

ALACHUA COUNTY COMPREHENSIVE PLAN

PROPOSED EVALUATION & APPRAISAL BASED AMENDMENTS

For Board of County Commissioners Transmittal Public Hearing of May 5, 2026

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Note: Many of the goals, objectives, policies, maps, and other language in the adopted Comprehensive Plan are not proposed to be amended at this time. Generally, only the language that is proposed for revision is shown in this document; in some instances, adopted policies that relate to proposed amended policies are provided for context. The currently adopted Alachua County Comprehensive Plan document in its entirety may be viewed online here:

[Full Comprehensive Plan Document As Adopted](#)

FUTURE LAND USE ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
- Underlined text is proposed to be added
- Regular text is currently adopted language

GENERAL STRATEGY 1

Minimize the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas, according to the following:

- Designate and maintain on the Future Land Use Map an urban cluster that sets a boundary for urban growth. Accommodating urban development through compact, higher density, and mixed-use development patterns within the Urban Cluster can reduce pressure to convert rural, agricultural, and conservation lands located outside of the Urban Cluster for future urban land uses.
- Provide incentives for higher average densities for residential development and mixed uses in the urban cluster, including density bonuses and transfer of development rights. Implement strategies in the land development regulations that seek to maximize the allowable density and intensity for new development within the Urban Cluster.
- Provide a range of urban residential densities with the highest densities located in or near urban activity centers and along existing or planned transit routes, and lower densities located in outlying rural areas or areas of the County which have physical limitations to development.
- Utilize mechanisms such as land acquisition, conservation easements, variable lot sizes, and conservation subdivisions to preserve conservation areas and open spaces.
- Preserve ecosystems of a given area and incorporate hazard-resilient land planning.
- Implement strategies through the land development regulations to maximize the preservation of existing native vegetation and minimize site disturbance on individual development sites.
- Time development approval in conjunction with the economic and efficient provision of supporting community facilities, urban services, and infrastructure, such as streets, utilities, police and fire protection service, emergency medical service, mass transit, public schools, recreation and open space, in coordination with policies in the Capital Improvements Element.

1.0 URBAN RESIDENTIAL POLICIES

OBJECTIVE 1.1 – GENERAL

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

Policy 1.1.1 Adequate locations shall be available in the urban cluster for all types of housing including single-family detached and attached, multi-family, accessory dwelling units, off site constructed residential dwellings, manufactured homes, and mobile homes, subject to locational requirements and standards as detailed in this Plan and in the land development regulations ~~the placement of manufactured homes, and manufactured home parks and subdivisions.~~

Policy 1.1.2 ...

Policy 1.1.3 Urban Residential development shall be consistent with the Conservation policies of ~~Atachua County~~ this Plan.

Policy 1.1.4 Higher urban densities than designated on the Future Land Use Map may be allowed for certain development types that are eligible for higher density as detailed in other parts of this Element and in the land development regulations. ~~housing as established by policies in the Housing Element of the Comprehensive Plan.~~

Policy 1.1.5 ...

OBJECTIVE 1.2 ...

OBJECTIVE 1.3 DENSITY

Policy 1.3.5 For development sites located fully within the Urban Cluster with multiple future land use or zoning designations and a unified development plan, residential units may be evenly distributed throughout the limits of the development without strictly complying with the density of the underlying future land use designation or zoning so long as the total number of units does not exceed that allowed by the maximum of the applicable future land use designations.

~~Within areas designated Low Density Residential (1-4 DU/acre) on the Future Land Use Map, the Agriculture zoning district may be maintained pursuant to the following requirements:~~

- ~~(a) The parcel contains a minimum of 40 acres;~~
- ~~(b) The property has a bonafide agricultural use which is evidenced by maintenance of an agricultural exemption for ad valorem tax purposes.~~
- ~~(c) Two new parcels of 5 acres or less may be created from such Agricultural parcels. Any further division shall be subject to rezoning to an Urban Residential zoning classification, compliance with minimum density requirements, and compliance with applicable subdivision regulations.~~

ACCESSORY DWELLING UNITS WITHIN THE URBAN CLUSTER

Policy 1.3.6 To provide for a greater ~~range of choices~~ variety of housing types and affordable housing in single family residential areas within the Urban Cluster, ~~affordable housing~~, facilitate multi-generational living arrangements, and ~~the promotion of~~ promote infill ~~in~~ to new and existing neighborhoods while maintaining single family residential neighborhood character, one accessory dwelling unit shall be allowed on single family residential lots in the Estate, Low, and Medium Density residential areas without being included in gross residential density calculations. Performance criteria shall be detailed in the land development regulations and include elements such as size limitations, site design, landscaping, access, and parking requirements.

Policy 1.3.6.1 ~~Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot. Prior to the issuance of a building permit for the construction of an accessory dwelling unit(s) in a new residential development, the applicant shall provide proof of deed restrictions or covenants requiring that an accessory unit may not be inhabited unless homestead status is maintained on the lot. Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.~~

Policy 1.3.6.2

- (a) ~~Where municipal potable water and sewer services are available to the primary residence, At~~ the accessory dwelling units shall also be required to connect to municipal potable water and sanitary sewer services. ~~the municipal potable water and sewer system of the primary residence and shall not have separate services.~~
- (b) ~~Where central municipal potable water and sewer services is~~ are not available, the accessory dwelling unit shall meet ~~be required to connect to the septic system and well of the primary residence in accordance with all applicable well and septic requirements of the State of Florida Department of Health. The septic system shall meet the~~ and the residential lot requirements for well and septic provided in the land development regulations.

URBAN RESIDENTIAL DENSITIES LAND USE CATEGORIES

Policy 1.3.7 ~~The Low Density Residential land use category shall provide for a gross density of not less than one to not more than four dwelling units per acre except for certain development types that are eligible for higher density or density bonuses as detailed in other parts of this Element and in the land development regulations. as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.~~

Policy 1.3.7.1 ~~The Low Density residential land use category shall provide for a range of single-family residential detached and attached dwellings such as conventional site-built single-family homes, accessory dwelling units, attached structures including townhouses, dwellings with zero lot line orientation, off-site~~

constructed residential dwellings, manufactured homes, or mobile homes in accordance with the standards and requirements of the land development regulations. In addition, Traditional Neighborhood Developments (TND), Transit Oriented Developments (TOD) and Planned Developments may include mixed housing types and mixed uses.

Policy 1.3.7.2 ~~The Low Density residential land use category shall provide for various housing types, such as conventional site-built single family homes, accessory living units, attached structures including townhouses, multi-family developments in planned developments, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, or mobile homes.~~

Policy 1.3.7.3 ~~The County's Land Development Regulations shall allow Low or Medium density residential land use to include flexible and mixed minimum lot sizes, relying on design standards and gross density. Such provisions shall address the need for affordable housing, compatibility with transit alternatives, and open space preservation including greenway corridors. There shall be no minimum lot size requirement for residential development within the Urban Cluster provided that the gross density requirements of this Plan are met, except where a minimum lot size is required by this Plan for the use of well and septic, or for areas with existing Agriculture zoning.~~

Policy 1.3.8 Medium Density Residential land use category shall provide for a gross density of not less than four to not more than eight dwelling units per acre except for certain development types that are eligible for higher density or density bonuses as detailed in other parts of this Element and in the land development regulations. ~~as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.~~

Policy 1.3.8.1 Development within the Medium Density Residential land use category shall provide for small lot single family residential detached and attached dwellings, and multi-family residential dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) may include mixed housing types and mixed uses.

Policy 1.3.8.2 Multi-family development outside a TND or TOD in the Medium Density Residential land use category shall:

- (a) have direct access to an arterial or collector, or alternate access if ~~the access~~ it meets the following requirements and is approved by the Board of County Commissioners through the development plan review process:
 - (1) ~~The character of the~~ primary access street should not be primarily fronted by single family residential lots in nature and use of the street for multi-family development shall not create an adverse impact on surrounding properties.
 - (2) The access street shall generally meet the criteria for an arterial or collector street ~~in an Urban Activity Center~~ including provision for pedestrian and bicycle facilities. including the design elements found in the Alachua County Corridor Design Manual.

- (b) ~~provide natural and landscaped open spaces, or transitional development and design practices, to adequately integrate the development along the edges of different land use categories.~~
- (c) provide common open space as part of open space requirements established in the Conservation and Open Space Element.
- (d) provide adequate developed recreation at the scale of the development, according to criteria in the land development regulations.

Policy 1.3.8.3 The Medium Density residential land use category shall provide for various housing types, such as conventional, site-built single family dwellings, accessory living units, attached structures including townhouses, dwellings with zero lot line orientation, ~~factory-built modular units~~ off-site constructed residential dwellings, manufactured homes, mobile homes, tiny houses on wheels, recreational vehicles, or multi-family dwellings in accordance with the standards and requirements of the land development regulations.

Policy 1.3.8.4 Medium density residential areas shall only be located in the urban cluster.

Policy 1.3.9 ~~The~~ Medium High Density Residential land use category shall provide for a gross density of not less than eight to not more than 14 dwelling units per acre, except for certain development types that are eligible for higher density or density bonuses as detailed in other parts of this Element and in the land development regulations. ~~as provided for in Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.~~

Policy 1.3.9.1 The Medium-High Density residential land use category shall provide for small lot single family residential detached and attached dwellings, off-site constructed residential dwellings, and multiple family residential dwellings. In addition, traditional neighborhood developments (TND) and transit oriented developments (TOD) may include mixed housing types and mixed uses. Tiny houses on wheels and recreational vehicles are also an allowable housing type within manufactured/mobile home parks in accordance with the standards in the land development regulations.

Policy 1.3.9.2 Multi-family development outside a TND or TOD in the Medium-High Density Residential land use category shall:

- (a) Have direct access to an arterial or collector, or alternate access if ~~the~~ access it meets the following requirements and is approved by the Board of County Commissioners through the development plan review process:
 - (1) ~~The character of the~~ access street should not be primarily fronted by single family residential lots in nature and use of the street for multi-family development shall not create an adverse impact on surrounding properties.
 - (2) The access street shall generally meet the criteria for an arterial or collector street including provision for pedestrian and bicycle facilities. ~~in an Urban Activity Center including the design elements found in the Atchua County Corridor Design Manual.~~
 - (3) The land development regulations ~~have been updated with~~ shall include specific criteria to be met for approval of an alternate access road.

- (b) ~~Provide natural and landscaped open spaces, or transitional development and design practices, to adequately integrate the development along the edges of different land use categories.~~
- (c) Provide common open space as part of open space requirements established in the Conservation and Open Space Element.
- (d) Provide adequate developed recreation at the scale of the development, according to criteria in the land development regulations.

Policy 1.3.10 ~~The High Density Residential land use category shall provide for a gross density of not less than 14 to not more than 24 dwelling units per acre, except for certain development types that are eligible for higher density or density bonuses as detailed in other parts of this Element and in the land development regulations.~~

Policy 1.3.10.1 High Density Residential development should occur within transit oriented developments in activity centers and immediately adjacent to Santa Fe Community College to reduce the length and number of automobile trips. High density residential areas shall only be located in the urban cluster.

Policy 1.3.10.2 The High Density Residential land use category shall provide for small lot single family residential detached and attached dwellings, off site constructed residential dwellings, and multiple family residential dwellings. In addition, transit oriented developments (TOD) may include mixed housing types and mixed uses.

Policy 1.3.10.3 High Density Residential outside of a TOD development shall:

- (a) Have direct access to an arterial or collector.
- (b) ~~Provide natural and landscaped open spaces, or transitional development and design practices, to adequately integrate the development along the edges of different land use categories.~~
- (c) Provide common open space as part of open space requirements established in the Conservation and Open Space Element.
- (d) Provide adequate developed recreation at the scale of the development, according to criteria in the land development regulations.
- (e) Provide transit facilities, if warranted based on existing or planned transit service determined through consultation with the appropriate transit provider, and connect pedestrian facilities into the nearest pedestrian network and available or planned mass transit facility.

Policy ~~1.3.10.4~~ 1.3.11 ~~Densities higher than 24.00 DU/Acre may be considered in activity centers and for certain development types that are eligible for higher density or density bonuses as detailed in other parts of this Element and in the land development regulations. , within developments that meet the standards for Traditional Neighborhood Development as provided in Objective 1.6 and subsequent policies, Transit Oriented Development as provided in Objective 1.7 and subsequent policies, and within residential or mixed-use developments that qualify for a density bonus by providing affordable housing as detailed in the Land Development Regulations.~~

OBJECTIVE 1.4 – No changes

OBJECTIVE 1.5 – REQUIRED FACILITIES

All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.

Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service and other standards and guidelines adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, public schools, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan.

Policy 1.5.2 In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include:

- (a) local streets;
- (b) police, fire and emergency medical service protection;
- (c) pedestrian and bicycle network, including bicycle parking for multi-family residential, Traditional Neighborhood and Transit Oriented Development; and
- (d) primary and secondary schools.

OBJECTIVE 1.6 TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

To provide for interconnected, mixed-use development through specific site and design standards that create pedestrian and bicycle friendly communities, reduce per capita greenhouse gas emissions and vehicular trips on external roadways and provide development patterns that are transit supportive.

Policy 1.6.1 Traditional Neighborhood Developments shall be:

- (a) Allowed in areas designated on the Future Land Use map for Urban Residential Densities (Policy 1.3.2.1) and Activity Centers within the Urban Cluster, and
- (b) Generally ~~At~~ at least 15 acres in size, but may be smaller if it can be demonstrated that all TND design requirements of this Plan and the land development regulations can be achieved on a smaller site.
- (c) ~~Allowed through the development plan review process consistent with the Comprehensive Plan and Land Development Regulations.~~

Policy 1.6.2 ~~**Public Participation.** A public involvement process shall be used for establishing Traditional Neighborhood Developments. The process shall include a neighborhood workshop or other similar forum to inform surrounding neighborhoods of the scope, scale, and character of services and impacts from the proposed village center, and to inform the developer of neighborhood concerns. The workshop will help to identify common interests as well as concerns and differences.~~

Policy 1.6.3 Traditional Neighborhood Developments shall provide:

- (a) A village center, as provided in Policy 1.6.4 and subsequent policies,

- (b) Compact, mixed-use development to allow for the internal capture of pedestrian, bicycle and vehicular trips,
- (c) A pedestrian and bicycle friendly environment that encourages walking and bicycling as a primary means of mobility within the development and between adjacent developments,
- (d) A gridded street networks that emanates from the village center that allows for multiple route choices, reduces the distance between uses to encourage walking and biking, accommodates transit and connects with adjacent developments,
- (e) On-street parking and screening of off-street surface parking.

Policy 1.6.4 Village Centers. Traditional Neighborhood Developments shall be required to have compact, definable mixed use, pedestrian and bicycle friendly village centers that offer multiple destinations and reasons for pedestrians and bicyclists to frequent the area.

Policy 1.6.4.1 The Village Center shall offer a mixture of uses and community gathering spaces to attract pedestrians and bicyclists and serve as the focal point of the development. The highest density, intensity and mixture of uses shall be located within the village center and emanate from the village center along a gradient suitable to the site and surrounding land uses.

Policy 1.6.4.2 Plazas, squares, and open spaces that function as community gathering places shall be located within the village center and interspersed throughout the development. Plazas, squares and open space within the village center should be appropriately sized to maintain urban character, pedestrian scale, and compatibility with the typical block lengths provided in the village center.

Policy 1.6.4.3 A central point located in a plaza, square, open space or denoted by an architecturally significant feature, shall be established as part of the development. The central point shall be the location from which policies related to the measurements of village centers and transit supportive areas are derived.

Policy 1.6.4.4 The maximum extent of the village center shall generally be a 1/8 mile radius in size utilizing a block or radial pattern, measured from the central point of the village center. The maximum extent of the transit supportive area, inclusive of the village center, shall generally be a 1/4 mile radius in size utilizing a block or radial pattern measured from the central point of the village center. The village center and transit supportive area boundaries may be limited in size due to environmental, topographical or physical constraints and shall not extend beyond the developments property boundary. Some flexibility may be provided within the Land Development Regulations (LDRs) for the standards regulated by these designations to allow for irregular shaped parcels, environmental, topographical or physical constraints and appropriate transition zones, provided the result is consistent with the general requirement to provide a walkable and bikeable environment that supports transit.

Policy 1.6.4.5 The primary orientation for a village center is internal to the development. Any portion of the village center oriented to major external roadways shall provide for an enhanced pedestrian environment including additional planting area between

the village center and external collector and arterial roadway, pedestrian facilities, protection from the elements for pedestrians, on-street parking and vehicular access.

Policy 1.6.4.6 Village centers shall generally be located at least ½ mile from adjacent village centers and activity centers to optimize transit station spacing and reduce the potential for strip non-residential development patterns. Exceptions shall be established in the Land Development Regulations (LDR's) for projects that can demonstrate through site design layout and building design that spacing less than ½ mile will not result in strip development patterns.

Policy 1.6.4.7 A transit station shall be provided within the village center for projects contiguous to a Rapid Transit or Express Transit Corridor; projects not located along a Transit Corridor shall provide right-of-way or an easement. The transit station shall be of sufficient size to accommodate the persons expected to live, work and shop within the development. Transit stations and access shall be safe, comfortable and convenient for its intended users. The transit station shall be integrated into the village center, in close proximity retail uses. Regional Transit System (RTS) shall be a reviewing entity along with the County and FDOT along State Roadways.

Policy 1.6.5 Density & Mixed Uses: A balanced mixture of uses shall be provided to create vibrant activity throughout the day and allow individuals to live, work and play in the same community without having to rely solely on a motor vehicle for mobility, thereby reducing per capita greenhouse gas emissions.

Policy 1.6.5.1 The density for Traditional Neighborhood Developments shall be as follows:

- (a) Within the transit supportive area, a minimum of four (4) units per acre, or the minimum density of the underlying land use category, whichever is greater,
- (b) The density for areas outside the transit supportive area shall be consistent with the underlying land use category,
- (c) For TNDs that are not contiguous with a planned Rapid Transit or Express Transit Corridor, an additional four (4) units per acre within the transit supportive area are allowed,
- (d) For TNDs contiguous with a Rapid Transit or Express Transit Corridor, an additional eight (8) units per acre within the village center and six (6) units per acre within the transit supportive area outside of the Village Center are allowed.

Policy 1.6.5.2 To ensure a mixture of uses, the following non-residential (heated and cooled) square footage is required:

- (a) Provide at least 10,000 square feet of non-residential uses, plus
- (b) A minimum of 50 square feet of non-residential uses for every 1 residential unit.
- (c) A maximum of 250 square feet of non-residential uses for every 1 residential unit is allowed.
- (d) For projects that provide 100% of the allowable underlying land use density, an additional 10,000 square feet square feet of non-residential development

is allowed with an additional 10,000 square feet of non-residential development allowed for each one (1) unit per acre above 100% of the underlying land use.

- (e) For projects contiguous with a Rapid Transit or Express Transit Corridor an additional 25,000 square feet of non-residential development is allowed.
- (f) To encourage infill and redevelopment, the square footage of existing non-residential uses may either be utilized to meet the requirements above or be in addition to the above requirements.
- (g) A portion of the non-residential square footage within the TND may be substituted with affordable housing in accordance with Policy 1.6.9.

Policy 1.6.5.3 To ensure goods and services are provided in a compact area that encourages pedestrian and bicycle mobility, the Land Development Regulations shall establish minimum requirements for the amount of non-residential square footage entitlements in the village center and maximum requirements for the amount of non-residential square footage entitlements outside the transit supportive area. of fifty (50) percent of non-residential square footage shall be located in the village center. Maximum percentages shall be established in the Land Development Regulations (LDRs) for the amount of allowable non-residential square footage outside the transit supportive area.

Policy 1.6.5.4 A mixture of residential, commercial, office, financial, institutional, lodging, medical, research and development, clean / green technology, religious and civic uses are allowed throughout the development.

Policy 1.6.5.5 A range of housing options provides opportunities for a variety of residents of various ages and income levels to reside within the same community. Single-family detached, single-family attached, multi-family, assisted and independent living facilities are all allowable residential uses. The number of rooms for student oriented housing and lodging uses may be counted as residential units for the purposes of calculating non-residential square footage allowances.

Policy 1.6.5.6 Mixed uses, both horizontal and vertical, shall be allowed and are encouraged within all buildings.

