	.5 acre	Play structures, benches, picnic areas, open spaces, landscaping.
Pocket Park	Within .25 mile distance; usually located in high-density areas	Less than 5 acres			Pocket parks may either be natural or landscaped sites located within neighborhoods or urban areas. They may include walks, benches, gardens and other amenities. Generally no planned recreational programming occurs in pocket parks.
Neighborhood Park	Within .25 to .5 mile distance in neighborhood area	Minimum of 5 acres	5,000 maximum	2 acres	Play structures, recreation buildings, court games, hard courts, tennis courts, internal trails, shuffleboard, volleyball courts, picnic areas, open areas, landscaping.
Community Park	Within .5 to 3 miles distance for urban areas and up to 6 miles for rural areas; usually serves two or more neighborhoods	Minimum of 20 acres	5,000 maximum	2 acres	Athletic fields, swimming pools, multi-purpose fields, recreation centers, picnic areas, open space areas.
Special Use Activity Park	Strategically located community-wide facilities	Minimum of 20 acres	County-wide Service Area		May include a single purpose or activity such as soccer complex, golf course, senior center, etc.
Special Use Resource Park	Located contiguous to or encompassing natural resources	(Varies - depends on resource)	County-wide Service Area		Natural resources – lakes, rivers – or cultural resources such as museums, historical sites, etc. Include picnic areas, boating, swimming, hiking, camping and play areas.

Sources:

Alachua County Recreation Master Plan, Phase I, March 2002;
 Alachua County Recreation Master Plan, Phase II, October 2005;
 Florida’s Statewide Comprehensive Outdoor Recreation Plan, Outdoor Recreation in Florida – 2008.

Recreation Element

Synopsis: The recreation element of the Alachua County Comprehensive plan is comprised of policies, goals, and objectives related to recreational facilities, recreational activities, and recreational sites such as parks. Recreational activities promote social, physical, and mental health among visitors and promote active living within communities. These sites have the potential to reduce environmental harm by mitigating heat island effect, restore human capacity by providing a space to recover from stress, and to build social capacity by providing a space for social interactions. The proximity to parks and recreational facilities, in conjunction with perceived safety and attractiveness, are key determinants of physical activity levels within a community. While there is consensus on the public health and social benefits of parks, urban planners have begun to address a major concern of inequitable distribution of park resources, quality, and sites among different groups of residents. Historically, urban recreational amenities have been found to be more accessible to populations that have high incomes. Additionally, areas that are majority white, high income, and suburban are known to have a comparatively higher number of recreational amenities that are greater in quality.

1. Does the recreation plan include a demographic and geographic analysis?
 - a. [Internal] [Yes Generally] The County's recent Recreation Master Plan included a demographic and geographic analysis, however, the Recreation Master Plan has not yet been incorporated into the Comprehensive Plan.
Related Policies: Located in Recreation Master Plan
 - b. [EAB]
2. Does the plan prioritize the placement of parks and recreation facilities in areas of greatest needs?
 - a. [Internal] [Yes Generally] The County's recent Recreation Master Plan does address placement of parks facilities in areas of greatest needs, however, the Recreation Master Plan has not yet been incorporated into the County's Comprehensive Plan.
Related Policies: Future Land Use-General strategy 2; Policy 8.5.5, Recreation Policy defer to Recreation Master Plan throughout policies
 - b. [EAB]
3. Does the plan mention any efforts to promote quality parks in underserved communities?
 - a. [Internal] [Yes Specifically] The Recreation Master Plan specifically identifies new parks and park improvement projects within underserved areas of the County.

Related Policies: Not located in Comp plan but may be located in the Recreation Master Plan

b. [EAB]

4. Does the plan promote the development of green spaces such as community gardens, and urban forests in areas that are underserved?

a. [Internal] [Yes Specifically] The Comprehensive Plan has specific requirements for open spaces to be provided within new developments. The Plan also encourages and allows for community gardens.

Related Policies: Yes, Health Element: Policy 1.3.1.2; Policy 1.3.1.3

b. [EAB]

5. Does the plan address green gentrification* due to the creation/ improvement of recreational facilities/sites/amenities/parks?

a. [Internal] [No] The Comprehensive Plan does not currently address green gentrification.

b. [EAB]

** Green gentrification is a process where environmental improvements, such as new parks, increase property values and rents, which can lead to the displacement of lower income residents. In some instances, new parks can make lower-income neighborhoods more desirable, which contributes to increasing housing prices and can lead to the displacement of longtime residents for whom many park equity efforts are designed and funded to serve.*

Historic Resources Element

Synopsis: Protecting and conserving structures, landscapes and places of historic significance are imperatives that can create zoning restrictions related to historic districting that may create barriers to affordability in housing.

1. Does the plan recognize and promote the preservation of historic resources throughout the community?
 - a. [Internal] [Yes Generally] The county doesn't identify specific areas where historical resources are regulated. They are regulated generally.
Related Policies: Goal 1; Objective 1.1-->5.1
 - b. [EAB]
2. Does the plan encourage the documentation of historic resources within the community?
 - a. [Internal] [Yes Generally] We have a policies related to historical surveys.
Related Policies: Policy 1.1.2(e)(f); Policy 2.1.1; Policy 2.1.2; Policy 2.1.4; Policy 3.1.1
 - b. [EAB]
3. Is there a plan or initiative for the county to conduct thematic historical surveys that document cultural histories i.e. African American cultural and development patterns, Latinx historical contributions, historic school buildings and leaders, etc.
 - a. [Internal] [No] These are tasks that the county is doing however it is not articulated in the comp plan.
 - b. [EAB]
4. Does the plan encourage rehabilitation over demolition?
 - a. [Internal] [Yes Specifically] There are several policies in the comp plan promoting rehabilitation over demolition.
Related Policies: Objective 2.1; Policy 2.1.5; Policy 2.1.7
 - b. [EAB]
5. Does the plan discourage demolition by neglect?

- a. [Internal] [No] The plan is silent on demolition by neglect.
 - b. [EAB]
6. Does the plan emphasize partnerships with relevant and diverse parties regarding the interpretation of historical entities?
- a. [Internal] [No]
Related Policies: Loosely Policy 4.1.1 (I would say the Florida Museum can be a relevant party, as for interpretation- not specified. For diverse...not so much.
 - b. [EAB]
7. Is there a goal of telling the full multicultural history of Alachua County—i.e. a truth-telling and reconciliation goal?
- a. [Internal] [No]
 - b. [EAB]
8. Is there a goal to locate and acquire funding related to historic preservation, documentation, etc. for individuals, neighborhoods, and communities?
- a. [Internal] [Yes Generally] Staff noted that our approach can be strengthened and at the moment, may be passive.
Related Policies: Policy 2.1.4; Policy 2.1.8
 - b. [EAB]
9. Is there a goal to pursue Certified Local Government status?
- a. [Internal] [Yes Specifically] Growth Management Staff Liaison to the Historical Commission will present a report to the Board on Certified Local Government.
Related Policies: Policy 1.1.3(c)
 - b. [EAB]
10. Is there a goal to advance racial equity and social justice through historic preservation?

a. [Internal] [No] Staff noted that this is an area that we can improve upon in our Comp plan.

b. [EAB]

11. Is there a goal of preserving intangible historic aspects i.e. cultural practices and heritages?

a. [Internal] [No]

b. [EAB]

12. Does the plan promote design standards for new buildings that align with well-established neighborhood design to protect a community's sense of place?

a. [Internal] [No]

b. [EAB]

Public Schools Element

Synopsis: Public School Facilities are vital infrastructure elements and key to achieving educational equity. These facilities serve many purposes- locations of public compulsory education, election sites, and emergency shelters. This element focuses primarily on the provision of schools as educational facilities and coordination with SBAC, land-use compatibility, housing concurrency, and site design to ensure adequate and safe facilities. A key concern regarding public school facilities throughout the United States is the well-being and maintenance of the aging infrastructure particularly in low-income areas.

