



Certified Local Government (CLG) Program for Historic Preservation

Board of County Commissioners Meeting: May 27, 2025

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Purpose of Presentation

Discussion of Certified Local Government (CLG) Program for Alachua County

- Long term goal of Historical Commission
- Comprehensive Plan Historic Preservation Element Policy 1.1.2 calls for consideration of CLG
- CLG was considered in 2012/2013 by BoCC
- BoCC chose to not move forward with CLG at that time

Past Motions

Historical Commission recommendation

In May 2024, the Alachua County Historical Commission approved a motion to recommend the BoCC direct staff and the Historical Commission to begin the process to become a Certified Local Government (CLG) for the purpose of Historic Preservation.

Board of County Commissioners motion

In January 2025, the BoCC passed a motion directing staff to bring information to Board regarding the issue/idea of Alachua County becoming a CLG.

What is Certified Local Government?

Historic Preservation Partnership

- The CLG program was enacted as part of the National Historic Preservation Act Amendments of 1980.
- Links three levels of government - federal, state and local - into a preservation partnership for the identification, evaluation and protection of historic properties.
- Designation as a certified local government makes historic preservation a public policy through passage of a historic preservation ordinance.
- The ordinance establishes a historic preservation board to develop and oversee the functions of its historic preservation program.

Benefits of CLG

- Technical assistance and training for staff and review body
- Can help fund historic resources survey update
- Grant assistance reserved for CLGs, currently \$5,000 to \$50,000
- Formal comment role in National Register nominations within jurisdiction
- Qualified projects may be eligible for historic ad valorem exemption with BoCC approval

Other CLGs in Florida

- 86 Certified Local Governments in Florida
- 20 counties
(including Jacksonville/Duval, Miami/Dade, Tallahassee/Leon)
- 66 municipalities
- 3 CLGs in Alachua County
(Gainesville 1986, Micanopy 1997, Newberry 2007)

Comprehensive Plan Guidance

Historic Preservation Element

GOAL 1

PRESERVE, PROTECT, ENHANCE AND SUPPORT HISTORIC RESOURCES AND PROPERTIES AND PALEONTOLOGICAL RESOURCES WITHIN ALACHUA COUNTY.

Policy 1.1.1 Alachua County shall establish a Historic Resources Preservation Plan ...

Policy 1.1.2 The Historic Resources Preservation Plan shall include:

- (a) Lead agency
- (b) Mechanism for coordination
- (c) Consideration by Alachua County to become a Certified Local Government for Historic Preservation.**
- (d) Mechanism for pursuing grants and other funding
- (e) Establishment of a methodology based on National Register and/or local criteria.
- (f) Maintain inventory of historic resources and properties.
- (g) Creation of a Historic Preservation Ordinance

