



# Alachua County Comprehensive Plan Evaluation and Update Process Overview

**Board of County Commissioners Meeting: February 25, 2025**

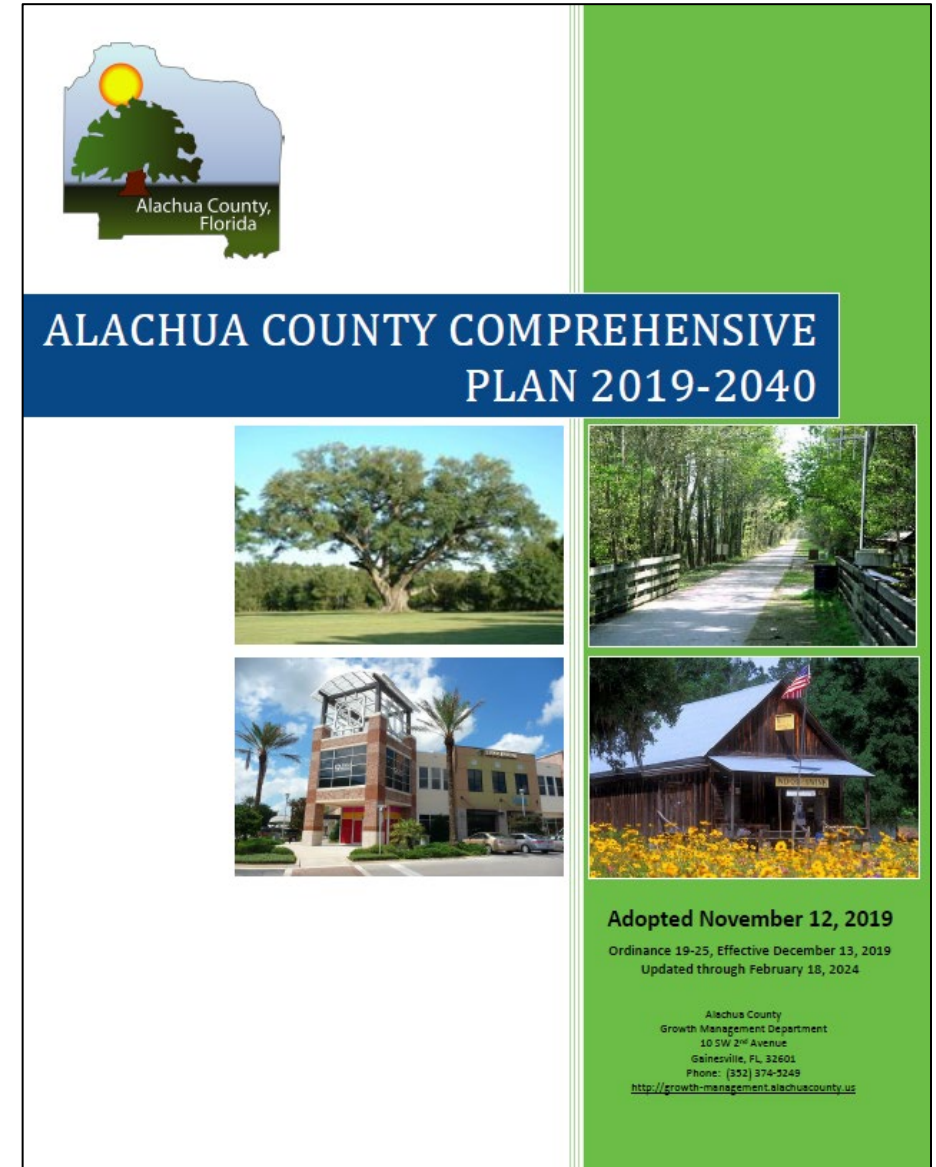
Ben Chumley, Principal Planner  
Alachua County Growth Management Department

## Purpose of Presentation

- Introductory overview of the County's Comprehensive Plan evaluation and update process and timeline for 2025-2026.
- No specific action required by BoCC today.
- Any BoCC direction on policy focus areas or process can be built into the workplan going forward.

## What is the Comprehensive Plan?

- Long-range planning document (~20 years).
- Expresses the community's vision in terms of goals, objectives, policies, and strategies.
- Identifies community assets and needs.
- Based on broad community input and adopted by the County Commission.
- Guides local government decision-making.
- Required by statute for all local governments.
- Evaluation and update every 7-8 years.



**ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040**


**Adopted November 12, 2019**  
Ordinance 19-25, Effective December 13, 2019  
Updated through February 18, 2024

Alachua County  
Growth Management Department  
10 SW 2<sup>nd</sup> Avenue  
Gainesville, FL 32601  
Phone: (352) 374-5249  
<http://growth-management.alachucounty.us>


## Alachua County Comprehensive Plan Elements

- Future Land Use
- Transportation Mobility
- Housing
- Potable Water & Sanitary Sewer
- Solid Waste
- Stormwater
- Conservation & Open Space
- Recreation
- Public School Facilities\*
- Intergovernmental Coordination
- Capital Improvements
- Economic Element\*
- Historic Preservation\*
- Community Health\*
- Energy\*
- Property Rights

\* Per Florida Statutes, these are “optional elements” that are included in the County’s Comprehensive Plan. Other elements are required by Statute.