Policy 1.6.5.7 The square footage of civic uses such as places of worship, libraries, schools and live-work studios may be excluded from the calculation of the maximum non-residential requirement provided that these uses are functionally integrated into the development, are located within the transit supportive area, and allow for shared parking during hours of non use.

Policy 1.6.5.8 To provide for the internal capture of trips and a mixture of non-residential uses, ~~thresholds standards~~ shall be established in the Land Development Regulations (LDR's) to ensure that a mix ~~minimum percentage~~ of residential and non-residential uses is provided within the development ~~are required to be commercial and that a minimum percentage of non-residential uses are required to be uses other than commercial.~~

Policy 1.6.5.9 ~~Minimum thresholds shall be established in the Land Development Regulations (LDRs) for the percentage of non-residential square footage required to provide a vertical mixture of uses.~~

Policy 1.6.5.10 To provide for a mixture of non-residential uses at a pedestrian friendly scale, maximum thresholds percentages shall be established in the Land Development Regulations (LDRs) for the square footage of a single non-residential use in relation to the overall allowable non-residential square footage.

Policy 1.6.5.11 Single occupant retail uses 50,000 square feet or greater in addition to all policies contained in this Element shall provide:

- (a) Separate liner buildings oriented towards a street on at least three (3) sides of the use with the rear of the building either fronting parking or lined by buildings, or
- (b) Contain a vertical mixture of uses with at least one (1) story above the ground floor, or
- (c) Multiple floors with a maximum of 50,000 square feet per floor, or
- (d) Provide parking on top of the building, or
- (e) Policy 1.6.8(h)

Policy 1.6.5.12 ~~The Land Development Regulations (LDRs) shall establish the process by which TNDs are phased and constructed. Non-residential uses shall be phased with the residential component of the development. Thresholds shall be established in the Land Development Regulations (LDRs) to ensure that the difference between non-residential square footage and residential units does not exceed a minimum percentage of the total allowable for each.~~

Policy 1.6.5.13 The land development regulations shall provide standards to ensure that uses with drive-thru lanes (e.g., food service, pharmacy, bank) and automobile-oriented uses (e.g., gas station, car wash) are functionally integrated into the overall development and advance the objective of creating a pedestrian and bicycle friendly environment within and surrounding the TND. Limitations on the number of drive-thrus and automobile-oriented uses that may be located within an individual TND, based on the traffic generation of the proposed use, may be considered as part of the land development regulations.

- (a) A restaurant or dry cleaner with drive-thru lanes shall only be allowed as part of a multi-tenant building.
- (b) A bank or pharmacy shall be allowed to have drive-thru lanes. Drive-thru lanes and drive aisles shall be located at the rear of buildings and either architecturally integrated with the building or screened from the street.

~~Green building standards to help offset greenhouse gas emissions shall be established in the Land Development Regulations (LDRs) for uses with drive-thru lanes.~~

Policy 1.6.5.14 Uses for fueling, quick service or cleaning of motor vehicles that are located within a block fronting an arterial or collector street shall locate stalls, pumps, cleaning and servicing facilities to the rear or side of the building and these shall be architecturally integrated with the building and screened from the street. ~~Uses for fueling shall be designed~~ are encouraged to allow for the addition of electric charging stations and alternative fuels. ~~Uses for fueling, cleaning and servicing vehicles shall be located within a block with multiple tenants and buildings and located in close proximity to a park and ride facility, if provided~~

~~within the development. Green building standards to help offset greenhouse gas emissions shall be established in the Land Development Regulations (LDRs) for uses with fueling, quick service or cleaning of motor vehicles.~~

Policy 1.6.6 Site and Building Design: Site and building design and scale shall be oriented towards creating a pedestrian, bicycle and transit friendly environment. Architectural and site design techniques shall be used to promote walkable and bikeable communities.

Policy 1.6.6.1 The site layout and orientation of buildings shall create a development that is designed around the pedestrian and bicyclist and creates an environment that promotes walking and bicycling as a primary means of mobility. The following are the primary components of creating a pedestrian and bicycle friendly environment:

- (a) An interconnected network of pedestrian and bicycle facilities,
- (b) Shade and protection from the elements,
- (c) Limited distances between attractors and generators,
- (d) Mixture of uses, and
- (e) Visual interest through site and building design and orientation.

Policy 1.6.6.2 Building design and placement shall be at a pedestrian scale with primary entrances located at the front of the building oriented towards a public space such as a street, park, plaza or square. Shade shall be provided for pedestrians through means such as covered walkways, terraces, balconies, awnings and street trees. Limited exceptions may be allowed for residential and lodging uses that have a portion of units fronting a parking area located interior to a block.

Policy 1.6.6.3 To enhance the pedestrian environment, buildings shall be oriented to visually define the street edge. Landscaping and street trees shall be utilized to define the street edge along open spaces.

Policy 1.6.6.4 Non-residential uses shall have minimal setbacks from a street right-of-way, so long as adequate space is provided for pedestrian facilities, amenities and street trees. Setbacks may be wider if a courtyard, plaza, public space or seating is provided between the building and the sidewalk. Outdoor seating is encouraged and allowed for non-residential uses. Setbacks and build-to lines shall be established for residential uses.

Policy 1.6.6.5 ~~All single-family attached, multi-family and non-residential uses shall require architectural design review established in the Land Development Regulations (LDR's) including:~~

- ~~(a) Flexibility in design shall allow for choice and variety in architectural style. Building facades shall provide variation in materials, roof lines, window patterns and reliefs. Objective, measurable criteria including size, scale, proportion, and materials shall be established.~~
- ~~(b) Large expanses of solid wall fronting a street are prohibited. Minimum percentages of transparent glass on the façade of buildings shall be established. All buildings shall articulate the line between the ground floor and upper levels.~~

Policy 1.6.6.6 Stormwater facilities shall be master planned. The location of surface stormwater facilities within the village center is discouraged. Surface stormwater facilities located in the village center should be designed in a park-like manner ~~servicing~~ as an physical or visual amenity to the development. The use of Low Impact Design (LID) techniques is required in the Sensitive Karst Areas and encouraged Countywide.

Policy 1.6.6.7 ~~Open Space provisions shall comply with all applicable Comprehensive Plan policies and land development regulations.~~

Policy 1.6.6.8 The preferred location of above ground utilities, except for life safety, is to the rear and side of buildings. Above ground utility access, transfer and conveyance points such as panels, boxes, meters, and valves shall be screened from the street and sidewalks through architectural features and/or landscaping. Underground utilities are encouraged to be compressed to minimize ROW width, allow adequate space for street trees and provide for the visual definition of the street.

Policy 1.6.6.9 Recycling and trash collection facilities for the entire TND should be master planned when feasible. All recycling and trash collection for non-residential, multi-family and single family attached uses shall be located to the rear of buildings, interior to the block, or within parking facilities. Recycling and trash collection facilities shall be screened.

Policy 1.6.7 Transportation Network: The transportation network shall be designed as a continuous interconnected network of narrow streets, including a pedestrian and bicycle circulation system, designed to calm traffic speeds and encourage walking and bicycling throughout the development, provide connectivity, and functionally and physically integrate the various uses within and beyond the neighborhood to reduce the distances of travel between uses and promote the internal capture of trips, reduce impact on external roadways, and promote transit use.

Policy 1.6.7.1 The interconnected street network design shall be organic, block or radial.

Policy 1.6.7.2 The street network shall be designed to utilize smaller block lengths:

- (a) Perimeter block lengths shall not exceed 1,300 linear feet within the village center, 1,600 linear feet within the transit supportive area outside of the village center, and 2,000 linear feet outside the transit supportive area.
- (b) Perimeter blocks lengths with parking provided in the interior of the block shall not exceed 2,000 linear feet in the village center, 2,300 linear feet within the transit supportive area outside of the village center, and 2,700 linear feet outside the transit supportive area.
- (c) Perimeter block lengths may be extended an additional 700 linear feet so long as parking is provided interior to the block, and a safe, convenient, landscaped pedestrian and bicycle path consistent with block lengths in (b) above is provided.
- (d) In limited instances, for projects greater than 100 acres, perimeter block lengths may be extended up to 3,000 linear feet where a multi-level parking structure or single occupant retail use greater than 25,000 square feet are located, so long as parking is provided interior to the block, and a safe,

convenient, landscaped pedestrian and bicycle path consistent with block lengths in (b) above is provided.

- (e) The length of environmental, physical, topographic and property boundary constraints are allowed to be used to meet perimeter block length requirements.

Policy 1.6.7.3 Interconnectivity for vehicles, pedestrians and bicyclists shall be provided between uses. Access may be limited for independent / assisted living facilities in order to provide for the safety and security of residents.

Policy 1.6.7.4 Street design standards shall address narrow pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for roads, alleys and lanes. Standards shall promote walking and biking, ensure pedestrian and bicyclists safety, and allow for emergency and transit access. Urban green streets and Low Impact Development (LID) techniques are allowed and encouraged.

Policy 1.6.7.5 Cross-access for vehicles, pedestrians and bicyclists shall be provided to adjacent developed and undeveloped land. Exceptions may be made for environmental, topographical, or physical constraints.

Policy 1.6.7.6 The street network shall include a pedestrian and bicycle circulation system that interconnects all uses, including parks, plaza, squares and open spaces.

Policy 1.6.7.7 The streetscape ~~within village centers shall require~~ should include street furniture, planters, location maps, signage, trash receptacles and lighting along streets. The streetscape shall be compatible with regards to sidewalk materials, streetlights, cross-walks, signage, benches, and pedestrian amenities.

Policy 1.6.7.8 Pedestrian facilities shall be provided on both sides of all streets within the right-of-way. The width of pedestrian facilities shall increase as densities and intensities increase. The widest pedestrian facilities shall be provided adjacent to non-residential and mixed-use buildings. Streets providing access to single-family detached units shall have the option of providing a multi-use path parallel to the streets in-lieu of sidewalks consistent with provisions in the Transportation Mobility Element.

Policy 1.6.7.9 One-way streets are allowed throughout the development as a means to reduce crossing distances and conflicts, impervious surfaces, and right-of way widths, thus allowing for further definition of the street edge and a sense of enclosure for pedestrians.

Policy 1.6.7.10 Street trees with adequate planting areas shall be provided along all streets.

Policy 1.6.7.11 For projects contiguous with a Rapid Transit Corridor, dedicated transit lane(s) for use by transit vehicles or fixed guide-way rail lines for streetcars or light rail shall be provided within or adjacent to the development consistent with the Rapid Transit Corridor Map. Multi-lane roadways in-lieu of dedicated lanes may be provided within the transit supportive area for developments that can demonstrate future transit headways of 10 minutes can be maintained and feature either block lengths that average 300 feet or less or include fixed guide-way rail lines. Regional Transit System (RTS) shall be a reviewing entity along with the County and FDOT along State roadways.

Policy 1.6.7.12 Projects contiguous with the portion of the Express Transit Corridor along Tower Road shall provide either site related turn out facilities (bus bays) or dedicated lane(s). Regional Transit System (RTS) shall be a reviewing entity along with the County and FDOT along State Roadways.

Policy 1.6.7.13 For projects contiguous with a Rapid Transit Corridor, a park and ride facility shall be provided within or adjacent to the development in close proximity to the transit station consistent with the Rapid Transit Corridor Map. Park and ride facilities shall be designed for shared evening and weekend use by the development. Park and rides shall be designed in accordance with block, street tree and pedestrian facility requirements of this Element and are encouraged to be screened by liner buildings. Regional Transit System (RTS) shall be a reviewing entity along with the County and FDOT along State roadways.

Policy 1.6.8 Parking: To promote a walkable, urban scale environment, off-street parking shall be significantly limited and designed in such a manner as to minimize visibility from the street. Parking areas shall be designed to minimize intrusiveness through the following techniques:

- (a) Innovative solutions to reduce parking requirements, decoupling parking from residential uses, provision of shared parking to serve multiple uses and alternative paving materials are allowed. Parking maximums and innovative solutions to address parking shall be established in the Land Development Regulations. Reduced landscaped requirements may be allowed for off-street parking provided interior to blocks.
- (b) On-street parking is allowed throughout the development. On-street parking is required on the majority of streets within the transit supportive area. Angled on-street parking shall be accessed via a drive aisle separated from through traffic by a landscaped median on roadways with a projected AADT greater than 5,000 trips.
- (c) Off-street parking, except for ingress and egress, shall be located to the rear of buildings and shall be screened from streets and sidewalks, via liner buildings. Densely landscaped, pedestrian friendly squares and plazas may be allowed between liner buildings. A dense landscaped buffer with a multi-use pedestrian and bicycle facility may be utilized along one side of the off-street parking. Off-street parking adjacent to open space or an environmental, topographical, physical or property boundary constraint may be lined by either buildings or a dense landscaped buffer with a multi-use pedestrian and bicycle facility.
- (d) Off-street parking shall clearly delineate routes for pedestrians and bicycles through parking areas to accommodate safe and convenient pedestrian and bicycle circulation between uses and create a park-once environment.
- (e) Vehicular use areas, other than off-street parking, shall be located along the side and rear of a building. Limited exceptions may be allowed for loading areas within drive aisles provided as part of on-street parking separated from through traffic by a median.

- (f) Single-family garages shall be located at the rear or side of the building. Exceptions shall be allowed to address environmental, topographical, physical or property boundary constraints.
- (g) A single transitional off-street parking area may be allowed. The perimeter block length shall not exceed the perimeter block length requirements in Policy 1.6.7.2. Sidewalks and street trees shall be provided along the entire perimeter block length. Plans shall be submitted demonstrating the liner buildings to be provided at a future date along with justification why the additional parking is needed and why it cannot be provided elsewhere.
- (h) Single occupant retail uses greater than 25,000 square feet per floor may have parking in front of buildings so long as all surface parking and the side and rear of the building are screened from adjacent streets by liner buildings. The rear of the building for single occupant retail uses between 25,000 and 50,000 square feet per floor may front a street so long as a functional entrance is provided and the architecture of the building provides a pedestrian friendly environment and complies with all design requirements for buildings fronting a street.

Policy 1.6.9 Affordable Housing Incentives within Traditional Neighborhood Developments:

Affordable housing shall be encouraged and incentivized within Traditional Neighborhood Developments through the following strategies.

- (a) Substitution of Non-Residential Floor Area with Affordable Residential Units.
The minimum required amount of non-residential floor area within the TND may be substituted with affordable residential units in accordance with the following:
 - (1) The Land Development Regulations shall include detailed options for substituting non-residential floor area with affordable residential units within TNDs. Options shall include substitution rates that provide greater reduction in the required non-residential floor area per unit by providing greater depth of affordability. Options shall also include substitution rates that allow for and encourage the development of affordable residential units within unbuilt non-residential portions or phases of existing TNDs that are otherwise substantially built out.
 - (2) The total non-residential floor area within a TND shall not be reduced to an amount less than 10,000 square feet as a result of any substitution under this subsection.
 - (3) As a density bonus, affordable residential units proposed under this subsection shall not be counted toward the maximum allowable residential density within the development and they shall not be included in the calculation of the required non-residential floor area for the TND.
- (b) Density Bonus for Provision of Affordable Residential Units
A density bonus of up to 4 dwelling units per acre is allowable within a TND provided that a minimum of 20% of the additional units realized through this

bonus are designated as affordable. Such bonus units shall not be included in the calculation of the required non-residential floor area for the TND.

(c) **Affordability Standards**

For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.

(d) **General Standards for Affordable Residential Units**

Affordable residential units proposed under this policy must be provided on-site and should generally not be concentrated in one portion of the development. They must be comparable to market rate units within the development in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to all on-site amenities available to market rate units.

(e) **Affordability requirements will be guaranteed by an agreement between the developer and the County as part of the development review process, as detailed in the Land Development Regulations.**

OBJECTIVE 1.7 TRANSIT ORIENTED DEVELOPMENT

To provide for compact, mixed-use, pedestrian and bicycle friendly communities designed with the densities and intensities needed to support transit service, reduced per capita greenhouse gas emissions and enable an individual to live, work, play and shop in a community without the need to rely on a motor vehicle for mobility

Policy 1.7.2 ~~**Public Participation.** Public Participation shall be consistent with standards in Policy 1.6.2.~~

Policy 1.7.5.3 To ensure a mixture of uses, the following non-residential square footage (heated and cooled) is required:

- (a) Provide at least 10,000 square feet of non-residential uses, plus
- (b) A minimum of 100 square feet of non-residential uses for every 1 residential unit.
- (c) A maximum of 500 square feet of non-residential uses for every 1 residential unit shall be allowed.
- (d) To encourage infill and redevelopment, the square footage of existing non-residential may either be utilized to meet the requirements above or be in addition to the above requirements.
- (e) A portion of the non-residential square footage within the TOD may be substituted with affordable housing in accordance with Policy 1.7.11.

Policy 1.7.11 Affordable Housing Incentives within Transit Oriented Developments: Affordable housing shall be encouraged and incentivized within Transit Oriented Developments through the following strategies.

- (a) Substitution of Non-Residential Floor Area with Affordable Residential Units.
The minimum required amount of non-residential floor area within the TOD may be substituted with affordable residential units in accordance with the following:
 - (1) The Land Development Regulations shall include detailed options for substituting non-residential floor area with affordable residential units within TODs. Options shall include substitution rates that provide greater reduction in the required non-residential floor area per unit by providing greater depth of affordability. Options shall also include substitution rates that allow for and encourage the development of affordable residential units within unbuilt non-residential portions or phases of existing TODs that are otherwise substantially built out.
 - (2) The total non-residential floor area within a TOD shall not be reduced to an amount less than 10,000 square feet plus 50 square feet per total residential unit as a result of any substitution under this subsection.
 - (3) As a density bonus, the affordable residential units proposed under this policy shall not be counted toward the maximum allowable residential density within the development and they shall not be included in the calculation of the required non-residential floor area for the TOD.
- (b) Density Bonus for Provision of Affordable Residential Units
A density bonus of up to 4 dwelling units per acre is allowable within a TOD provided that a minimum of 20% of the additional units realized through this bonus are designated as affordable. Such bonus units shall not be included in the calculation of the required non-residential floor area for the TOD.
- (c) Affordability Standards
For purposes of this policy, affordable residential units are residential units that are designated as affordable to households with income at or below 80% of the area median income (AMI) for households within the Metropolitan Statistical Area, adjusted for family size. Such units must remain affordable for a period of 30 years.
- (d) General Standards for Affordable Residential Units
Affordable residential units proposed under this policy must be provided on-site and should generally not be concentrated in one portion of the development. They must be comparable to market rate units within the development in terms of overall quality of construction, quality of exterior appearance, and energy efficiency, and must have the same access to all on-site amenities available to market rate units.
- (e) Affordability requirements will be guaranteed by an agreement between the developer and the County as part of the development review process, as detailed in the Land Development Regulations.

OBJECTIVE 1.8 COTTAGE NEIGHBORHOODS *No changes proposed*

OBJECTIVE 1.9 CELEBRATION POINTE TRANSIT ORIENTED DEVELOPMENT *No changes proposed*

2.0 URBAN ACTIVITY CENTER POLICIES

OBJECTIVE 2.1 – GENERAL

~~Promote efficient use of land through designation of Activity Centers~~ shall be designated within the Urban Cluster ~~which to provide for nodes of higher intensity and density commercial, office, light industrial, and mixed-use development. higher density and intensity mixed uses that are interconnected with other commercial, employment, light industrial, and institutional centers within Alachua County through a system of multimodal corridors and a public transit system. Urban design standards for Activity Centers will~~ shall be designed as provide for compact, mixed use, walkable and pedestrian-friendly development areas that are served by transit and are, ~~which is functionally integrated with surrounding land uses areas. Activity Centers within the County should be interconnected through a system of multimodal corridors and public transit.~~

Policy 2.1.1 Activity Centers ~~are shall be identified and~~ designated on the Future Land Use Map.