1. Does the plan support the development of community schools, i.e. schools that are joint use for the community?
 - a. [Internal] [Yes Generally] Staff discussed that we do support the development of community schools to the extent of our control.
Related Policies: Policy 3.1.2; Health Element Policy 1.4.4
 - b. [EAB]

2. Does the address inequities and dissimilarities between neighborhoods and strategies to avoid reinforcing patterns of segregation and advancing pathways to de-segregation and integration?
 - a. [Internal] [No] We have policies related to inclusionary housing, however after much discussion, staff determined that for this question “no” is the best fit. Work can be done to address this question within the comp plan.
 - b. [EAB]

3. Does the plan support strategies for adaptive reuse of school facilities that are no longer in use?
 - a. [Internal] [No] We address adaptive reuse for housing. As for schools, the only policy that we have that is fairly related encourages the use of schools as neighborhood centers or focal points. This item would be more appropriately addressed by the school board, as this would be in their powers. (Current example- Waldo school is being used as community building)
Related Policies: Closest we get to this is Policy 3.2.1
 - b. [EAB]

4. Does the plan support the need for sustained and continuous partnership with SBAC to address missing opportunities for efficiency and coordinated investment?

a. [Internal] [Yes Generally] Sustained and continuous partnerships are happening more now than ever before. The county and our Comp plan is moving in the right direction.

Related Policies: Yes, Objective 5.1 and Policies, Objective 4.4 and policies; Goal 4; Objective 3.4; Policy 3.3.1; Policy 3.1.2; Policy 3.1.3; Policy 2.6.1; Policy 2.1.1; Goal 1

b. [EAB]

5. Does the plan address an equitable process relating to the maintenance schedule of public school facilities?

a. [Internal] [No] County does not have anything to do with the maintenance schedule for schools.

b. [EAB]

6. Does the plan contain strategies that are locally tailored to foster socioeconomic diversity across and within classrooms?

a. [Internal] [No]

b. [EAB]

7. Does the plan address strategies related to cluster elimination—e.g. all special needs students clustered, all ESOL students clustered?

a. [Internal] [No] In the purview of the school board. Outside of County Jurisdiction.

Related Policies: (While these are not in the comp plan, there is work that seems to be in progress to address some of these issues. The school board established an Office of Educational Equity and Outreach in 2017 to address the achievement gap. The last equity report was in 2018. The Childrens Trust of Alachua County has conducted studies to understand Racial Inequity in Alachua County (2018), A Comprehensive strengths and needs assessments, and Listening Project (2021))

b. [EAB]

8. Does that plan address ways to address educator shortages—housing diversity, etc.?

- a. [Internal] [No] We have general goals related to this question but not specific to educators.
- b. [EAB]

Community Health Element

Synopsis: Community health disparities can be attributed in part to design and planning. Our definition of community health is broad and emphasizes our goal to ensure that everyone has a fair and just opportunity to be healthier. This requires a willingness to address racial and social inequity by removing obstacles to health such as poverty, and 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. We have seen that communities that face the worst health problems such as asthma, cancer, obesity, psychological well-being, and premature deaths are likely to be concentrated in neighborhoods that also experience a host of other social and environmental inequities. Public health officials are partnering with urban planners to aid in addressing these complex and interwoven issues that undermine opportunity. Both professions recognize that place inequities—such as residential segregation, urban divestment, over-policing, and environmental injustice—function as social determinants of health that may help explain inequitable distributions of death and disease across population groups.

It is also important that we recognize that systemic and institutional racism were historically accepted in the urban planning profession and codified through zoning (exclusionary), and other land use efforts that increased the separation of the wealthy and the poor. Oftentimes, areas, where the poor and/or marginalized communities reside, are subject to limited or no transit, increased pedestrian fatalities, reduced access to healthy food, reduced access to essential businesses including care facilities, reduced social and economic mobility, reduced quality of life, reduced access to open and public spaces like parks and trails, reduced access to urban forests (trees), increased policing, increased exposure to hazardous and particulate pollutants, and are more likely to live in areas where exposure to harmful pollutants are prevalent. The African American community specifically, is more likely than any other race to be energy insecure—unable to meet their baseline energy needs. Additionally, older adults and people walking in low-income neighborhoods were more likely to be killed than any other population.

1. Does the plan describe a capacity-building initiative within planning institutions and communities to support sustained engagement, participation, and leadership by community members?
 - a. [Internal] [No]
 - b. [EAB]

2. Does the plan disaggregate health data to understand the disparities and inequities based on specific communities?
 - a. [Internal] [Yes Generally] Yes, the Community health needs assessment has disaggregated health data; Additionally, the comp plan has a policy on health data and how we use it.
Related Policies: Policy 1.5.1.1
 - b. [EAB]

3. Are we communicating with public health officials in an information exchange capacity?
 - a. [Internal] [Yes Generally] Staff mentioned that it is a matter of public health officials communicating with the county. Staff may be able to strengthen this relationship and information exchange, however.
Related Policies: Policy 1.5.1.3
 - b. [EAB]
4. Are we prioritizing vulnerable communities and their access to health in policies?
 - a. [Internal] [No] The comp plan is not prioritizing vulnerable communities in any specific way.
Related Policies: Closest related policy we have is Policy 1.9.1
 - b. [EAB]
5. Does the plan address food environments when discussing health equity? Is it specific about improving access to healthy food options?
 - a. [Internal] [Yes Specifically-Both]
Related Policies: Policy 1.3.1; Policy 1.3.1.1--> Policy 1.3.1.5; Policy 1.3.2; Policy 1.3.2.1-->Policy 1.3.2.6
 - b. [EAB]
6. Does the plan address goals to increase physical activity by way of recreational facilities and increased proximity (and quality)?
 - a. [Internal] [Yes Specifically]
Related Policies: Located in our recreation Element Goal 1; Objective 1.1-Objective 1.6
 - b. [EAB]
7. Does the plan address exposure/proximity to environmental hazards in the form of industrial facilities that emit hazardous waste, or other sources of contaminants?

- a. [Internal] [Yes Specifically] We have policies that speak towards Environmental Justice
Related Policies: Land use: Heavy Industrial- Objective 4.4; Policy 4.4.1; Policy 6.2.9(f); General Strategy 1
 - b. [EAB]

- 8. Does the plan encourage more walking and biking by allowing mixed-use or compact residential development, increasing sidewalk widths and coverage, permitting bike lanes, requiring bike parking throughout the county, and reducing minimum parking mandates?
 - a. [Internal] [Yes Specifically] Located mostly in the land use element, Transportation element, and health element.
Related Policies: Yes; (Heath Element) Policy 1.2.1; Policy 1.2.4, Policy 1.3.3.3; Policy 1.3.3.2; Policy 1.3.3.1; Policy 1.3.3; Transportation Element Objective 1.1; Objective 1.1.2; Policy 1.1.8(a)(b)(c)(f); Policy 1.6.5(c)(f)(g) Recreation Element Polic 1.6.6
 - b. [EAB]

- 9. Does the plan require quick access to health care centers?
 - a. [Internal] [No] The plan allows medical facilities in many of the land use categories but nothing in the way of access.
 - b. [EAB]

- 10. Does the plan prioritize healthy food access (allowing farmers' markets, farm stands, community gardens or urban farms, corner stores, and grocery stores within or near residential areas)?
 - a. [Internal] [Yes Specifically] Policies addressing this question can be found in the Health element and land use element.
Related Policies: Objective 1.3 and its policies; Policy 1.2.3
 - b. [EAB]

- 11. Does the plan contain a goal related to food security or food access?

a. [Internal] [Yes generally] The goal for food access would be Goal One where Objective 1.3 and its related policies address ways in which food security and access to healthy foods can be achieved. We can be more specific by adding food in the language for Goal 1.

Related Policies: Goal 1

b. [EAB]

11a. Does the plan include objectives for that goal?

1. [Internal] [Yes Specifically]

Related Policies: Objective 1.3

2. [EAB]

11b. Does the plan include implementation steps for that goal?

1. [Internal] [Yes Generally] The comp plan includes implementation steps in terms of policies

Related Policies: Policy 1.3.1; Policy 1.3.1.1--> Policy 1.3.1.5; Policy 1.3.2; Policy 1.3.2.1-->Policy 1.3.2.6

2. [EAB]

11c. Do the implementation steps have responsible parties attached to them?

