



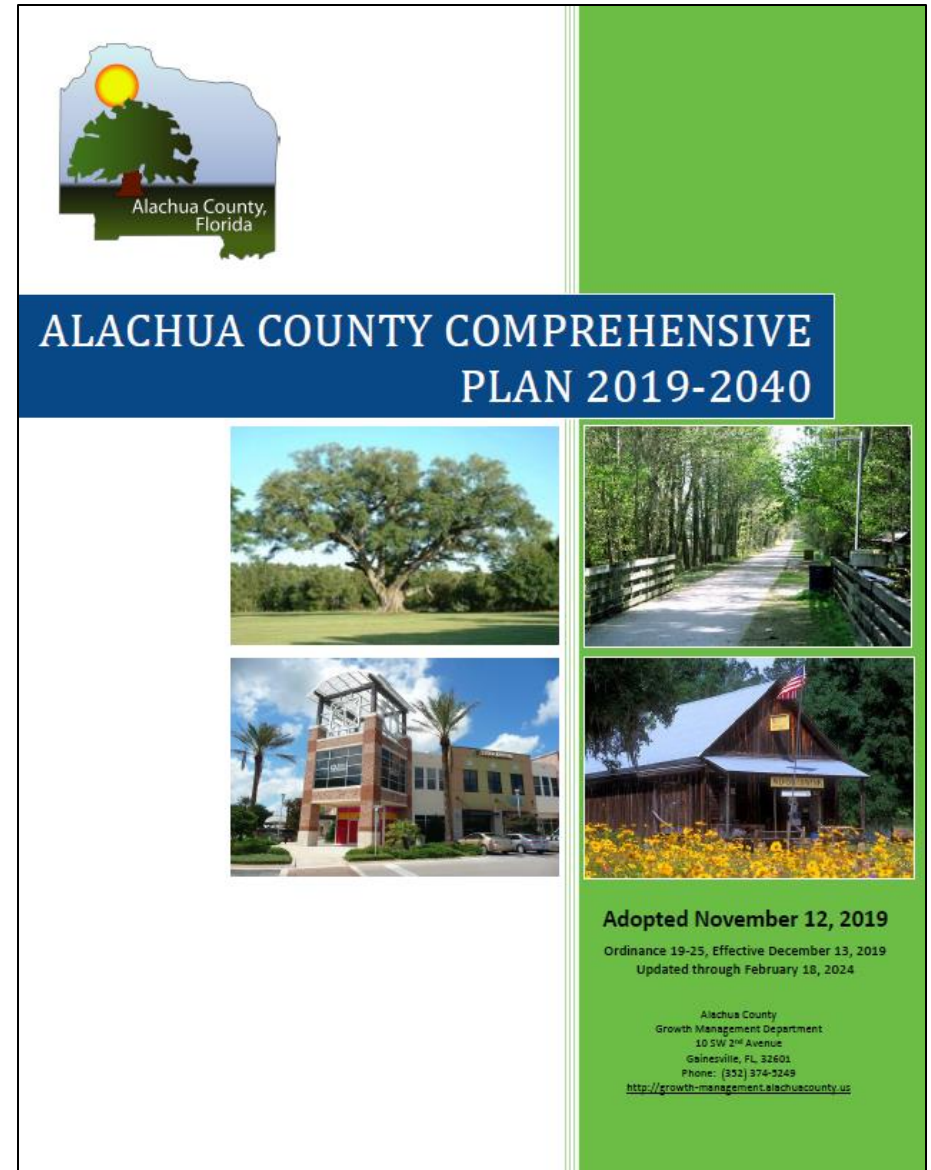
# Alachua County Land Use and Zoning Overview