Policy 2.1.2 Activity Centers shall be designated based on two classifications depending on the size, location and function of the Activity Center:

- (a) High intensity activity centers are intended for commercial, employment, institutional, light industrial, and visitor-related uses of a scale and type that typically serve a regional or larger market. High activity centers shall also contain higher density residential uses which are phased and interconnected with the non-residential uses in the Activity Center. High intensity activity centers attract commercial customers or employees from within Alachua County and surrounding cities or counties; are generally greater than 200 total acres in area; are located proximate to major interstate transportation corridors; have access to at least two arterial roadways; and are near existing or planned rapid transit corridors.
- (b) Low intensity activity centers are intended for commercial, employment, institutional, and light industrial uses of a scale and type that typically serve a community or group of neighborhoods. Low activity centers ~~shall~~ may also contain residential uses which are phased and interconnected with the non-residential uses in the Activity Center. Low intensity activity centers attract commercial customers or employees primarily from within Alachua County; are generally less than 200 total acres in area; have access to at least one arterial and one collector roadway, and are near existing or planned bus, express transit, or rapid transit routes.
- (c) ~~Detailed standards shall be included in the Land Development Code which distinguish between Low intensity and High intensity activity centers in terms of the type and scale of allowable land uses, requirements for mixed uses, and development design requirements.~~

Policy 2.1.3 ~~New development and redevelopment within Activity Centers shall be consistent with the design standards of Policies 2.1.4 through 2.1.12.~~

Policy 2.1.4 A mixture of residential and non-residential land uses shall be ~~provided~~ encouraged in Activity Centers to reduce travel distances between different types of land uses and support pedestrian, bicycle and transit opportunities.

- (a) Mixed use development plans, including vertical and horizontal mixed uses, shall be allowable in all areas within Activity Centers.
- (b) In order to increase the variety of housing opportunities within walking distance of existing or future commercial and employment areas, residential uses shall be allowable as part of mixed use development in non-residential Future Land Use designations, ~~in accordance with the following:~~
 - (1) ~~Ratios of residential dwelling units to non-residential floor area shall be specified in the Land Development Code for mixed use development in accordance with this policy. The mixed use ratios will allow for existing commercial, office, or institutional uses within one-quarter mile of proposed residential development to be used in calculating the allowable number of residential units.~~
 - (2) ~~Residential uses in mixed use development in accordance with this policy shall be physically and functionally integrated with existing or proposed non-residential uses.~~
- (c) Within residential Future Land Use designations in Activity Centers, commercial, office, or institutional uses shall be allowable as part of mixed use developments, Traditional Neighborhood Developments, or Transit Oriented Developments.
- (d) ~~Development projects which exceed minimum size thresholds shall be required to provide a mix of residential and non-residential uses. Minimum thresholds for acreage and non-residential floor area shall be established in the Land Development Code.~~

Policy 2.1.5 Development within Activity Centers shall be designed to produce compact, pedestrian-oriented, mixed use ~~development centers~~ which ~~is~~ are integrated within the surrounding community. Architectural and site design techniques shall be used to define pedestrian and public space and to provide human scale ~~development within~~ the Activity Center. All development and redevelopment within Activity Centers shall be designed in accordance with the Traditional Neighborhood Development design standards under Future Land Use Element policies and sub-policies in 1.6.6, Site and Building Design, 1.6.7, Transportation Network, and 1.6.8, Parking. The land development regulations shall provide for limited exceptions to specific Traditional Neighborhood Development design standards consistent with the intent of those standards for development on small sites and for redevelopment, institutional uses, and industrial uses; such exceptions may also be provided for sites that have unique characteristics such as environmental, physical or topographic constraints which preclude strict adherence to the generally applicable design standards. At a minimum, Activity Center sites and buildings shall achieve the following:

- (a) ~~Land uses shall be organized around centralized public civic spaces, with pedestrian and bicycle routes connecting civic spaces to development within and surrounding the Activity Center.~~
- (b) ~~Development shall be organized along a density and intensity gradient that takes into account surrounding land uses and existing and planned multimodal transportation corridors. The highest density and intensity development shall be located within walking distance of public civic spaces and existing or planned transit facilities.~~
- (c) ~~Activity Centers shall be organized into an interconnected network of streets and blocks which minimizes walking distance between buildings and land uses. A range of average block perimeters shall be specified in the Land Development Code which take into account the level of the Activity Center, proposed land uses, and the availability of existing or planned transit service. Average block perimeters shall generally be smaller in areas located within walking distance of existing or planned transit service. Larger blocks shall be required to provide mid-block pedestrian connections.~~
- (d) ~~Primary public entrances to buildings shall front adjacent public streets with sidewalks or a civic space; primary public entrances to buildings shall also be connected with the surrounding public sidewalk network.~~
- (e) ~~Buildings shall be oriented to define the street edge in developed areas. Landscaping and street trees shall be used to define the street edge in open space areas.~~
- (f) ~~Vistas created by street terminations within the Activity Center shall incorporate significant buildings or places to the maximum extent possible.~~
- (g) ~~Shaded areas and protection from the elements for pedestrians shall be provided as part of the streetscape within developed areas.~~
- (h) ~~Building facades shall provide variation in materials, roof lines, window patterns and reliefs. Multiple-story buildings shall articulate the division between the ground floor and upper floors. Minimum percentages of transparent glass on the facade of buildings shall be established provided in the Land Development Code.~~
- (i) ~~A series of smaller, well defined customer entrances shall be used to break up long facades and provide pedestrian scale and variety. This may be achieved through the use of liner buildings.~~
- (j) ~~Maximum building setbacks or build-to lines shall be established provided in the Land Development Code which allow sufficient space for pedestrian facilities and amenities, street trees, and utilities. Setbacks may be wider where a courtyard, plaza, public space or seating is provided as part of the streetscape in developed areas.~~

Policy 2.1.6 Activity Centers shall include a multimodal street network which provides interconnectivity of land uses within and surrounding the Activity Center.

- (a) Activity Centers shall be organized into an interconnected network of streets and blocks in accordance with Policy 2.1.5.c.

- (b) ~~The internal street network shall include a pedestrian and bicycle circulation system that interconnects all areas of the Activity Center land uses, including residential, non-residential, parks, plazas, squares, and open spaces. Primary pedestrian and bicycle paths shall avoid routes through parking, loading, and delivery areas.~~
- (c) ~~Points of individual driveway ingress to and egress from the Activity Center to the arterial and collector roads system shall be minimized. Common access driveways and shared use public streets shall be utilized to the greatest extent feasible.~~
- (d) ~~The street system within Activity Centers shall provide for multiple automobile, bicycle, and pedestrian linkages from the Activity Center to surrounding development areas as an alternative to the arterial and collector roads system, except where such connections are precluded by the physical layout of existing development or environmental features.~~
- (e) ~~Individual driveway connections onto arterial and collector roads should be minimized. Automobile-oriented uses shall have a limited number of driveways, and drive-in or drive-up windows drive-thru lanes shall be located to minimize conflict with pedestrian and bicycle traffic.~~
- (f) ~~Pedestrian facilities shall be provided on both sides of all streets within the right-of-way. Streets providing access to single-family detached units may provide a multi-use path parallel to the street as an alternative to sidewalks, consistent with the Transportation Mobility Element.~~
- (g) ~~Street furniture, planters, trash receptacles and lighting shall be provided as part of the streetscape in non-residential and mixed use areas.~~
- (h) ~~One-way streets shall be allowable as a means to reduce crossing distances and conflicts, impervious surfaces, and right-of-way widths.~~
- (i) ~~Developments contiguous to an Express Transit Corridor as provided on the Express Transit Corridors Map shall provide either site related turn out facilities (bus bays) consistent with stop spacing standards, or dedicated lane(s) as part of the development plan.~~
- (j) ~~Developments contiguous to a Rapid Transit Corridor as provided on the Rapid Transit Corridors Map shall dedicate the necessary right-of-way proportionate to the impacts of the development. Transit Oriented Developments and Traditional Neighborhood Developments shall provide dedicated facilities consistent with Future Land Use Element Policy 1.6.7.11.~~
- (k) ~~Street design standards shall be provided in the Land Development Code and shall address narrow pavement and right-of-way widths, turning radii, on-street parking, other design criteria for roads, alleys and lanes, and Low Impact Design (LID) techniques for urban green streets. Standards shall promote walking and biking, ensure pedestrian and bicyclist safety, and allow for emergency and transit access.~~

Policy 2.1.7 Parking areas shall be designed to minimize intrusiveness and impacts on pedestrian circulation and accessibility to development, through the following techniques:

- (a) ~~On-street parking shall be included in developments in order to provide traffic calming and produce a comfortable and safe pedestrian environment.~~
- (b) ~~Structured parking shall be encouraged in all Activity Centers in order to promote the efficient use of land and a compact development pattern.~~
- (c) ~~Large expanses of contiguous off-street parking areas which discourage pedestrian access to development shall be prohibited. Where off-street surface parking lots are included in a development, the preferred location shall be interior to blocks or to the rear of buildings, with a limited number of access points from the adjacent street. Off-street surface parking lots may be located on the interior side of buildings, subject to limitations and design criteria to be specified in the Land Development Code. Off-street surface parking lots shall generally not be located between buildings and adjacent pedestrian areas such as storefront streets and public squares.~~
- (d) ~~Off-street surface parking lots shall be screened from streets, sidewalks, and open spaces.~~
- (e) ~~Parking lots or structures shall be designed with safe and convenient pedestrian connections to business and residential entrances and public space to create a park-once environment.~~

Policy 2.1.8 ~~Stormwater management facilities shall be sufficient to serve the functional purpose, and shall be designed as a public amenity that provides usable open space or an aesthetic feature that resembles natural areas. The use of shared stormwater facilities shall be evaluated considered as part of the development plan process, and utilized to the extent feasible. Low Impact Design (LID) techniques for stormwater management are required in the Sensitive Karst Areas and encouraged Countywide.~~

Policy 2.1.9 ~~Development plans which are consistent with Comprehensive Plan Objective 2.1 and Policies 2.1.1 through 2.1.8, and are consistent with other provisions of the Comprehensive Plan, and the Land Development Code standards for Activity Centers described in this policy, shall be allowable through the development plan review process, notwithstanding conflicting provisions in the specific activity center plans contained in Policies 2.5.1 through 2.5.9 of this Element.~~

Policy 2.1.10 ~~The County shall initiate master plans for Activity Centers where necessary to promote redevelopment in accordance with Objective 2.1 and Policies 2.1.1 through 2.1.8. An Activity Center master plan shall include a generalized site plan for the entire Activity Center with related policies and standards to address allowable land uses, site and building design, transportation circulation and connectivity, parking, natural resource protection, public civic space, stormwater management facilities, and specific redevelopment considerations. Activity Center master plans shall include a public participation process incorporating neighborhood meetings or charrettes, notice to property owners, and other components. The County shall explore potential opportunities for public/private partnerships in developing Activity Center master plans.~~

~~Master plans for Activity Centers shall include the following components:~~

- (a) ~~A range of permitted land uses, residential densities, and non-residential intensity standards.~~

- (b) ~~Dimensional standards for building height, scale, and orientation relative to adjacent streets.~~
- (c) ~~Parking standards which establish maximum limits on parking for various land uses, and include opportunities for shared parking arrangements where adjacent land uses within a mixed use area have different peak usage hours.~~
- (d) ~~Identification of conservation areas to be protected in accordance with the Conservation and Open Space Element.~~
- (e) ~~Identification of the location and function of roads, bicycle routes, pedestrian routes, and transit facilities within the development site, and interconnections of these transportation facilities with the surrounding existing and planned transportation network.~~
- (f) ~~Provision of a range of housing types and sizes to provide for affordable housing.~~

Policy 2.1.11 Transit Oriented Developments meeting the requirements of Section 1.7 of the Future Land Use Element and Traditional Neighborhood Developments meeting the requirements of Section 1.6 of the Future Land Use Element are allowed within Activity Centers, ~~notwithstanding any conflicting provisions in Policies 2.1.1 through 2.1.10 of this Element.~~ Any Transit Oriented Development or Traditional Neighborhood Development shall be consistent with natural resource protection policies adopted as part of specific Activity Center Plans in Section 2.2 of the Future Land Use Element or in other elements of the Comprehensive Plan.

Policy 2.1.12 New activity centers and expansion of the boundaries of existing activity centers shall require a Comprehensive Plan Amendment to establish the Activity Center boundaries and level in the Comprehensive Plan. Such Comprehensive Plan Amendments shall be considered based on the following:

- (a) Location of new activity centers shall generally be near intersections of multi-modal corridors, and sites shall be adequately sized to allow development of a mix of non-residential and residential land uses, while providing for integration and interconnectivity with existing and future neighborhoods.
- (b) Availability and capacity of urban services and infrastructure including multimodal transportation, recreation, potable water and sanitary sewer, public schools, solid waste disposal, stormwater management, and public safety.

OBJECTIVE 2.2 – ACTIVITY CENTER PLANS

Development occurring within designated Activity Centers shall be consistent with the applicable policies and standards contained in this section and with Policies 2.1.4 - 2.1.12~~8~~.

Policy 2.2.1 Activity Center Plan – Springhills

- (a) Land Use
 - (2) f. Stormwater Management: The SantaFe Village Transit Oriented Development shall adhere to the following transportation design requirements:

Surface stormwater management facilities shall be designed to provide physical and visual amenity value to the Activity Center. Such facilities should be designed, ~~where practicable and appropriate to the urban context, to provide useable open space designed to resemble natural areas or to provide human scale design features that break up large volumes, provide usable space, and stimulate pedestrian activity.~~ Low impact development methods shall be used where feasible and appropriate recognizing that not all LID techniques are appropriate for highly urbanized areas. . .

Policy 2.2.7 Jonesville Low Activity Center/Employment

(b) Land Use

(4) The following minimum external buffers shall be required, ~~as defined by the Buffer Matrix of the Future Land Use Element:~~

- a. All commercial development within the Activity Center abutting office, office/business park, or institutional shall establish and maintain a low-density buffer of at least 30 feet of width.
- b. All office/business park development abutting office development shall establish and maintain a low density buffer of at least 25 feet in width.
- c. All office/business park, office, or institutional designations abutting residential development shall establish and maintain a medium density buffer of at least 50 feet in width unless otherwise specified in a Planned Development.
- d. All residential uses of 4-8 dwelling units per acre abutting residential development of 1-4 dwelling units per acre shall establish and maintain a low density buffer of at least 30 feet in width.

Policy 2.2.8 Eastside Activity Center Master Plan

(a) General

~~The area generally located immediately north of the intersection of SR State Road 20 (Hawthorne Road) generally located at the intersection of and SE 43rd Street, and SR 20 and extending to the north approximately ½ mile, east ½ mile, and west ¼ mile is designated as the; Eastside Activity Center, as shown on the Future Land Use Map. The Eastside Activity Center Master Plan is intended to develop with provides for a mix of residential, office, neighborhood-oriented retail commercial, support service commercial, institutional, and public civic uses.~~

The following policies shall apply to development within the Eastside Activity Center. It is the intent of the following policies that Traditional Neighborhood Developments (TND), Transit Oriented Developments (TOD), and Cottage Neighborhoods may be considered within all areas of the Activity Center subject to the applicable policies for those development types in this comprehensive plan. The Eastside Activity Center Master Plan shall guide the design of development plans within the Activity Center.

(b) Definitions

- (1) ~~“Business Incubator” is a facility that assists in the development of new business by providing support services such as commercial space, financial assistance, management training, and shared services. Incubators may house multiple tenants.~~
 - (2) ~~“Gross Floor Area” is the sum of the gross horizontal areas of several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.~~
 - (3) ~~“Micro Enterprise” is a small business requiring fewer than five full time employees~~
 - (4) ~~“Mixed Use Building” means a building with one floor containing allowed non-residential uses and at least one floor containing allowed residential uses.~~
- (c) Future Land Use Categories

The following Future Land Use categories shall apply within the Eastside Activity Center, ~~as shown on the Future Land Use Map.~~

- (1) Mixed Use

The intent of the Mixed Use category is that these areas develop with a mix of residential and non-residential uses. ~~The Mixed Use category supports mixed use development with active ground floor uses and available access to public transit, providing a compatible mix of shopping, housing, employment, and community civic uses which will serve as a focal point for the Eastside Activity Center.~~

 - a. Allowable Uses – The following general land use types may be permitted within areas designated as Mixed Use:
 1. ~~The Mixed Use area is intended to contain a balanced mixture of compatible retail, office, residential, institutional, and professional services.~~
 2. Retail Commercial uses, may includeing those uses typically found within a Neighborhood Commercial Center as provided in the Commercial policies of ~~the Future Land Use~~ this Element.
 3. Office uses, may includeing general business and professional ~~offices services and related uses as provided in the Office policies of this Element , business and professional services, and offices for technology-based firms.~~
 4. Residential uses may includeing a mixture of housing types and ~~lots sizes including: standard or small lot single-family attached or detached dwellings, and multiple-family dwellings.~~
 5. Institutional uses may includeing public and private educational facilities; business incubators; job training centers; cultural facilities such as museums or performing arts centers; public civic uses (as provided in Policy 2.2.10(g); libraries; and health care facilities such as hospitals, medical centers, clinics, nursing homes, and retirement centers.

- b. Residential Density
 - 1. The gross ~~Residential~~ density for residential developments shall be within the range of 4 to 14 units per acre. Residential densities higher than those identified herein may be allowed for certain development types that are eligible for higher density or density bonuses as detailed in other parts of this Element and in the land development regulations.
 - ~~2. Residential uses may be permitted in addition to non-residential development.~~

- c. Development Standards
 - 1. Individual developments may contain, but are not required to contain, a mix of both residential and non-residential land uses. Individual development plan applications within the Mixed Use category may contain both residential and non-residential uses. Mixed use development may occur in a vertical form, (e.g. housing above nonresidential), or in a horizontal form (e.g. housing adjacent to nonresidential). Horizontal mixed use developments plans shall provide for functional integration of the residential and non-residential components of the development through street and parking design, building orientation, and pedestrian and bicycle connections.
 - 2. Transitional design elements ~~must~~ should be utilized to provide a step-down in density, intensity, and building height and bulk in areas abutting existing residential uses. ~~Required open space should be located to provide a transition between new development and existing residential uses.~~
 - 3. Retail commercial uses ~~shall~~ should be concentrated near the intersection of Hawthorne Road and SE 43rd Street.
 - 4. Enhanced buffering may be required between Mixed Use areas and existing residential uses at the development plan review stage.

(2) Mixed Use Residential

- a. ~~Mixed Use Residential includes three sub-categories based on allowable densities, as identified on the Future Land Use Map: 4 to 14 units per acre, 4 to 8 units per acre, and 1 to 4 units per acre.~~

General

The Mixed Use Residential categories are intended for residential uses of all types, with an optional mix of ~~retail commercial~~, professional and personal services, and office uses ~~within mixed use buildings~~. Residential Mixed Use includes the following three sub-categories:

- Residential Mixed Use Medium-High
- Residential Mixed Use Medium

- Residential Mixed Use Low

b. Allowable Uses – Mixed Use Residential

- ~~1. Residential uses, including standard or small lot single-family attached or detached dwellings and multiple-family dwellings. The following densities shall apply:
 - ~~4 to 14 units per acre~~
 - ~~4 to 8 units per acre~~
 - ~~1 to 4 units per acre~~~~
2. Commercial and Office uses, ~~designed at a scale to be compatible with and serve the immediate neighborhood;~~ are permitted on the ground floor within mixed use buildings in all Mixed Use Residential categories as part of a mixed use development that includes both residential and non-residential uses, where the non-residential use is subordinate to the primary residential use.
- ~~3. Retail uses and professional and personal services are permitted on the ground floor within mixed use buildings in the Mixed Use Residential (4 to 14 units per acre) category.~~
4. Public Civic Uses (as provided in Policy 2.2.10(g)) shall be allowable in all Mixed Use Residential categories.

c. Residential Density

The following residential densities shall apply to new development within the Mixed Use Residential categories designations, as shown on the Future Land Use Map:

1. Residential Mixed Use Medium-High: 4 to 14 units per acre
2. Residential Mixed Use Medium: 4 Up to 8 units per acre
3. Residential Mixed Use Low: 4 Up to 4 units per acre
Residential densities higher than those identified herein may be allowed for certain development types that are eligible for higher density or density bonuses as detailed in other parts of this Element and in the land development regulations.

d. Non-Residential Development Intensity

- ~~1. Non-residential uses, including office, retail, and professional or personal services are allowable only within mixed use buildings. Stand-alone non-residential uses are not permitted in the Mixed Use Residential categories.~~
- ~~2. Non residential uses within mixed use buildings are limited to a maximum of 50 percent of the usable floor area of the building.~~

- e. Development Standards
 - 1. Transitional design elements ~~must~~ should be utilized to provide a step-down in density, intensity, and building height and bulk in areas abutting existing single-family residential uses.
 - 2. Where possible, open space should be used to provide for a ~~Transitions~~ between new development and existing single-family residential uses ~~should include provision of open space.~~
- (3) Mixed Use – Neighborhood Convenience Center
- The Mixed Use - Neighborhood Convenience Center ~~area~~ category is intended for small-scale ~~retail~~ commercial, office, and professional or personal services. ~~Such uses may include small-scale shopping, dining, office and services~~ oriented toward servicing the immediate neighborhood.
- a. Allowable Uses

Allowable uses include those commercial uses typically found within a Neighborhood Convenience Center as provided in the Commercial policies of this Element. ~~Allowable uses include restaurants/cafes, coffee shops, book stores, dry cleaning, personal care, specialty retail shops, art galleries, professional and business offices, professional services, day care centers, public civic uses (as provided in Policy 2.2.10(g)), and limited residential uses.~~ Drive-thru facilities are not permitted in this area.
 - b. Development Standards

Development within ~~the~~ Mixed Use-Neighborhood Convenience Center area shall be designed to accommodate pedestrian and bicycle connectivity from all surrounding residential areas and from Eastside High School.
- (4) Mixed Use Employment
- The Mixed Use Employment ~~areas~~ are category is intended to accommodate a mix of non-retail commercial, employment-generating ~~land uses, with an option for retail, professional services, office, institutional, and mixed use development.~~ or residential uses which are accessory to and serve the immediate employment areas.
- a. Allowable Uses

Allowable uses include professional offices; business and professional services; offices for technology-based firms ~~and micro enterprises~~; research and development activities; catering operations; public and private educational facilities; business incubators; job training centers; public civic uses including such as libraries or recreational facilities; health care facilities including medical centers, clinics, nursing homes, and assisted living facilities; residential uses; ~~within mixed use buildings developments~~; and retail uses designed to serve the businesses, employees, and residents of the immediate area.

