

## CHAPTER 1 | RECOMMENDATIONS TO ADDRESS MAJOR ISSUES

Table 1 below identifies the recommendations to address each of the major community issues established in the first phase of the EAR process. This identifies the strategies to address the major community issues; these strategies will provide the foundation for the subsequent amendment and update of the County’s Comprehensive Plan in the 2009 to 2011 period subsequent to the EAR being found sufficient by DCA. The Board of County Commissioners originally adopted a list of eleven major issues, and as the process moved forward these categories were reorganized into seven major issue areas for purposes of discussion at joint Board of County Commissioner/Local Planning Agency workshops. Each sub-table below includes the recommendations for one of the seven issue areas. These recommendations were originally developed as strategies within the Issue Papers developed during Phase II of the process, and were further refined during the joint workshops held in Phases II and III. A full overview of the issue development process and analysis of all the major issues developed in the Issue Papers is included in Chapter Six, Major Issues Analysis.

**TABLE 1. Evaluation and Appraisal Report Recommendations for Alachua County (with Sub-tables by Issue Area)**

**Table 1.1. SUMMARY OF EAR RECOMMENDATIONS – URBAN AREA**

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
1.1	Identification of ways to promote compact, higher density, mixed use development while assessing the capacity of the Urban Cluster relative to updated population projections	1.1.1*	Establish locational criteria and development standards for Transit Oriented Development, in order to promote higher residential densities and compact mixed use development (also see Land Use/Transportation Issue 2.1 recommendations).
		1.1.2*	Modify existing Traditional Neighborhood Development (TND) and Village Center policies to provide greater flexibility on the minimum required site acreage and the maximum allowable commercial floor area, in order to promote more opportunities for mixed use transit oriented development (also see Land Use/Transportation Recommendations).
		1.1.3	Assessment of the forecast land needed for urban development based on population projections, average household size, and residential vacancy rates, indicates that there is sufficient capacity in the Urban Cluster to accommodate projected population growth in the adopted Urban Cluster at least through the year 2035.
		1.1.4	Review the policies relative to open space requirements within the Urban Cluster to assess impact on the ability to achieve higher density, mixed use development within the Cluster; based on that review, consider modifications to those requirements as determined to be desirable and necessary to facilitate higher density/intensity mixed use development within the Urban Cluster.

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
1.2	Promoting economic development in East Gainesville in a manner consistent with environmental stewardship	1.2.1	Develop and promote economic-based incentives that continue to support the County’s protection standards while encouraging Low Impact Development (LID) and other environmentally-friendly approaches for parcels with wetlands and surface waters, or within Strategic Ecosystems, including strategies to: 1) increase economic opportunity by bringing higher paying jobs and providing services; 2) strengthen economic, social, and transportation linkage between the East Gainesville area and other parts of the Gainesville urbanized area, including the areas of downtown, the University of Florida, and the western urban areas; 3) expand range of housing choices to attract and retain residents with varied income levels; 4) protect vital natural resources, such as wetlands, watersheds, strategic ecosystems, creeks, tree canopy, and scenic vistas that make East Gainesville unique; and 5) promote and incentivize redevelopment of areas already in development or impacted by prior development.
		1.2.2	Increase outreach and education about the value and benefits of natural resources within the community. Clarify the limitations and uses of available data and maps on the web and stress the value of ground-truthing (inspecting) of regulated resources on site prior to development. <i>No change to Comprehensive Plan required.</i>
1.3	Implementation of potable water and sanitary sewer connection policies and water supply concurrency	1.3.1	Develop additional policy language addressing connection requirements to potable water and sanitary sewer for development within Urban Cluster: Such language should address the following: Revisions to the existing criteria for exceptions to the connection requirements (PWSSE Policy 2.1) shall provide additional groundwater protection measures by reducing the amount of effluent generated by development within the Urban Cluster for which an exception is granted (e.g., requiring waterless urinals or other ultra-low flow fixtures for non-residential development).
		1.3.2	Review, consolidate, and revise policies as necessary to address the requirement of Section 163.3180(2)(a), F.S. that adequate water supplies shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy, in consultation with the applicable water supplier.
1.4	Evaluate various planning initiatives as implementation mechanisms by the County (e.g. Activity Center Master Plans) in light of fiscal constraints and assess how these issues should be addressed within those constraints.	1.4.1	Provide a mechanism to implement the general policies for Activity Centers through the development plan review process. Amend Policies 2.1.7 and 2.1.14 to replace the requirement for separate Master Plans for each Activity Center with detailed design standards, similar to the Transit Oriented Development standards now in process, for mixed use, multi-modal, and integrated development, building upon the existing Activity Center policy concepts.