Equity Advisory Board  
January 16, 2025

Jeff Hays, Director  
Alachua County Growth Management Department

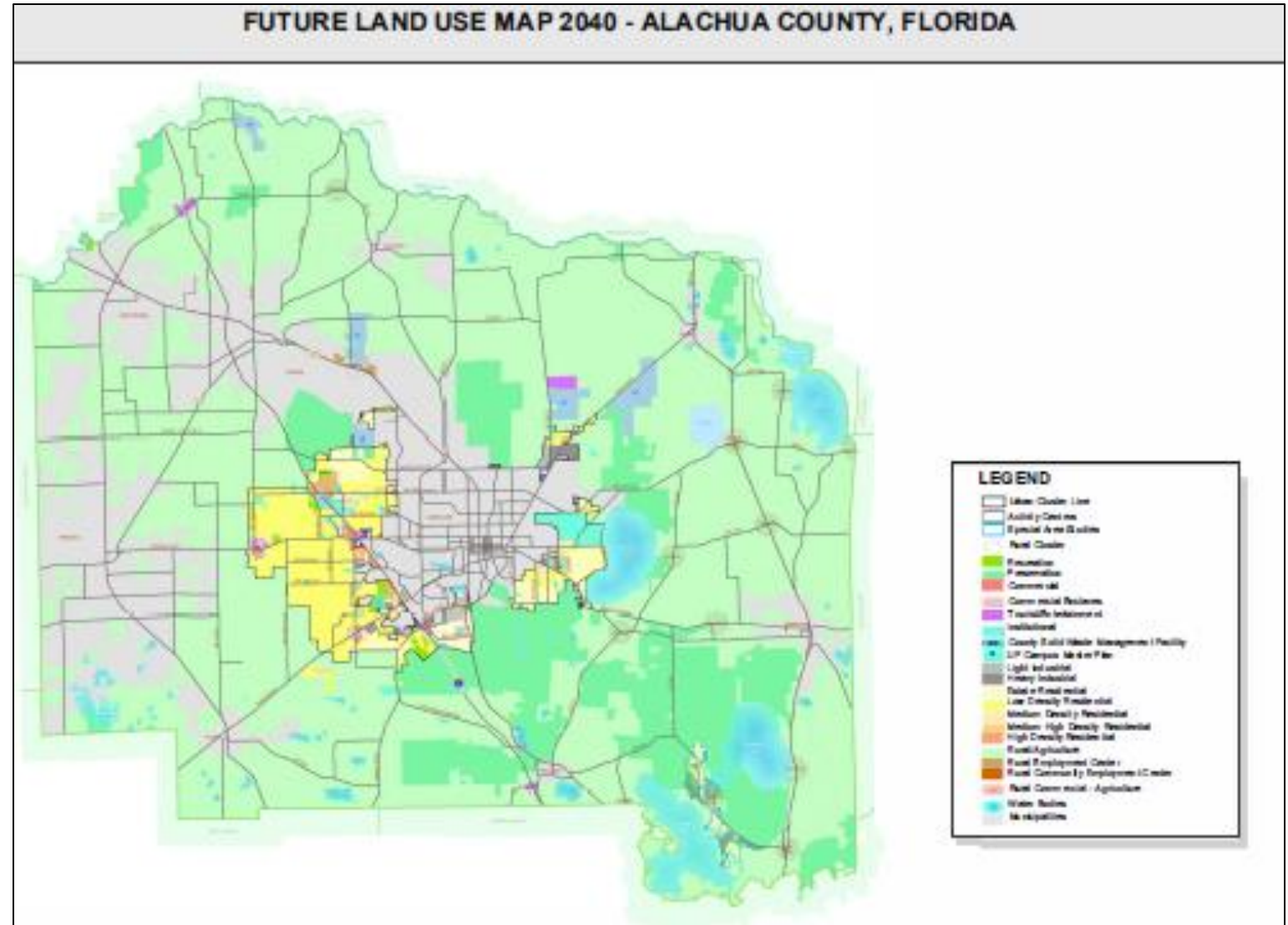
## What is the Comprehensive Plan?

- Long-range planning document (~20 years)
- Expresses the community's overarching vision, goals, objectives, policies, and strategies.
- Covers topic areas such as land use, housing, natural resource protection, economic development and public facilities & services.
- Based on broad community input and adopted by local governing board (County Commission)
- Guides local government decision-making



## Future Land Use Map

- Part of Comprehensive Plan
- All land in County has a future land use map designation.
- Broad categories such as commercial, industrial, and residential.
- Development must be consistent with the future land use map categories
- Each City has its own Future Land Use Map