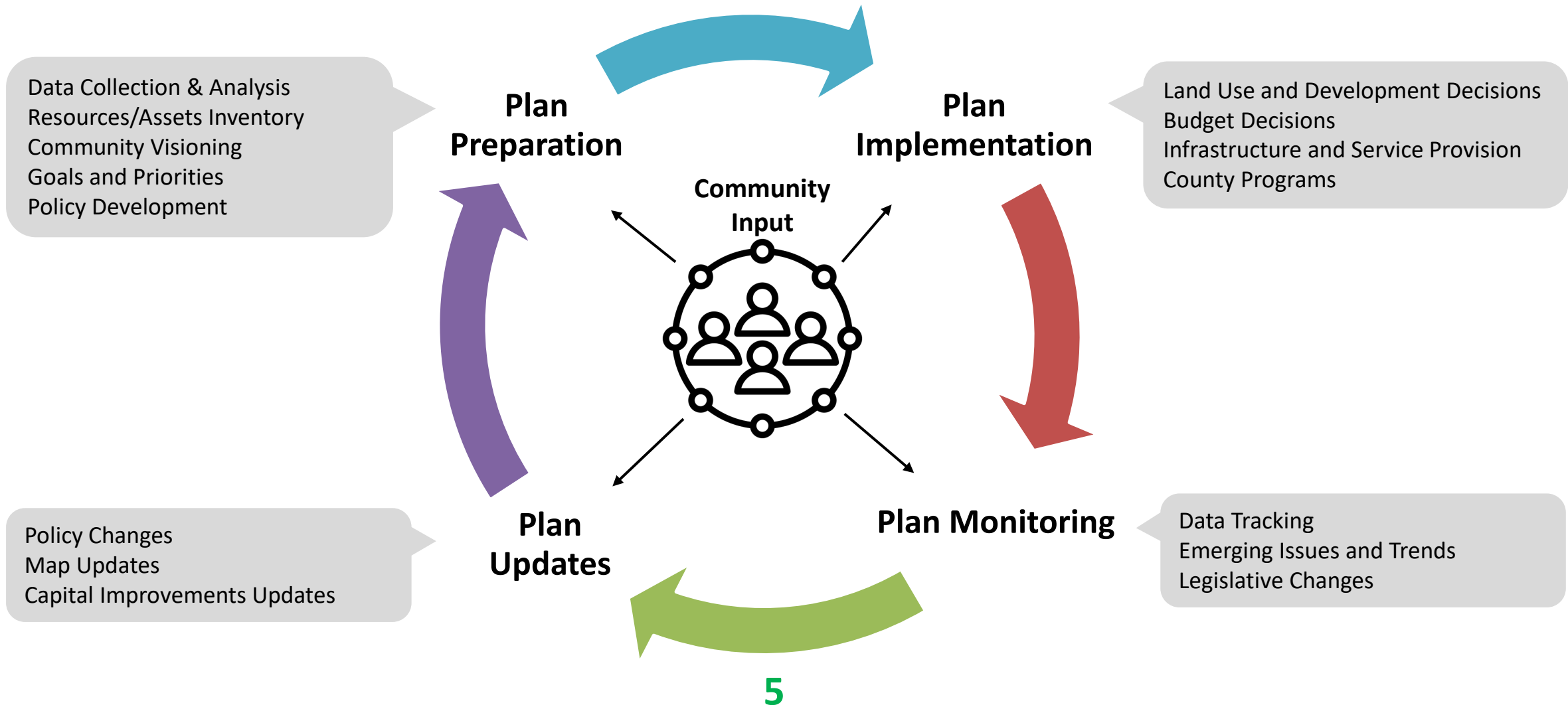
**ALACHUA COUNTY COMPREHENSIVE  
PLAN 2019-2040**



**Adopted November 12, 2019**  
Ordinance 19-25, Effective December 13, 2019  
Updated through February 18, 2024

Alachua County  
Growth Management Department  
10 SW 2nd Avenue  
Gainesville, FL 32601  
Phone: (352) 374-9249  
<http://growth-management.alachuacounty.us>

# Comprehensive Planning is a Continuous Process



## State Requirements for Comprehensive Plan Evaluation & Update

*Section 163.3191, Florida Statutes*

- At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if amendments are necessary to reflect a minimum planning period of 10 years and to reflect changes in state statutory requirements since the last update of the plan, and notify the state as to its determination.
- Local governments must also evaluate and, as necessary, update the Plan to reflect changes in local conditions.
- Alachua County must submit its determination to the State in writing by April 1, 2025.
- If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state statutes, the amendments must be transmitted for state agency review within 1 year.