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
		<b>1.4.2</b>	As a complementary recommendation to Recommendation #1 above, continue to develop Master Plans for Activity Centers in appropriate instances, such as to promote redevelopment, or where special circumstances exist that make general standards inapplicable, using only in-house staff and resources, and as staff workload permits. Where Activity Center Master Plans are appropriate, explore potential opportunities to develop them through public/private partnerships. As a complementary strategy, continue to utilize less costly and more effective methods for publicizing the Master Plan process.

\* Recommendations marked with an asterisk (\*) are addressed in the proposed Comprehensive Plan Amendment for alternative transportation concurrency strategies (CPA 01-09). Information about this process and the proposed amendments are available online at: [http://growth-management.alachua.fl.us/TPIF/cm\\_docs.php](http://growth-management.alachua.fl.us/TPIF/cm_docs.php)

**Table 1.2. SUMMARY OF EAR RECOMMENDATIONS – LAND USE AND TRANSPORTATION**

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
<b>2.1</b>	Development of alternative approaches to standard concurrency strategies for traffic congestion (e.g. Transit Oriented Development, Transportation System Management, alternatives to single-occupancy vehicle trips)		Amendments to the Comprehensive Plan have been proposed as part of the first large scale amendment cycle of 2009 to establish multimodal approaches to transportation concurrency management, which will provide an alternative approach to standard concurrency strategies for traffic congestion. The options identified below are several of the components of the proposed amendments, as they relate to this EAR Issue. Recommendations marked with an asterisk (*) are addressed in the proposed Comprehensive Plan Amendment for alternative transportation concurrency strategies (CPA 01-09) Information about this process and the proposed amendments are available online at: <a href="http://growth-management.alachua.fl.us/TPIF/cm_docs.php">http://growth-management.alachua.fl.us/TPIF/cm_docs.php</a>
		<b>2.1.1*</b>	Develop a multimodal approach to transportation concurrency management which promotes sustainable land use patterns and energy efficiency by directing higher density, mixed use, transit oriented development to select locations along planned transit routes in the Urban Cluster.
		<b>2.1.2*</b>	Establish locational criteria and design policies for Transit Oriented Development (TOD) within the Urban Cluster.
		<b>2.1.3*</b>	Modify existing Traditional Neighborhood Development (TND) and Village Center policies to provide greater flexibility on the minimum required site acreage and the maximum allowable commercial floor area in order to promote more mixed use transit-oriented development in the Urban Cluster.
		<b>2.1.4*</b>	Establish a transportation impact fee structure to complement the Multimodal Concurrency Management System which includes incentives for development types, such Transit-Oriented Development and Traditional Neighborhood Development, which provide for internal capture of vehicle trips and contribute to a mode shift toward the transit, bicycle, and pedestrian modes, and reduction in Vehicle Miles Traveled (VMT) per capita.
<b>2.2</b>	Extending effective multi-modal transportation to outlying areas of the county to enable access to major destinations in the urban area	<b>2.2.1*</b>	Establish a long range plan for a system of enhanced transit service, including dedicated transit lanes, to serve heavily traveled commuter routes.
		<b>2.2.2*</b>	Plan for a system of future transit corridors with the idea to eventually connect with outlying areas outside of the Urban Cluster, municipalities, and adjacent Counties through park and ride facilities, express bus service, van pools, etc.
		<b>2.2.3*</b>	Explore new funding sources for enhanced transit service for areas outside the Urban Cluster.