- b. Residential Density
 - 1. Residential ~~dwellings~~ development is allowable at a maximum density of ~~28~~ dwelling units per acre ~~in conjunction with non-residential uses.~~
 - c. Development Standards
 - 1. Transitional design elements, such as step-down in density, intensity, building height and bulk, and other protection measures in accordance with the Conservation and Open Space Element, will be utilized to protect Conservation areas and significant habitat within or adjacent to the Activity Center.
 - 2. Required open space within developments should be located ~~within development~~ to serve as a buffer to adjacent wetlands, high quality uplands and Strategic Ecosystem areas within or adjacent to the Activity Center.
- (5) Institutional
- a. The ~~areas designated~~ Institutional category recognizes existing institutional uses within the Eastside Activity Center, including Eastside High School and the Alachua County Fire Station. ~~This designation may also be applied to future Institutional uses within the Activity Center.~~
 - b. ~~Pursuant to Sections 1013.33(15), Florida Statutes, Eastside High School is consistent with the Alachua County Comprehensive Plan.~~
 - c. Expansion of the existing Eastside High School site shall be coordinated with Alachua County pursuant to Section 1013.33(15) to ensure that the expansion occurs in a manner that is integrated with the overall Activity Center Master Plan and is adequate with respect to environmental concerns, health, safety and welfare, and effects on adjacent property as provided in Section 1013.33(13), Florida Statutes.
- (d) Transportation and Traffic Circulation
- (1) The Master Plan Community Facilities Map identifies generalized future transportation corridors within the Eastside Activity Center. These corridors are identified as general locations for the internal traffic circulation system to serve future development within the Activity Center. The corridor and multimodal facility locations shown on the map are generalized only, with the specific locations of future roadway alignments and multimodal facilities to be determined at the development plan review stage, taking into account land use and environmental conditions. New roads that are needed as part of the internal circulation system to serve development in the Activity Center shall be the responsibility of the developers of property within the Activity Center.
 - a. ~~Transportation corridors identified on the Community Facilities Map shall contain design elements including, on-street parking,~~

~~sidewalks, bicycle lanes, pedestrian-scale lighting, bulb-outs with landscaping, gutters, shade trees, and shelters at bus stops.~~

- (2) Arrangements for all necessary transportation improvements (including, but not limited to, roadway construction, right-of-way acquisition, roadway widening, traffic signalization, intersection improvements, pedestrian and bicycle facilities, and mass transit facilities) shall be made as conditions of development plan approval.
- (3) Ingress/egress to property within the Activity Center shall be provided via SE 43rd Street or other local roads that may be constructed to provide access to the activity center to the maximum extent possible. Primary access via SR 20 (Hawthorne Road) shall be minimized in order to maintain and preserve traffic mobility on the roadway, ~~which is part of the Florida Intrastate Highway System and Strategic Intermodal System.~~
- (4) All transportation improvements in the Activity Center shall be evaluated to ensure that safe transportation of children to the public schools is accomplished.
- (5) New roadway facilities within the Activity Center shall be designed to connect to existing roads and rights-of-way in the surrounding area to the greatest extent possible, except where such connectivity is precluded by constraints resulting from the location of existing development or environmental features.
- (6) Development plan applications must include an assessment of the need for transportation improvements to SE 43rd Street resulting from the proposed development. These improvements may include, but are not limited to: intersection improvements to SE 43rd Street at Hawthorne Road and East University Avenue; turn lanes and bicycle and pedestrian facility improvements on SE 43rd Street; and pedestrian safety improvements, including traffic calming measures on SE 43rd Street at its intersection with Hawthorne Road and in the area of Eastside High School. Conditions may be included on development plans to address necessary improvements to level of service and operational or safety conditions.
- (7) Development plan applications on properties within the Eastside Activity Center shall be coordinated with Gainesville Regional Transit System (RTS) to evaluate the potential need for intermodal transit facilities ~~associated with the City's Bus Rapid Transit Study. If, at the time of development, the Bus Rapid Transit Study or other documentation from RTS indicates that there are needs for intermodal transit facilities in the Activity Center as part of an overall Bus Rapid Transit System, then development plans shall incorporate areas for such facilities, which shall be accessible by pedestrians from all areas of the development.~~ Any land areas acquired, or otherwise ~~transferred~~ dedicated, for transit facilities may be included in the acreage used for determining allowable gross residential density or non-residential floor area within a development.

- (e) Natural Resource Protection
 - (1) The use of special materials and/or engineering design techniques to reduce the volume and improve the treatment of storm water runoff are encouraged, including the use of Low Impact Design techniques. These techniques include, but are not limited to the following:
 - a. Clustering of development on non-environmentally-sensitive portions of a development parcel;
 - b. Use of bioretention areas or ‘rain gardens’;
 - c. Use of permeable pavements;
 - d. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns;
 - e. Minimization of impervious surfaces through use of shared driveways and parking lots;
 - f. Minimization of rooftop area by building vertically instead of horizontally, in order to reduce the total footprint area of buildings;
 - g. Reduction in impervious driveways through minimized building setbacks;
 - h. Use of “Florida Friendly” plant species and preferably native species for landscaping; and
 - i. Enhanced stormwater treatment areas, similar to the requirements as provided in Chapter 407.56 ULDC.
 - (2) Undeveloped areas within individual developments that are set aside for the protection of the Eastside Greenway Strategic Ecosystem, in accordance with Policy 4.10.5 of the Conservation and Open Space Element, shall be geographically and functionally connected to form a continuous corridor through the Eastside Activity Center. The primary function of the corridor shall be to preserve the ecological integrity of the Eastside Greenway Strategic Ecosystem, including providing a wildlife corridor. The corridor may also serve as a location for recreational trails.
 - a. The corridor width and location shown on the Community Facilities Map is generalized. The actual width and location may vary depending on the location and quality of the natural resources on a particular property, as determined through ground-truthing.
 - b. The preferred width of the corridor shall be an average of 300 feet. It may be less than 300 feet in some areas, provided that the ecological integrity of the Eastside Greenway Strategic Ecosystem is protected.
 - c. Land areas set aside for the corridor may be included in the acreage used for determining allowable gross residential density or non-residential floor area within a development. The allowable density or non-residential floor area may be clustered in non-conservation portions of the development.

(f) Urban Design

- (1) ~~Site and building design shall be consistent with the general standards for Urban Activity Centers provided in Policies 2.1.4 through 2.1.12 of the Future Land Use Element.~~
- (2) Both vertical and horizontal mixing of uses is encouraged.
- (3) Development in the Activity Center shall be generally in the form of streets and blocks.
- (4) Provision shall be made for public use areas, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street, and with parking not interfering with pedestrian, transit, automobile and truck travel modes.
- (5) The Activity Center shall contain a continuous interconnected network of narrow streets, including a pedestrian and bicycle circulation system which is designed to calm automobile traffic speeds, provide a variety of itineraries, encourage walking and bicycling throughout the activity center, provide connectivity, and functionally and physically integrate the various uses within and surrounding the Activity Center.
- (6) Where appropriate, development or redevelopment shall be accessible to and accommodate public transit routes that serve the Eastside Activity Center, and shall provide comfortable, multi-functional space for transit riders waiting for buses, including covered transit stops or bus shelters, which are appropriately scaled in size and number to the proposed development. Bicycle storage areas shall be required with particular emphasis on the need for park and ride bicycle storage for transit riders.
- (7) Parking and loading functions shall be located and designed to respect, and reinforce, the pedestrian orientation of the Activity Center ~~through the provision of on-street parking on narrow streets and placement of parking and loading areas behind or on the side of buildings. Building frontages should spatially delineate public streets and mask the majority of the parking.~~
- (8) ~~Reduction of required off-street parking areas shall be considered in order to enhance the pedestrian character of the Activity Center. Large expanses of off-street parking fronting SE 43rd Street are discouraged in order to encourage pedestrian activity within the Activity Center. Parking structures are permitted within all development.~~
- (9) On-street parking is encouraged throughout the Activity Center.
- (10) ~~Primary entrances to buildings shall open to the street. A series of smaller, well defined customer entrances shall be used to break up long building facades.~~
- (11) ~~Sidewalks, signage, street trees, landscaping, street furniture, entryway features, and lighting shall enhance the pedestrian character of the Activity Center.~~
- (12) Special consideration should be given during development review to reducing lighting glare from the Activity Center to adjacent designated

residential and natural areas. ~~In addition, development review should give consideration to noise and visual impacts of air conditioning units, dumpsters, and truck loading areas, and should require that location of these facilities minimize impact on existing and future residential areas.~~

(g) ~~Public Civic Uses Spaces~~

- (1) ~~Public Civic Uses Spaces, as used in this Activity Center Plan, shall include usable community-oriented functions including educational, cultural, social, active recreation, community centers, and libraries spaces such as plazas, squares, pocket parks, community centers, and recreational amenities. Public Civic Uses Spaces shall be allowable in all Future Land Use categories within the Eastside Activity Center, provided that the public civic uses are open to the general public.~~
- (2) ~~As an incentive to include public civic uses into the Eastside Activity Center, developments which provide public civic uses spaces shall be allowed a total of 1 additional dwelling unit per 500 square feet of indoor public civic use space and 1 additional dwelling unit per 5,000 square feet of outdoor public civic space provided within a the development plan. In order to be eligible for this dwelling unit bonus, the public civic uses space must be open to the general public.~~
- (3) ~~For outdoor public civic uses, 1 additional dwelling unit shall be allowed per 5,000 square feet of outdoor public civic use provided in a development plan. In order to be eligible for this dwelling unit bonus, the public civic uses must be open to the general public.~~

(h) Intergovernmental and Community Partnerships

- (1) Development of the Activity Center shall employ mechanisms and resources to unite County and City agencies and local residents to promote economic development in and around the Activity Center and to ensure development occurs in a manner harmonious with institutional, office, residential and commercial uses, Lake Forrest Elementary and Eastside High School.
- (2) Public investments in the form of capital improvements to infrastructure and the location of governmental administration, public safety and various public and non-profit community support activities, should be considered ~~for the Activity Center inclusion in the Capital Improvements Elements of the relevant entities.~~ Proposed capital improvements shall be coordinated with the School Board of Alachua County to ensure infrastructure improvements in the Activity Center are accomplished while maintaining the safety of children attending public schools in the vicinity.
 - a. Road enhancements and extensions of roads in and around the Activity Center should be considered for inclusion in the Capital Improvements Program.
 - b. The location of community support services and job related activities such as recreation, social service, and vocational training centers, etc., in this activity center should be pursued through various means

including identification of appropriate funding for inclusion in the Capital Improvements Program, and coordination with other relevant public and nonprofit entities such as Santa Fe Community College and the University of Florida to encourage investments by those organizations in this Activity Center.

- c. The County shall coordinate with Gainesville Regional Utilities concerning extensions and enhancements to existing potable water and sanitary sewer facilities ~~near and to serve future development within the Activity Center in order to serve development which is consistent with the Eastside Activity Center Master Plan.~~ Such coordination ~~may~~ should include identification of specific potable water and sanitary sewer infrastructure improvement needs, costs, and potential funding sources for utility extensions, and programming of funds in Gainesville Regional Utilities' and/or the County's Capital Improvements Programs.
- (3) Focus activities to strengthen private investment in the Activity Center, including:
- a. Encourage the linkage of job training to job creation within the Activity Center.
 - b. Encourage the creation of a business incubator within the Activity Center.
 - c. Encourage the coordination of community policing and neighborhood servicing efforts.

3.0 COMMERCIAL POLICIES

OBJECTIVE 3.1 – GENERAL. *No changes proposed*

OBJECTIVE 3.2 - LOCATION AND COMPATIBILITY

Commercial development shall be located and designed to maintain compatibility with neighboring residential uses and support pedestrian activity, taking into account scale and intensity, through implementation of the following policies.

Policy 3.2.1 Commercial development shall be designed to eliminate or minimize the negative impacts on surrounding residential uses.

Policy 3.2.2 Commercial development shall provide adequate buffering or transitional development and design practices, to adequately integrate the development along the edges of different land uses.

Policy 3.2.3 Commercial landscaping and signage shall comply with standards for commercial development in the land development regulations.

Policy 3.2.4 All Neighborhood, Community, and Regional commercial centers shall include pedestrian access, bicycle parking areas, and bus bays and bus shelters in order to encourage alternative transportation modes.

Policy 3.2.5 Large contiguous expanses of off-street parking areas which discourage pedestrian access to and within commercial developments should be avoided in accordance with the parking standards in the land development regulations.

OBJECTIVE 3.3 - REQUIRED FACILITIES AND SERVICES.

New commercial development or redevelopment shall have adequate public facilities and services at the time development occurs.

Policy 3.3.1 New commercial development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this plan for roads, potable water and sanitary sewer, solid waste, and stormwater facilities and the concurrency provisions of this Plan.

Policy 3.3.2 In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this plan, other facilities that shall be adequate to serve new commercial development include:

- (a) fire, police, and emergency medical protection;
- (b) local streets;
- (c) pedestrian facilities, ~~and bikeways,~~ and bicycle parking areas.

OBJECTIVE 3.4 - ROADWAY COMMERCIAL POLICIES AND STANDARDS. *No changes proposed*

OBJECTIVE 3.5 - REGIONAL COMMERCIAL CENTER POLICIES AND STANDARDS

Regional Commercial Centers include a full range of commercial use types that draw customers from the entire County as well the surrounding counties within the region. The gross leasable area for a regional commercial development is generally between 300,000 and 1,000,000 square feet or more.

Regional Commercial Centers are described by the following standards and general characteristics:

Usual Minimum Site Area	30-50 acres or more
Gross Leasable Area (GLA)	300,000-1,000,000 sq. ft. or more
Minimum Support Required	150,000 or more people
Market Area Radius	10-15 miles or more
Number of Stores	40 or more
Leading Tenant	1 or more full-line department stores of at least 100,000 sq. ft. GLA
Other Tenants	Stores providing such items as: General merchandise, furniture, and home furnishings.

Policy 3.5.1 Regional Commercial Centers ~~shall only~~ should generally be located in areas designated for commercial development in High Activity Centers consistent with the following policies, or within Transit Oriented Developments.

- (a) Regional Commercial Centers shall be located at the:
 - (1) intersection of arterials roadways, or
 - (2) interchanges of arterials roadways and interstate highways.
- (b) Regional Commercial Centers and any planned expansion shall be developed with an overall plan to address access management ~~issues~~.
- (c) Regional Commercial Centers shall be served by ~~mass transportation~~ transit routes and shall be designed to accommodate ~~mass~~ transit, bicycles, and pedestrians .
- (d) Regional Commercial Centers shall only locate where automobile, transit, bicycle, and pedestrian facilities and services ~~access is~~ are adequate to accommodate safe and convenient access ~~to the shopping center~~.

OBJECTIVE 3.6 - COMMUNITY COMMERCIAL CENTER POLICIES AND STANDARDS

Community Commercial Centers include a wide variety of commercial uses that draw customers primarily from within the County. They serve a market area that is larger than the immediate surrounding neighborhoods but smaller than the region. The gross leasable area for a regional commercial center is generally between 100,000 and 300,000 square feet.

Community Commercial Centers are described by the following standards and characteristics:

Usual Minimum Site Area	10 acres
Gross Leasable Area (GLA)	100,000 to 300,000 sq. ft.
Minimum Support Required	20,000 to 60,000 people
Market Area Radius	2 miles or more
Number of Stores	15 to 40
Leading Tenant	Variety, discount, or junior department store
Other Tenants	A supermarket and drugstore

Policy 3.6.1 Community Commercial Centers shall ~~be only~~ generally be located in areas designated for commercial development in High Activity Centers, or within ~~Transit Oriented Developments~~ mixed use developments at or near the:

- (a) intersection of arterials roadways, or
- (b) intersection of collectors and arterials roadways.

- (c) Community Commercial Centers ~~shall~~ should only be located where automobile, transit, bicycle, and pedestrian ~~access is~~ facilities and services are adequate to accommodate safe and convenient access ~~to the shopping center.~~

OBJECTIVE 3.7 - NEIGHBORHOOD COMMERCIAL CENTER POLICIES AND STANDARDS

Neighborhood Commercial Centers provide retail and services for, and draw customers primarily from multiple surrounding residential neighborhoods within a sub-area of the County. They are smaller in size and include a more limited range of commercial uses than Regional and Community Commercial Centers. They typically provide neighborhood-scale retail and services such as grocery stores, pharmacies, personal and business services, and dining establishments. Neighborhood Commercial Centers are typically located at the periphery of residential neighborhoods or within mixed use developments. The gross leasable area for a Neighborhood Commercial Center is generally between 30,000 and 100,000 square feet.

~~Neighborhood Commercial centers are described by the following standards and general characteristics:~~

Usual Minimum Site Area	4 acres
Gross Leasable Area (GLA)	30,000 to 100,000 sq. feet
Minimum Support Required	5,000 to 10,000 people
Radius of Market Area	1-1/4 miles or more
Number of Stores	5 to 20
Leading Tenant	Supermarket
Other Tenants	Stores providing convenience goods and personal services for the day-to-day needs of the immediate neighborhoods.

Policy 3.7.1 ~~Neighborhood Shopping Commercial Centers shall only locate in areas designated for commercial development in Low or High Activity Centers, or within Transit Oriented Developments~~ Neighborhood Shopping Commercial Centers shall only locate in areas designated for commercial development in Low or High Activity Centers, or within Transit Oriented Developments mixed use developments, where:

- (a) automobile, transit, bicycle, and pedestrian access is adequate to accommodate safe and convenient access, ~~and to the shopping center~~
- (b) local neighborhood streets ~~do~~ should not provide for ~~principal primary~~ automobile traffic access to a Neighborhood Commercial Center but may provide for secondary access.

OBJECTIVE 3.8 - NEIGHBORHOOD CONVENIENCE COMMERCIAL POLICIES AND STANDARDS

~~Neighborhood Convenience Centers are represented by the following standards and characteristics:~~

Neighborhood Convenience Commercial Centers provide small-scale retail and services for, and draw customers primarily from, the surrounding residential neighborhoods. They are smaller in size and include a more limited range of commercial uses than Neighborhood Commercial Centers. They typically provide retail and services such as food stores, pharmacies, personal and business services, and dining establishments. Neighborhood Convenience Commercial Centers are typically located at the periphery of residential neighborhoods or within mixed use developments. The gross leasable area for Neighborhood Convenience Commercial is generally less than 30,000 square feet.