## General Process Alachua County Comprehensive Plan Update

- **Part 1** – Determination whether any updates are necessary to reflect changes in statutory requirements
  - Technical review by staff (currently near completion)
  - Determination letter to be submitted to State by April 1, 2025
- **Part 2** – Proposed amendments to Plan as needed to reflect changes in statutes and to address local issues.
  - Broad-based community input process in 2025-2026 to identify local issues and prepare proposed amendments to the Plan

## Process Scope Part 1: State Notification

- Staff review of Comprehensive Plan to determine whether any updates are necessary to reflect a minimum planning period of 10 years or to reflect changes in state requirements. The County must notify the State of its determination by **April 1, 2025**.
- Request BoCC approval of letter from Chair notifying the State Land Planning Agency of the County's determination.
  - March 25th BoCC Meeting



## Process Scope Part 2: Local Issues and Plan Amendments

- Local issues will be identified through broad-based community engagement process.
- Plan amendments necessary to reflect local issues and changes in statutory requirements must be prepared and transmitted within 1 year of County's notification letter to State.
- Depending on the number and complexity of local issues to be considered, some local issue amendments may need to be handled separately from the Evaluation and Update process.

## Scoping of Local Issues

A variety of strategies will be used to solicit input on the local issues to be considered as part of the Comprehensive Plan Update, such as:

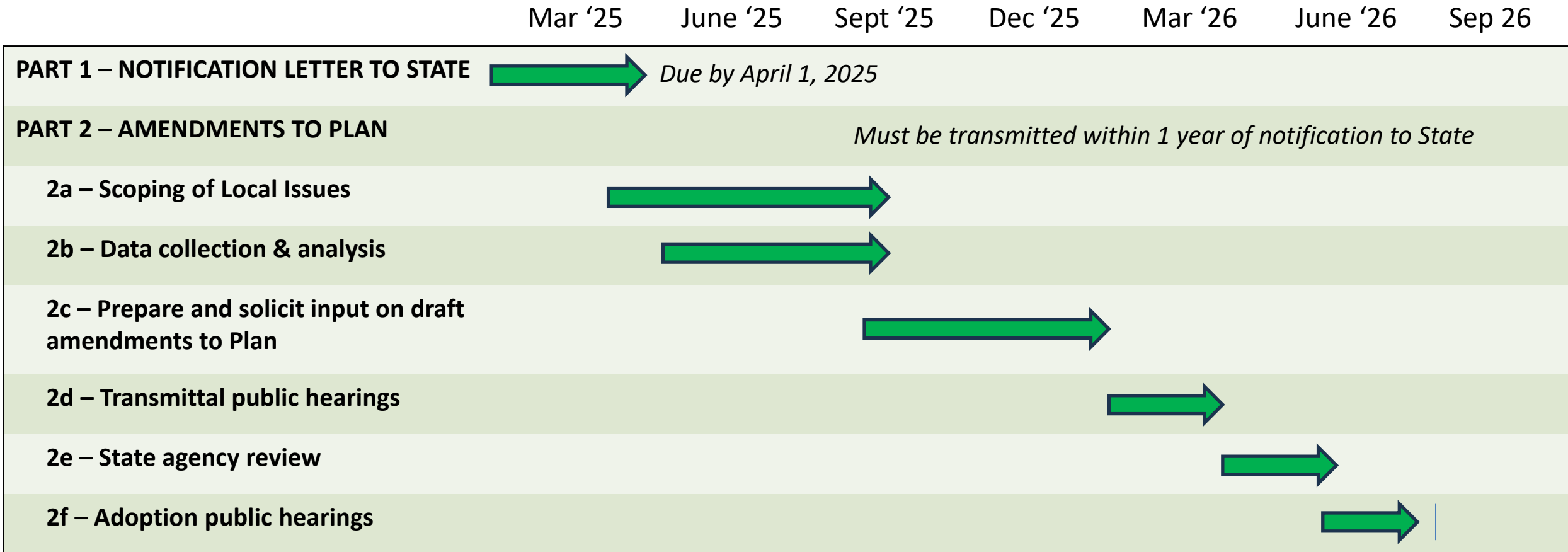
- Board of County Commissioners Workshops
- County Advisory Committee discussions
- Community Workshops
- Public Surveys/Questionnaires
- General publicity via press release, print media, social media, web site, and email lists.
- Attendance at community events
- Meetings with key staff of County departments
- Meetings with interested local organizations

## Local Issues - Other County Planning Efforts

Recently-completed or ongoing County planning efforts will inform the Comprehensive Plan Evaluation & Update:

- Climate Action Plan
- Parks Master Plan
- Fire Master Plan
- Equity Audit of Comprehensive Plan
- Bicycle-Pedestrian Master Plan
- Forward Focus Eastern Alachua County
- Affordable Housing Efforts
- Open Space and Tree Protection Standards for Development

## Process Overview and Timeline



# Questions and Discussion

For more information, contact:

Ben Chumley, Principal Planner  
Alachua County Department of Growth Management  
(352) 374-5249  
[BDChumley@alachuacounty.us](mailto:BDChumley@alachuacounty.us)