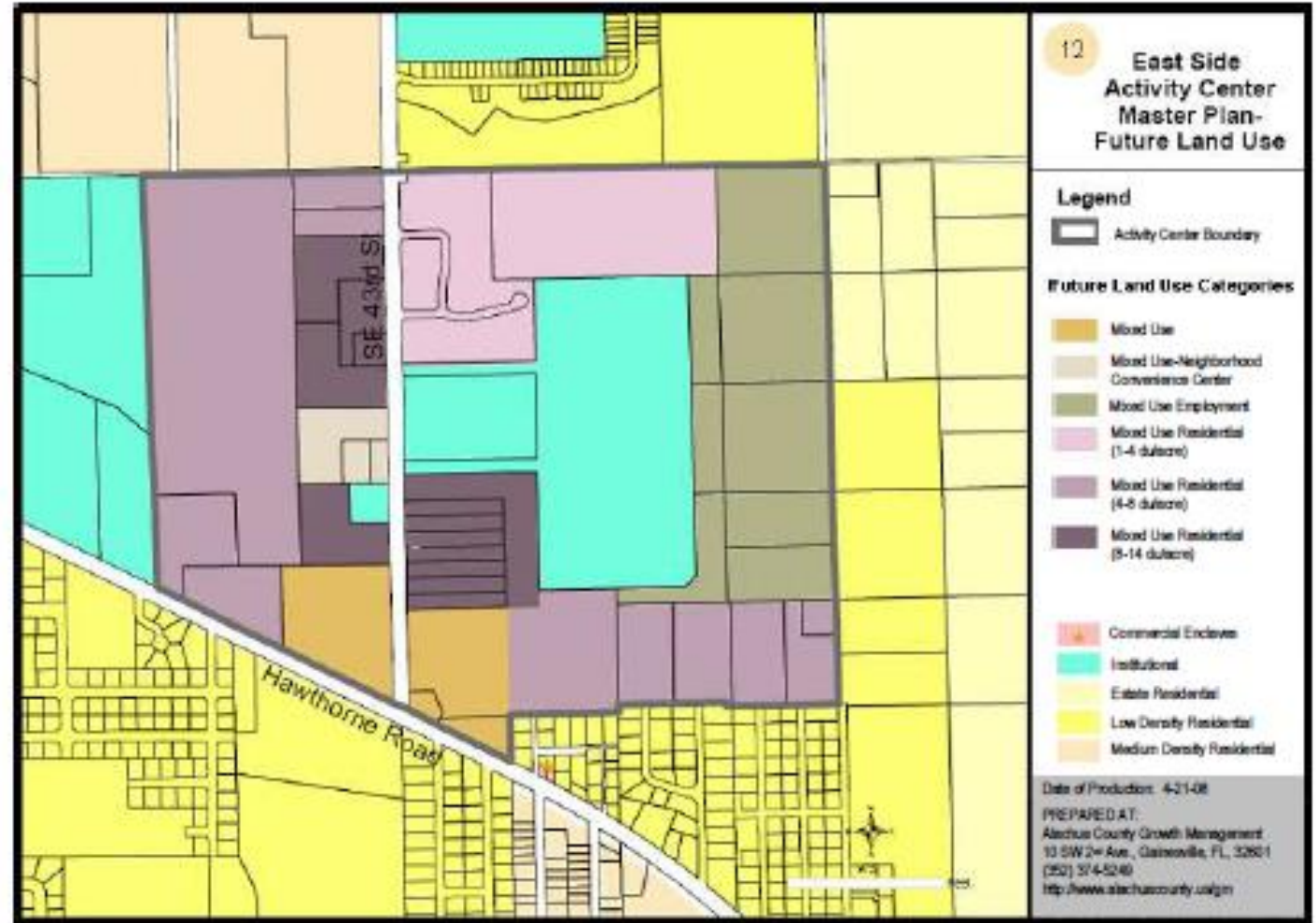
## Zoning

- All land in County has a zoning designation.
- Zoning must be consistent with the future land use map designation pursuant to the Comprehensive Plan
- Zoning provides detailed regulation for allowable types of development, lot sizes, building height, and setbacks.
- Each City has its own Zoning based on its comprehensive plan.



