



Z24-000010: County Initiated Text Amendment to Alachua County Comprehensive Plan to Update Capital Improvements Project Schedules

Board of County Commissioners Transmittal Public Hearing

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Background

- Florida Statutes Section 163,3177 (3)(a) requires that local comprehensive plans contain a Capital Improvements Element which considers the need for and the location of public facilities.
- The Element must contain a schedule of publicly funded capital improvement projects that are necessary to ensure that any adopted level of service standards are achieved and maintained for at least a 5-year period.
- The capital improvements schedule must include an estimate of public facility costs, a delineation of when facilities will be needed, the general location of facilities, and the projected revenue sources to fund the facilities.
- The statute requires that the capital improvements element be reviewed on an annual basis and updated if necessary.

Background

- The adopted Comprehensive Plan Capital Improvements Element contains schedules of capital improvement projects for multimodal transportation, recreation, and public schools.
- The adopted schedules are no longer current and need to be updated for consistency with other adopted ordinances and plans such as:
 - Alachua County FY 2025 Budget, Capital Improvements Program
 - Transportation Impact Fee/Mobility Fee Ordinances
 - Recreation Master Plan
 - Alachua County School District 5-Year Facilities Workplan

Capital Improvement Project Table Updates – Transportation

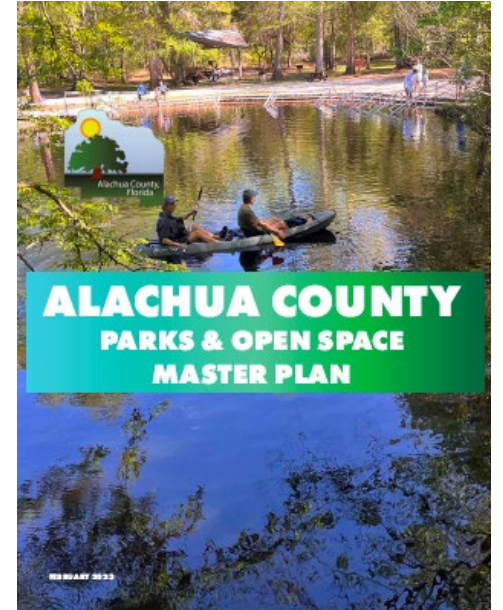
- County Commission Adopted a Mobility Fee to replace the Multi-modal Transportation Mitigation in November 2023
 - Mobility Fee is like an impact fee, but funds projects that provide mobility throughout the County
 - Mobility Fee is based, in part, on the projects that the County adopts to provide that mobility
 - Fee went into effect on March 1, 2024
- This update includes the project lists included in the adopted Mobility Fee

Capital Improvement Project Table Updates – Transportation

- Transportation Projects are identified for certain timeframes, not for specific years
- Generally, current tables are replaced with new tables with similar types of projects
- Update includes one new Table (1e) that identifies a new set of project types that can be funded with the Mobility Fee
 - Not specific projects, but types of projects
 - Specific projects for any given fiscal year are identified in the Boards adopted Capital Improvement Plan as part of its budget

Capital Improvement Project Table Updates– Recreation

- Alachua County completed a Parks and Open Space Master Plan in 2023 which serves as a guide for planning and funding of recreation capital improvements.
- 10-Year Wild Spaces Public Places (WSPP) 1-cent infrastructure surtax passed in 2022 (½ cent to parks and conservation lands).
- WSPP surtax will help to realize the long-range vision of the Parks Master Plan by providing funding for improvements to existing facilities and for new recreation facilities.

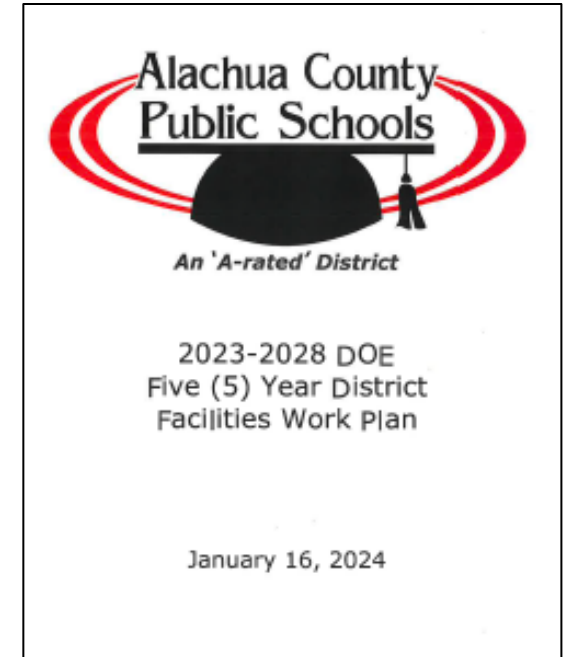


Capital Improvement Project Table Updates - Recreation

- Project tables in adopted Comprehensive Plan are no longer current and are proposed to be updated for consistency with adopted County budget capital improvements program.
- 24 park improvement projects totaling nearly \$19 million
- Key projects for Fiscal Years 2025 to 2029:
 - West End: New park
 - Pinesville/St. Peter Park: New park
 - Jonesville Park: Soccer stadium and pickleball courts
 - Copeland and Montechoa Parks: Playground and site improvements
 - Cuscowilla: Playground
 - Veterans Park: Playground and roller rink or pickleball

Capital Improvement Project Table Updates– Public Schools

- Project table in adopted Comprehensive Plan is no longer current and is proposed to be updated for consistency with School Board 5-Year District Facilities Work Plan for 2023-2028.
- Updates are required per Comp Plan Public School Facilities Element and Schools Interlocal Agreement
- One public school capacity project included in capital improvements program for five-year period:
 - Littlewood Elementary: 2 new classroom buildings and 49 new and renovated classrooms (in progress)



Planning Commission/Local Planning Agency Recommendation

- The Alachua County Planning Commission serving as the Local Planning Agency (LPA) held a public hearing on the proposed amendment on November 20, 2024.
- The LPA Recommended that the BoCC approve transmittal of Comprehensive Plan Amendment Z24-000010 to the state land planning agency and other agencies for review and comment pursuant to Section 163.3184, Florida Statutes.

Staff Recommendation

Approve transmittal of Comprehensive Plan Amendment Z24-000010 to the state land planning agency and other agencies for review and comment pursuant to Section 163.3184, Florida Statutes.

Questions and Discussion