1. [Internal] [No]

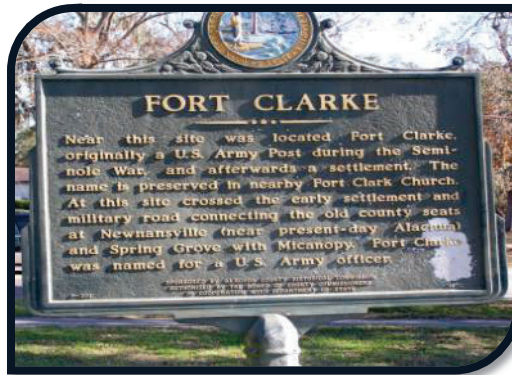
2. [EAB]

11d. Do the implementation steps have a timeline attached to them?

1. [Internal] [No]

2. [EAB]

HISTORIC PRESERVATION



ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040

GOAL 1

PRESERVE, PROTECT, ENHANCE AND SUPPORT HISTORIC RESOURCES AND PROPERTIES AND PALEONTOLOGICAL RESOURCES WITHIN ALACHUA COUNTY.

OBJECTIVE 1.1

Consolidate County efforts aimed at protection of historic resources and properties.

Policy 1.1.1 Alachua County shall establish a Historic Resources Preservation Plan that addresses comprehensively responsible stewardship of historic resources and properties. The plan shall be implemented through appropriate land development regulations.

Policy 1.1.2 The Historic Resources Preservation Plan shall include, at a minimum:

- (a) Identification of a lead agency to manage the plan.
- (b) Mechanism for coordination of the Alachua County Historical Commission, Departments of Growth Management, Environmental Protection, and Public Works for the preservation of historic resources and properties.
- (c) Consideration by Alachua County to become a Certified Local Government for Historic Preservation.
- (d) Mechanism for pursuing state and federal grants and other funding.
- (e) Establishment of a methodology to qualify a historic resource or property as significant based on National Register of Historic Places and/or local criteria.
- (f) Maintain an inventory of historic resources and properties.
- (g) Creation of a Historic Preservation Ordinance to provide regulatory protection of historic resources and properties, including prohibition and enforcement regarding vandalism, and avoidance, minimization, and mitigation of development impacts.

Policy 1.1.3 All applications for development approval shall include a site-specific identification and analysis of historic resources and properties. The analysis shall include identification and mapping of each resource present on, or adjacent to, the development site, analysis of the impact of the proposed development on the resource(s), and discussion of proposed measures to avoid, minimize and/or mitigate impacts on the resource(s). The site analysis shall be reviewed by the County during the Development Review Process, for compliance with the Comprehensive Plan and applicable County regulations.

Policy 1.1.4 The County shall coordinate with adjacent local governments, the State, and the Federal Government to preserve and protect historic resources and properties of local, regional and national significance.

Policy 1.1.5 All County capital improvement projects shall be reviewed to determine what impact, if any, the project will have on historic resources and properties. Adverse impacts shall be avoided, minimized, and/or appropriately mitigated prior to construction.

Policy 1.1.6 Alachua County shall participate with the Florida Department of Transportation and the Metropolitan Transportation Planning Organization to protect historic resources and

properties during right-of-way acquisition, construction, operation, and maintenance of the roadway system in Alachua County.

OBJECTIVE 2.1

Conserve and extend the useful life of historic resources and properties through the identification, protection and/or rehabilitation of properties significant on a national, regional, or local level consistent with preserving their historic or archaeological character and value. Strategies for preservation of historic resources and properties shall include:

- Incentives for maintenance, restoration and rehabilitation, and stabilization.
- Incentives for productive and adaptive reuse.
- Incentives for private ownership and responsible stewardship.
- Opportunity for acquisition/conservation by governmental entities, private interests, or not-for-profit organizations.
- Establishment of historic and/or archaeological districts.

Policy 2.1.1 Alachua County shall maintain and update, on an annual basis, an inventory of historic resources and properties listed, eligible, or potentially eligible for listing in the National Register of Historic Places, or listed, eligible, or potentially eligible for listing in regional or local registers.

Policy 2.1.2 By 2002, Alachua County shall contact owners of historic resources and properties eligible or potentially eligible for listing on the National Register of Historic Places to encourage nomination of such properties to the National Register and to offer assistance in the preparation of applications to the State Historic Preservation Officer and the Review Board for inclusion in the National Register.

Policy 2.1.3 Historic Districts shall, where appropriate, be established by the Board of County Commissioners through a public hearing process. Land development regulations including the establishment of overlay zoning for Historic Preservation shall be established to preserve and protect these areas from the encroachment of incompatible land uses. Complimentary environmental, natural, and other features may be used as factors for determining the boundaries of potential historical or archaeological districts of national, regional or local significance.

Policy 2.1.4 The County shall provide assistance to individuals, organizations, and other entities to preserve, restore, or establish historic landmarks. County funds may be spent for the acquisition or preservation, restoration, or establishment of landmarks where archeological, architectural or historic merit has been adequately established.

Policy 2.1.5 The preservation, restoration, or rehabilitation of historic structures shall be encouraged. The demolition of a historic structure or a structure that is integrally related to a historic structure shall be prohibited without allowing an opportunity for the acquisition of fee or less-than-fee interest in the property by a governmental unit, an organization, or by any other entity committed to the preservation, restoration, or rehabilitation of the structure(s).

Policy 2.1.6 Builders shall be encouraged to preserve historically significant resources or properties on a national, regional or local level for all property they develop. Mechanisms shall be included in the Development Review Process to provide incentives, when appropriate, to encourage retention and protection of such resources.

Policy 2.1.7 Adaptive use of historic structures consistent with preservation of their historic character shall be encouraged. Where possible, variances to building codes and regulations shall be made to facilitate the rehabilitation and maintenance of historic structures. Historic structures originally built for residential use shall be maintained as residential dwellings to the greatest extent possible, but may be adapted to other uses.

Policy 2.1.8 Alachua County shall assist, as appropriate, in the redevelopment and adaptive reuse of historically significant structures through such programs as the Ad Valorem Tax Exemption. This shall include assisting private property owners of historically significant structures in applying for and utilizing state and federal assistance programs as appropriate.

OBJECTIVE 3.1

Evaluate and, where appropriate, conserve, protect, or acquire sites and areas of archaeological significance.

Policy 3.1.1 The County, by 2001, shall initiate a research project to identify and model areas of potential archaeological significance.

Policy 3.1.2 Significant archaeological sites shall be protected from destruction in the absence of appropriate analysis and mitigation.

Policy 3.1.3 The Land Development Regulations and the Development Review Committee shall provide for analysis of resources, and avoidance, minimization, and mitigation (in that order of preference) of adverse impacts when development involves properties that contain, or have reasonable potential to harbor, resources of archaeological significance.

When proposed developments are located in such areas, the County or the applicant shall contact the Florida Department of State Division of Historical Resources for a recommendation on the need to conduct an assessment survey for potentially archaeological resources. When such survey is recommended, the County shall require the same.

Following completion of the archaeological survey project identified in Policy 3.1.1 the Development Review Committee may require an assessment survey and related analyses for developments proposed in identified sensitivity zones without recommendation of the Division of Historical Resources. The Development Review Committee also may require surveys and analyses outside of identified sensitivity zones, but only upon recommendation of the Division of Historical Resources.

Development orders for such areas shall be conditioned, where appropriate, to accomplish the following:

- (a) Insure proper archeological investigation prior to construction and where appropriate, avoidance, minimization, and mitigation of impacts; and

- (b) Preserve and provide perimeter buffering around outstanding archeological sites. This may include, if necessary, alteration to the originally proposed or approved development plan to accommodate preservation of such sites.

Where archaeological sites are to be preserved, incentives to encourage retention of these areas may be provided.

Policy 3.1.4 When unmarked human remains are discovered during excavation, construction, development or any other circumstances, such discovery must be reported to the State Archaeologist or the County Medical Examiner, as appropriate. Any activities on the site that may disturb the remains shall not be resumed until authorized in writing by such offices. Such requirement is enforced under Florida Statutes, sections 872.02 and 872.05.

OBJECTIVE 4.1

Evaluate and, where appropriate, conserve, protect or acquire sites and areas of paleontological significance.

Policy 4.1.1 The County, by 2001, shall contact the Florida Museum of Natural History for recommendations on areas of known or potential paleontological significance pursuant to FS. 240.516.