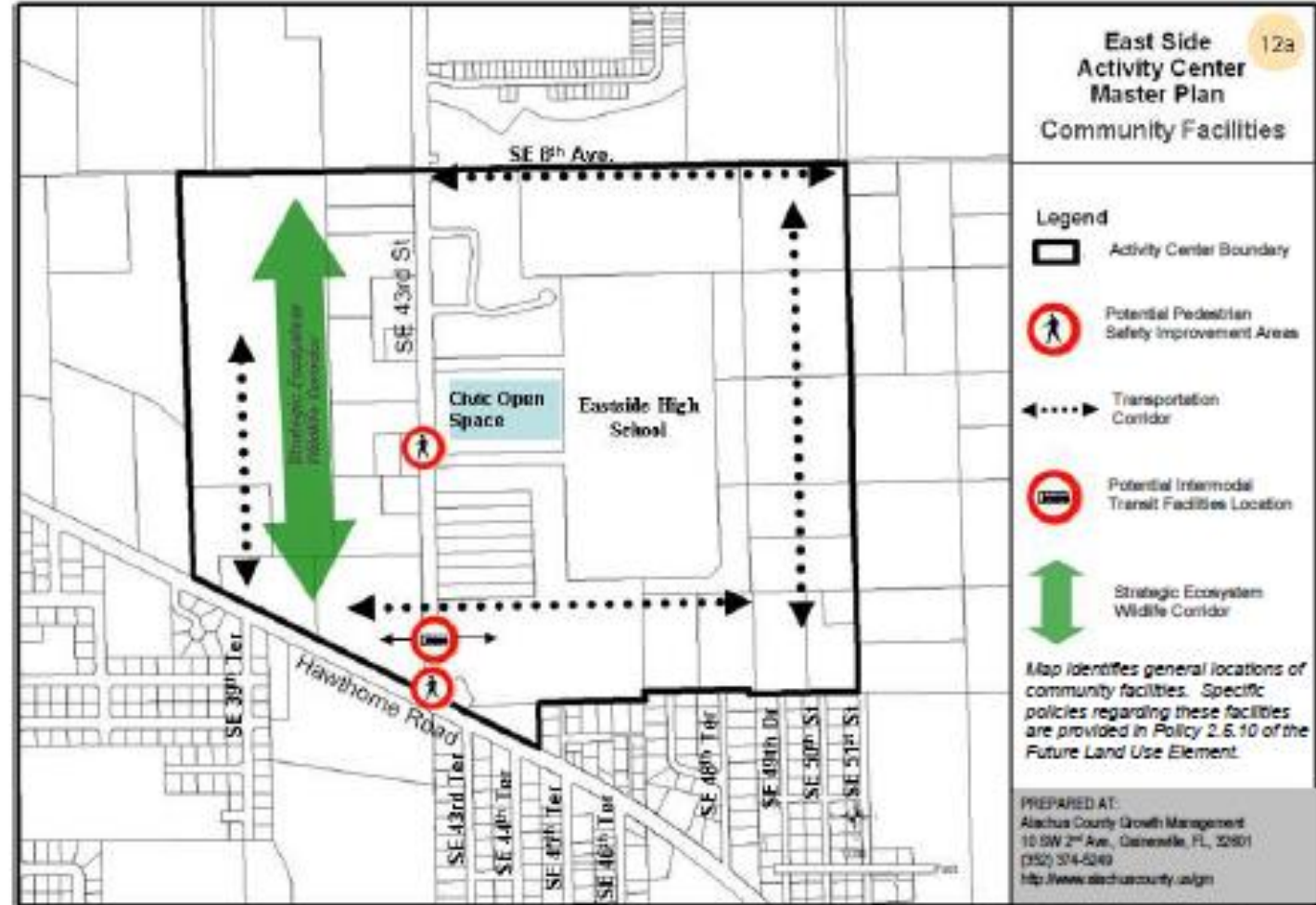
## Activity Centers

- Activity Centers are small areas designated in the Comprehensive Plan for higher density and higher intensity mixed use development.
- Eastside Activity Center (area around Eastside High School) has been designated as a mixed-use Activity Center since 1994.
- Activity Center Plan policies updated in 2008.