Usual Maximum Site Area	4 Acres
Gross Leasable Area (GLA)	3,000 to 30,000 square feet
Spacing	At least 1 mile travelling distance on public roads from the property boundary of facilities supplying the same needs or another Neighborhood Convenience Center.
Leading Tenant	convenience store, drug store, grocery store
Other Tenants	laundry, dry cleaning, eating places, day care center.
Transitional Land Uses (at the edge of the Neighborhood Convenience center, to be included in the four acre site	civic, open space, office, residential, business, industrial.

Policy 3.8.1 ~~Neighborhood Convenience Centers Commercial~~ shall only be located in areas designated and mapped for commercial development, ~~Low or High~~, Activity Centers, mixed use developments, rural employment centers, or rural clusters, consistent with the following policies:

- (a) Neighborhood Convenience Commercial shall be located on ~~major~~ collector or arterial streets, with preference given to locations at the intersections of such streets.
- (b) New Neighborhood Convenience Centers Commercial shall not be located internally within existing single family neighborhoods but may be located at the periphery of such neighborhoods if functionally integrated with the surrounding neighborhoods through bicycle and pedestrian interconnections unless integrated with the surrounding neighborhood through a neighborhood planning process and approved through a comprehensive plan amendment.
- (c) The County shall promote the development of commercial uses in planned commercial centers and discourage scattered, incremental and strip commercial development.

- (d) Neighborhood Convenience Commercial land uses are allowable within Transit Oriented Developments and Traditional Neighborhood Developments consistent with the policies under Objectives 1.6 and 1.7 of this Element.
- (e) New Neighborhood Convenience Commercial Centers shall be at least 1 mile traveling distance from any other Neighborhood Convenience Center or other facility with similar land uses. Such distance shall be calculated by the shortest distance following collector and arterial roadways, as measured from the middle of the Neighborhood Convenience Commercial Center.

OBJECTIVE 3.9 - OFFICE POLICIES AND STANDARDS. *No changes proposed*

OBJECTIVE 3.10 - TOURIST/ENTERTAINMENT COMMERCIAL POLICIES AND STANDARDS

The Tourist/Entertainment land use category is intended to accommodate commercial uses that are oriented primarily toward providing services for the short term visitor to Alachua County. These uses commonly include gasoline stations, restaurants, overnight lodging, bed and breakfast, and special entertainment facilities. The Tourist/Entertainment land use category is not intended to provide for general commercial uses that are not associated with, and located proximate to, tourist and entertainment destinations as described in the following policy.

Policy 3.10.1 The Tourist/Entertainment land uses category shall be located consistent with the following policies is generally appropriate for the following locations:

- (a) These uses are most appropriate, but are not limited to, highway Adjacent to interchanges with Interstate 75, both within or outside the Urban Cluster.
- (b) Adjacent to major tourist destinations. Major tourist destinations are facilities that typically generate a large volume of overnight visitors from outside the immediate area such as sports and entertainment venues and conference centers.
- (c) Adjacent to publicly-accessible natural, historic, or cultural resource areas such as rivers, lakes, springs, and natural, historic, or cultural resource-based parks such that the Tourist Entertainment site is located within one-quarter mile of a public entrance or public access point for such areas.

Policy 3.10.2 Tourist/entertainment uses should have direct access from arterials with preference given to intersections. In specific instances, it may be appropriate for certain uses to locate away from arterials due to the desire to locate that individual use adjacent to the natural environment or a cultural resources. (e.g., near lakes, marine business uses and campgrounds might be appropriate, or in a rural cluster, where a bed and breakfast establishment might be appropriate.)

Properties being considered for the Tourist/Entertainment land use designation shall generally meet the following site access standards:

- (a) Within the Urban Cluster, the site should have the potential for direct access to be provided from at least one arterial or major collector roadway, and preferably be located within 1/4 mile of the intersection of two arterial roadways or an arterial and a major collector roadway.
- (b) Outside the Urban Cluster, the site should have the potential for direct access to be provided from one arterial, major collector, or minor collector roadway.
- (c) Limited variation from the above standards may be considered on a case by case basis where the site is otherwise consistent with, or advances, the overall goals, objectives, and policies of the comprehensive plan.

Policy 3.10.3 Development regulations and zoning to implement the Tourist/Entertainment ~~commercial uses shall be adopted.~~ These land use category shall include ~~specific~~ standards to govern the design and intensity of the tourist/entertainment uses that may be located adjacent to ~~the natural or cultural resources~~ natural, historic, or cultural resource areas consistent with the protection of those resources, and the Conservation and Open Space and Historic Preservation Elements of this plan.

Policy 3.10.4 Tourist/Entertainment uses shall be consistent with the requirements in the Potable Water and Sanitary Sewer Element and the Conservation and Open Space Element for the provision of potable water and wastewater facilities.

OBJECTIVE 3.11 - RURAL COMMERCIAL USES

Policy 3.11.1 Rural Commercial-Agriculture uses are shown on the Future Land Use map. The standards for Rural Commercial-Agriculture uses outside of rural clusters are as follows:

- (a) Development of Rural Commercial-Agriculture uses shall be required to meet all concurrency requirements.
- (b) Development shall be required to minimize access from arterials and collectors. Whenever possible, driveways shall use common access points to reduce potential turn movements.
- (c) A maximum of 3,000 square feet of gross leasable area shall be permitted for non-residential uses on each Rural Commercial-Agriculture parcel.
- (d) Permitted uses are limited to single family residential units. Uses permitted by special exception shall include local grocery stores consistent with Policy 3.11.1(c), small markets and produce stands, rural medical and veterinary clinics, sales and service of farm equipment and supplies, farmer's markets, agricultural products distribution and agricultural services as defined in the Alachua County Unified Land Development Code to serve the rural area.
- (e) The land development regulations for this land use category shall specify performance standards required to mitigate any adverse impact of such development on adjacent land uses and affected public facilities. Such

performance standards shall include buffering and landscaping provisions, site design measures to locate such uses away from less intensive adjacent land uses, signage and parking restrictions, and intensity provisions (e.g. height and bulk restrictions). In the interim, until land development regulations consistent with these policies are adopted, the standards and criteria governing Rural Commercial-Agriculture development shall be implemented by the County's Development Review Committee process.

- (f) ~~As part of an area-based Community and Neighborhood Planning program to be implemented as a follow up to the Comprehensive Plan update, the Future Land Use Map shall be reevaluated to consider reclassification of areas designated for Rural Commercial-Agriculture uses as Agriculture. (These parcels are undeveloped rural sites with commercial zoning classifications established prior to October 2, 1991.)~~

4.0 INDUSTRIAL LAND USE POLICIES

OBJECTIVE 4.1 - GENERAL

Industrial land use categories shall be established to allow for a range of light and heavy industrial activities, subject to the policies and standards contained in this Chapter. Industrial developments are characterized by the fabrication, manufacturing, transporting, warehousing or distribution of goods as well as facilities for research, development, or experimental laboratories. In addition a fairground shall be authorized on ~~that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County;~~ fairground uses include agricultural, community-based or government-oriented activities, ~~and to the extent any of these activities are commercial in nature, said activities shall not exceed a period greater than six (6) consecutive months.~~

Policy 4.1.1- 4.1.4 *No changes*

OBJECTIVE 4.2 - LOCATION AND COMPATIBILITY

Policy 4.2.3 Commercial uses within an area designated for industrial land use shall be limited to neighborhood convenience, except as provided in Objective 4.1 for ~~that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County.~~

OBJECTIVE 4.3 - LIGHT INDUSTRIAL *No changes proposed*

OBJECTIVE 4.4 - HEAVY INDUSTRIAL *No changes proposed*

OBJECTIVE 4.5 - DESIGN AND SITE STANDARDS *No changes proposed*

OBJECTIVE 4.6 - REQUIRED FACILITIES AND SERVICES *No changes proposed*

5.0 INSTITUTIONAL LAND USE POLICIES

No changes in this section.

6.0 RURAL AND AGRICULTURAL POLICIES

OBJECTIVE 6.1 - GENERAL

Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.

Policy 6.1.1 The County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with transfer of development rights and support for use of local, State, and Federal incentives including pursuit of funds from state and federal programs for purchase of agricultural conservation easements and purchase of development rights. The County shall ~~initiate~~ consider a stewardship program utilizing strategies from but not limited to the Rural and Family Lands Protection ~~Act Program, Section 463.3177(11)(d) F.S. and~~ Section 570.70, F.S., as appropriate to Alachua County.

Policy 6.1.2 Protection of important agricultural areas, based on factors such as the existing agricultural uses, soils, land use patterns, and economics of the county's agricultural community, shall be encouraged.

Policy 6.1.3 The most recent, applicable best management practices for agriculture and silviculture shall be required consistent with Section 5.5, Agricultural and Silvicultural Practices, of the Conservation and Open Space Element. The County shall encourage sustainable and conservation-oriented agricultural practices for agriculture and silviculture, and shall work with landowners to facilitate participation in the County's Transfer of Development Rights program, voluntary certification programs whose standards meet or exceed best management practices, agricultural and conservation easements, and federal and state cost-share programs. The land development regulations shall be reviewed for the inclusion of incentives to encourage voluntary participation in certification programs.

Policy 6.1.4 The County shall support the development of markets and programs that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities. The County shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.

Policy 6.1.5 Agricultural pursuits shall be allowed in all land use classifications, provided that the health, safety and welfare of the general public and the protection of the natural environment are assured. The land development regulations shall include standards to allow for agricultural pursuits and related uses in the Urban Cluster, including but not limited to farmers markets, community gardens, ~~laying hens~~ keeping of poultry, and other small scale agricultural uses as allowable uses in appropriate ~~areas~~ zoning districts.

Policy 6.1.5.1 In order to ~~provide~~ promote access to fresh, nutritious local foods ~~in the Urban Cluster throughout the County,~~ farmers markets shall be ~~allowed in the Cluster~~ allowable within agricultural, urban mixed-use and non-residential areas ~~as permitted uses~~ subject to development plan approval and the standards provided in the land development regulations ~~and site plan approval by the Development Review Committee.~~

Policy 6.1.5.2 Community gardens shall be allowed within the Urban Cluster in areas with an urban residential land use designation, mixed-use areas or in Activity Centers as permitted uses subject to the standards provided in the land development regulations ~~and administrative approval by the Growth Management Department.~~

Policy 6.1.5.3 The land development regulations shall ~~include standards for the allowance of laying hens~~ allow for the keeping of poultry in residential areas within the Urban Cluster ~~and outside the Urban Cluster,~~ such as with appropriate standards for enclosures coops/runs, setbacks, and number of ~~hens~~ animals permitted per lot.

Policy 6.1.5.4 The land development regulations shall include standards for the allowance of other small scale agricultural uses in residential areas within the Urban Cluster, such as aquaculture, apiculture, poultry and rabbit raising.

Policy 6.1.5.5 The County, through its land development regulations and County programs, shall encourage small scale cultivation of fruits, vegetables, plants, flowers, and herbs in residential areas within the Urban Cluster for both personal consumption and local direct-to-consumer sale.

Policy 6.1.6 The land development regulations shall specify performance criteria and standards for intensive agricultural operations such as concentrated animal feeding operations and dairies to ensure protection of water quality and natural systems.

Policy 6.1.7 Clean debris and construction and demolition debris landfills may be permitted through the special use permit process in areas identified as Rural/Agriculture, subject to performance criteria in the land development regulations, including the protection of groundwater quality.

OBJECTIVE 6.2 - RURAL/AGRICULTURE *No proposed changes in this section.*

OBJECTIVE 6.3 - RURAL EMPLOYMENT CENTERS *No proposed changes in this section.*

OBJECTIVE 6.4 - RURAL CLUSTERS

Rural clusters are historic rural settlements outside of the urban cluster. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies and ~~related~~ development regulations for Rural Clusters shall preserve their existing rural character, ensure compatibility with the surrounding Rural/Agriculture areas, and protect the historic and natural resources which make these communities unique. The following communities are designated as Rural Clusters:

- Cross Creek
- Evinston

- Campville
- Grove Park
- Rochelle
- Windsor
- Lochloosa
- Island Grove
- Orange Heights
- Melrose
- Earleton
- Hague
- Santa Fe

Policy 6.4.1 ~~Rural Clusters are identified generally on the Future Land Use Map. The specific area designated as the Rural Cluster shall be determined based on the criteria in (a) through (e) below. The County shall initiate proposed Comprehensive Plan amendments to delineate parcel-based boundaries for Rural Clusters on the Future Land Use Map based on the following guidelines in (a) through (e). Until such time as those the Rural Cluster boundaries have been delineated on the Future Land Use Map, the guidelines criteria in (a) through (e) below shall be used applied on a case-by-case basis to determine how whether the Rural Cluster future land use designation and related policies apply to individual properties.~~

- (a) Rural Clusters shall generally include developed areas approximately 1/2 mile from the easily discernable focal point of the cluster. The focal point is usually the intersection of two rural roads or some other prominent feature around which the community seems to be centered.
- (b) The cluster shall be construed as containing all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of developed areas.
- (c) For the purposes of these guidelines, developed areas include areas with commercial uses, non-farm residential areas where lot sizes are generally below five acres, and usually below one acre, and other specialized uses not normally found in a rural setting. Platted, undeveloped subdivisions or other pre-existing developments where densities are higher than one unit per acre should be included, even if not developed, provided that the various lots or parcels are largely in different ownerships. The extent of non-conformity of these lots or parcels from County setback, access, and other regulations shall be considered in determining Rural Cluster boundaries.
- (d) The cluster may contain open space or conservation areas if these areas can be logically included given the other standards listed above. Such areas in the cluster shall be consistent with policies in the Conservation and Open Space Element.
- (e) Consideration may be given to natural features (including otherwise defined open space or conservation areas) or man-made features (such as jurisdictional boundaries, highways, railroads, or distinctive land use areas) that help form a logical boundary.

Policy 6.4.2 Residential development within Rural Clusters may be permitted with lot sizes of one acre or greater.

Policy 6.4.2.1 ~~To provide for a greater range of choices variety of housing types; and affordable housing, facilitate multi-generational living arrangements, and the promotion of~~

promote infill into existing neighborhoods while maintaining rural character, one accessory dwelling unit shall be allowed on residential lots in the Rural Cluster land use designation without being included in gross residential density calculations as follows.

- (a) ~~Accessory Dwelling Units shall meet P~~performance criteria ~~shall be~~ detailed in the land development regulations ~~and include~~ including elements such as size limitations, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.
- (b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.
- (c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.
- (d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

Policy 6.4.3 Commercial or institutional development may be permitted within a rural cluster, subject to the following standards:

- (a) Commercial uses shall be limited to rural support services, retail sales, or personal services intended to serve the immediate population (such as farm implement sales, grocery stores, veterinarian services or clinics to serve the rural and farming community, pharmacies, medical or dental offices, hospitality uses supportive of agritourism and heritage tourism activities, or co-operative or farmers markets to promote the sale of locally grown products.
- (b) There shall be a maximum of up to 30,000 square feet of total commercial floor area for each Rural Cluster. The amount of commercial development appropriate for any Rural Cluster should be relative to the population being served. The size and scale of new commercial development or redevelopment shall be consistent with the size and scale of the existing land uses in the Rural Cluster.
- (c) Any new commercial land uses shall be located at the focus or center of the Rural Cluster, near the intersection of major roadways.
- (d) There shall be an interconnected, paved and internal traffic circulation system on dedicated local roads, and minimal development impacts on rural collector and arterial roads.
- (e) Industrial development shall not be allowed.
- (f) Institutional land uses may be permitted in accordance with Section 5.0 of the Future Land Use Element.

Policy 6.4.4 Zoning and development standards for Rural Clusters shall be established provided in the Unified Land Development Code ~~to implement the objective and policies for Rural Clusters~~. Such standards shall include provisions for integration of any new

non-residential development with existing uses in the Rural Clusters, ~~including site and building design measures such as provision of open space, landscaping and buffering, parking lot design, building massing and scale, and limitations on signage and lighting,~~ to produce development that is compatible with the surrounding rural land uses.

- Policy 6.4.5** The County shall consider ~~the development of~~ special area plans for Rural Clusters; where necessary to address unique needs and circumstances that are not addressed through the generally applicable Comprehensive Plan policies. Any special area plans for Rural Clusters shall:
- (a) Incorporate the community’s vision and goals
 - (b) Protect the historic rural character of the community
 - (c) Ensure compatibility of the Rural Cluster with the surrounding ‘Rural/Agriculture’ areas
 - (d) Enhance the community’s livability
 - (e) Consider the need for community amenities
 - (f) Protect natural resources
 - (g) Explore opportunities for nature-based and heritage tourism
 - (h) Consider opportunities to link Rural Clusters through the use of nature trails, bikeways, etc.

~~**Policy 6.4.6** Any new residential subdivision proposed in a Rural Cluster shall be allowed only after delineation of the Rural Cluster boundaries on the Future Land Use Map pursuant to Policy 6.4.1.~~

7.0 IMPLEMENTATION

OBJECTIVE 7.1 - GENERAL

To establish standards through the adopted goals, objectives and policies of the Comprehensive Plan in conjunction with the adopted maps within the Future Land Use Element and within the other elements to guide decisions affecting land use and development. To provide for implementation of the Comprehensive Plan through land development regulations and an ongoing Capital Improvements Program. To provide a process for Plan revision, Map amendments, and establishment of Special Area Plans, incorporating ~~citizen participation~~ community engagement.

~~**Policy 7.1.1** The Future Land Use designation within an area considered to be an enclave, as defined in Florida Statutes, shall consider the existing land use, infrastructure, and the Comprehensive Plan of the surrounding municipality.~~

Policy 7.1.2 *No proposed changes.*

Policy 7.1.3 *No proposed changes.*

Policy 7.1.4 Urban development and redevelopment shall provide, as part of the development, facilities necessary to accommodate interconnections, such as sidewalks, pedestrian paths, bicycle facilities, connecting roadways, and mass transit facilities needed to accommodate various modes of transportation ~~mode shifts~~.

Policy 7.1.5 ~~As urban development or redevelopment occurs, facilities, and sites for facilities, to connect neighborhoods and public uses, such as sidewalks, pedestrian paths, bicycle facilities, connecting roadways, and mass transit facilities needed to accommodate transportation mode shifts, shall be provided.~~

- ~~(a) Provision of such sites and facilities shall be based on evaluation of thresholds of development scale and impacts related to demands for use of such facilities. Standards for evaluation and provisions for contribution, dedication, purchase, or other mechanisms shall be provided in the land development regulations.~~

Policy 7.1.6 *No proposed changes.*

Policy 7.1.7 ~~The development of 480 acres (Parcel #04427-000-000) designated Low Density Residential by the approval of Application #CPA-15-97 shall be developed subject to the following requirements:~~

- ~~(a) An overall development plan shall be submitted prior to development within the 480-acre area. The development shall provide for a variety of lot sizes/densities consistent with the Alachua County Comprehensive Plan.~~
- ~~(b) All development shall be connected to centralized sanitary sewer and centralized potable water supply.~~
- ~~(c) The 480-acre parcel shall be developed at an average density of not more than two (2) dwelling units per acre.~~

~~These site specific requirements may be reconsidered through a public hearing process involving notification to surrounding property owners.~~

Policy 7.1.8 ~~Buffers shall may be required between two adjacent land uses as generally described provided in the Buffer Group Matrix table land development regulations.~~

~~As part of the update of the land development regulations to implement the Comprehensive Plan, buffer requirements shall be further specified, including buffer height and width, amount and type of plant material, and use of walls, fences, and berms. The land development regulations shall specify where buffers are required, as well as buffer height and width, amount and type of plant material required, and use of screening. Use of effective transitional design practices shall be recognized in the land development regulations as an alternative to or in combination with buffers, to integrate development along the edges of different land use categories and within mixed use developments.~~

~~(Buffer Group Matrix on next page)~~

Policy 7.1.9 ~~Buffers may be used for resource based recreation provided that the total buffer remains intact.~~

Policy 7.1.10 *No proposed changes.*

Policy 7.1.11 *No proposed changes.*

Policy 7.1.12 *No proposed changes.*

Policy 7.1.13 ~~The County shall prepare, and annually review, and update where necessary, a 5 year Capital Improvements Programs in accordance with the requirements of Florida Statutes and Capital Improvements Element of this Plan.~~

Policy 7.1.14 ~~Development regulations implementing this Future Land Use Element shall be prepared in accordance with and consistent with the Policies and Standards contained herein and adopted within one year of the effective date of this update of this Plan.~~

Policy 7.1.15 *No proposed changes.*

BUFFER GROUP MATRIX -- Adjacent Existing Use or / Future Land Use Designation

	Agriculture	Low Density	Medium Density	Medium-High Density	High Density	Office	Neighborhood Convenience	Tourist/ Entertainment	Roadway Commercial	Activity Center Commercial	Light Industry	Heavy Industry
Agriculture	*	Ag	Ag	Ag	Ag	*	*	*	*	*	*	*
Low-Density	Ag	*	L	M	H	M	M	M	H	M-H	M-H	H
Medium-Density	Ag	M	*	L	M	L	M	L-M	M	L-M	M-H	H
Medium-High Density:	Ag	H	M	*	L	L	L-M	L-M	M	L	M-H	H
High-Density	Ag	H	M	L	*	L	L-M	L-M	M	L-M	M-H	H
Office	*	H	M	M	M	*	L	*	*	*-L	L	M
Neighborhood Convenience	*	M-H	M	L-M	L-M	L	*	L	*	*-L	L	M
Tourist Entertainment	*	M-H	L-M	L-M	L-M	*	L	*	L	*-L	M	M
Roadway Commercial	*	H	M	M	M	*	*	L	*	*-L	L	M
Activity Center Commercial	Ø	M-H	L-M	L	L	*-L	L	L	L	*	L	M
Light Industry	*	M	M	M	M	L	L	M	L	L-M	*	L
Heavy Industry	M	H	H	H	H	M	M	M	M	M	L	*

BUFFER GROUPS

- Combination of hedges and shrubs
- Low density combination of canopy and understory trees.
- Medium density combination of canopy and understory trees and shrubs with screening
- High density combination of canopy and understory trees, shrubs, and evergreen/conifers with screening
- No buffer required.