Policy 4.1.2 Significant paleontological sites shall be protected from destruction in the absence of appropriate analysis and mitigation.

Policy 4.1.3 The Land Development Regulations and the Development Review Committee shall provide for analysis of resources, and avoidance, minimization, and mitigation (in that order of preference) of adverse impacts when development review involves properties that contain, or have a reasonable potential to harbor, resources of paleontological significance. When proposed developments are located in such areas, the County or the applicant shall contact the Florida Museum of Natural History, as appropriate, for a recommendation on the need to conduct an assessment survey for potentially significant paleontological resources.

Development orders for such areas shall be conditioned, where appropriate, to accomplish the following:

- (a) Insure proper paleontological investigation prior to construction and, where appropriate, avoidance, minimization, and mitigation of impacts.
- (b) Preserve and provide perimeter buffering around and paleontological sites. This may include, if necessary, alteration to the proposed or originally approved development plan to accommodate preservation of such sites.

Where paleontological sites are to be preserved, incentives to encourage retention of these areas may be provided.

OBJECTIVE 5.1

Alachua County shall promote the use of historic resources for heritage tourism as part of the County's economic development efforts.

Policy 5.1.1 Agencies and organizations involved in heritage tourism shall coordinate their activities to promote heritage tourism as part of the County’s economic development efforts.

PUBLIC SCHOOL FACILITIES ELEMENT



ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040

GOAL 1

THE COUNTY SHALL COLLABORATE WITH THE SCHOOL BOARD OF ALACHUA COUNTY (SBAC) TO PLAN FOR PUBLIC SCHOOL CAPACITY TO ACCOMMODATE PROJECTED ENROLLMENT DEMAND WITHIN THE FIVE YEAR, TEN YEAR, AND TWENTY YEAR PLANNING PERIODS.

OBJECTIVE 1.1 - COORDINATE LAND USE AND SCHOOL CAPACITY.

It is the objective of Alachua County to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the SBAC's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions for future land use and rezoning for residential development that generate students and impact the Alachua County school system.

Policy 1.1.1 Coordinated Map Series

The County, in conjunction with the SBAC and the municipalities within the County, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the County's Future Land Use Map or Map Series. The map series shall include at a minimum:

- (a) A map or maps which identify existing location of public school facilities by type and existing location of ancillary plants;
- (b) A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the County; and,
- (c) A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools and elementary schools.

Policy 1.1.2 Coordinate School Capacity with Planning Decisions

Alachua County shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of such land use proposals on school capacity.

Policy 1.1.3 Geographic Basis for School Capacity Planning

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning ("Interlocal Agreement") shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this

planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

Policy 1.1.4 Criteria for Evaluating Land Use Decisions

In reviewing land use decisions, the SBAC may address the following issues as applicable:

- (a) Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- (b) The provision of school sites and facilities within neighborhoods;
- (c) The co-location of parks, recreation and neighborhood facilities with school sites;
- (d) The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- (e) Traffic circulation in the vicinity of schools including the provision of off-site signalization, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- (f) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (g) Whether the proposed location is consistent with any local government’s school design and planning policies.

Policy 1.1.5 SBAC Report to County

The SBAC shall report its findings and recommendations regarding the land use decision to the County. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost. The SBAC shall forward the Report to all municipalities within the County.

Policy 1.1.6 County to Consider SBAC Report

The County shall consider and review the SBAC’s comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

Policy 1.1.7 Capacity Enhancement Agreements

Where feasible and agreeable to the County, SBAC, affected jurisdictions and the applicant, Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The SBAC’s Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy 1.1.8 Educational Facilities Benefit District Funding Option

The School Board and local governments may consider establishment of Educational Facilities Benefit Districts [Section 1013.355-357, F.S] as a funding option if needed to achieve or maintain level of service standards.

Policy 1.1.9 SBAC to Report to the Elected Officials Group

The SBAC will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity to the Elected Officials Group – comprised

of representatives of the School Board, the County and the municipalities within the County – established by the Interlocal Agreement for Public School Facility Planning.

GOAL 2

PROVIDE ADEQUATE PUBLIC SCHOOL CAPACITY TO ACCOMMODATE ENROLLMENT DEMAND WITHIN THE SCHOOL BOARD’S FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM

OBJECTIVE 2.1 - IMPLEMENT SCHOOL CONCURRENCY

The County shall coordinate with the SBAC to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy 2.1.1 Interlocal Agreement

The County shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the SBAC and the municipalities. The Interlocal Agreement shall be consistent with the goals, objectives and policies of this Element.

Policy 2.1.2 Ordinance Implementing School Concurrency

The County shall implement the provisions for public school concurrency management through its land development regulations.

OBJECTIVE 2.2 - LEVEL OF SERVICE STANDARDS

The County shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support final development plans for residential developments at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements.

Policy 2.2.1 Uniform Application of Level of Service (LOS) Standards

The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the SBAC on a district-wide basis to all schools of the same type.

Policy 2.2.2 Level of Service (LOS) Standards

The uniform, district-wide LOS standards shall be 100% of Program Capacity [see definition] for elementary, middle and high schools. This LOS standard shall apply to all school concurrency service areas (SCSAs) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS Standard prescribed above for elementary, middle and high levels respectively.

Policy 2.2.3 Amendment of Level of Service (LOS) Standards

If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans. The amended LOS

standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard can be reasonably met and achieved and maintained within the period covered by the applicable five years of the SBAC Five-Year Work Program.

OBJECTIVE 2.3 - SCHOOL CONCURRENCY SERVICE AREAS

The County shall, in coordination with the SBAC and municipalities within the County, establish School Concurrency Service Areas (SCSAs), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy 2.3.1 School Concurrency Service Area (SCSA) Maps

SCSAs for high, middle and elementary schools shall be as adopted in the Interlocal Agreement. SCSA boundaries shall be included as a part of the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

Policy 2.3.2 Criteria for School Concurrency Service Areas

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the development approvals by the local governments within Alachua County.

SCSA boundaries shall consider the relationship of school facilities to the communities they serve and the effect of changing development trends.

Policy 2.3.3 Modifying School Concurrency Service Areas

The County, in coordination with the SBAC and the municipalities within the County, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- (a) Potential modifications to the SCSAs may be considered annually. Supporting data and analysis for modified SCSAs shall be included in the annual update to the SBAC's 5-Year Work Program.
- (b) Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy 2.3.2.
- (c) Any modifications to the SCSA boundaries shall be based on supporting data and analysis showing that the Level of Service standard can be reasonably met for the amended SCSAs within the five-year period described by the 5-Year District Facilities Work Program.
- (d) Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- (e) At such time as the SBAC determines that a SCSA boundary change is appropriate considering the above criteria, the SBAC shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.

- (f) The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the SBAC and the parties to the Interlocal Agreement.
- (g) Modifications to a SCSA shall become effective upon final approval by the SBAC and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

OBJECTIVE 2.4 - SCHOOL CONCURRENCY REVIEW PROCESS

In coordination with the SBAC, the County will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 2.4.1 Development Review

The issuance of final development orders for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 2.4.2 Exemptions

The following residential developments are exempt from the school concurrency requirements:

- (a) Single family lots of record that received final subdivision or plat approval prior to October 3, 2008, or single family subdivisions or plats actively being reviewed on or before June 28, 2008 that received preliminary development plan approvals and the development approval has not expired.
- (b) Multi-family residential development that received final site plan approval prior to the effective date of the PSFE, or multi-family site plans actively being reviewed at the time of adoption of the PSFE that have received preliminary development plan approvals and the development approval has not expired.
- (c) Amendments to subdivisions or plat and site plan for residential development that were approved prior to October 3, 2008 which do not increase the number of students generated by the development.
- (d) Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- (e) Group quarters that do not generate students in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and non-youth facilities.

Policy 2.4.3 Student Generation Rates and Costs per Student Station

Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and established annually by the SBAC with the 5-Year District Facilities Work Program.

Policy 2.4.4 School Capacity and Enrollment

The SBAC shall determine the level of service or utilization rate of each school using a uniform methodology. The SBAC shall use program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the SBAC to the Department of Education.