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
<b>2.3</b>	Review of road function and design standards in an urban context	<b>2.3.1</b>	The Comprehensive Plan contains policies relating to road function and design in an urban context which were implemented through updates to the Unified Land Development Code adopted on Feb 24, 2009. The updates included provisions for reduced pavement widths, required traffic calming mechanisms, and alternative pedestrian and bicycle design criteria.
		<b>2.3.2*</b>	Evaluate existing policies relating to design standards for reconstructed roadways relative to requirements for bicycle and pedestrian facilities.
<b>2.4</b>	Determination of best ways to integrate policies relating to these issues and promote energy conservation and green building and design, including consideration of an Energy Element	<b>2.4.1</b>	Add an Energy Element as an optional Element in the Comprehensive Plan, focusing on overarching goals for energy conservation in the Element, and pointing to specific implementation policies to be added/updated in the existing Elements, including policies to meet new legislative mandates in HB 697 (2008).
<b>2.5</b>	Assessment of Activity Center/Commercial policies meeting the goals of promoting enhanced quality of life, efficient use of land, greater energy efficiency and a reduction in the County’s carbon in footprint	<b>2.5.1*</b>	Establish revised policies and development standards to better encourage mixed use, multi-modal development within all Activity Centers (also see Land Use Transportation recommendations under Issue 2.1).
		<b>2.5.2</b>	Continue to update existing Activity Center plans in order to provide the necessary policy framework for mixed use multi-modal development that is consistent with the general mixed use design concepts for Activity Centers. (also see Urban Area recommendations under Issue 1.4)
		<b>2.5.3*</b>	Enhance multi-modal transportation linkages between Activity Centers and other major employment and retail destinations through the County’s proposed mobility plan and alternative approach to transportation concurrency (also see Land Use Transportation recommendations under Issue 2.1).
		<b>2.5.4*</b>	Establish multimodal design standards for mixed use and limited non-residential development located outside of Activity Centers (also see Land Use Transportation recommendations under Issue 2.1).
<b>2.6</b>	Consider ways to improve coordination with municipalities and adjacent counties relative to transportation facility service levels	<b>2.6.1*</b>	Strengthen existing policies to require better coordination with adjacent jurisdictions on multi-modal approaches to transportation planning and implementation of concurrency.
		<b>2.6.2</b>	Explore mechanisms for coordination of long range transportation planning on a county-wide and regional basis.

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
<b>2.7</b>	Update transportation map series based on population projections and planning horizon (currently 2020)	<b>2.7.1*</b>	The County's proposed multimodal transportation amendments to the Comprehensive Plan, described under Land Use/Transportation Issue 2.1 will include new long range transportation system maps for the time period of 2010 to 2030. Many of the adopted maps in the Transportation Mobility Element Map Series will be updated, and new maps will be added for future bicycle/pedestrian networks, future express transit corridors, and future rapid transit corridors. These maps will be used to implement a multimodal approach to concurrency management for Alachua County.
<b>2.8</b>	Assess transportation maps and related policies in context of land use, natural resource and economic development goals	<b>2.8.1*</b>	The supporting data and analysis for the County's proposed multimodal transportation amendments to the Comprehensive Plan, described under Land Use/Transportation Issue 2.1, includes an assessment of the transportation maps and related policies. Many of the adopted policies and maps in the Transportation Mobility Element are being updated as part of this process to be more consistent with the overall land use, natural resource, and economic development goals identified in the adopted Comprehensive Plan.
<b>2.9</b>	Clarify corridor preservation policies and use of the Future Traffic Circulation Corridors Map	<b>2.9.1*</b>	Modify adopted corridor preservation policies to better reflect the intent of the adopted Corridors Map as a tool for right-of-way corridor protection. Amendments to the Transportation Mobility Element are in process, including the recommended clarifications to the adopted corridor preservation policies under Objectives 1.5 and 1.10, as part of the County's multimodal concurrency management amendments described under Land Use/Transportation Issue 2.1.
<b>2.10</b>	Evaluate capital project capacity (transportation) in light of current fiscal constraints.	<b>2.10.1*</b>	The County's proposed multimodal transportation amendments to the Comprehensive Plan, described under Land Use/Transportation Issue 2.1, will establish a financially feasible long range multimodal capital improvements program for the Years 2010 through 2030. The proposed capital improvements program will initially focus on additional roadway capacity through parallel road facilities and bicycle/pedestrian enhancements, then gradually transition to focus more on transit and express transit service in the latter years of the CIP, as higher densities and more compact development patterns emerge in the Urban Cluster.