Policy 7.1.16 The following general requirements shall be provided for in the land development regulations:

- (a) Zoning categories shall provide a range of densities, intensities, and uses to implement the future land use categories. Mixes of different dwelling types shall occur within planned developments, Transit Oriented Developments, and Traditional Neighborhood Developments and shall be encouraged in all residential zoning categories.
- (b) Clustering and other flexible design options shall be permitted through land development regulations.
- (c) Gross density shall be consistent with this Plan, however, provision should be included within the land development regulations for awarding density credit based on provision for inclusionary housing, ~~consistency with green building standards,~~ or where provided in other Elements ~~and Sections~~ of the Comprehensive Plan. In the case of family homestead exceptions or hardship variances, gross density limits established in the Plan may be exceeded provided the other provisions of the implementing zoning district are followed.
- (d) Mixed use developments shall be encouraged. Commercial development outside of areas specifically designated in accordance with Sections ~~2.0, 3.0~~ and ~~6.0~~ of this element shall only be permitted within Transit Oriented Developments or Traditional Neighborhood Developments as specified in the Urban Residential policies, including location, density, and design standards.

Policy 7.1.17 The land development regulations shall provide for evaluation of certain uses through processes by which special exceptions, special use permits, and temporary use permits may be granted. ~~These certain uses include uses~~ Such uses include those with intensities or characteristics that may create an adverse impact on surrounding neighborhoods or institutions which are evaluated on a case-by-case basis to ensure that the size, extent and character of that use is compatible with the surrounding uses. The regulations to implement this policy shall identify the general ~~category types~~ of uses that will be subject to ~~this~~ such processes and the specific factors which will be utilized to evaluate whether or not a special exception, special use permit or temporary use permit should be granted. For special exceptions and special use permits, these factors shall include, but are not limited to, consideration of environmental justice, equity, and community, historical, and neighborhood character.

Policy 7.1.18 *No proposed changes.*

Policy 7.1.19 *No proposed changes.*

Policy 7.1.20 *No proposed changes.*

Policy 7.1.21 ~~To encourage higher quality, more energy efficient development, an incentive-based development plan scoring system shall be developed in accordance with Policy 3.1.3 of the Energy Element. Such a system may rate factors such as location, environmental protections, mobility, energy efficiency, and design quality of proposed developments according to a set of performance indicators.~~

- Policy 7.1.22** ~~It shall be the policy of Alachua County to establish a mechanism for consideration of large-scale Comprehensive Plan Amendments, small-scale Comprehensive Plan Amendments and Plan Amendments due to emergency, and amendments due to any proposed Development of Regional Impact, consistent with Section 163.3184 and 163.3187, Florida Statutes.~~
- Policy 7.1.23** All amendments to the Comprehensive Plan shall be considered based on the applicable policies and objectives of this Element, shall be considered in light of the Basic Principles upon which the Plan is based, and shall be consistent with all Elements of the Plan.
- Policy 7.1.24** ~~Prior to amending this Element the Future Land Use Map designation for specific properties, every~~ consideration shall first be given to alternatives to detailed map changes. Such alternatives might include clarifying text amendments and additional policy statements.
- Policy 7.1.25** All amendments to the Comprehensive Plan shall meet the requirements of Chapter 163.3181, Florida Statutes and the County's land development regulations for public participation in the comprehensive planning process.
- Policy 7.1.26** ~~The~~ Land development regulations shall set forth minimum required public notification and participation methods for all proposed comprehensive planning, zoning, and land development actions, comprehensive plan updates and amendments. Land development regulations shall also provide complementary or additional public participation methods to be used. ~~For comprehensive plan amendments, these complementary~~ These methods shall include notification to surrounding property owners by mail, publication on the County web page or local newspaper, posting of signs on the subject property, and neighborhood workshops, or other methods to persons who own real property proximate to a proposed plan amendment as prescribed in the land development regulations; All required notices shall notify them of the comprehensive plan amendment, its include information on the proposed action being considered, potential impact, opportunity for how written and oral comment may be provided to be considered at the public hearings, how or where the public can find more information, and the schedule of public hearings.
- Policy 7.1.27** ~~The County shall notify neighborhood and civic organizations, upon request, about proposed comprehensive planning, zoning, and land development actions. A Neighborhood Referral System will enable representative neighborhood organizations to review and comment on land use and development cases prior to planning and zoning decisions made at public hearings by expanding the notification procedures to include neighborhood organizations. Representative neighborhood organizations will also provide a link to County government for educational and service provisions.~~
- Policy 7.1.28** ~~The County shall consider the use of geographically-focused special area plans, where needed, to address the unique needs and circumstances of sub-areas within Alachua County. A planning framework that includes geographically focused special area plans shall be implemented to promote and provide cohesive communities. These plans shall include both rural and urban areas, and utilize neighborhoods (including village centers), districts (including activity centers), and corridors as basic planning components. This planning framework shall be implemented through a Community and Neighborhood Planning program, which empowers communities and neighborhoods to develop plans that address the specific needs and circumstances of their area. Special area plans shall be generally consistent with other goals and objectives of the Comprehensive Plan, and may~~

~~be appropriate for, but not limited to, neighborhoods, corridors, Urban Activity Centers, Rural Clusters, historically underserved areas, areas with protected conservation resources, and within urban or rural areas. The County shall provide guidance to the program to assure that county-wide comprehensive planning goals are met.~~ These plans shall incorporate the community and neighborhood vision and goals, and ~~shall may~~ include, ~~but are not limited to,~~ provisions to for:

- (a) ~~Enhance~~ Enhancing the community's ~~tivability~~ quality of life
- (b) ~~Protect~~ Protecting or improving the character of the neighborhood
- (c) ~~Provide amenities for neighborhood residents~~ Improving neighborhood services or facilities
- (d) ~~Plan~~ Planning for neighborhood transportation facilities and traffic management
- (e) ~~Protect~~ Protecting natural resources

Special Area Plans may form the basis for policies in the Comprehensive Plan ~~focusing on a particular geographic area,~~ Land Development Code provisions for special areas, identification of capital projects to address specific needs and circumstances, or other initiatives by the County or through public/community partnerships.

Policy 7.1.29 ~~In order to empower communities and neighborhoods to organize and initiate plans to meet their specific needs, the Board of County Commissioners shall consider initiating special area plans that are requested by community or neighborhood organizations. Such requests shall be considered based on the need for special planning policies to address unique circumstances that are not addressed in generally-applicable policies as well as the potential costs and benefits of conducting the special area plan. The land development regulations shall provide details about the process for requesting initiation of a special area plan.~~

~~A Special Area Plan shall be implemented through the Community and Neighborhood Planning Program to provide for the continuation and enhancement of the traditional character, settlement patterns, and uses of the Arredondo area.~~

Policy 7.1.30 ~~Annexations shall be in accordance with Florida Statutes, Chapter 171 as specified in Policies under Objective 4.1 of the Intergovernmental Coordination Element.~~

Policy 7.1.31 *No proposed changes.*

Policy 7.1.32 *No proposed changes.*

Policy 7.1.33 *No proposed changes.*

Policy 7.1.34 The following thresholds for development design requirements and locational standards shall apply within the Urban Cluster:

- (a) All commercial development or redevelopment on 25 ~~developable~~ acres or more in size shall be developed as either a Traditional Neighborhood Development or Transit Oriented Development in accordance with all requirements of Objective 1.6 or 1.7 and their policies.

- (b) Developments within Urban Residential designations that are:
 - (1) 150 or more units and are contiguous to a Rapid Transit or Express Transit Corridor shall be either a Traditional Neighborhood Development, Transit Oriented Development or located within an Activity Center.
 - (2) 300 or more units shall be either a Traditional Neighborhood Development or located within an Activity Center.

Policy 7.1.35 *No proposed changes.*

Policy 7.1.36 *No proposed changes.*

Policy 7.1.37 Strategies shall be considered in the land development regulations to minimize the amount of area dedicated to off-street vehicular parking within development sites. Such strategies may include, but are not limited to, reducing or eliminating mandatory minimum off-street surface parking requirements, establishing maximum off-street surface parking requirements, and providing for shared parking to take advantage of different peak demand times.

Policy 7.1.38 County Growth Management Area. Pursuant to the Alachua County Home Rule Charter Section 1.5.B, the development of lands within the County Growth Management Area shall be exclusively governed by the Alachua County Comprehensive Plan and land development regulations, regardless of whether those lands are located in the unincorporated area of the County or within the boundaries of a municipality. The land development regulations shall provide procedures for processing proposed development applications on lands that are located within both a municipal boundary and the County Growth Management Area.

8.0 SPECIAL AREA STUDIES

OBJECTIVE 8.1 - SPECIAL AREA STUDY - NORTH MAIN STREET *No proposed changes.*

OBJECTIVE 8.2 - SPECIAL AREA STUDY - CROSS CREEK VILLAGE *No proposed changes.*

OBJECTIVE 8.3 - SPECIAL AREA STUDY - WALDO/301. *No proposed changes.*

OBJECTIVE 8.4 - SPECIAL AREA STUDY - IDYLWILD/SERENOLA

A Special Area Study is established for the Idylwild/Serenola area which shall be subject to the policies and standards contained in this Section.

Policy 8.4.1 *No proposed changes.*

Policy 8.4.2 *No proposed changes.*

Goal: Land Use

Policy 8.4.3 It is the goal of this Special Area Study to encourage the orderly, harmonious, and judicious use of land to preserve the natural environmental features, existing residential areas, and historic and cultural resources.

Objectives: Land Use

Policy 8.4.3.1 The objectives of the policies in Section 8.4.3.2. are:

- (a) To protect existing residential neighborhoods from encroachment of incompatible land uses.
- (b) To promote compatible land uses on adjacent properties.
- (c) To encourage the type and intensity of land uses that is consistent with and compatible with the natural characteristics of the land.

Policies: Land Use

Policy 8.4.3.2 The policies governing land use in the special area study are as follows:

- (a) The Future Land Use Map, designated Map 2, indicating future densities and land uses, is incorporated herein.
- (b) The natural constraints of the land shall be considered in light of any proposed development.
- (c) ~~Residential properties located adjacent to single family residential neighborhoods should be developed at not higher than a two dwelling unit per acre increase in density above the density permitted on any of the adjacent zoned properties. Adjacent properties shall mean abutting properties or properties which are separated only by a private or County right of way or easement, but properties that are separated by an arterial road shall not be considered adjacent. Further increases may be permitted only for development shown to be sufficiently similar in character and intensity to existing uses so that compatibility is maintained.~~
Any proposals to increase the allowable density or intensity of land use or zoning within or adjacent to the Special Area Study boundary shall take into consideration the density and character of existing adjacent residential development within the Study Area; measures may be implemented at the land use or development review stage to ensure that the proposed land uses and density are generally compatible with existing adjacent residential development. Techniques such as ~~step up in residential density transition gradients, increased buffers, setbacks,~~ and screening, and low intensity lighting ~~between uses based on performance standards to be defined in the development regulations~~ may be utilized required at the development plan stage to provide ensure that proposed development is compatible with existing development. such compatibility.
- (d) Commercial development shall be required to locate within the boundaries of activity centers, except that commercial development shall be allowed within existing commercial nodes as defined by existing commercial zoned boundaries, consistent with the infill policies contained within the Comprehensive Plan.
- (e) Modify existing requirements for buffering to increase the effectiveness of transitions from one type of land use to another.

- (f) Identify environmentally sensitive areas as a Conservation Overlay. Specific regulations shall be adopted which provide protection for environmentally sensitive areas. Specific criteria, standards, and procedures should be identified for development requests including provisions such as appropriate setbacks, buffers, mitigation and restoration requirements and provision of natural open areas.
- (g) Provide for low density/intensity uses around environmentally sensitive areas such as Paynes Prairie.
- (h) Provide through the development regulations a manner to reevaluate proposed development which has not developed after a designated period of time.

Policy 8.4.4 *No proposed changes.*

OBJECTIVE 8.5 - East Gainesville Urban Area

Alachua County has established a special area plan for the East Gainesville urban area. This plan was established in collaboration with the City of Gainesville and other stakeholders as part of the Plan East Gainesville process, and requires continuing collaboration with the City of Gainesville for part of its implementation. Alachua County is committed to implementing the general vision of the plan – both long and short term, consistent with the implementation strategies outlined in the plan. The key elements of the County’s implementation strategy are captured in the following policies.

Policy 8.5.1 Map 16 (Figure A of Recommended Master Plan for Plan East Gainesville) is adopted as part of FLUE Map Series to serve as a guiding vision for the East Gainesville urban area. The County shall promote economic opportunity through implementation of Plan East Gainesville, and sustainable development practices and design standards that support natural resources protection and energy efficiency.

Policy 8.5.2 As part of the County’s strategy to expand employment opportunities and eliminate socioeconomic disparities in East Gainesville identified in BEBR’s 2018 study of Racial Inequity in Alachua County, ~~the County shall give priority to infrastructure improvements that would facilitate development focused within the vicinity of the Eastside Activity Center shall be identified as part of a special area planning process.~~

Policy 8.5.3 The County shall continue to protect vital natural resources, such as wetlands, watersheds, significant habitat, strategic ecosystems, creeks, tree canopy, and scenic vistas that make East Gainesville unique.

Policy 8.5.4 TRANSPORTATION: Coordinate with the MTPo and the City of Gainesville to strengthen economic, social and transportation linkages and establish a Bus Rapid Transit system connecting east Gainesville with centers of employment and commerce including the areas of downtown, the University of Florida, and the western urban areas of unincorporated Alachua County.

Policy 8.5.5 HOUSING: Diversify housing choices in the area by creating incentives for more market rate housing through the County’s housing programs ~~such as State Housing Initiative Partnership (SHIP)~~. The County shall develop strategies to expand the range of housing choices to attract and retain residents with varied income levels.

Policy 8.5.6 CAPITAL IMPROVEMENT: Assign priority, in County’s economic development budget, to capital improvement projects that enhance the East Gainesville urban area.

- Policy 8.5.7** The County shall seek ways to increase economic opportunities by bringing sustainable and higher paying jobs and providing services.
- Policy 8.5.8** The County shall promote and incentivize redevelopment of areas already in development or impacted by prior development.
- Policy 8.5.9** The County shall continue to ~~assist~~ collaborate with property owners and business interests within the East Gainesville urban area ~~in achieving~~ to achieve a balance of sustainable development and natural resource protection, including: actions to ~~by~~ increaseing outreach and education about the value and benefits of natural resources within the community; ~~clarifying the limitations and uses of available data and maps on the web;~~ and stressing the ~~value~~ importance of ground-truthing (inspecting) ~~of~~ regulated resources on a potential development site prior to initiating the development process.

9.0 TRANSFER OF DEVELOPMENT RIGHTS *No proposed changes.*

10.0 RECREATION POLICIES *No proposed changes.*

FUTURE LAND USE ELEMENT DEFINITIONS

~~**A/B street grid system:**— A technique for improving the pedestrian design and continuity of mixed use areas. The A streets maintain complete pedestrian continuity through requirements for spatial definition of the street and are organized in a continuous network so that the pedestrian experience is uninterrupted. The B streets group together necessary auto-oriented uses (e.g., parking lots, loading and service areas) rather than allow them to be dispersed throughout the site where they would disrupt pedestrian continuity.~~

~~**Charrette:**— A collaborative process emphasizing two-way communication, where input from neighbors, development professionals, and administrators is assembled as part of the conceptual design process. Principle advantages are efficiency, and opportunity for consensus building and accurate response to problems and opportunities.~~

~~**Gated Access:** A physical barrier intended to deny or restrict public access.~~

~~**Jobs-Housing Balance:** Provision of employment choices in reasonable proximity to adequate and affordable housing to ensure efficiency of the transportation system, by bringing jobs and workers in a given context area into numerical balance, usually at somewhere between 1.3 and 1.7 jobs per household.~~

~~**Large Scale Nonresidential Establishment:**— Large commercial, institutional, or other nonresidential establishment often scaled and designed primarily for automobile convenience and access, and generally characterized by a lack of human scaled elements and detail. Also ‘Big box’.~~

Off-Site Constructed Residential Dwelling:

1. A manufactured building, as defined in Section 553.36, Florida Statutes, intended for single-family residential use; or
2. A manufactured home, as defined in Section 320.01(2)(b), Florida Statutes, which is constructed, in whole or in part, off site and is treated as real property.

Prime Agricultural Soils: Soils delineated by the United States Department of Agriculture- Natural Resources Conservation Service (USDA- NRCS) according to the criteria established in Section 657.5 of the Code of Federal Regulations (7CFR657.5). At the adoption of this plan this delineation includes the following soil types: Norfolk Map Units #33 B and C (digital map units #33 and #78), and Micanopy Map Unit #57(draind) (digital map unit #57) for Alachua County.