Policy 2.4.5 Determination of Adequate Capacity

A concurrency review shall be conducted for all development plan approvals that are subject to school concurrency in accordance with procedures for coordination of such reviews by the County and the School Board established in the Interlocal Agreement. These procedures shall provide for review of individual development proposals by SBAC staff to determine whether there is adequate public school capacity to accommodate the proposed development, and issuance by the County of a concurrency determination based on SBAC staff’s review and recommendation. These procedures shall also provide for the SBAC in coordination with local governments in the County to prepare an annual report based on existing and projected capacity and enrollment and student generation rates that establishes maximum thresholds for developments at or below which adequate public school capacity will be available; for developments at or below these thresholds the County may determine as part of the County’s development review process that there is adequate public school capacity without SBAC staff review of such developments.

- (a) Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.
- (b) If adequate capacity does not exist, the SBAC shall identify possible mitigation options that may be applied consistent with the policies set forth within Objective 2.5. In the event that the SBAC determines that there is not adequate capacity in accordance with the concurrency availability standard in Policy 2.4.6., then the development application may remain active pending the conclusion of the mitigation negotiations and execution of a legally binding mitigation agreement in accordance with the policies under Objective 2.5.

Policy 2.4.6 Concurrency Availability Standard

School concurrency applies only to residential development or a phase of residential development requiring a final development order proposed or established on or after October 3rd, 2008.

The County shall include concurrency management provisions in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or final site plan. The County shall not deny a final development order due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

- (a) Adequate school facilities will be in place or under construction within three years, as provided in the SBAC 5-Year District Facilities Work Program, after the issuance of the final development order; or,

- (b) Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the SBAC 5-Year District Facilities Work Program, after the issuance of the final development order; or,
- (c) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final development order as provided in this element.

Policy 2.4.7 Reservation of Capacity

A determination of adequate school capacity shall indicate a temporary commitment of capacity of necessary school facilities for purposes of development review and approval for a period not to exceed one year from Preliminary Development Plan Approval or until a Final Development Order is issued, whichever occurs first, or as specified for phased projects in the County’s land development regulations.

- (a) Once the County reserves school capacity for concurrency purposes as a part of the Final Development Order, the school capacity necessary to serve the development shall be considered reserved for a period not to exceed three (3) years or until completion of construction of development infrastructure required by the Development Order or longer if the SBAC concurs that there is sufficient capacity as specified in the County’s land development regulations. These time frames shall be subject to any State-mandated extensions of development approvals.
- (b) Phased projects, as provided for in the Alachua County land development regulations, may obtain approval for a longer period, provided the development order is in accordance with an agreement entered into by the School Board, Alachua County, and the developer, which may include a phasing schedule or other timing plan for development plan approvals, capacity reservation fees, capacity enhancement agreements, or other requirements as determined by the School Board.
- (c) The County shall notify shall notify the SBAC within fifteen (15) working days of the approval or expiration of a concurrency reservation for a residential development. No further determination of school capacity availability shall be required for the residential development before the expiration of the Final Certificate of Level of Service Compliance, except that any change that would increase student generation requires review.

OBJECTIVE 2.5 - PROPORTIONATE SHARE MITIGATION

Alachua County, in coordination with the SBAC, shall provide for mitigation alternatives that are determined by the SBAC to achieve and maintain the adopted LOS standard consistent with the adopted SBAC’s 5-Year District Facilities Work Program.

Policy 2.5.1 Mitigation Options

Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the SBAC assumes operational responsibility through incorporation in the adopted SBAC’s

Five-Year District Facilities Work Program and which will maintain adopted LOS standards.

- (a) The payment of a proportionate share amount as calculated by the formula in Policy 2.5.3 or the equivalent donation, construction, or funding of school facilities or sites in accordance with costs determined by the School Board;
- (b) The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits; and,
- (c) The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF).

Policy 2.5.2 Mitigation Must Enhance Program Capacity

Mitigation must be directed toward a program capacity improvement identified in the SBAC’s 5-Year District Facilities Work Program, which satisfies the demands created by the proposed development consistent with the adopted LOS standards.

Mitigation shall be directed to projects on the SBAC's 5-Year District Facilities Work Program that the SBAC agrees will satisfy the demand created by that development approval. Such mitigation proposals shall be reviewed by the SBAC, the County and any affected municipality. If agreed to by all parties, the mitigation shall be assured by a legally binding development agreement between the SBAC, the County, and the applicant which shall be executed prior to the County’s issuance of the final development order. If the SBAC agrees to the mitigation, the SBAC must commit in the agreement to placing the improvement required for mitigation in its 5-Year District Facilities Work Program.

Policy 2.5.3 Calculating Proportionate Share

The applicant’s total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

$$\text{NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE)} = \text{NUMBER OF DWELLING UNITS BY HOUSING TYPE} \\ \times \text{STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)}$$

$$\text{PROPORTIONATE SHARE AMOUNT} = \text{NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE)} \times \text{COST PER} \\ \text{STUDENT STATION FOR SCHOOL TYPE.}$$

The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The SBAC average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.

The applicant’s proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

OBJECTIVE 2.6 - SBAC FIVE-YEAR DISTRICT FACILITIES WORK PROGRAM

Each year, the County shall adopt (which adoption may be through incorporation by reference) in its Capital Improvements Element, the SBAC's annually updated 5-Year District Facilities Work Program.

Policy 2.6.1 Development, Adoption and Amendment of the SBAC 5-Year District Facilities Work Program.

The SBAC shall annually update and amend the Five-Year District Facilities Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. The Five-Year District Facilities Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The County shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by adopting the SBAC's Five-Year District Facilities Work Program into the Capital Improvements Element.

GOAL 3

PROVIDE SAFE AND SECURE PUBLIC SCHOOLS SITED WITHIN WELL DESIGNED COMMUNITIES.

OBJECTIVE 3.1 - SCHOOL LOCATION AND SITE DESIGN

The County shall establish standards and criteria to guide the location of future public schools.

Policy 3.1.1 Coordination of Existing School Facilities and Sites

Standards regarding existing and future public school facilities and sites in the unincorporated area of Alachua County shall be as provided in Section 5.3 and related sub-policies in the Future Land Use Element of the Alachua County Comprehensive Plan. This includes identification of Future Land Use categories where public educational facilities shall be allowable uses; areas where future educational facilities shall be avoided; encouraging the location of elementary and middle schools within existing or proposed residential areas or village centers, and near public facilities to facilitate joint use; providing for reasonable development standards and conditions for school site planning including promotion of safe pedestrian and bicycle access; and, linking schools with surrounding residential areas by bikeways and sidewalks.

Policy 3.1.2 Coordination of Future School Facilities and Sites

All new public schools built within the unincorporated County will be coordinated by the SBAC with the County to verify consistency between the location of public school with the County's Comprehensive Plan, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal

points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school.

Policy 3.1.3 Bus Stops

The County shall, in cooperation with the SBAC, develop and adopt design standards for school bus stops and turnarounds in new developments and redevelopment projects.

OBJECTIVE 3.2 - ENCOURAGE SCHOOLS AS FOCAL POINTS OF COMMUNITY PLANNING AND DESIGN

Policy 3.2.1 Enhance Community/Neighborhood Design

The County, in conjunction with the SBAC, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

OBJECTIVE 3.3 - CONSIDER COMPATIBILITY OF USES ADJACENT TO PUBLIC SCHOOLS

Policy 3.3.1 Compatibility of Adjacent Uses

The County shall consider input from the SBAC in reviewing plan amendments and rezonings concerning compatibility of proposed uses adjacent to existing schools and known future school sites.

OBJECTIVE 3.4 - COORDINATE WITH SBAC ON REDUCTION OF HAZARDOUS WALKING CONDITIONS

Policy 3.4.1 Safe Ways to School

To reduce hazardous walking conditions consistent with Florida’s safe ways to school program, Alachua County shall coordinate with the SBAC to implement the provisions of Section 1006.23, Florida Statutes, including identification and correction of hazardous conditions along walking routes to schools, and identification of proposed projects to remedy such conditions for priority consideration in the annual review and update of the Capital Improvement Program.

OBJECTIVE 3.5 - SCHOOL SITING STANDARDS

The County will establish siting standards for schools.

Policy 3.5.1 Evaluation of Potential School Sites

Potential school sites shall be consistent with the school siting standards provided in the Interlocal Agreement for Public School Facility Planning.

