

Alachua County Comprehensive Plan Evaluation and Update 2025-2026: Issues Matrix

Red bold text = Required amendments for compliance with Florida Statutes.

Item #	Issue	Primary Element	Other Elements	Policy Numbers	Required for Statutory Compliance?	Notes	Included in Evaluation & Appraisal Amendment Package?	SB 180
1	Eastside Activity Center: In short term, reduce prescriptive detail in policies describing the future land use categories to remove unnecessary regulatory barriers to development of the Activity Center. Longer term, re-evaluate Activity Center policies in coordination with landowners and community stakeholders, and update policies for allowable land use types and infrastructure needs and plans for roads, water, and sewer.	Future Land Use		FLUE 2.2.8, et seq	No	Consideration of changing future land use map designations for all properties in the Activity Center to align with standard categories is needed.	Yes	Less Burdensome or Restrictive
2	Activity Centers General Policies: Streamline general design policies for development within Activity Centers to align with the existing design standards for Traditional Neighborhood Developments (TND) relating to site and building design, transportation network, and parking.	Future Land Use		FLUE Obj. 2.1 and Policy 2.1.1 through 2.1.11	No		Yes	Less Burdensome or Restrictive
3	Traditional Neighborhood Development Policies: Various updates to clarify design standards for TNDs based on recent Board discussions and stakeholder outreach.	Future Land Use		FLUE Obj. 1.6 et seq and Obj 1.7 et seq	No	Some changes to TND language included. More will likely be needed at a later date as future updates to LDRs are considered for TND and TOD	Yes	Neutral
4	Policy 1.6.7.8 (TND) - Ensure there is adequate language requiring pedestrian crosswalks.	Future Land Use		FLUE 1.6.7.8	No	Addressed in ULDC street network standards. No Plan amendment needed.	N/A	N/A
5	Consider flexibility in 15-acre minimum acreage for TND	Future Land Use		FLUE 1.6.1 and 1.7.1	No		Yes	Less Burdensome or Restrictive
6	Parking requirements: Consider adding policy to generally encourage reduction in parking for new development in the Urban Cluster.	Future Land Use		FLUE 7.1.37 (new)	No		Yes	Neutral
7	Allow and incentivize taller buildings in the Urban Cluster to promote higher density/intensity of development	Future Land Use		N/A	No	Comp Plan does not address specific building heights. This could be addressed in ULDC.	N/A	N/A

8	Highlight need for bicycle parking in new development.	Future Land Use		1.5.2(c), 2.1.7(l), 3.3.2(c)	No	Added language into Urban Residential, Activity Centers, and Commercial Policies to reference existing bike parking requirements in Sec. 407.15 of LDRs for educational facilities, multiple-family dwellings, commercial, institutional, and industrial uses.	Yes	Neutral
9	Accessory Dwelling Units (ADU): Eliminate homestead and permanent residency requirements for ADUs within the Urban Cluster (retain homestead and permanent residency requirements in rural areas).	Future Land Use		FLUE 1.3.6, 6.2.10.1, 6.4.2.1	No	Intended to encourage more ADUs within the Urban Cluster. Also clarified existing policies on water/sewer and well/septic connection for ADUs.	Yes	Less Burdensome or Restrictive
10	Consider allowing for single lot splits within existing subdivisions as a "minor" subdivision process.	Future Land Use		N/A	No	LDR change; not Comp Plan	No	N/A
11	Commercial Policies: Overall review and update of Commercial land use policies is needed, focusing specifically on outdated descriptions of Regional Commercial, Community Commercial, Neighborhood Commercial, and Neighborhood Convenience Centers, and cross references to those terms in other policies.	Future Land Use		FLUE Obj. 3.1 et seq	No		Yes	Neutral
12	Tourist/Entertainment Commercial Policies: Revise policies to distinguish between highway-oriented uses versus natural resource oriented uses.			FLUE Obj 3.10 et seq	No		Yes	Neutral
13	Health and Medical Facilities – Need to align land use policies for health and medical facilities with the zoning categories where those facilities are permitted (consider whether they should be allowable land uses in any of the industrial land use categories).	Future Land Use		FLUE 5.1.2, 5.4.5	No	Needs further analysis	No	N/A
14	Consider adding policy which requires or encourages that narrow lots must have rear loading garages with alleys.	Future Land Use		N/A	No	Needs further analysis; likely an LDR issue and not Comp Plan.	N/A	N/A
15	Rural Clusters: Consider ways to clarify the policies and process for Rural Cluster boundary delineation.	Future Land Use		FLUE Obj. 6.4 et seq	No		Yes	Less Burdensome or Restrictive
16	Rural Commercial Agriculture Policies - Consider whether Objective 3.11(f) - calling for re-evaluation of Rural Commercial Ag areas - is still necessary.	Future Land Use		FLUE 3.11.1(f)	No		Yes	Less Burdensome or Restrictive
17	Urban Agriculture: Review and possibly revise or add new policies to promote small-scale agriculture and farming operations within the Urban Cluster.	Future Land Use	Economic	FLUE 6.1.4 - 6.1.5.4; ECON Obj. 1.9 and 1.10 et seq	No	May lead to development of an urban agriculture ordinance within the Urban Cluster.	Yes	Neutral

