



## Agenda Item Summary

---

**File #: 26-00271**

**Agenda Date: 5/5/2026**

---

**Agenda Item Name:**

**Comprehensive Plan Evaluation & Appraisal Amendments Transmittal Public Hearing**

**Presenter:**

Ben Chumley, Principal Planner, Growth Management Department

**Description:**

Public hearing to consider transmittal of proposed amendments to the Alachua County Comprehensive Plan based on the Evaluation & Appraisal.

**Recommended Action:**

Approve transmittal of the proposed Alachua County Comprehensive Plan amendments for State review.

**Prior Board Motions:**

March 28, 2025: The Board approved transmittal of a letter to the Florida Department of Commerce indicating that the County had reviewed its Comprehensive Plan and that amendments to the Plan were necessary for compliance with state statutes.

The Board held public workshops on August 12<sup>th</sup>, September 2<sup>nd</sup>, October 7<sup>th</sup>, and October 21<sup>st</sup> of 2025 to discuss individual elements of the Comprehensive Plan, and provided direction to staff on issues to be addressed as part of the Evaluation & Appraisal and Update of the Plan.

**Fiscal Note:**

There are no direct fiscal costs associated with the proposed amendments to the Alachua County Comprehensive Plan. Also, there is no fiscal cost associated with advertisement of this public hearing, as this item is published on the County's "Public Notices" page.

**Strategic Guide:**

Governance

**Background:**

The State's Community Planning Act requires that local governments periodically review their comprehensive plans, and update them as necessary to be consistent with state planning statutes. Best practices for comprehensive planning also suggest that local comprehensive plans should be periodically reviewed and updated to ensure that they remain current and relevant, and that they continue to effectively address local issues and concerns.

Florida Statutes Section 163.3191 requires that:

*At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination.*

The State established a deadline of April 1, 2025 for the County to evaluate its Comprehensive Plan and make a determination as to whether any amendments were needed to reflect changes in state planning requirements. In staff's review of the Plan, it was determined that several amendments were necessary to ensure that the Plan remained in compliance with recent updates in state planning requirements. On March 28, 2025, the Board of County Commissioners approved transmittal of a determination letter to the Florida Department of Commerce indicating that updates to the Plan were needed.

Pursuant to the statute, any amendments to the Comprehensive Plan based on the Evaluation & Appraisal must be transmitted for state agency review within 1 year of the State's receipt of the County's determination letter. The County's determination letter was received by the Florida Department of Commerce on March 31, 2025, therefore the County's deadline to transmit any Evaluation & Appraisal-based amendments was March 31, 2026. There is no penalty for failure to meet this deadline. The only consequence for not meeting this deadline is that the County would be prohibited from transmitting any other County-initiated amendments to its Comprehensive Plan for state review until the Evaluation & Appraisal-based amendments have been transmitted. This prohibition does not apply to privately-initiated amendments.

The County began the Evaluation & Appraisal based amendments in early 2025. An issue scoping process was conducted from March through November of 2025 to identify the issues that needed to be addressed as part of updates to the Comprehensive Plan. This process included:

- Staff review of recent changes in the State's comprehensive planning statutes and identification of Plan amendments that were necessary for continued statutory compliance.
- Staff review of Comprehensive Plan Elements by County departments and divisions with policy and operational responsibility over specific subject areas.
- Board of County Commissioners public workshops (4) focused on individual Plan elements.
- Presentations and issue-specific discussions with advisory committees including the Planning Commission, Rural Concerns Advisory Committee, Affordable Housing Advisory Committee, Environmental Protection Advisory Committee, Equity Advisory Board, and Health Care Advisory Board.
- Development of a project web page where the public could view meeting schedules, project updates, draft amendments, and sign up for email updates. Process-related emails were

periodically sent to email list subscribers.

- Review of other County Plans that relate to the Comprehensive Plan such as the Climate Action Plan, Parks and Open Space Master Plan, Inclusionary Housing Study, Mobility Fee Technical Report, Bicycle-Pedestrian Master Plan, Safe Streets and Roads for All Plan, and the Community Health Improvement Plan.

The attached spreadsheet titled, “Alachua County Comprehensive Plan Evaluation and Update 2025-2026: Issues Matrix” lists all the issues that were identified and considered in the evaluation and update of the Plan. This spreadsheet indicates whether amendments to the Plan relating to a particular issue have been included in the current batch of amendments.

Many of the issues that were identified through the issue scoping process have been addressed in the current batch of proposed amendments to the Comprehensive Plan. For those issues that were not addressed in the current batch of amendments, there will be follow-up amendments proposed after the completion of the Evaluation & Appraisal process. Some issues require additional analysis and vetting, and in some instances, the particular issue is more appropriately addressed in the land development regulations.