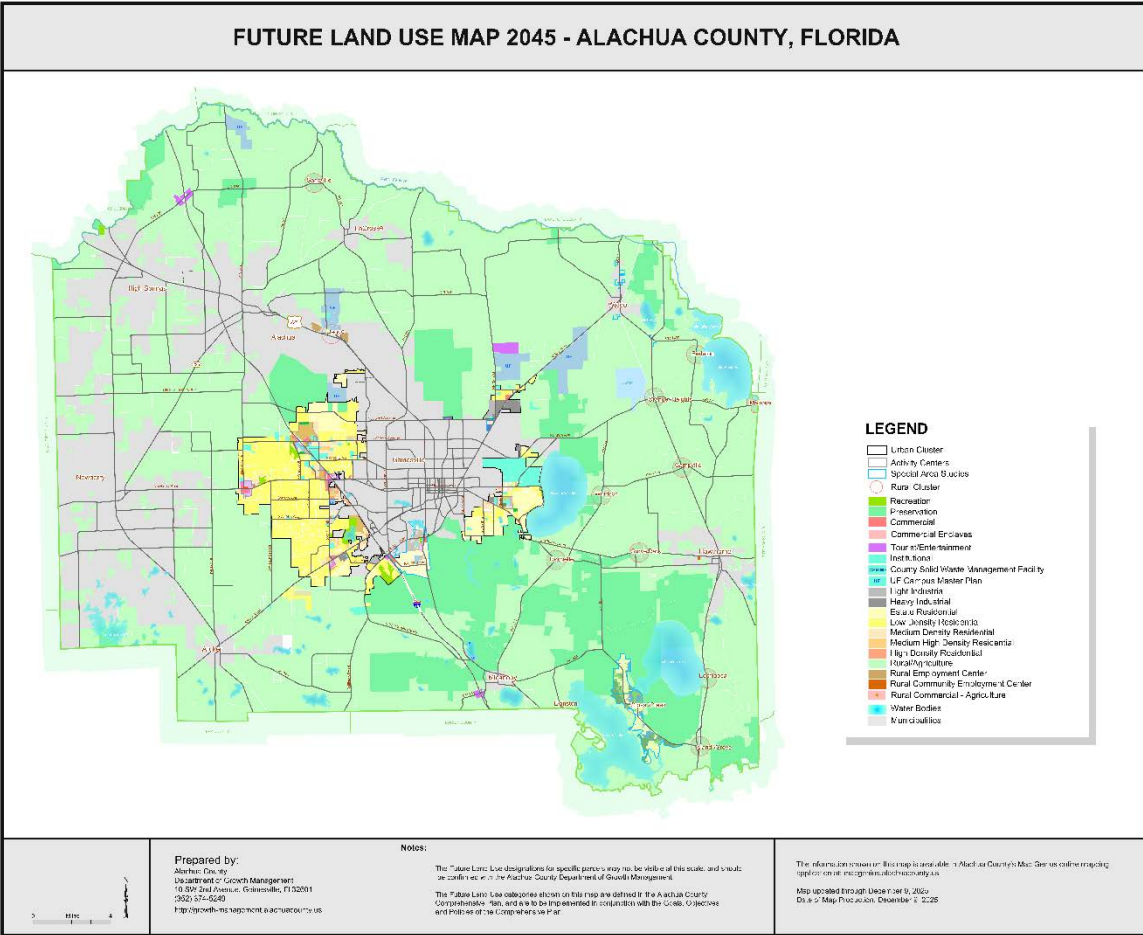
FUTURE LAND USE ELEMENT MAP SERIES

Digital versions of all adopted maps, and maps that are referenced in this Plan, are maintained and available at the Alachua County Department of Growth Management. Some of the data layers that are depicted on the adopted maps are also available for viewing through the County's Map Genius online mapping application at: <https://mapgenius.alachuacounty.us>.

- a. Future Land Use Map ~~2040~~ 2045 Alachua County
- b.1. ~~Transportation Mobility Districts~~ Mobility Fee Benefit Districts
- b.2. ~~Mobility Fee Assessment Areas~~
- c. Express Transit Corridors
- d. Rapid Transit Corridors
- e. Wetlands and Floodplains
- f. Activity Center/Special Area Study Maps
 - 1. ~~Archer Road/SW 34th Street Activity Center/Retail and Special Area Study~~
 - 2. ~~Idylwild/Serenola Special Area Study Future Land Use (Objective 8.4)~~
 - ~~Williston Road/I-75 Low Employment Low Activity Center~~
 - ~~Williston Road/SW 13th Street Low Activity Center~~
 - 2a. Idylwild/Serenola Environmental Resources Special Area Map
 - 3. ~~Tower Road/24th Avenue Low Activity Center/Employment~~
 - 4. ~~Archer Road/Tower Road Low-Medium Activity Center/Retail~~
 - 5. ~~Jonesville Low Activity Center/Employment~~
 - 6. ~~Millhopper Medium Activity Center~~
 - 7. ~~North Main Street/NE 53rd Avenue Activity Center~~
 - 8. ~~Reserved~~
 - 9. ~~Oaks Mall High Activity Center/Retail~~
 - 10. ~~Santa Fe Community College Low Activity Center~~
 - 11. ~~Springhills High Activity Center/Retail~~
 - 12. ~~Eastside Medium Activity Center/Mixed Use~~
 - 12a. Eastside Medium Activity Center Community Facilities Map
 - 13. ~~Waldo Special Area Study Map 1~~
 - 13a. ~~Waldo Special Area Study Map 2~~
 - 14. ~~North Main Street Special Area Study~~
 - 15. Cross Creek Special Area Study
 - 16. Plan East Gainesville 'Figure A': Recommended Master Plan (Special Area Plan)

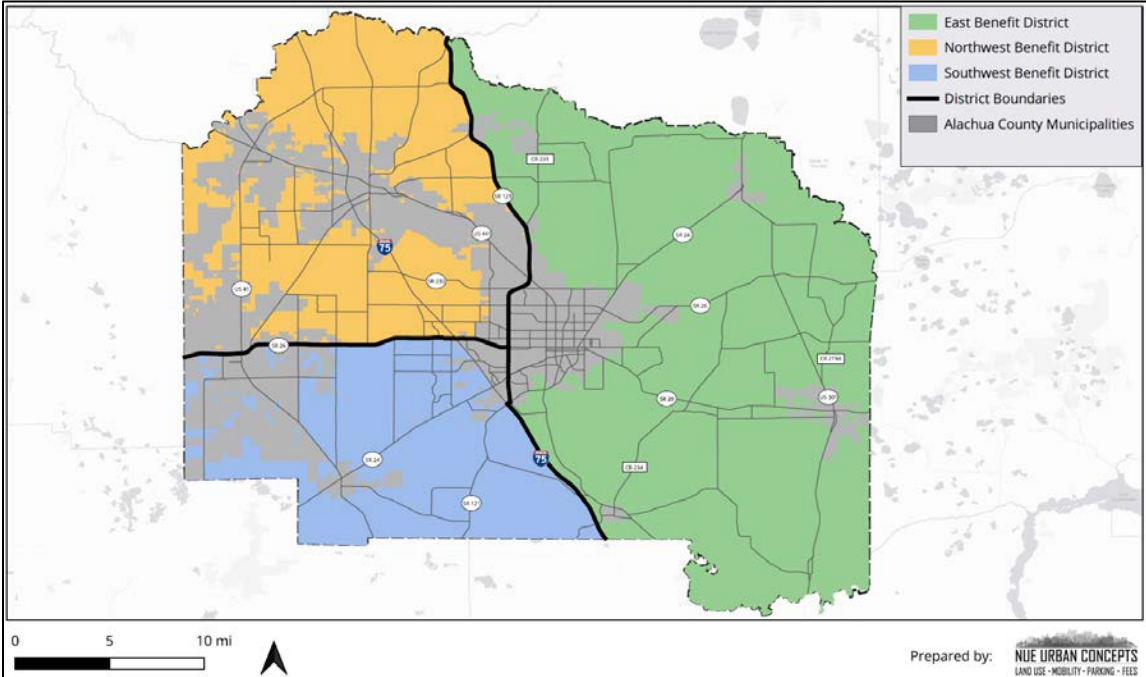
Map A. Future Land Use Map 2040 2045

Replace the existing adopted Future Land Use Map 2040 with the following map. Revisions only include updating the planning horizon to the year 2045 and updating the map notes. There are no changes proposed to the future land use designations shown on the map.



Map B.1. Transportation Mobility Districts Mobility Fee Benefit Districts

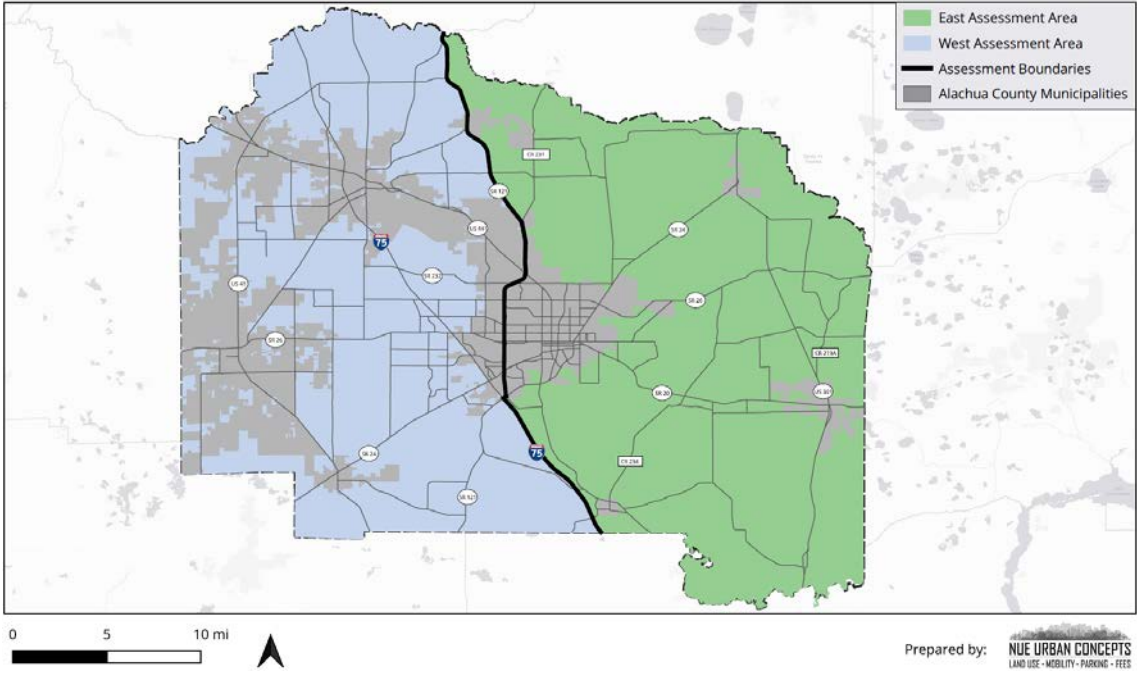
Replace currently adopted Transportation Mobility Districts map with the following updated map.



Source: Alachua County 2040 Mobility Plan & Mobility Fee Technical Report, August 2023

Map B.2. Mobility Fee Assessment Areas

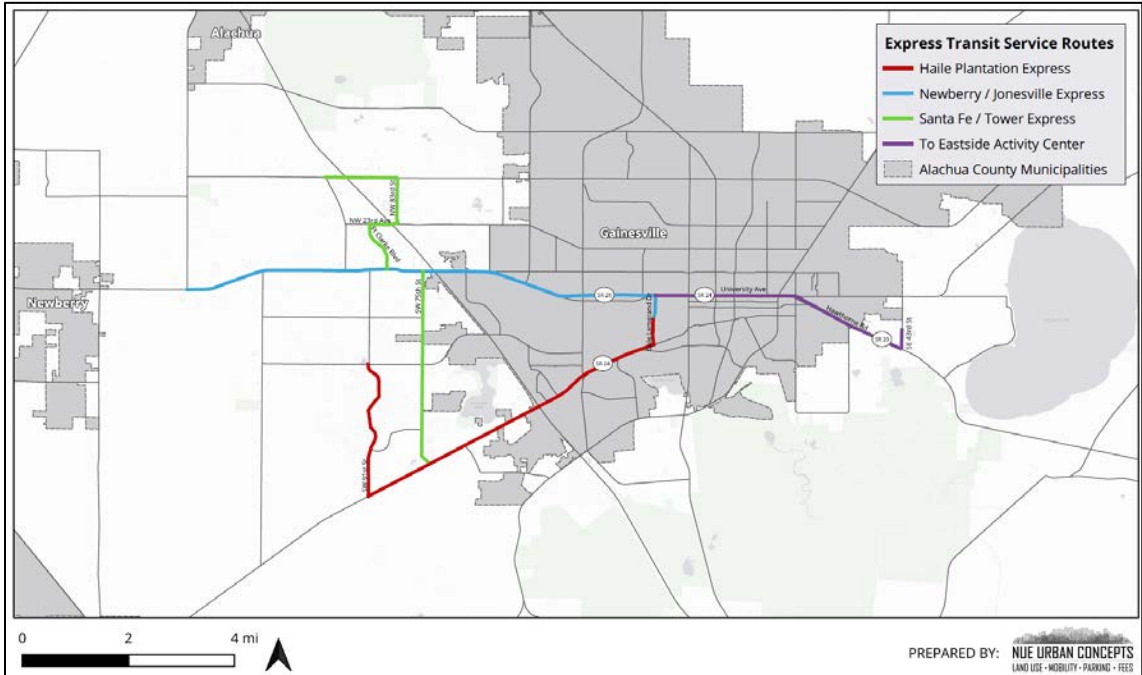
New map



Source: Alachua County 2040 Mobility Plan & Mobility Fee Technical Report, August 2023

Map C. Express Transit Corridors

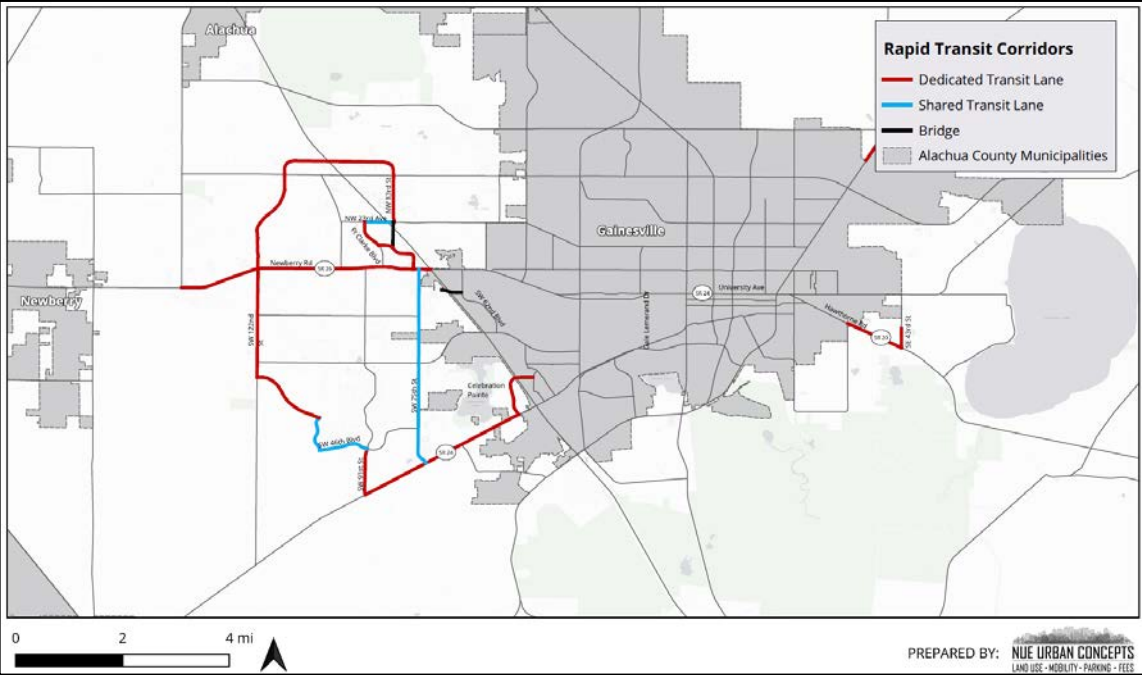
Replace currently adopted Express Transit Corridors map with the following updated map.



Source: Alachua County 2040 Mobility Plan & Mobility Fee Technical Report, August 2023

Map D. Rapid Transit Corridors

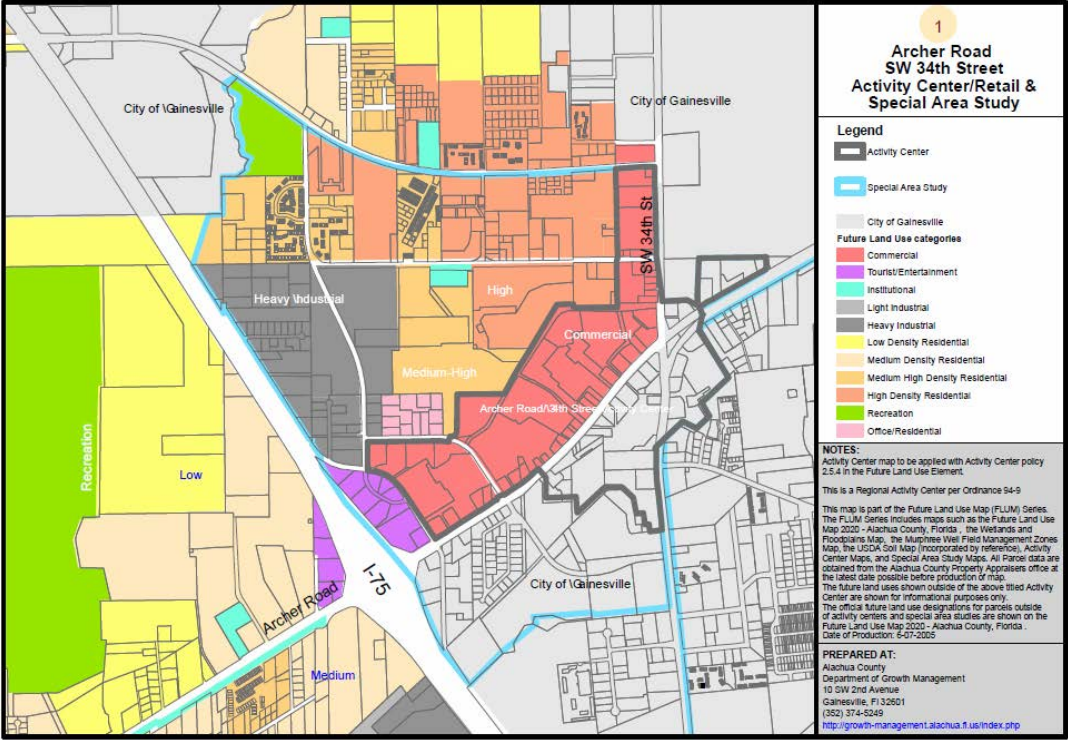
Replace currently adopted Rapid Transit Corridors map with the following updated map.



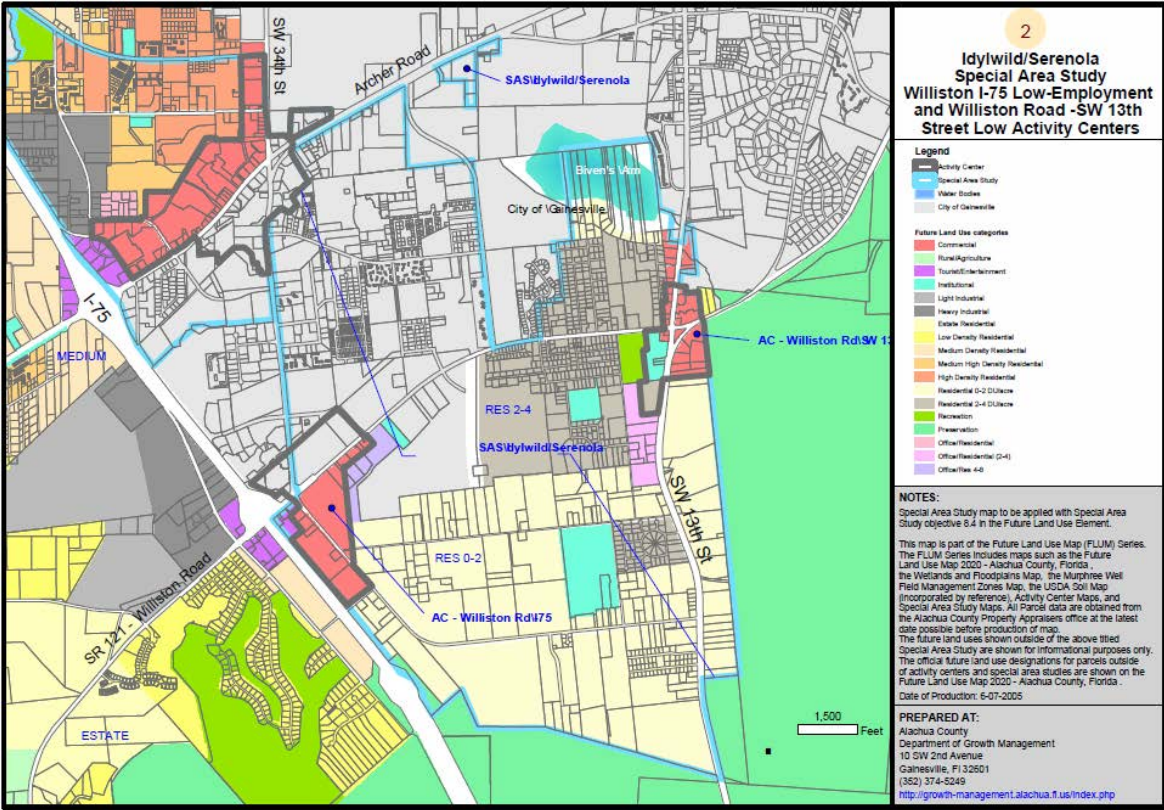
Source: Alachua County 2040 Mobility Plan & Mobility Fee Technical Report, August 2023

Map E. Wetlands and Floodplains. No proposed change.

