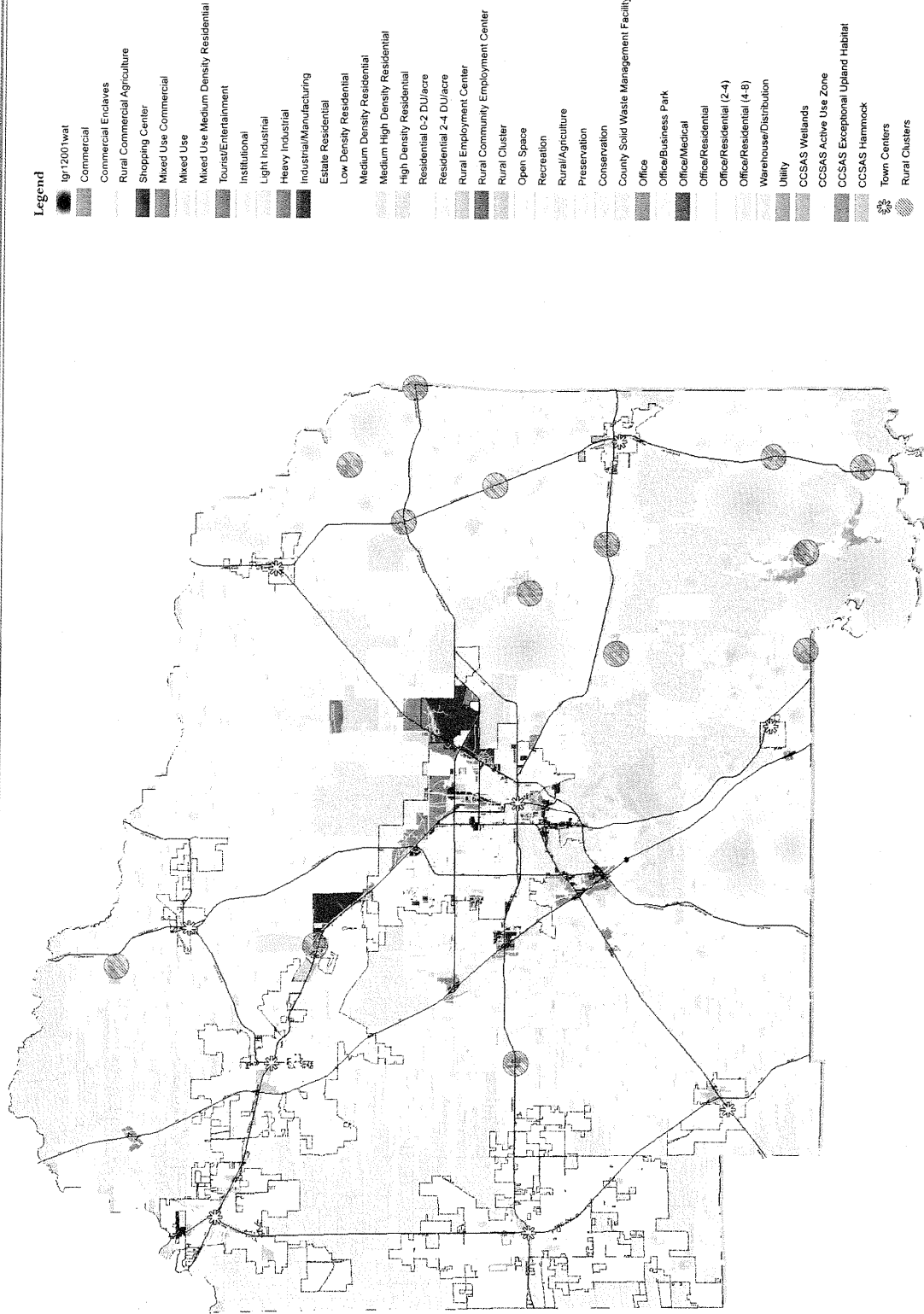


Alachua County - future land use map

050421e



This map depicts the currently adopted Future Land Use map for Alachua County. The countywide vision is intended to be a conceptual plan for Alachua County, and does not represent a land use plan. The next step in implementing the vision will be to translate it into local government comprehensive plans and special area plans for the reserve areas and extraterritorial reserve areas as established under the Boundary Adjustment Act. These special area plans would define specific land uses and development patterns and policies to implement the Countywide Vision. These special area plans would then be adopted as amendments to the comprehensive plans of each municipality and the county.