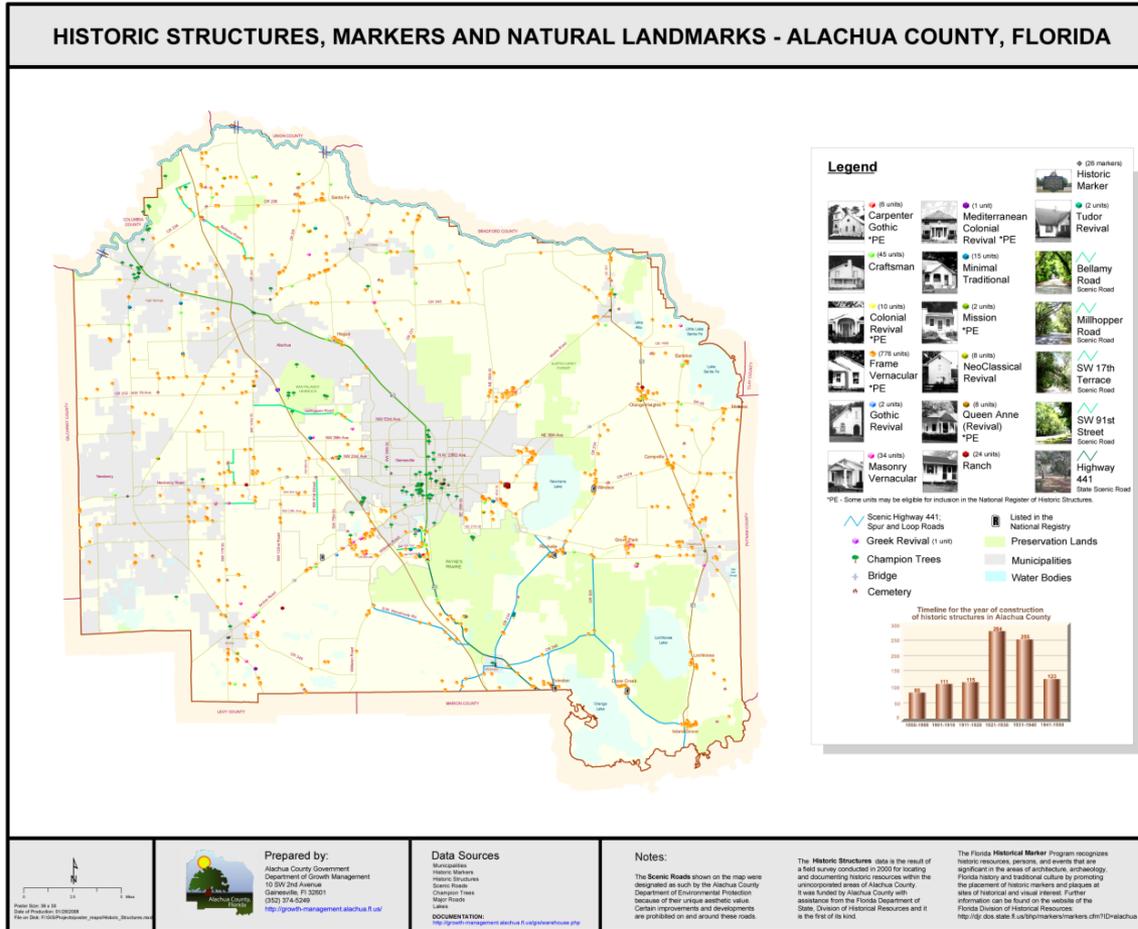
Unified Land Development Code

Historic Resources

Chapter 406, Article 13 of the Unified Land Development Code specifically addresses historic structures and sites and implements the Historic Preservation element policies.

- Provides for the general mapping of known historic structures and sites (last comprehensively inventoried in 2000)
- Provides standards for authorized investigation of historic structures and sites
- Prohibits development activity on historic sites or structures without appropriate analysis
- Establishes standards for protection including preservation, restoration, or rehabilitation of historic structures
- Encourages acquisition and adaptive reuse of historic structures to prevent their demolition.

Historic Resources Survey (2000) Map



Examples of National Register eligible buildings on survey

Map of majority of County historic resources circa 2003

Structures built up to 1975 now are eligible, will add more data points

Approx. 1000 historic structures surveyed in 2000

Process for CLG Designation

The following steps are required for Alachua County to be designated a Certified Local Government

1. Adopt a qualified Historic Preservation Ordinance (HPO).
2. Establish a qualified Historic Preservation Board.
3. Enforce designation and protection of historic resources as required by the Historic Preservation Ordinance.
4. Maintain the 2000 Survey of Historic Resources and update at intervals.
5. Provide for public participation in the Historic Preservation program.

Historic Preservation Ordinance

- Historic Preservation Ordinance (HPO) establishes Historic Preservation as a public policy.
- Create a professionally qualified board.
- Establishes a procedure and criteria (usually based on national register criteria) for the designation of historic resources (individual designations or historic districts)
- HPO establishes a procedure for development reviews (alterations, relocations, new construction and demolitions) for designated resources (criteria based on the *US Secretary of the Interior Standards*.)
- HP Board must meet at least quarterly and submit annual report to State.

Alachua County responsibilities as CLG

- Procedures for the ongoing survey and inventory of historic resources
- Provision for public participation
- Provision for enforcing board decisions
- Provision for the delay of demolitions
- Penalties for non-compliance (right of the Owner for appeal is required)
- County must agree to provisions to comply with CLG program requirements
- Provide staff sufficient to carry out the ordinance requirements

Historical Commission Recommendation

Request Alachua County Board of County Commission to authorize Historical Commission to prepare application to State Division of Historical Resources for Alachua County to be considered for the Certified Local Government Program.

BoCC Considerations for CLG

- New County program that would entail significant expansion of the County's current historic preservation efforts
- Need to update Historic Resources Survey – \$100k (est.)
- Need to update ULDC and/or adopt new Historic Preservation Ordinance
 - Standards, process, and appeal
- Create a new HP Board and establish responsibilities
- Make the application for CLG
- Provide staffing and/or reassign existing staff to historic preservation duties
- Would require support of multiple departments and agencies (GM, CAO, EPD, Property Appraiser, Tax Collector)

Staff Recommendation

- Receive presentation.
- Provide direction to staff whether the Board is interested in pursuing CLG designation for Alachua County.
- If so, additional consideration would need to be given to the fiscal and staffing impacts of:
 - Updating the 2000 Historic Resources Survey
 - Updating ULDC historic structure regulations or establishing a historic preservation ordinance
 - Creating the CLG program including establishment of new board or assignment new responsibilities to existing board
 - Ongoing staffing of CLG program staffing
- Staff could return to the Board with more information and cost estimates on program creation.