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**Table 1.3. SUMMARY OF EAR RECOMMENDATIONS – COMMUNITY FACILITIES & SERVICES**

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
<b>3.1</b>	Review level of service standards for recreation facilities (currently Activity-Based and Resource-Based) both in terms of the level and structure (i.e. Countywide unincorporated vs. community-based as in Recreation Master Plan) taking into consideration the County role relative to recreation facilities	<b>3.1.1</b>	Consider access as part of a customized measure or LOS standard for different park/recreation facility types. For example, "X acres of X park type within X-mile radius of every household."
		<b>3.1.2</b>	Base the level of service on county funded and county developed facilities (regardless of jurisdiction/entity currently operating the facility). For those projects jointly funded with other local agencies the percentage of county funding can be used to determine the percentage of the facility that can contribute toward the county's level of service. Also see recommendation 3.3.4 relative to facilities provided by other entities.
<b>3.2</b>	Consider how to best meet recreational programming needs of the community	<b>3.2.1</b>	Utilize the park/recreation system as a whole, instead of focusing on individual parks/recreation sites, to implement recreational programming that meets community needs.
<b>3.3</b>	Consider how to coordinate level of service standards with municipalities while providing for development and operation of economically sustainable parks	<b>3.3.1</b>	As provided in the Alachua County Recreation Master Plan, use park districts or service areas to analyze the needs of different geographic areas.
		<b>3.3.2</b>	Integrate planning for recreation facilities into the Countywide Visioning (CVPC) process to address recreation needs for the next 20 to 30 years. <i>No change to Comprehensive Plan required.</i>
		<b>3.3.3</b>	Review impact fee credits and other incentives for developers to provide land for public parks. <i>No change to Comprehensive Plan required.</i>
		<b>3.3.4</b>	Consider a LOS standard that accounts for facilities provided by other entities (e.g., UF, School Board, and private facilities) based on cooperative agreements between Alachua County and those entities.
<b>3.4</b>	Determine key provisions of the Local Mitigation Strategy needing incorporation into Plan	<b>3.4.1</b>	Include specific projects from the Local Mitigation Strategy into the Comprehensive Plan /Capital Improvements Program and update the policy framework for hazard mitigation to improve potential eligibility for project funding through grants.
<b>3.5</b>	Assess means of best addressing efficiency, safety and level of service for Fire Rescue and Emergency Services, including need for a Public Safety Element	<b>3.5.1</b>	No change to existing policies (e.g. level of service guidelines) which should be maintained and implemented.

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
3.6	Consider ways to promote public health, including possible Public (Community) Health Element.	3.6.1	Adopt a new Community Health Element with the following initial priority areas of focus: 1) Improved access and affordability to a comprehensive array of care including primary medical care, specialty care, hospital care, dental care and behavioral health care; 2) Elimination of preventable chronic illness; 3) Reduction of obesity among adults and children; 4) Coordination among local health systems and entities; 5) Enhancement of school-based health promotion and activities; 6) Sensitivity to needs of special populations and those populations affected by health disparities; and integrate the issue as appropriate with other pertinent elements of the Comprehensive Plan.
3.7	Evaluate capital project capacity in light of current fiscal constraints	3.7.1*	An amendment to the Comprehensive Plan is in process (CPA 01-09) as part of the first large scale amendments cycle of 2009, which will establish a financially feasible capital improvements program for public facilities subject to concurrency, including long range multimodal transportation projects. As part of these amendments, new policies are proposed to explore alternative funding sources for multimodal transportation projects, in light of current fiscal constraints.
3.8	Prioritize capital projects, particularly for transportation and recreation facilities, to serve existing populations	3.8.1*	An amendment to the Comprehensive Plan is in process (CPA 01-09) as part of the first large scale amendment cycle of 2009, which will establish a financially feasible capital improvements program for public facilities subject to concurrency, including long range multimodal transportation projects. The proposed multimodal transportation capital improvement projects identified as part of this process are focused primarily within the Urban Cluster area where approximately 87% of the existing unincorporated population resides. For recreation facilities, see recommendation 3.1.2.