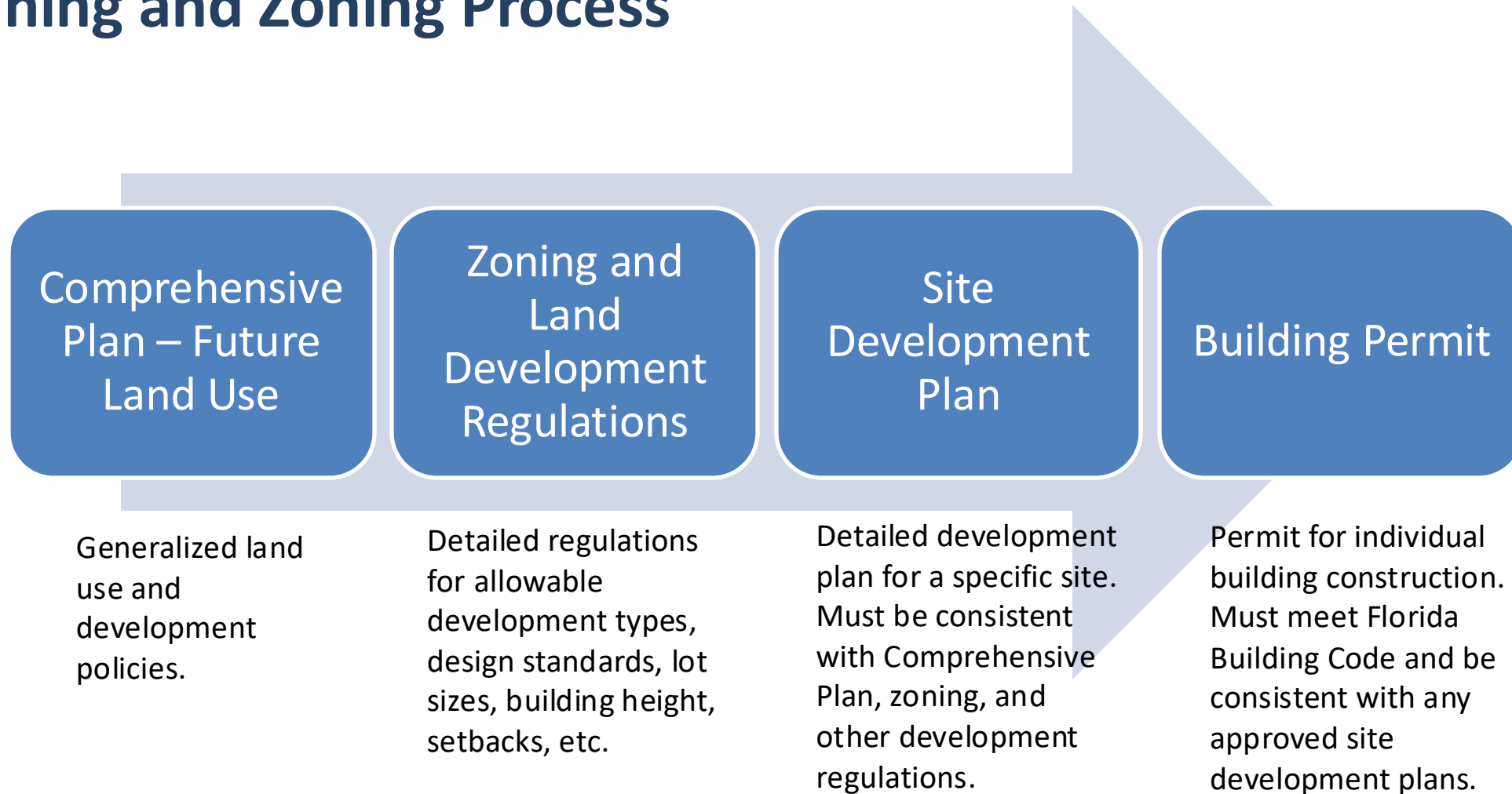


## Eastside Activity Center

- Conceptual plan for future transportation and internal road infrastructure needs.
- Utility infrastructure needs.
- Strategic Ecosystem corridor.