OBJECTIVE 3.6 - SCHOOL DEVELOPMENT STANDARDS

The County shall establish development standards for schools to achieve compatibility with surrounding neighborhoods and the community.

Policy 3.6.1 School Development Standards

The County shall require the development of school sites to be consistent with the following standards provided these requisites are not in conflict with the State

Requirements for Educational Facilities (SREF) or unless the Board of County Commissioners approves changes or modifications:

- (a) The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property;
- (b) The following minimum size guidelines have been recommended by the SBAC: Elementary School - 25 acres, Middle School - 35 acres, High School - 65 acres. These guidelines shall not preclude smaller sized sites if determined to be acceptable by the School Board.
- (c) Maximum height of the school structure shall adhere to the height requirements established for the zoning district for the school site zoning district;
- (d) Building setbacks from property lines for all schools shall adhere to the minimum building setback requirements established for the zoning district for the school site zoning district;
- (e) All parking areas on school sites shall adhere to the minimum setback requirements established for the zoning district;
- (f) Access to school sites shall be governed by the County's and FDOT's access management regulations, including installation by the SBAC, or other party as determined by Alachua County, of all access-related improvement required by such regulations;
- (g) The site shall be required to provide bicycle/pedestrian connections to sidewalks, trails, and bikeways internal or adjacent to residential neighborhoods, including the provision of safe roadway crossings;
- (h) Development of the site shall be consistent with applicable policies contained within the Conservation and Open Space Element of this plan.

OBJECTIVE 3.7 - COORDINATE SUPPORTING INFRASTRUCTURE

The County shall coordinate with the SBAC plans for supporting infrastructure.

Policy 3.7.1 Coordination of Planned Improvements

As part of the annual review and update of the Capital Improvements Element, the County shall consider infrastructure required to support new school facilities.

Policy 3.7.2 Address Disparities in Public School Facilities

The County shall review the School Board's annual Five Year Work Program and Educational Plant Survey to provide input and ensure that adequate school building conditions and design are provided districtwide, recognizing that the conditions of the physical learning environment are related to the equitable treatment of students.

GOAL 4

PROMOTE AND OPTIMIZE INTERGOVERNMENTAL COOPERATION FOR EFFECTIVE FUTURE PLANNING OF PUBLIC SCHOOL SYSTEM FACILITIES.

OBJECTIVE 4.1 - SCHOOL BOARD REPRESENTATION

Policy 4.1.1 Appointed Local Planning Agency (LPA) and Planning Commission Members

As provided in the Interlocal Agreement, the County shall include a representative appointed by the School Board on the Local Planning Agency (LPA) and Planning Commission as a voting member.

Policy 4.1.2 Development Review Representative

As provided in the Interlocal Agreement, the School Board will appoint a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

OBJECTIVE 4.2 - JOINT MEETINGS

The County shall participate in meetings and other actions established to promote coordination and the sharing of data and information.

Policy 4.2.1 Staff Working Group

As provided in the Interlocal Agreement, a staff working group of the County, SBAC and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall coordinate and convene the semi-annual meeting.

Policy 4.2.2 Annual Meeting of Elected Officials

One or more representatives of the County, each City, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

OBJECTIVE 4.3 - COORDINATE STUDENT ENROLLMENT & POPULATION PROJECTIONS

The County will coordinate with the SBAC and the municipalities within the County to maintain and update student enrollment and population projections.

Policy 4.3.1 Annual Revision and Distribution

The County will coordinate with the SBAC and the municipalities to base school planning upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be reviewed and updated annually.

Policy 4.3.2 Enrollment Projections

The School Board shall use student population projections based on information produced by the demographic and education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department Of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request the SBAC will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

Policy 4.3.3 Planning Data on Growth and Development

As provided in the Interlocal Agreement, the County will provide to the SBAC, on an annual basis, a report on growth and development trends in the unincorporated area of the County for the preceding calendar year. The County, in coordination with the municipalities, will generate data on growth and development for the School Board's consideration in allocating the projected student enrollment into school attendance zones.

Policy 4.3.4 The School District's Five-Year District Facilities Work Program

No later than October 1st of each year, the School Board shall submit to the County the district's tentative Five Year District Facilities Work Program. The program will be consistent with the requirements of Sections 1013.31 and 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5, 10, 20 year time periods, and options to reduce the need for additional student stations. The County shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

Policy 4.3.5 Educational Plant Survey

At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy 4.2.1 will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

OBJECTIVE 4.4 - SCHOOL SITE SELECTION, EXPANSIONS AND CLOSURES

The County, in conjunction with the SBAC, shall implement an effective and equitable process for identification and selection of school sites and for the review of significant expansions and closures.

Policy 4.4.1 Advisory Committees

The SBAC will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions

and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include at least one staff member of the County, a staff representative from each of the municipalities, and a diverse group of community members.

Policy 4.4.2 New School Sites

When the need for a new school site is identified in the Five Year District Facilities Work Program, the SPAC will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the County with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites in order of preference.

Policy 4.4.3 Expansions and Closures

For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

Policy 4.4.4 Expeditious Consistency Review

At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the SBAC shall provide written notice of its intent to the County. The County shall notify the SBAC within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33, Florida Statutes.

GOAL 5

MONITORING AND EVALUATION OF PUBLIC SCHOOL FACILITIES ELEMENT

OBJECTIVE 5.1 - COORDINATE THE COMPREHENSIVE PLAN WITH SCHOOL FACILITIES PLANS

On an ongoing basis, Alachua County shall evaluate the comprehensive plan with the school facilities plans of the SBAC to ensure consistency.

Policy 5.1.1 Coordination of Plan Amendments

Alachua County and the SBAC will coordinate during updates or amendments to the County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement.

Policy 5.1.2 Annual Meeting of the Staff Working Group

Consistent with the Interlocal Agreement for Public School Facility Planning, the Staff Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and the Interlocal Agreement and discuss recommendations for change.

Policy 5.1.3 Annual Meeting of the County and the SBAC

On an annual basis, Alachua County and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

PUBLIC SCHOOL FACILITIES ELEMENT DEFINITIONS

The terms used in this element shall be defined as follows:

Adequate school capacity - the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

Affected Jurisdictions – Local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

Capacity - "capacity" as defined in the FISH Manual.

Capacity Enhancement Agreement – An agreement between the SBAC, affected jurisdictions and a private entity (land owner, developer, applicant, etc) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

Existing school facilities - school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

Final Development Order – The approval by the County of a specific plan for a development with residential uses that specifies the maximum number and type of residential units. This may include approval of a final subdivision, final site plan, or functional equivalent as provided in the County's land development regulations.

Final Subdivision or Plat / Final Site Plan – The stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

FISH Capacity - capacity that is provided by "buildings and facilities," as defined in the FISH Manual.

FISH Manual - the document entitled "Florida Inventory of School Houses (FISH)," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual").

Five Year District Facilities Work Program or Work Program - the School District's Five Year District Facilities Work Program adopted pursuant to section 1013.35, F.S.

Land Use Decisions – future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

Planned school facilities - school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

Preliminary Development Plan Approval – An approval, in accordance with the County's land development regulations, that precedes the final development order and includes the maximum number and type of residential units.

Preliminary Subdivision or Plat / Preliminary Site Plan – Any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

Program Capacity – capacity that is provided by “buildings and facilities” as defined in the FISH Manual and modified by the SBAC to reflect measurable programmatic changes.

State Requirements for Educational Facilities (SREF) – Standards established by the State of Florida for the design and construction of public educational facilities. [<http://www.fldoe.org/edfacil/sref.asp>]

Total school facilities - Existing school facilities and planned school facilities.

Utilization of capacity - current enrollment at the time of a completed application for residential development.

Measurable programmatic change - means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

School Type - Elementary Schools are grades Pre-Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

COMMUNITY HEALTH ELEMENT



ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040



GOAL

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.

OBJECTIVE 1.1

Promote coordination among local health systems and entities.

