



Alachua County Staff Tracking and Review of Municipal Development Proposals

Board of County Commissioners Meeting: June 3, 2025

Jeff Hays, Director
Growth Management Department

Stephen Hofstetter, Director
Environmental Protection Department

Purpose of Presentation

- Update and discussion of County Staff involvement and tracking of municipal development proposals
- Any BoCC direction on level of review and tracking will help staff allocate resources

Steps of Development Review and Approval

- Neighborhood Workshop
- Comprehensive Plan Amendment (Large Scale and Small Scale)
- Straight Rezoning or Planned Development Rezoning
- Special or Conditional Use Permits or Exceptions
- Preliminary Development Plan (Sometimes called Preliminary Plat)
- Final Development Plan
- Plat

Formal County Jurisdictional Codes

- Water Quality Code
 - Wetland Protection Code
 - Stormwater Treatment Code
 - Irrigation Design Code
- Countywide Natural Resources Code
- Hazardous Materials Management Code
- Driveway permit onto County maintained roadway

County Interests in Municipal Development

- Environmental impacts
- Impacts to County maintained infrastructure (e.g., roads or parks)
- Impacts to County provided services (e.g., Fire Rescue or Sheriff)
- Compatibility impacts to adjacent unincorporated residents

Staff proposal

- Actively monitor media accounts and legal advertisements for development notices
- County staff working group to determine what if any County impacts would be possible due to proposed development
- Send staff comments to local jurisdiction and applicants
- Alert County Commission when/if other action is recommended to be taken
- Monitor workload and report back to BOCC.
- Review stormwater review process in Stormwater Code update

Questions and Discussion