18	Industrial land use policies – Objective 4.1 – Review whether the language specifically authorizing fairgrounds as an allowable use on County property north of Leveda Brown Environmental Park are still needed in light of fairground relocation to Newberry and removal of deed restriction on the property.	Future Land Use		FLUE Obj. 4.1	No	Needs further evaluation. No change included in EAR amendment package.	Yes	Neutral
19	Add policy to acknowledge County Growth Management Area and map per County Charter.	Future Land Use		FLUE 7.1.38	No		Yes	Neutral
20	Review and possibly delete Policy 1.3.5 Future Land Use specifying conditions under which agricultural zoning may be maintained in areas with a Low Density Residential Future Land Use designation.	Future Land Use		FLUE 1.3.5 (deleted)	No		Yes	Neutral
21	Add policy to allow for blending residential density across future land use categories.	Future Land Use		FLUE 1.3.5 (new)	No		Yes	Less Burdensome or Restrictive
22	Buffer requirements in Comp Plan: Delete table of buffer requirements from the Comp Plan as this is more appropriately addressed in ULDC.	Future Land Use		FLUE 7.1.8 and Buffer Group Matrix	No	Retain existing language in Comp Plan saying that buffers will be required as provided in ULDC.	Yes	Neutral
23	Eliminate references to the Corridor Design Manual.	Future Land Use		FLUE 1.3.8.2, 1.3.9.2	No		Yes	Neutral
24	Eliminate Idylwild/Serenola Special Area Study policy that limits allowable density on lands adjacent to existing residential neighborhoods to no more than a 2 dwelling unit per acre increase above the density of adjacent properties (this raises implementation issues).	Future Land Use		FLUE 8.4.3.2(c)	No		Yes	Less Burdensome or Restrictive
25	Add policies to address AI data centers (allowable locations, impacts on water supply and electricity usage, etc.)	Future Land Use		TBD	No	Needs more evaluation and focused community engagement.	No	N/A
26	EV Charging Stations: Delete policies requiring EV charging stations to be installed in new development, as this is preempted by the State pursuant to Sec. 366.94, F.S. (SB 1084, 2024).	Future Land Use	Transportation Mobility	FLUE 1.6.5.14, TME 1.4	Yes	Regulation of EV charging stations is preempted to the State.	Yes	Less Burdensome or Restrictive
27	Construction and demolition debris landfills: Add policy language regarding consideration of environmental justice when considering establishment of C&D landfills (cross reference to existing Industrial and Institutional policies).	Future Land Use		FLUE 6.1.7	No		Yes	Neutral
28	Consider if there are any policies that can be enacted to disincentivize tobacco-based and vape businesses proximate to youth-oriented locations	Future Land Use	Community Health	CHE 1.6.7, 1.6.7.1, 1.6.8, 1.6.8.1	No	Regulation of tobacco and vape businesses is preempted to the State.	N/A	N/A
29	Update Future Land Use Map in the Plan document to reflect the new planning horizon of the Comp Plan.	Future Land Use		FLUE Map Series	No		Yes	Neutral