- Policy 1.1.1** Alachua County will promote and support community health and wellness through policy coordination with national, state and local health programs and the local provision of health services, including coordination with municipalities, with the County Health Department, Alachua County Fire Rescue, higher education institutions, School Board of Alachua County (SBAC), and other community based health care providers including but not limited to safety net providers. Develop ongoing channels for cross-department collaboration, including interdepartmental task forces, cross-sector trainings, and formal and ad-hoc working groups; coordinate Plan implementation with all relevant departments.
- Policy 1.1.2** Promote co-location of health programs and services, particularly in underserved areas and in Transit Oriented Development areas, thru county facilities project plans and including incentives in community funding programs. Alachua County will support and promote equitable access to health care services and the safety net system for the County’s underserved population with transportation systems and transportation-assistance programs that enable low-income residents to access comprehensive health care including mental health, dental health and primary care.
- Policy 1.1.3** Utilize the Health Needs Assessment [HNA] and other data to identify areas in need of facilities to meet such needs as a community health centers to provide outpatient medical, dental, and mental health services for low-income populations and other special populations in need; based on this analysis assist with grant efforts to obtain adequate funding.
- Policy 1.1.4** Planning for public health clinics should include provision of complementary services, such as mental health, dental health, maternal health, OB/Gyn services providing Well Child medical care and related social services.
- Policy 1.1.5** Promote coordination among providers of housing and transportation assistance with health care service providers to address special health needs of the homeless and the transportation disadvantaged upon release from hospital.
- Policy 1.1.6** The [Future Land Use Element](#) shall include provisions in land use categories for mixed uses to allow co-location for senior housing, nursing homes, assisted living facilities and group homes for special needs population in proximity to health services.

- Policy 1.1.7** Alachua County and community based health care providers shall pursue grant funding to ensure evidence-based health promotion, reproductive health, community para-medicine, and chronic disease self-management programs are carried out at the community level through schools, public library branches, senior centers, nutrition programs, senior housing projects, private residences, faith-based groups, and other community based health care providers.
- Policy 1.1.8** Alachua County shall promote Public Safety for a healthy community through coordinating with the Community Traffic Safety Team and the Bicycle Pedestrian Advisory Board to pursue funding for a Pedestrian Safety Action Plan to address safety issues and disabled access, and to minimize traffic hazards and reduce crashes, injuries and fatalities through design of complete streets. To the maximum extent feasible, Alachua County will assist community and private efforts in applying GIS-enabled pedestrian walkability audit tools to collect and quickly analyze pedestrian infrastructure characteristics so that planners, health organization partners and practitioners, policy makers, and community members can make more effective decisions to improve safe environments for walkability.

OBJECTIVE 1.2

Develop and maintain ongoing County programs and infrastructure designed to support sustainable community health.

- Policy 1.2.1** Promote a healthy community by planning for and implementing a connected system of walkways and bikeways which will provide alternative modes of transportation while also encouraging recreation, fitness, physical activity and exposure to the natural environment.
- Policy 1.2.2** Develop and encourage civic engagement and volunteer opportunities in community projects that promote community health. Examples of such programs include health care provider volunteerism, creek and lake clean-ups, walk-to-school groups, Habitat for Humanity, and helpers for the elderly or disabled.
- Policy 1.2.3** Increase access to health-promoting foods and beverages in the community. Form partnerships with organizations or worksites, such as employers, health care facilities and schools, to encourage healthy foods and beverages. Connect with UF/IFAS Extension Office for support in nutrition, horticulture, seasonal produce information and healthy lifestyle programming.
- Policy 1.2.4** Promote a healthy community by providing for Aging in Place in residential development designs by allowing a mix of housing types and housing units that take into account visitability criteria and encourage Universal Design.
- Policy 1.2.5** Incorporate CPTED (Crime Prevention Through Environmental Design) principles in designing new parks or renovating existing ones, and in County facilities exterior spaces.

OBJECTIVE 1.3

Promote a healthy community by providing for healthy weight management and prevention of obesity and other chronic conditions by addressing nutrition and the built environment.

Policy 1.3.1 Alachua County shall promote access to healthful, affordable and nutritious food.

Policy 1.3.1.1 Promote food security and public health by encouraging locally-based food production, distribution, and choice in accordance with the [Future Land Use Element](#).

Policy 1.3.1.2 Alachua County shall consider programs to encourage property owners to make use of vacant properties as community gardens.

Policy 1.3.1.3 Continue to offer support for home and community gardening through programs offered by USDA Farm to School Programs and the Alachua County Extension Office and target low-income and populations at high-risk for health disparity for programs promoting gardening, healthy food access and nutrition improvement.

Policy 1.3.1.4 Alachua County shall discourage the sale of less healthy foods and beverages as defined by Institute of Medicine within local government facilities including recreational areas.

Policy 1.3.1.5 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.

Policy 1.3.2 Alachua County shall partner with local organizations and develop standards to promote community food systems.

Policy 1.3.2.1 Standards for community agriculture shall be developed in coordination with the UF IFAS and Extension agents and local and regional agricultural organizations. Existing standards will be utilized to the greatest extent possible.

Policy 1.3.2.2 As provided in the [Future Land Use](#) and [Energy Elements](#), Alachua County shall promote and develop standards for uses, including produce stands, farmers markets and food cooperatives, to facilitate location of fresh produce providers within or in close proximity to residential areas.

Policy 1.3.2.3 Alachua County shall utilize economic development tools including public/private partnerships, and site facilitation, to promote location of grocery stores and Farmers Markets in proximity to underserved areas.

(a) Coordinate with Regional Transit System [RTS] and other public transit providers to facilitate access to food shopping for transportation disadvantaged residents through incentives.

(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.

Policy 1.3.2.4 Alachua County shall work to implement the 2009 Hunger Abatement Plan and future updates, and shall provide technical assistance for community food access studies. Seek to eliminate food insecurity in Alachua County by 2050, and in the next 5 years increase community partnerships to meet food security goals. Encourage public and private efforts that support culturally appropriate food opportunities,

including grocery stores, farmers markets, food banks and nutrition programs, especially to meet the nutritional needs of infants, children, elders, and other vulnerable populations in their neighborhoods. [Preliminary measures subject to refinement in study required by Economic Element Policy 1.7.1.]

Policy 1.3.2.5 Alachua County should encourage edible landscaping (i.e., fruit trees and shrubs) for landscaping requirements through appropriate policy and standards of the ULDC.

Policy 1.3.2.6 Alachua County community planning efforts and community support programs will encourage participation by health coalitions and networks to create environments that support enjoyable, healthy eating, physical activity and a positive self-image.

Policy 1.3.3 Alachua County shall implement a Health in All Policies approach in order to use the built environment to promote the health and wellbeing of its citizens and reduce chronic disease.

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.

Policy 1.3.3.2 Alachua County will promote children's health by encouraging and supporting land uses in the environment surrounding schools and parks and on travel routes to schools and parks that complement and strengthen other formal programs, such as Safe Routes to Schools and Safe Routes to Parks.

Policy 1.3.3.3 Alachua County will promote a healthy community by developing convenient, safe, and attractive opportunities for physical activity for residents of all ages and income, as part of their daily activities.

OBJECTIVE 1.4

Promote a healthy community by enhancement of school-based health promotion and activities, including for persons with special needs.

Policy 1.4.1 The County should partner with education and governmental organizations to encourage community access to health information and education. Examples include the School Board of Alachua County, higher education institutions, Alachua County Library District, the Children's Trust of Alachua County, the State of Florida, and the various private and public educational and health programs available to the Alachua County community. Alachua County should help promote participation in the Teen Safe Driving Coalition.

Policy 1.4.2 Alachua County will assist efforts to promote Safe Routes To Schools consistent with the [Transportation Mobility](#) and [Public Schools Facilities Elements](#).

Policy 1.4.3 Co-location of Schools and parks shall be encouraged consistent with the [Recreation Element](#).

Policy 1.4.4 Community partnerships for children's advocacy will be a focus of County programs. Promote the use of schools as food distribution sites to increase food security for students and families. Examples include back-pack programs and school-based food pantries.

OBJECTIVE 1.5

Develop a reporting and monitoring system of indicators designed to assess Alachua County' progress toward sustainable community health, including patient centered primary and hospital care, dental, mental, substance abuse and vision care.

Policy 1.5.1 To assist in planning and coordinating the delivery of countywide healthcare services, Alachua County Health Care Advisory Board, County departments and community partners shall utilize the Health Needs Assessments [HNA], the Alachua County Health and Human Services Master Plan and Alachua County Health Department DOH Strategic Plan, to provide policy-makers with findings and recommendations that help strengthen local partnerships and achieve health equity, and apply this information in decision making processes.