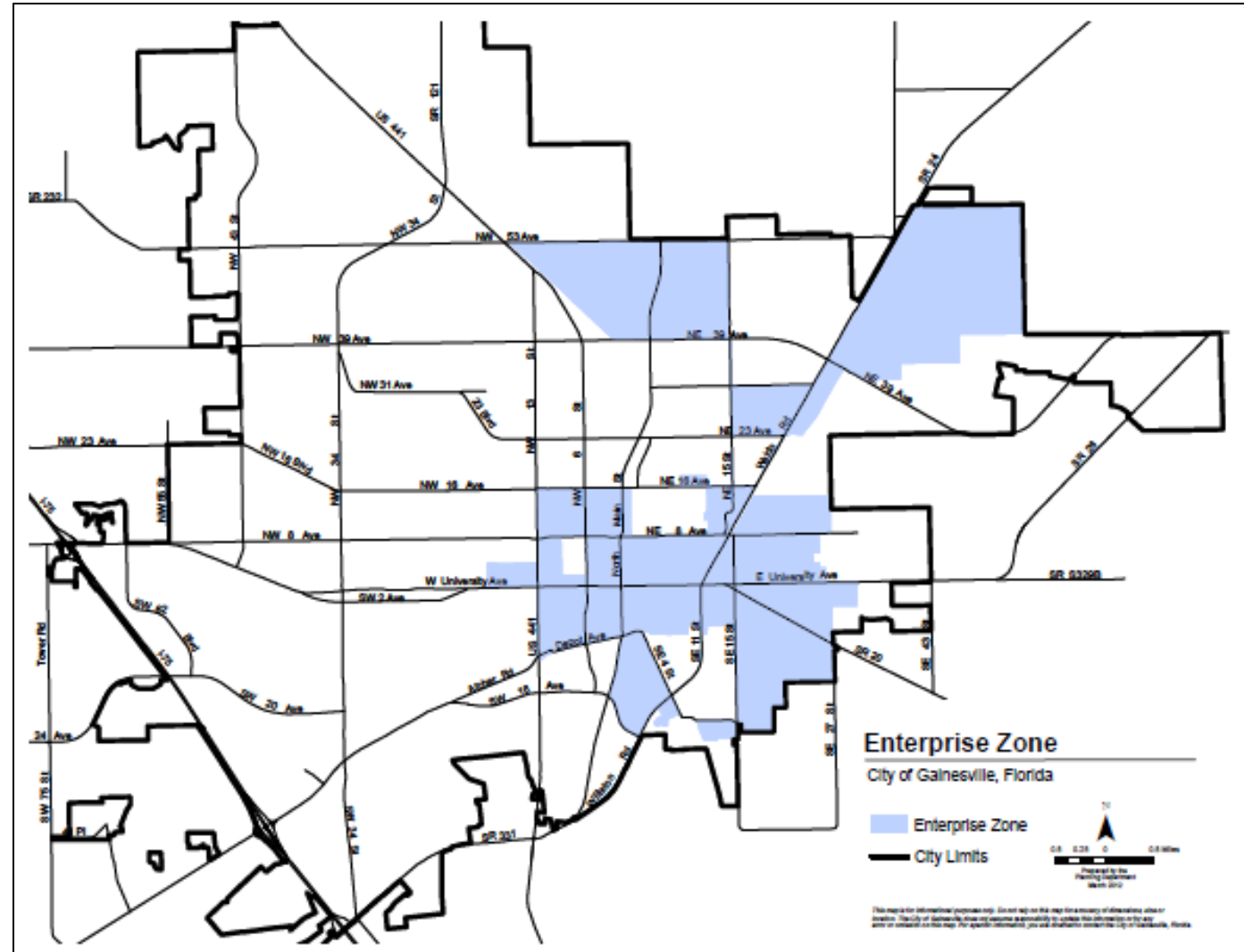


## Planning and Zoning Process



## Gainesville Enterprise Zone

- Enterprise Zones were a State of Florida program to help encourage economic development. State program was sunset several years ago.
- City of Gainesville Enterprise Zones still exist.
- City offers discounted permitting fees for building and development within Enterprise Zones.





## Alachua County Fee Incentives for Development

- Alachua County does not have Enterprise Zones.
- County offers a 50% reduction in application fees for building permits, zoning and development plans within the eastern portion of the Urban Cluster.
- Intent is to encourage development in unincorporated East Gainesville.

**Thank you!**

**Questions?**