30	Update Idylwild/Serenola and Cross Creek Special Area Study maps to reflect accurate locational data for natural resources such as Exceptional Upland Habitat, Tree Canopy, and Hammock areas.	Future Land Use		FLUE Map Series	No	To be updated in future amendment package	No	N/A
31	Activity Center Maps – Eliminate certain individual Activity Center future land use maps and Special Area Study boundary maps from the Comprehensive Plan document as these are now part of the County's overall Future Land Use Map.	Future Land Use		FLUE Map Series	No		Yes	Neutral
32	Urban Cluster capacity evaluation	Future Land Use		FLUE 7.1.3	No	This is a data & analysis exercise required by Comp Plan policy and will not require amendments to the Comp Plan.	Yes	N/A
33	Add policy language on use of infrastructure surtax funds for affordable housing	Housing		Housing 1.4.13	No		Yes	Neutral
34	Add policy language on use of affordable housing trust fund for affordable housing	Housing		Housing 1.1.6, 1.4.12	No		Yes	Neutral
35	Add policies recognizing recent inclusionary housing incentives and requirements for development	Housing		Housing Obj 1.1, Policy 1.1.5, 1.2.2	No		Yes	Neutral
36	Add policy encouraging ADUs as potential source of affordable housing (cross reference to FLUE Policy 1.3.6)	Housing		Housing 1.1.15	No		Yes	Neutral
37	Add policy on conversion of motels for affordable housing	Housing		Housing 2.3.11	No		Yes	Neutral
38	Revise or clarify existing policies in Housing Element to ensure that they address affordable workforce housing, as required by Florida Statutes.	Housing		Housing Obj 1.1, Policies 1.1.1, 1.1.6, 1.1.8, 1.2.2, and definitions.	Yes	Sec. 163.3177 (6)(f)d, Florida Statutes requires the County to provide areas for affordable housing, including "affordable workforce housing".	Yes	Neutral
39	Update policies and terminology regarding housing for homeless and special needs populations.	Housing		Housing Obj. 3.1, 3.2, 3.3 et seq	No		Yes	Neutral
40	Streamline existing policies on manufactured housing	Housing		Housing 1.1.11 through 1.1.15	No		Yes	Neutral
41	Add policy that the County will consider developing pre-approved building plans and making them available for builders/developers for affordable housing.	Housing		Housing 1.2.2	No		Yes	Neutral
42	Add policy to recognize Tiny Houses on Wheels and RVs as housing options consistent with standards in land development code.	Housing	Future Land Use	Housing 1.1.11, 1.1.12; FLUE 1.3.8.3, 1.3.9.1	No		Yes	Neutral
43	Consider incentive and/or funding program for home inspections to ensure existing housing remains safe (cross ref. to aging in place and housing for persons with disabilities)	Housing		Housing 3.1.12	No		Yes	Neutral
44	Add policy language recognizing housing needs for re-entry of incarcerated persons.	Housing		Housing Policy 3.1.10	No		Yes	Neutral
45	Add policy in Housing Element to encourage/promote aging in place (refer to Community Health Policies 1.2.4, 1.5.1.3)	Housing		Housing 3.1.11 (new), 2.1.6	No		Yes	Neutral