Policy 1.5.1.1 Develop geographically indexed community health indicators designed to measure the County's progress toward a sustainable, efficient and effective community partnership system for community health. These indicators should also include data to help ensure appropriate services in convenient locations to address the health needs of different segments of the County population in a culturally responsive manner.

Policy 1.5.1.2 Use these community health indicators to inform long-term, mid-term (strategic), and budgetary decision-making. Recognize the importance of County services to local community character and sustainability by planning for and integrating public safety and health services into both short- and long-term planning and the budgeting process. Include consideration of health criteria and impacts as part of capital projects planning, to ensure consideration of health equity. [For example, by improving safe and active transportation].

Policy 1.5.1.3 Alachua County will work with Health Department and other health agencies and non-profit health organizations to assess impacts on public health as part of analysis of planning policies that affect things such as community design, mobility, aging in place, and health equity.

OBJECTIVE 1.6

Reduce the prevalence and incidence of substance abuse and strive for a drug-free community.

Policy 1.6.1 The County should partner with agencies and community organizations for education, prevention, harm reduction and treatment programs to reduce substance abuse in all neighborhoods and workplaces.

Policy 1.6.2 Alachua County shall coordinate substance abuse programs and policies with local health organizations including Tobacco Free Alachua, University of Florida Health Street, and the HPW Coalition.

Policy 1.6.3 Alachua County will reduce and maintain low nicotine, tobacco, alcohol, and drug abuse, and drug related crime rates.

Policy 1.6.4 Support efforts to reduce exposure to second-hand tobacco smoke in indoor and outdoor areas, particularly where vulnerable populations, such as children and seniors are likely to be present.

Policy 1.6.4.1 Encourage and support local jurisdictions in establishing smoke-free parks and recreational areas.

Policy 1.6.4.2 Encourage and support cities, workplaces, and multiunit housing to reduce residents' exposure to secondhand smoke by banning use on government property and public spaces and events, including outdoor dining and service areas, entryways, farmers' markets, plazas, and community street fairs.

Policy 1.6.5 Coordinate with cities and other stakeholders to establish tobacco free housing, and prohibit smoking including electronic delivery systems in multi-family residential housing.

Policy 1.6.5.1 Promote tobacco free multiunit housing which shares common walls, such as apartments, duplexes, townhouses, row houses, and condominiums.

Policy 1.6.6 Create a tobacco retail licensing policy that earmarks a portion of the license fee for compliance checks.

Policy 1.6.7 Consider the potential negative impacts of proposed uses involving selling or serving alcohol, tobacco products, electronic delivery systems, or any other controlled substance of a similar nature when a proposed site's proximity to other such uses and to youth serving facilities would result in negative impacts. Establish standards for mitigation of impact or restriction of sales.

Policy 1.6.7.1 Encourage and support cities to restrict the number of tobacco and electronic delivery systems retailers near schools, other youth-populated areas, and areas with a high density of existing tobacco retailers.

Policy 1.6.8 Encourage and support cities, workplaces, and multiunit housing to include limitations or restrictions on electronic smoking devices in all (existing) smoking and tobacco policies, regulations, and educational programs.

Policy 1.6.8.1 Support the elimination of the sale and distribution of mentholated cigarettes and/or other flavored tobacco including electronic nicotine delivery products.

Policy 1.6.9 Support and increase the number of programs, clinics, and social service agencies that implement evidenced-based tobacco cessation treatment services.

OBJECTIVE 1.7

Increase equitable access to affordable mental health services.

Policy 1.7.1 Alachua County shall coordinate with service providers and community organizations to promote Mental Health First Aid and other support programs for children, youth, seniors and at-risk populations.

Policy 1.7.2 Alachua County will support community efforts to provide mentoring of youth in partnership with SBAC, after school non-profit organizations, and the Institute for Workforce Innovation.

Policy 1.7.3 Alachua County will support efforts of health professionals to identify populations at-risk to target mental health services.

OBJECTIVE 1.8

Increase equitable access to affordable dental health services.

- Policy 1.8.1** Alachua County shall coordinate with service providers and community organizations to promote and support dental health programs for children, youth, working-age adults, and older adults.
- Policy 1.8.2** Alachua County will support efforts of health professionals to identify populations at high risk for dental diseases and conditions to target dental health services.
- Policy 1.8.3** Alachua County shall support school-based dental screening, prevention, education and treatment programs in high-risk schools in collaboration with service providers and community organizations.
- Policy 1.8.4** Alachua County shall support dental screening, prevention, education, and treatment programs for older adults in nursing homes, assisted living facilities, and other community centers.
- Policy 1.8.5** Alachua County shall encourage County-wide community water fluoridation.

OBJECTIVE 1.9

Alachua County shall support programs to reduce poverty and its effects.

- Policy 1.9.1** Encourage coordinated service delivery for food, housing, transportation, health and dental care, and other basic necessities for people and families in need, including support of the safety net. Identify and support community based programs and services that address health risks resulting from abuse, poverty, homelessness, and untreated medical conditions. Encourage collaboration between existing partners, prioritize funding initiatives, and organize community resources to intervene for vulnerable individuals to create a comprehensive safety net.
- Policy 1.9.2** Contribute to efforts that help people meet their basic needs, maintain their independence as long as possible, and remain in their neighborhoods of choice.
- Policy 1.9.3** Allow temporary shelter for those who are homeless and invest in services and programs that provide a pathway to permanent housing.
- Policy 1.9.4** Develop an increased level of emergency preparedness among all segments of the population to help coordinate governmental response and recovery efforts that seek to minimize the adversity of a major emergency or disaster.

COMMUNITY HEALTH ELEMENT DEFINITIONS

Complete Streets- Streets with safe travel facilities for all users—pedestrians, bicyclists, motorists and transit riders—of all ages and ability levels. Facilities on a complete street include sidewalks, bike lanes, wide shoulders, crosswalks, refuge medians, bus pullouts or special bus lanes, raised crosswalks, audible pedestrian signals, sidewalk bulb-outs or other physical design details to promote mode choice.

Corner Store- Typically defined as a small-scale store that sells a limited selection of food and other products. These businesses are also referred to as convenience stores or bodegas. ([United States Department of Agriculture, Healthy Corner Stores Guide](#))

Food desert - A geographic area where residents have limited access to affordable, healthy food options (especially fresh produce) determined by low income and distance to major supermarket locations. Food deserts are based on USDA data with low income census tracts determined by a poverty rate of 20% or higher, or tracts with a median family income less than 80% of median family income for the state or metropolitan area. Food deserts are low-income census tracts where at least 500 people and/or at least 33 percent of the census tract's population reside more than 1 mile (urban) or 10 miles (rural) from the nearest supermarket.

Health Equity - 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.

Health Needs Assessment [HNA]- Health needs assessment (HNA) is a systematic method for reviewing the health issues facing a population, leading to agreed priorities and resource allocation that will improve health and reduce inequalities. [Update for Alachua County and sub-geographies used to determine priority of local health service needs, March 2010]

Universal Design- Building design that is suitable for all ages and abilities, which includes criteria of equitable use (useful and marketable to everyone), flexible (accommodates many preferences and abilities), simple and intuitive (easy to understand), tolerance for error (minimizes hazards and accidents), and low physical effort (design maximizes efficiency and minimizes fatigue).

Visitability- Although less than the ideal of a universally designed home, visitability is actually universal design practiced through community and neighborhood planning. It ensures that a basic level of accessibility will be provided in all housing, and, it opens opportunities for participation in community life. Key features of Visitability are (1) at least one zero-step entrance to homes; (2) all interior doors providing 32" passage space; and (3) at least a half bathroom on the main floor.

Walkability Audits- a community-based exercise intended to highlight opportunities, identify obstacles, and evaluate how easy it is to get around a neighborhood on foot. Specifically, GIS based walkability audit tools could apply unique sets of walkability measures to different types of walking environments [urban/rural]; perhaps focus auditing activities on major streets and intersections only (e.g. do not audit neighborhood streets where possible); include subjective as well as objective measures of the streetscape; verify the accuracy of digital base maps before widespread implementation; and continuously evaluate whether the simpler technology of pen and paper would be preferable alternatives.