

DISCOVER

1824 - 2024



ALACHUA

BICENTENNIAL

СОЦИТ



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

# Alachus County Bachus County Bachus County Comprehensive Dana 2019-2040





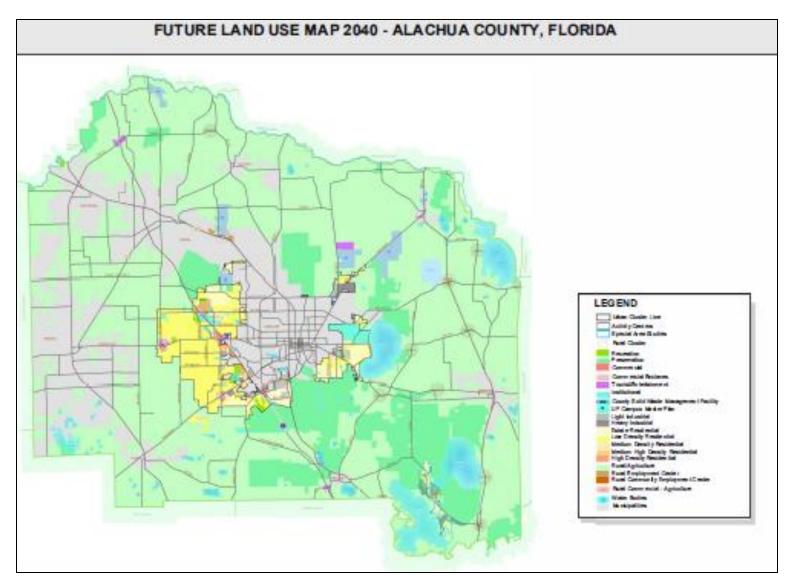
#### Adopted November 12, 2019

Ordinance 19-25, Effective December 13, 2019 Updated through February 18, 2024

Alschus County Growth Management Department 10 SW 2<sup>rd</sup> Avenue Geinesville, FL 32601 Phone: (332) 374-3243 <u>http://growth-management.alschuscounty.u</u>

### **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

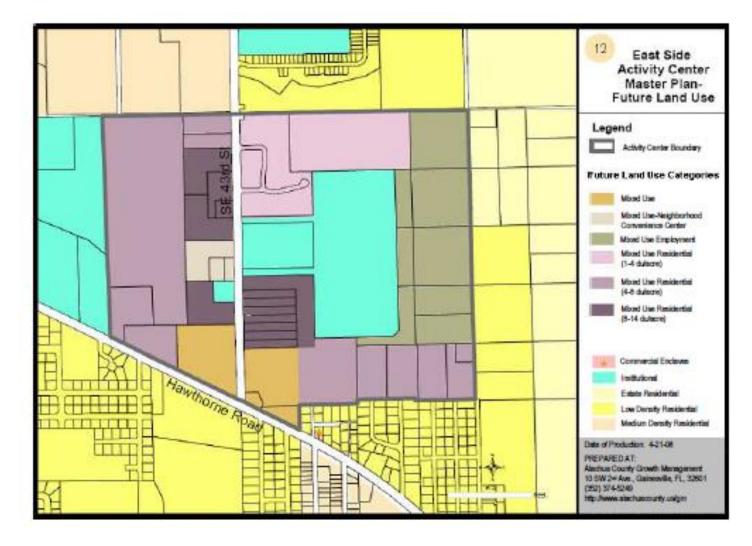


### Zoning

- 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.

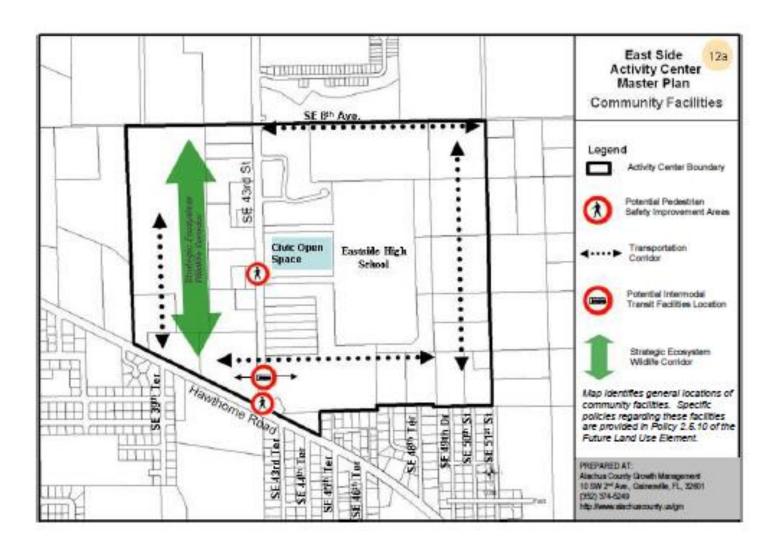
### **Activity Centers**

- 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 mixeduse 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**

Comprehensive Plan – Future Land Use Zoning and Land Development Regulations

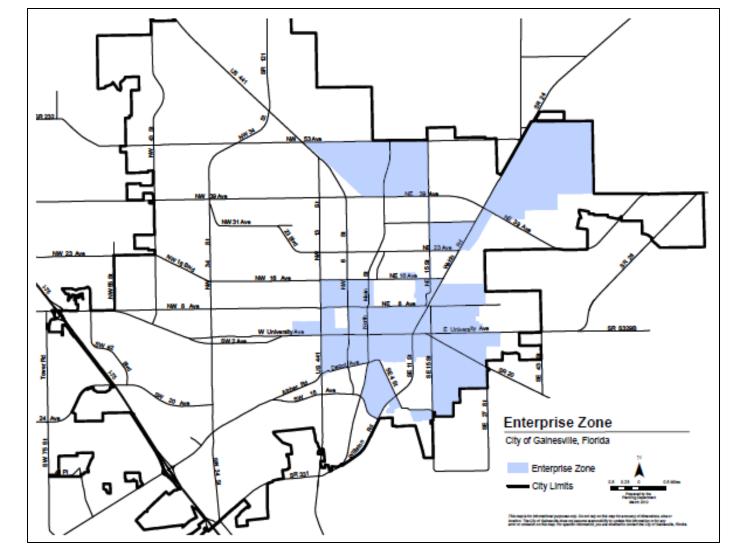
#### Site Development Plan

#### Building Permit

Generalized land use and development policies. Detailed regulations for allowable development types, design standards, lot sizes, building height, setbacks, etc. Detailed development plan for a specific site. Must be consistent with Comprehensive Plan, zoning, and other development regulations. Permit for individual building construction. Must meet Florida Building Code and be consistent with any approved site development plans.

### **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?**