46	Consider adding policy to promote "missing middle" housing. Also need to define what that term means.	Housing			No	Needs further evaluation and stakeholder engagement to develop a comprehensive approach.	No	N/A
47	Special Needs housing funding Objective 3.3 - change shall to may (County may provide funding....)	Housing		Housing Obj. 3.3	No		Yes	Neutral
48	Consider single-room occupancy policies within single-family houses (e.g., larger single family house could have multiple separate dwellings within them). Consider social housing/cooperative model.	Housing	Future Land Use		No	Needs further evaluation and stakeholder engagement to consider all implications (e.g, building codes, zoning regulations, and comp plan policies).	No	N/A
49	Add reduced parking and redevelopment regulatory flexibility as potential incentives for affordable housing.	Housing		Housing, 1.2.2	No		Yes	Neutral
50	Farmworker Housing - Update existing policies to be consistent with recent changes to Sec. 163.3162(5), F.S. (SB 700, 2025), which limits local government regulation of farmworker housing.	Housing		Housing 3.2.1	No		Yes	Less Burdensome or Restrictive
51	Review and reorganize Economic Element to ensure alignment with current County strategies and initiatives for economic development and the County's Strategic Planning efforts.	Economic		Econ, various	No	Staff will bring forward an overall reorganization and update of the entire Economic Element as a separate amendment.	No	N/A
52	Update home-based business language for consistency with recent changes to Sec. 559.955, Florida Statutes (HB 403, 2021).	Economic		Econ 1.1.8	Yes		Yes	Less Burdensome or Restrictive
53	Add policy to acknowledge the County's Forward Focus/Eastern Alachua County economic development planning efforts.	Economic		Econ 1.5.2	No		Yes	Neutral
54	Add agriculture, local food, and solid waste recycling, reuse, reprocessing, and remanufacturing as targeted industries.	Economic		Econ 1.1.1	No		Yes	Neutral
55	Remove references to the 2018 BEBR Inequities Report (maintain policy intent about eliminating disparities)	Economic		Econ. Various	No		Yes	Neutral
56	Clarify that distribution is only a "targeted industry" in areas with rail access.	Economic		Econ 1.1.1	No		Yes	Neutral
57	Add objective or policy on promoting urban agriculture in Element. Policy could indicate County will develop an urban agriculture ordinance.	Economic		Econ Obj. 1.9, et seq	No		Yes	Neutral
58	Policy 1.10.4 - Add other UF schools as partners in implementing educational strategies on the benefits of purchasing locally grown and/or processed foods. Also add food safety and IFAS Community Gardening Program in same policy.	Economic		Econ 1.10.4	No		Yes	Neutral
59	Add policies on circular economy into Element and cross reference to Solid Waste Element	Economic		Econ 1.3.4	No		Yes	Neutral
60	Add reference to County's Eco Loop project in Element, and cross reference to Solid Waste Element.	Economic		Econ 1.3.4.1	No		Yes	Neutral
61	Add live-work units in Policy 1.6.3 as one strategy for reduction of commuting distances	Economic		Econ 1.6.3	No		Yes	Neutral

62	Identify potential strategies to reduce overall water usage within developments (e.g., requirements or incentives to reduce development footprint; reduce land clearing; preserve more tree canopy; irrigation-free development incentives; landscaping requirements for single-family residential lots; and soil amendments).	Conservation & Open Space	Future Land Use	COSE 4.5.21.a.	No		Yes	Neutral
63	Consider adding policy or revising existing policies to acknowledge Countywide natural resource protection ordinances.	Conservation & Open Space		New COSE 1.1.2	No		Yes	Neutral
64	Address coordination with homeowners associations (HOAs) with regard to conflicts between HOA requirements and the County's water conservation and landscaping standards.	Conservation & Open Space		COSE 4.5.21.f.	No		Yes	Neutral
65	Add or revise policies to promote "dark sky" strategies to reduce nighttime light pollution.	Conservation & Open Space		COSE 5.3.7(a) new(4)	No	Proposed policy provides general guidance for inclusion of dark sky strategies in land development regulations.	Yes	Neutral
66	Add or revise policies to allow for administrative review and approval for smaller-sized (e.g., 1/4 acre or less) wetland impacts.	Conservation & Open Space		COSE 4.7.7	No		Yes	Less Burdensome or Restrictive
67	Strengthen existing policies to prioritize protection and avoidance of development in floodplains.	Conservation & Open Space		COSE 4.8.2(g)	No		Yes	Neutral
68	General updates needed in Land Conservation section (e.g., program name, agency names, outdated references, etc.).	Conservation & Open Space		COSE 6.0	No		Yes	Neutral
69	Consider any strategies or incentives to reduce the overall area dedicated to stormwater within new developments.	Stormwater	Future Land Use		No	Not a Comp Plan issue. Requirements could be evaluated and strategies developed as part of ULDC. Outcomes that could have associated LDRs include avoidance, minimization, mitigation in Obj.5.1	N/A	N/A
70	Low Impact Design (LID) - Consider need for any new or revised policies based on current best practices.	Stormwater	Future Land Use	COSE	No	Existing policies promoting LID are adequate; need additional implementation strategies in the LDRs and County programs to help increase use of LID.	N/A	N/A
71	Add protection of groundwater and surface water into the Element Goal, or possibly add new goal.	Potable Water & Sanitary Sewer		PWSS Element Goal	No		Yes	Neutral

