



Alachua County Comprehensive Plan Evaluation and Update Process Overview

Planning Commission Meeting: March 19, 2025

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Purpose of Presentation

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



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
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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.
- Basis for Land Development Regulations (LDRs)
- Guides local government decision-making.
- Required by statute for all local governments.


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**



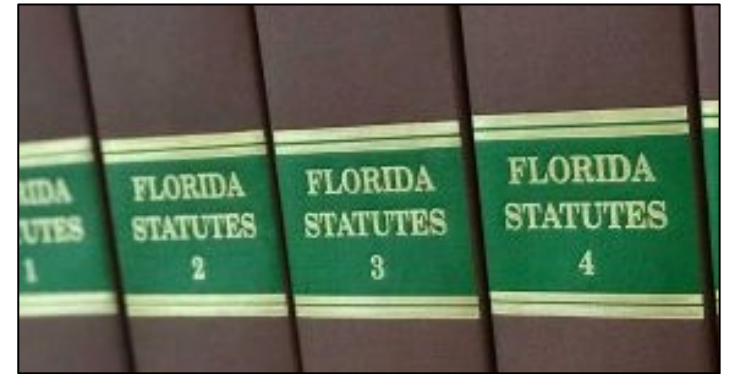
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State Requirements for Comprehensive Plan Evaluation & Update

Section 163.3191, Florida Statutes

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



Process for Alachua County Comprehensive Plan Update

- **Part 1** – Determination whether any amendments are needed to reflect changes in statutory requirements
 - Staff has reviewed and determined that amendments *are needed*.
 - Notification letter to State will be considered by BoCC on March 25, 2025.
 - Notification letter must be submitted to State by April 1, 2025.
- **Part 2** – Local issues scoping and proposed amendments to the Comprehensive Plan

Process Part 2: Local Issues Scoping and Plan Amendments

- Any 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 (by April 1, 2026)
- Local issues will be identified through broad-based community engagement process in 2025 and 2026

Local Issues Scoping

A variety of strategies will be used to solicit input on 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 interested local organizations
- Discussion with key staff of County departments

Examples of Local Issues to be Considered in Plan Update

- General review and update of outdated policies and references
- Update population projections and other demographic data
- Urban Cluster capacity analysis
- Review Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) policies
- Review stormwater management policies for new development
- Review Eastside Activity Center land use policies
- Review Commercial land use policies

Examples of Local Issues to be Considered in Plan Update

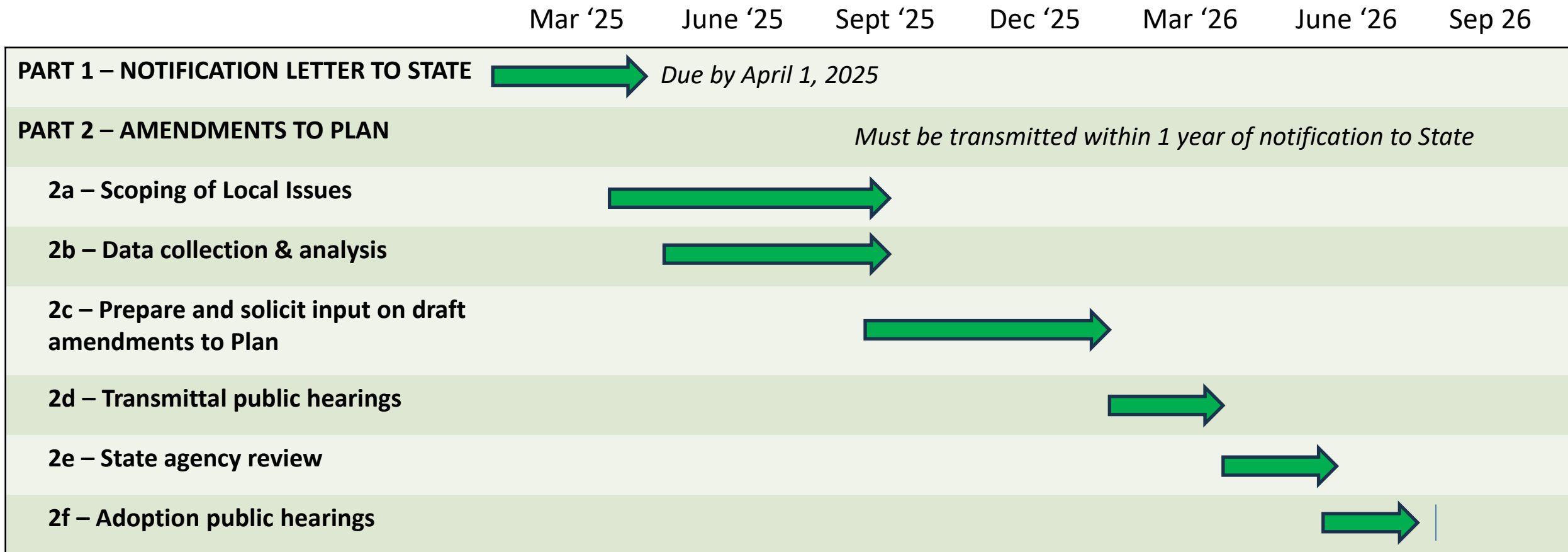
- Update Transportation Element to reflect work on Bicycle-Pedestrian Master Plan and Safe Streets for All
- Review Transportation and Capital Improvements Element to ensure alignment with recent Mobility Fee updates
- Consider revision to recreation Level of Service standards based on recent Parks Master Plan
- Review Economic Element to ensure alignment with current County priorities and strategies, and the County's Strategic Plan

Local Issues Scoping - 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

Process Overview and Timeline



Questions and Discussion

For more information, contact:

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Web Site:

<https://growth-management.alachuacounty.us/Planning/CompPlanUpdate>