Guiding principles

- Concentrate future growth within existing municipal boundaries
- Create greenbelts/open spaces as buffers between communities
- Preserve the unique character of existing downtowns and town centers
- Focus future annexations primarily on enclaves
- Promote fiscally efficient growth and land use patterns
- Protect private property rights
- Ensure equal participation by municipalities, residents and the county in planning for the unincorporated areas
- Facilitate relationship building and communication between communities

Action strategies

intergovernmental coordination

- Enter into new interlocal agreements to transition the CVPC into a planning council/commission to advance the countywide vision
- Create a multi-jurisdictional task force to amend the Boundary Adjustment Act
- Pursue legislation to allow for easier annexation of enclaves
- Adopt a new model template for transition of service agreements that distinguishes between rural and urban services

comprehensive planning

- Enter into joint planning area agreements for the unincorporated areas to:
 - Evaluate county and municipal comprehensive plans within the context of the countywide vision
 - Integrate the countywide vision into county and municipal comprehensive plans
 - Develop special area plans within each community's Reserve Area and Extraterritorial Reserve Area based on the countywide vision
- Create an incentive program to encourage private landowners to keep their lands in active agricultural use or as undeveloped preserve areas
- Create a Springs Protection overlay district in the northwest quadrant of the county

direct growth toward existing centers

- Seek funds to provide technical planning assistance to all communities to implement these action strategies
- Seek funds to assist small towns in funding needed infrastructure improvements to build capacity and spur downtown revitalization
- Develop a countywide economic development strategy to identify opportunities for growth in each municipality consistent with each

The countywide vision and conceptual plan represents the culmination of efforts over the last four years to jointly plan for growth in Alachua County's unincorporated areas. The plan captures the common goals articulated by each municipality to protect environmentally sensitive areas, preserve the unique identity of each community, direct future growth into existing urbanized areas, prevent inefficient, sprawling development between one community and the next, and preserve the rural character of the county. It also articulates specific recommendations for the character of development or preserve lands in the unincorporated areas.

The Countywide Visioning and Planning Committee (CVPC) was established by interlocal agreement to undertake this visioning process. The CVPC includes members from each of the nine municipalities and the county. In the fall of 2004, a series of town hall meetings were held to find out from the public how they felt about growth and development in their communities and beyond. Additionally, a community survey was distributed to solicit input from people about their major concerns and issues related to growth, development and quality of life. This public input was combined with a study of existing conditions, population growth projections and a buildout capacity analysis to begin mapping the conceptual plan. CVPC members and Technical Advisory Committee (TAC) members helped to refine the plan through a series of workshops. In the spring of 2005 the first consensus workshop and a planning congress was held to further refine the plan and discuss issues. The final plan was presented in May of 2005 at a second consensus workshop. On June 29th, the CVPC formally endorsed the plan and submitted it to the Board of County Commissioners and each municipality for consideration and action.

Turning the vision and conceptual plan into reality requires action on behalf of the county, its municipalities and the public. The CVPC has outlined a series of action steps to move the vision forward and create implementation tools and techniques. The visioning process will continue with active leadership and participation on behalf of the county and each municipality to craft more detailed small area plans for the urban and extraterritorial reserve areas.

Countywide Visioning & Planning Committee

CITY OF ALACHUA

Jean Calderwood
Gib Coerper

CITY OF ARCHER

Roberta Hodges

CITY OF GAINESVILLE

Craig Lowe
Warren Nielsen

TOWN OF LACROSS

Dianne Dubberly

CITY OF HAWTHORNE

Eddie Lee Martin
Betty Surrency

CITY OF HIGH SPRINGS

Jim Gabriel
James Drumm

TOWN OF MICAUDOU

Fay Baird
Steve Elder

CITY OF NEWBERRY

Debbie Boyd

CITY OF WALDO

Kim Worley
Rodney Estes

ALACHUA COUNTY

Rodney J. Long
Cynthia Moore Chestnut