72	Add BMAP nitrogen reduction requirements as potential basis for requiring connection to municipal well and septic systems where there has been evidence of septic system failure or well contamination. Also consider advanced treatment septic systems as an alternative to connection to municipal systems.	Potable Water & Sanitary Sewer		PWSS 2.1.7	No		Yes	Neutral
73	Add language to reflect new House Bill 1379 requirement for the use of enhanced nutrient reducing septic systems for newly permitted systems on lots less than 1 acre within BMAP areas.	Potable Water & Sanitary Sewer	Conservation & Open Space	PWSS 2.1.3.2	Yes		Yes	Neutral
74	Consider possibility of requiring enhanced nutrient reducing septic systems for newly permitted systems on lots greater than 1 acre located within environmentally sensitive areas (within Strategic Ecosystems, properties containing or proximate to wetlands, floodplains, or significant geologic features.	Potable Water & Sanitary Sewer	Conservation & Open Space	COSE 3.6.5, 3.6.11, 4.6.11, 4.6.15	No		Yes	Neutral
75	Add creation of compost or similar processes as a potential disposal method for biosolids from wastewater treatment facilities.	Potable Water & Sanitary Sewer		PWSS 6.1.2	No		Yes	Neutral
76	Add Basin Management Action Plan (BMAP) capital projects that are attributable to Alachua County into the Capital Improvements project schedules.	Capital Improvements		Table 4 (new)	Yes	Added new Table 4 which includes water quality capital projects associated with BMAPs. The projects included in the new table are those capital projects that have been submitted through the State's BMAP online portal.	Yes	Neutral
77	Greenhouse gas reduction goal needs to be updated.	Energy		Energy Obj 1.1.	No		Yes	Neutral
78	Water conservation goal needs to be updated	Energy		Energy 1.1.3	No		Yes	Neutral
79	Vehicle miles traveled per capita and mode share goals need to be updated	Energy		Energy 4.2.1 and 4.2.2	No		Yes	Neutral
80	Remove references to PACE program (Energy Element 6.2; check for other references)	Energy			No		Yes	Neutral
81	Add references to Countywide Bicycle-Pedestrian Master Plan and update existing bicycle/pedestrian policies as needed.	Transportation Mobility		TME 1.5.3; 1.5.10; 1.6.1(c) (renumbered policy numbers)	No		Yes	Neutral
82	Add policy references to Safe Streets and Roads for All (SS4A) and Vision Zero effort.	Transportation Mobility		TME 1.7.2 (renumbered policy)	No		Yes	Neutral

83	Add policy language requiring or encouraging bicycle parking in new developments.	Transportation Mobility	Future Land Use	FLUE 1.5.2(c); 3.3.2(c)	No	Added language in Future Land Use Element.	Yes	Neutral
84	Revise transit section (Obj 2.1) generally. Highlight County's commitment to innovative solutions to address transit needs of rural areas; explore partnerships with UF and City of Gainesville; park and ride; and private partnerships.	Transportation Mobility		TME 2.1.7	No		Yes	Neutral
85	Revise transportation disadvantaged (paratransit) section (Obj. 2.2) generally. Highlight County's commitment to provide paratransit service in unincorporated areas through options such as coordination with City of Gainesville RTS and/or private provider.	Transportation Mobility		TME Obj. 2.1.6	No		Yes	Neutral
86	Update Transportation Map Series to reflect recent updates to Mobility Fee ordinance. Remove obsolete maps that are no longer required or needed.	Transportation Mobility		TME Maps	No		Yes	Neutral
87	Review Element generally to ensure alignment with 2024 Mobility Fee updates.	Transportation Mobility		TME Obj. 1.1, 1.2, 1.3 et seq	No		Yes	Neutral
88	Incorporate policies about the County's Zero Waste strategy and "Circular Economy" concept for solid waste. Relate back to Climate Action Plan (CAP).	Solid Waste		SW 1.4.2, 1.5, 1.5.1, 1.5.7, 1.5.12, and Definitions	No		Yes	Neutral
89	Add reference to the County's Eco Loop project in Solid Waste Element.	Solid Waste		SW Obj. 1.4 and Policy 1.4.2	No		Yes	Neutral
90	Add environmental justice considerations in policies about landfill siting and operations.	Solid Waste		SW Obj 1.3 et seq	No		Yes	Neutral
91	Add language in Element Goal and possibly other policies stating the reducing solid waste generation is the County's first priority in the management of solid waste. Current goal focuses only on management of solid waste but does not talk about reducing it.	Solid Waste		SW Goal 1, Obj. 1.5, Policy 1.5.1	No		Yes	Neutral
92	Add policies promoting public education efforts relating to the reduction of solid waste through re-use, recycling, etc.	Solid Waste		SW 1.5.7	No	Existing Policy 1.5.7 of Solid Waste Element addresses this.	No	N/A
93	Incorporate references to 2023 Recreation Master Plan throughout element; update references to prior Master Plans.	Recreation		Various	No		Yes	Neutral
94	Strengthen parks maintenance policies under Objective 1.5. Add exploration of innovative maintenance options such as working with "friends of" volunteer groups	Recreation		Obj. 1.2, Policy 1.2.6, Rec. Obj. 1.5 et seq	No		Yes	Neutral