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**Table 1.4. SUMMARY OF EAR RECOMMENDATIONS – ECONOMIC DEVELOPMENT**

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
4.1	Promotion of job diversification/creation/retention	4.1.1	Review and update the Economic Element based on an assessment of the Economic Development Strategic Plan in terms of its adequacy as a comprehensive economic development strategy that builds on the community’s assets and incorporates economic, physical, environmental, community, and human development. This strategy should include measurable goals and performance benchmarks.
4.2	Linkage between tourism and arts/culture development	4.2.1	Promote partnerships with local arts/cultural organization and sports organizations, and promote unique recreational tourism opportunities including agritourism, paddling trails, the African American Heritage Trail and the Old Florida Heritage Highway (scenic highway) Master Plan.
4.3	Evaluate policies promoting nature based tourism	4.3.1	See recommendation 4.2.1 above.
4.4	Promotion of use of recycled materials and waste alternatives	4.4.1	Promote industrial Recycling Market Development Zone (RMDZ)/Resource Recovery Park and economic development business recruitment, and include a program for mandatory Curbside Recycling and composting (anaerobic or aerobic) of organic waste.
4.5	Assess Historic Preservation policies and develop strategies for implementation (e.g. Historic Preservation Ordinance)	4.5.1	Recommendation to complete the Historic Preservation Master Plan and adopt a Historic Preservation Ordinance as a basis for seeking 'Certified Local Governmental Certification,' including providing incentives to discourage teardowns, with focus on historic Rural Clusters, rural communities and possibly urban neighborhoods; ensuring Intergovernmental Coordination during annexation for continued protection of Historic Structures; and encouraging LEED certification for adaptive reuse projects and/or allowing other incentives for adaptive reuse. <i>No change to Comprehensive Plan required.</i>
4.6	Assessment of sufficiency and appropriateness of location of land designated for industrial and office uses (both in the unincorporated area and Countywide) and review of Industrial and Office land use policies	4.6.1.a	Review the suitability of location of Industrial and Office uses designated on the Future Land Use Map within the unincorporated county and modify current Industrial and Office land use designations to resolve conflicts with existing uses or conditions (residential, environmental, etc.), and increase development intensity within County Activity Centers.
		4.6.1.b	Update policies relating to Industrial and Office land uses to facilitate recruiting of targeted industries to the County, consistent with employer workforce needs and emerging Industrial and Office land use trends.
		4.6.2	Evaluate Industrial and Rural/Agriculture land use categories and assess policies for the location of certain types of agricultural product processing facilities (i.e., food, fuel and fiber) within the County and determine whether changes are needed.