95	Support installation of public charging stations for mobile phones and e-bikes at County parks	Recreation		Rec 1.3.1(d)	No		Yes	Neutral
96	Emphasize promotion of eco-tourism in connection with parks, and tie back to Economic Element	Recreation		Rec. 1.4.11	No		Yes	Neutral
97	Technical review of Intergovernmental Coordination Element to ensure the continued relevancy of policies and agency name references. Update as needed to reflect current conditions.	Intergovernmental Coordination		Various	No		Yes	Neutral
98	Review Community Health Element and update as needed ensure agency names, dates, and references are up to date.	Community Health		Various	No		Yes	Neutral
99	Add policy acknowledging the County's Central Receiving Facility which assists residents experiencing mental health and substance abuse crisis	Community Health		CHE 1.7.4	No	Facility is funded by Alachua County and City of Gainesville, and currently operated by Meridian.	Yes	Neutral
100	Revise Policy 1.2.3 about partnerships to provide fresh, nutritious food, to add the County's Jail as potential partner.	Community Health		CHE 1.2.3	No		Yes	Neutral
101	Add social determinants of health as a focus.	Community Health		CHE Goal, Obj 1.1 and Policy 1.1.9	No		Yes	Neutral
102	Aging-in-place: County should look into potential ways, through grant programs, etc., to help residents make needed safety upgrades to their homes to promote aging-in-place.	Community Health	Housing	CHE 1.2.5	No		Yes	Neutral
103	Add language indicating that the County has declared gun violence as a public health crisis.	Community Health		CHE 1.1.10	No		Yes	Neutral
104	Add language on healthy food access as part of high level goals for the Element.	Community Health		CHE, Goal 1	No		Yes	Neutral
105	Add the County's Food Hub initiative into policies about local food access.	Community Health	Economic	CHE 1.3.1.6	No		Yes	Neutral
106	Remove reference to 2009 Hunger Abatement Plan	Community Health		CHE 1.3.2.4	No		Yes	Neutral
107	Delete policy about the County's tobacco licensing program (preempted by State).	Community Health		CHE 1.6.6	No		Yes	Neutral
108	Add Safety Net Collaborative as a community partner in appropriate locations within Element	Community Health		CHE 1.9.1	No	Safety net is also addressed generally in existing Policies 1.1.1 and 1.1.2	Yes	Neutral
109	Update population projections and other relevant demographic data	N/A		N/A	Yes		Yes	N/A

110	Climate Action Plan (CAP) – Amendments to various elements will be needed to incorporate the CAP into the Comp Plan.	Multiple		Various	No	Due to wide scope of CAP, the full inclusion of CAP into Comp Plan will be handled as a separate item from the Evaluation & Appraisal. Certain aspects of CAP have been included in the EA amendment package (e.g., Circular Economy policies, and update of Energy Element goals for GHG reduction, water use reduction, vehicles miles of travel per capita, and non-automobile mode share.	Partial	Neutral
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