**Table 1.5. SUMMARY OF EAR RECOMMENDATIONS – AGRICULTURE AND GREENSPACE**

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
<b>5.1</b>	Evaluation of potential strategies (including implementation of Transfer of Development Rights program) to promote sustainable agriculture and/or retention of existing agriculture	<b>5.1.1</b>	Add/revise policies to further support retention/promotion of local agricultural operations, including the following: increased focus on sustainable agriculture through policy incentives; evaluation of policy framework for local farmers' markets and community gardens; increased emphasis on agritourism and removal of barriers to agritourism-related activities in the unincorporated area; expansion of policy framework to include educational and promotional component; and assessment of implementation of the new TDR Program to consider adjustments as needed. (See also recommendation 4.6.2 on agricultural product processing facilities) <i>For further elaboration on recommendations, see Chapter 6, Major Issue Analysis, Agriculture Retention &amp; Sustainability section)</i>
<b>5.2</b>	Assess adequacy of greenspace protection throughout the County and consider level of service for conservation land separate from resource-based recreation, and assess means of implementation including establishment of permanent funding source, 'less than fee' acquisitions and other tools, including Transfer of Development Rights program	<b>5.2.1</b>	Adopt an overlay map to identify a continuous ecological corridor connecting Preservation areas (these include lands owned by Alachua County, State, WMD in-fee or otherwise) and Strategic Ecosystems that should be protected as follows: <b>a.</b> The critical ecological corridors overlay shall include at a minimum the following adopted Strategic Ecosystems: Lochloosa Slough, East Lochloosa Forest, Lochloosa Creek, Lochloosa Creek Flatwoods, Little Orange Creek, East Side Newnans Lake, Austin Cary, Northeast Flatwoods and the Santa Fe River. <b>b.</b> Make it a priority to protect mapped ecological corridor core areas and preserving linkages between mapped ecological corridor core areas in the implementation of the development review process for Strategic Ecosystems, and also in land acquisition programs, and in Special Area Management Plan development <b>c.</b> The County should coordinate with County-wide Visioning and Planning Committee, Non-governmental organizations, State, federal municipal and adjacent counties to extend ecological linkages beyond County jurisdiction. <b>d.</b> The County should develop and/or support tax incentives that promote the preservation of mapped areas by landowners. <b>e.</b> Develop an outreach program to promote the value of conserving linked ecosystems/corridor. <b>f.</b> Prioritize core areas of, and linkages between, the corridors in the implementation of any Transfer/Purchase of Development Rights Program. <b>g.</b> Review Land Conservation Master Plan and adopt additional Greenspace-conserving tools as appropriate.
<b>5.3</b>	Assess County/Municipal Comprehensive Plans relative to the Countywide Visioning and Planning Process	<b>5.3.1</b>	As part of the EAR-based updates of the Comprehensive Plan, the County should coordinate with municipalities to review and update the July 2005 Conceptual Land Use Plan Map and Countywide Vision and develop policy language recognizing and promoting implementation of the Countywide Vision that can also be used both in the County and Municipal Comprehensive Plans as part of their EAR-based updates.

		<b>5.3.2</b>	Coordinate through Elected Officials' Group and Staff Workgroup to address the concept of neighborhood school districts as identified in the CVPC Conceptual Plan Objectives as part of the School Board's long term capital planning.
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**Table 1.6. SUMMARY OF RECOMMENDATIONS – RESOURCE PROTECTION**

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
<b>6.1</b>	Assess sufficiency of policies protecting wetlands, surface waters, springsheds, groundwater, wellfields, and water quality, including linkages with stormwater management and promotion of low-impact development (LID) techniques	<b>6.1.1</b>	<b><u>SURFACE WATER</u></b> Develop policy language supportive of surface water quality protection and improvement. Such language should address measures and incentives to promote the following: 1) Low Impact Development (LID) strategies as policy in the Stormwater Element and Conservation and Open Space Element (COSE); 2) Protection of surface waters from nutrient enrichment by adding policies that reduce landscape fertilization practices, improvement of septic tank system maintenance, drainfield design standards for rebuilds, installation of performance based septic systems, and improvement of domestic wastewater treatment plant processes and effluent and solids treatment and disposal practices (COSE and Potable Water and Sanitary Sewer Element); 3) Restoration of impaired water bodies in COSE Section 4.6; and 4) Maintenance and protection of surface water levels and flows in COSE Section 4.6 and update policies corresponding to water management district actions to protect levels and flows of surface waters and springs and promote water conservation and reuse.

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
		<b>6.1.2</b>	<b>GROUND WATER &amp; SPRINGS</b> Develop policy language supportive of groundwater quality and springshed protection and improvement, and adequate water supply with language to address measures and incentives to promote the following: 1) More stringent water conservation measures including, Florida Friendly landscaping, water efficient irrigation and reduced indoor water use; 2) Education strategies in coordination with utilities and other agencies such as the Alachua County Extension Office and IFAS; 3) Discouraging new or expanded large water withdrawals that may impact the springs on the Santa Fe River to protect levels and flows of surface waters and springs and promote water conservation and reuse; 4) Support and promote water reuse conducted in an environmentally sound manner that protects groundwater and surface water quality from nutrient enrichment; 5) Address potential water quality problems associated with intensive agriculture related to concentrated animal densities; 6) Address potential problems occurring from utility lines installed beneath stormwater basins in karst sensitive areas; 7) a. Update data and analysis, including assessment of current and projected water needs and sources for at least a 10 year period, as required by Section 163.3177(6)(d), F.S., in coordination with the updates of the water supply plans for the St. Johns River and Suwannee River Water Management Districts and Gainesville Regional Utilities; b. Should Alachua County or any portion of it be identified as a Priority Water Resource Caution Area as part of the updates of the Water Management Districts Water Supply Plans scheduled to be finalized by December 2010, initiate Comprehensive Plan amendments within 18 months of adoption of a Regional Water Supply Plan pursuant to Section 373.0361, F.S. to incorporate appropriate water supply projects, including conservation and reuse projects, identified in the regional water supply plan into the Comprehensive Plan, as needed to meet the County’s projected water supply needs in accordance 163.3177(6)(c) and (d), F.S. Such amendments will be coordinated with Gainesville Regional Utilities.
<b>6.2</b>	Assess water conservation and reuse strategies	<b>6.2.2</b>	See recommendations 6.1.1 and 6.1.2 above.
<b>6.3</b>	Develop effective approaches to interjurisdictional and interagency coordination regarding protection of resources (Strategic Ecosystems, wetlands and surface waters, groundwater, etc.)	<b>6.3.1</b>	Use the current Gainesville/County cooperative approach to protecting annexed lands and develop an interdisciplinary team to address protection of strategic ecosystems and other natural resources within each city’s reserve area - could include TDR strategies, protective guidelines, density and design standards, and special area planning if necessary. Create subcommittee of Countywide Visioning and Planning Committee to work toward implementation of relevant guiding principles and action strategies to protect natural resources countywide and include environmental analysis and environmental protection standards/requirements in Boundary Adjustment Act (BAA) or related interlocal agreements. <i>No change to Comprehensive Plan required.</i>

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
		<b>6.3.2</b>	Add an environmental liaison for the county and city on the Gainesville–Alachua County Orderly Annexation Team. <i>No change to Comprehensive Plan required.</i>
<b>6.4</b>	Review State and Federal agency listings for threatened and endangered species to determine if adjustments are needed, and assess related State and Federal Management Plans	<b>6.4.1</b>	Make necessary updates to special area plan policies in Idylwild/Serenola and Cross Creek Special Areas to reflect changes in federal guidelines for bald eagles. (Also update pertinent supporting data and analysis as part of EAR-based Comprehensive Plan updates)
<b>6.5</b>	Evaluate need for Air Quality Program	<b>6.5.1</b>	Delete Policies 4.1.1, 4.1.2, and 4.1.3 related to regulatory and monitoring activities; requirement for biennial report on air quality in Policy 4.1.4.4; and, since the County has no delegated regulatory authority from FDEP for air quality, revise Item 5 under policy 4.1.6 relating to promotion of industries that exceed federal and state air quality and emission standards to remove the following language: "Existing and new industries shall be regulated as follows: a. Existing industries not meeting these standards shall be brought into compliance under a specified schedule. b. New industries shall be designed to exceed the specified standards." Maintain policy (4.1.3.7) on inventory and reduction of greenhouse gases and revise Policy 4.1.4 public education component to state the County should maintain a general Air Quality website to provide the public with education about air quality, radon information and indoor air pollution issues.
<b>6.6</b>	Evaluate various planning initiatives as implementation mechanisms by the County (e.g. Special Area Plans for Strategic Ecosystems) in light of budgetary constraints and assess how these issues should be addressed within those constraints	<b>6.6.1</b>	Give priority to special areas studies within strategic ecosystems that have been the subject of development review to make efficient use of the results of ground-truthing of resource areas as a basis for expanded ground-truthing of ecosystem resources on other adjacent properties; schedule special area studies to coincide with periods when there is reduced work load on staff for other activities such as development review; promote and facilitate participation by property owners in coordinated planning including ground-truthing and identification of strategic ecosystems resources and notification of adjacent property owners within strategic ecosystems of opportunities and potential benefits of coordinated special area plan efforts; pursue alternative funding strategies through partnerships with other public agencies, non-profits or private sector, to fund special area studies and develop special area plans for strategic ecosystems; and increase the priority of implementing Strategic Ecosystem policies including Special Area Studies in the budget and in County work programs. <i>(Internal process changes – no Comprehensive Plan Amendments needed)</i>

**Table 1.7. SUMMARY OF EAR RECOMMENDATIONS – HOUSING**

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
7.1	Assess how Plan policies and implementation impact the cost of housing	7.1.1	BOCC direction on Feb. 17, 2009 to establish a standard procedure to consider impacts on cost of housing (see rec. 7.3.1, subsection 2 below). Also considered accessory dwelling units and referred this issue to EAR process (see rec. 7.5.1 below).
7.2	Assess need to require affordable housing in all developments and consider funding sources to provide affordable housing retroactively in existing development	7.2.1	Implement financial strategies to address the affordability of existing housing, promote the development of new affordable units, and prevent the replacement of affordable housing with more expensive housing or non-residential uses; consider strategies to prevent the replacement of affordable housing with more expensive housing or non-residential uses; and empower residents to purchase and retain market-rate housing.
		7.2.2	Investigate County's inclusionary housing incentives, particularly density, to determine why incentives are not effective.
7.3	Address recommendations of the Affordable Housing Advisory Committee (AHAC)	7.3.1	The BOCC received the AHAC Report, considered AHAC & staff recommendations and gave direction on Feb. 17, 2009 as follows: 1) for profit and not-for-profit affordable housing permits shall be available within six days after the application is found sufficient (implemented through administrative directive – revisions pending to Land Development Code); 2) directed staff to establish a process to consider, before adoption, policies, procedures, ordinances, or plan provisions that increase the cost of housing, by requiring a staff analysis in staff reports for any recommended amendments to the Land Development Regulations or to the Comprehensive Plan (implemented by administrative directive – revisions pending to Land Development Code); 3) monitor utilization of the Impact Fee Assistance Program and consider increasing the amount budgeted for the program from \$25,000 to \$100,000 should demand for assistance justify an increase in funding; 4) re-evaluate locally-owned public lands with criteria such as the possible rezoning of suitable parcels and the potential for redevelopment of under-utilized property; 5) advertisements promoting the County's affordable housing and impact fee relief programs shall be placed in the Builders Association of North Central Florida and Gainesville-Alachua County Association of Realtors newsletters; brochures explaining the County's affordable housing programs be placed with the Alachua County Housing Authority; and, brochures explaining the Impact Fee Assistance Program and Incentives for Building Affordable Housing be placed with the Department of Growth Management's Building Division; 6) requested the Financial Planning Group to evaluate the Tax Collector's Lands Available and tax delinquent properties lists and the County will explore the possibility of acquiring property through rebuilding condemned structures for use as affordable housing. <i>All recommendations are being implemented administratively and do not require amendment to the Comprehensive Plan.</i>

#	ISSUE	#	RECOMMENDATIONS TO ADDRESS ISSUE
<b>7.4</b>	Assess special needs housing and how to best coordinate to meet needs	<b>7.4.1</b>	Review land use policies for possible barriers to providing special needs housing and identify ways to eliminate those barriers.
		<b>7.4.2</b>	In addition, the following recommendations are also included that do not require amendments to the Comprehensive Plan: provide for periodic review of the SHIP strategy to ensure that there is flexibility in the Special Needs Program in order to address the ever changing needs and circumstances of the special needs population, and develop stronger partnerships with special needs service providers (e.g., mental health agencies, criminal justice professionals), particularly the Alachua County Criminal Justice, Mental Health and Substance Abuse Grant Planning Committee, to pursue opportunities to leverage SHIP funds with other resources.
<b>7.5</b>	Evaluate effectiveness of Plan in promoting affordable housing, including a range of housing types and lot sizes and policies promoting live/work units	<b>7.5.1</b>	Consider revisions to policies for accessory dwelling units to allow accessory units in new developments maintaining requirement for homestead status for accessory or principal unit, to be implemented through means such as deed restrictions or covenants.