Map F.1. Archer Road/SW 34th Street Activity Center and Special Area Study Map to be deleted

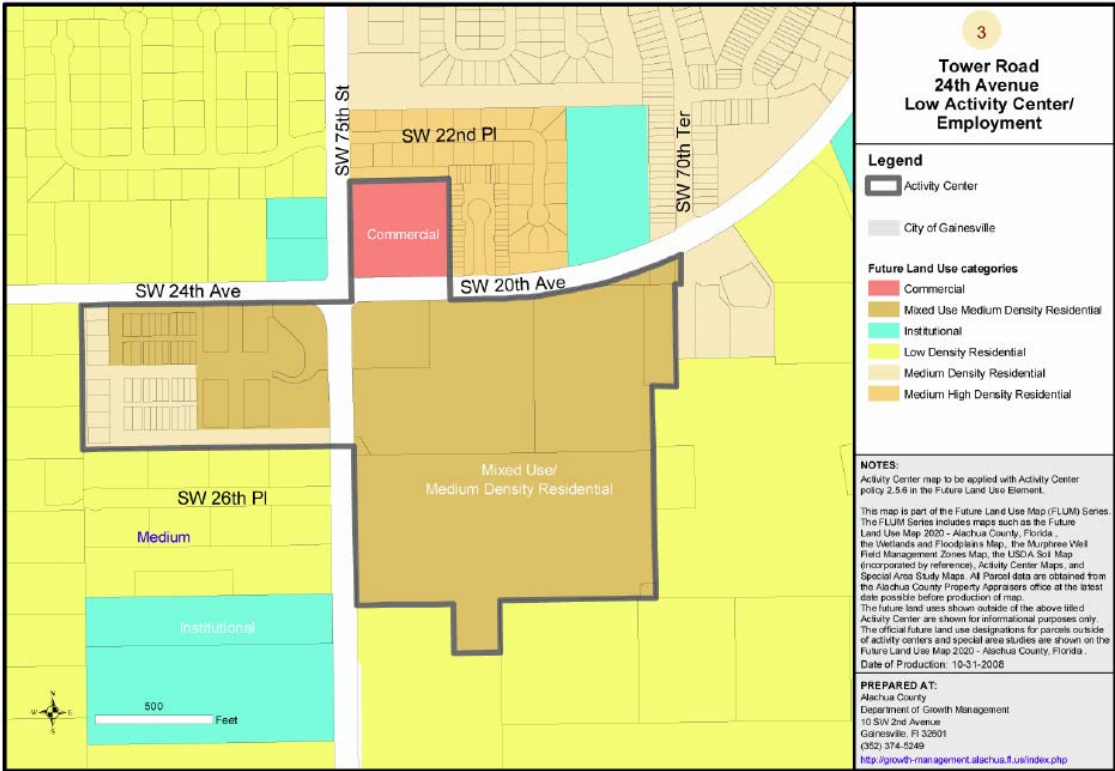


Map F.2. Idylwild/Serenola Special Area Study; Williston/I-75 and Williston/SW 13th St. Activity Centers *Map to be deleted*

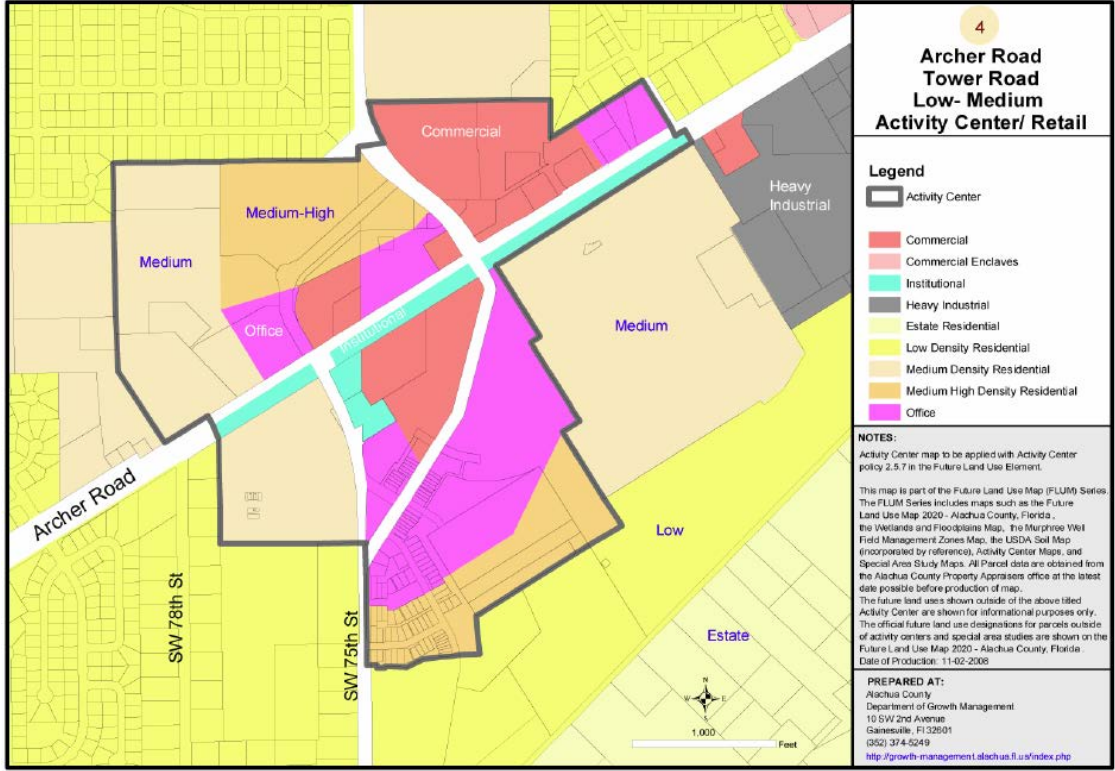


Map F.2a. Idylwild Serenola Special Area Study, Environmental Resources *No proposed changes*

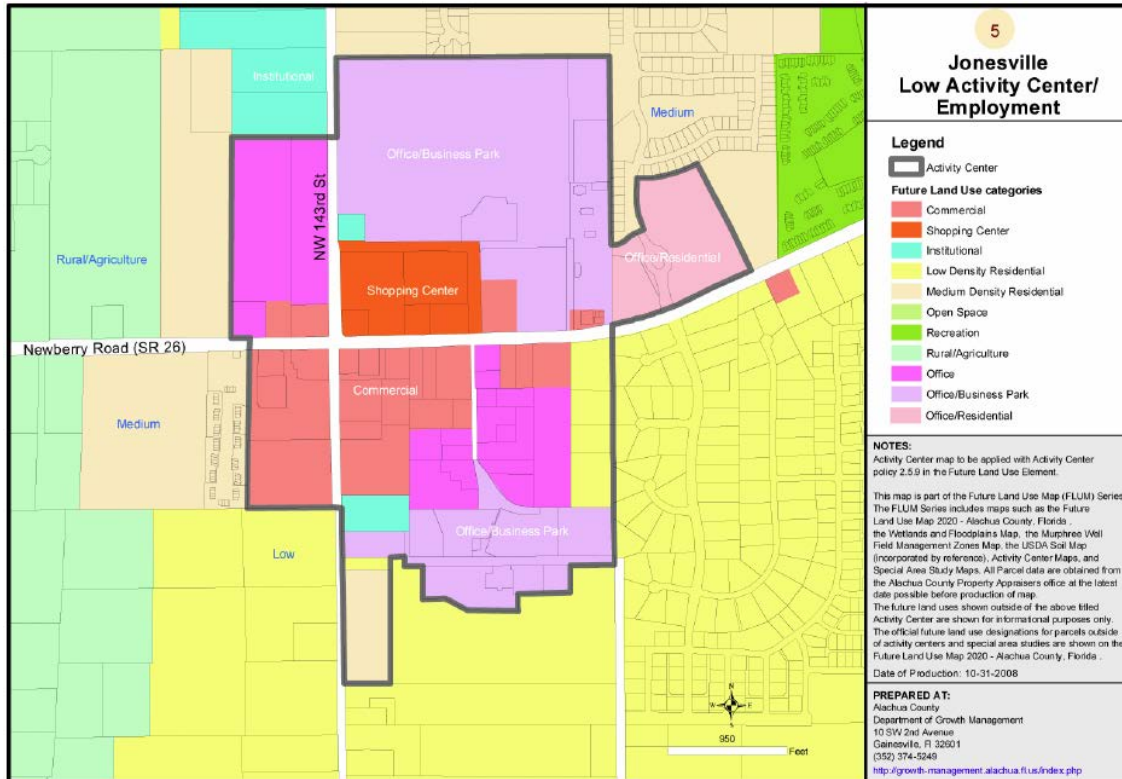
Map F.3. Tower Road/24th Avenue Activity Center Map to be deleted



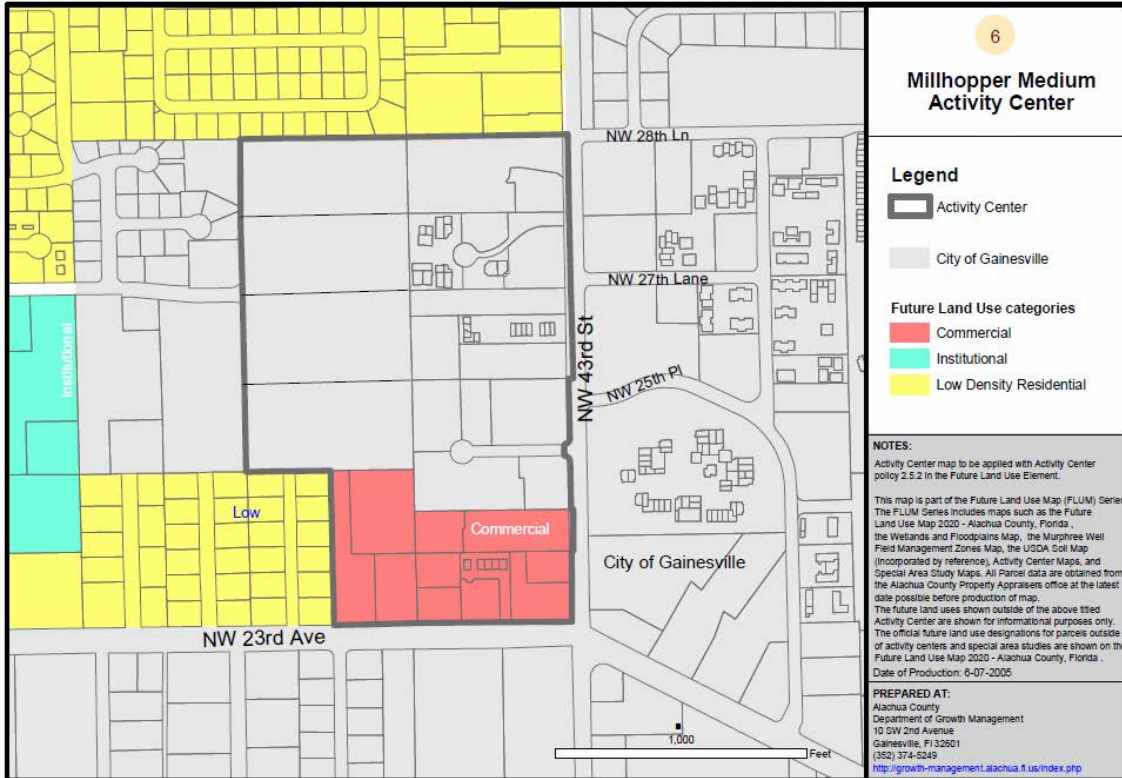
Map F.4. Archer Road/Tower Road Activity Center Map to be deleted



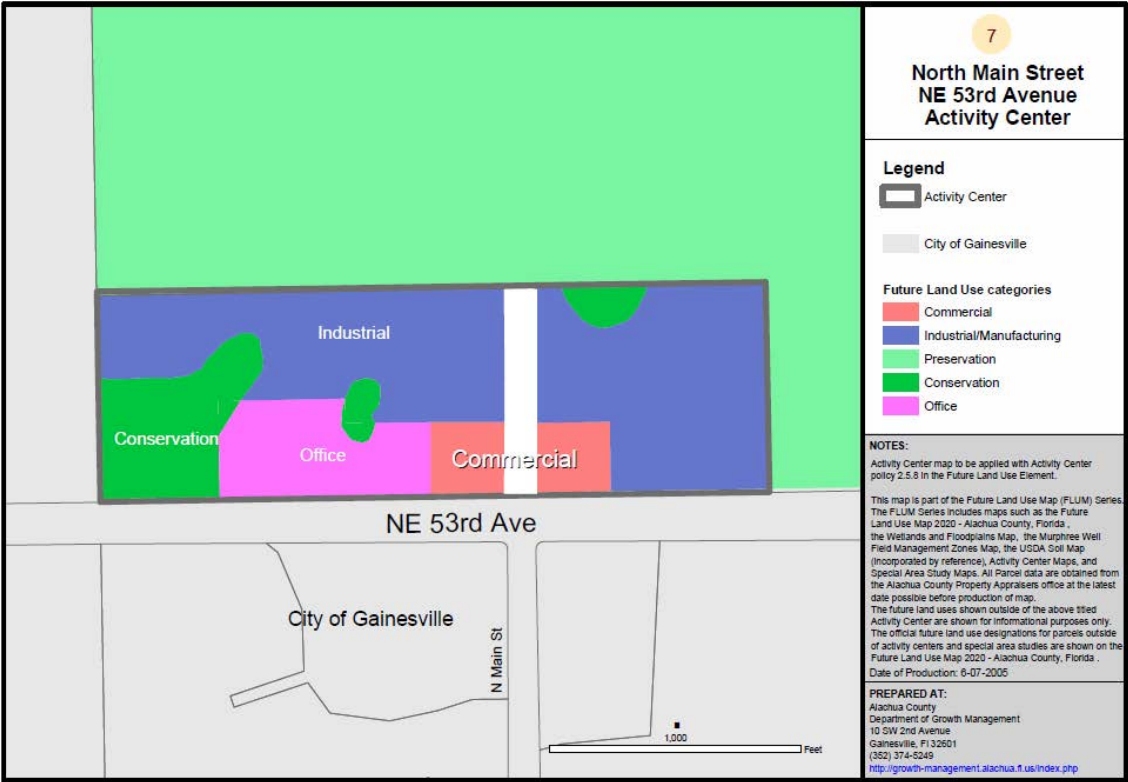
Map F.5. Jonesville Activity Center *Map to be deleted*



Map F.6. Millhopper Activity Center *Map to be deleted*

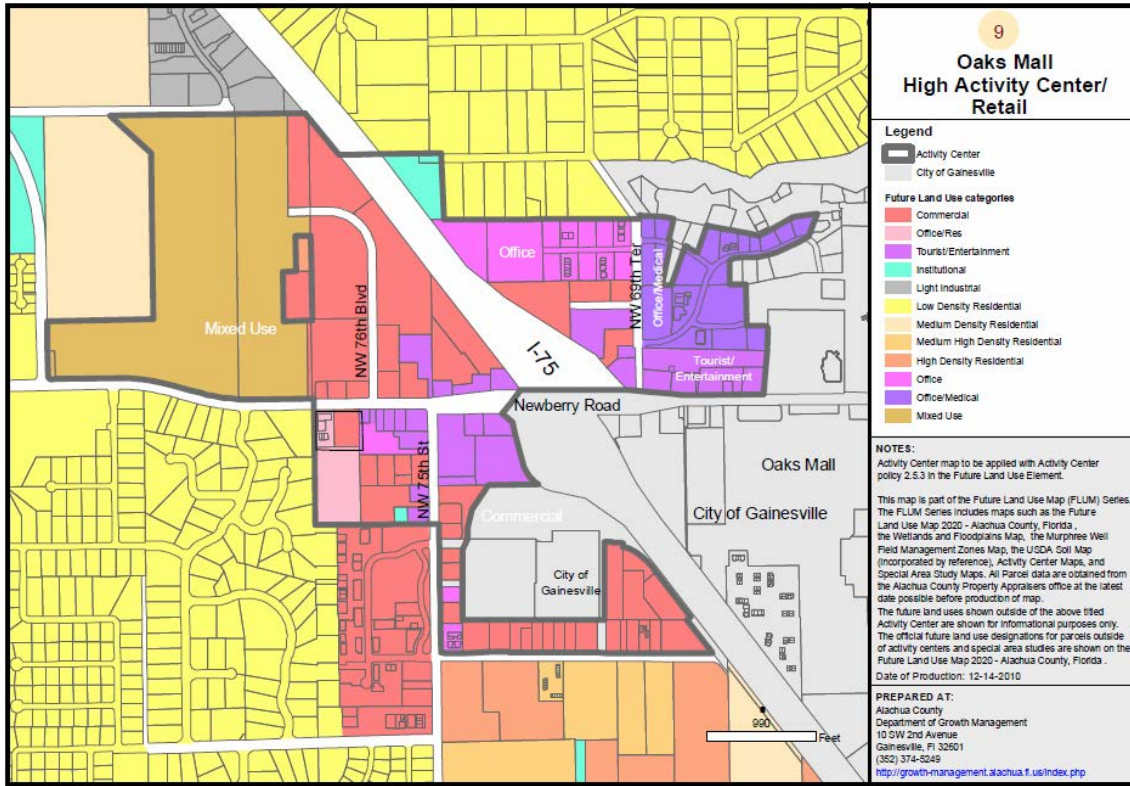


Map F.7. North Main Street/NE 53rd Avenue Activity Center *Map to be deleted*

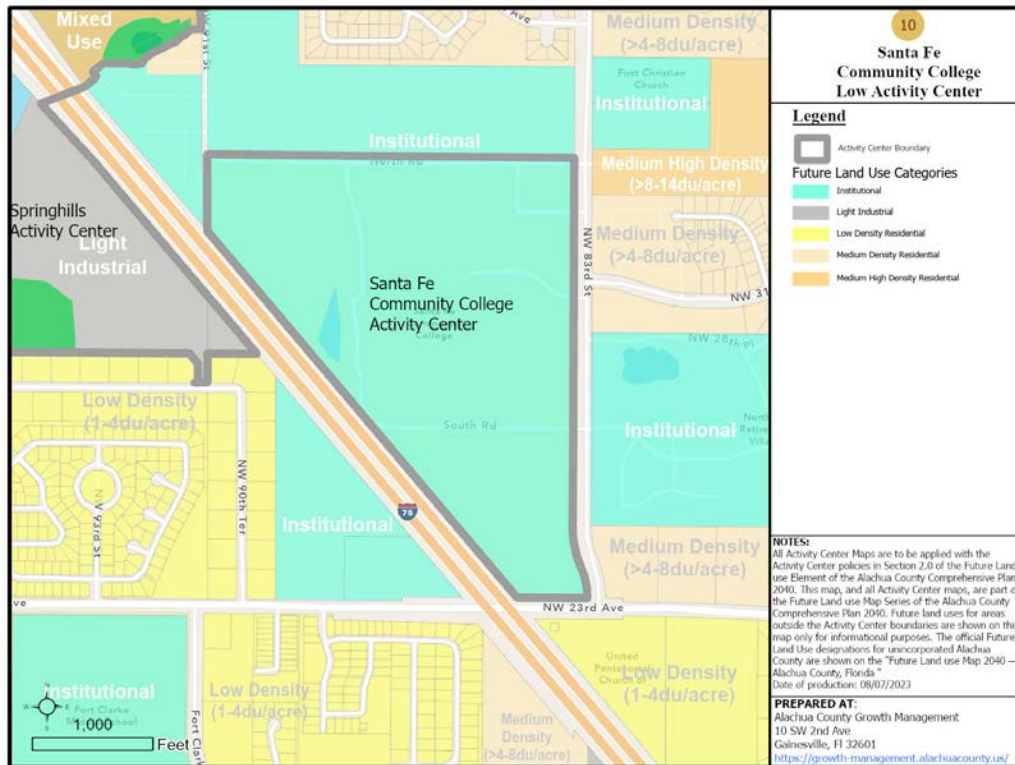


Map F.8. Reserved

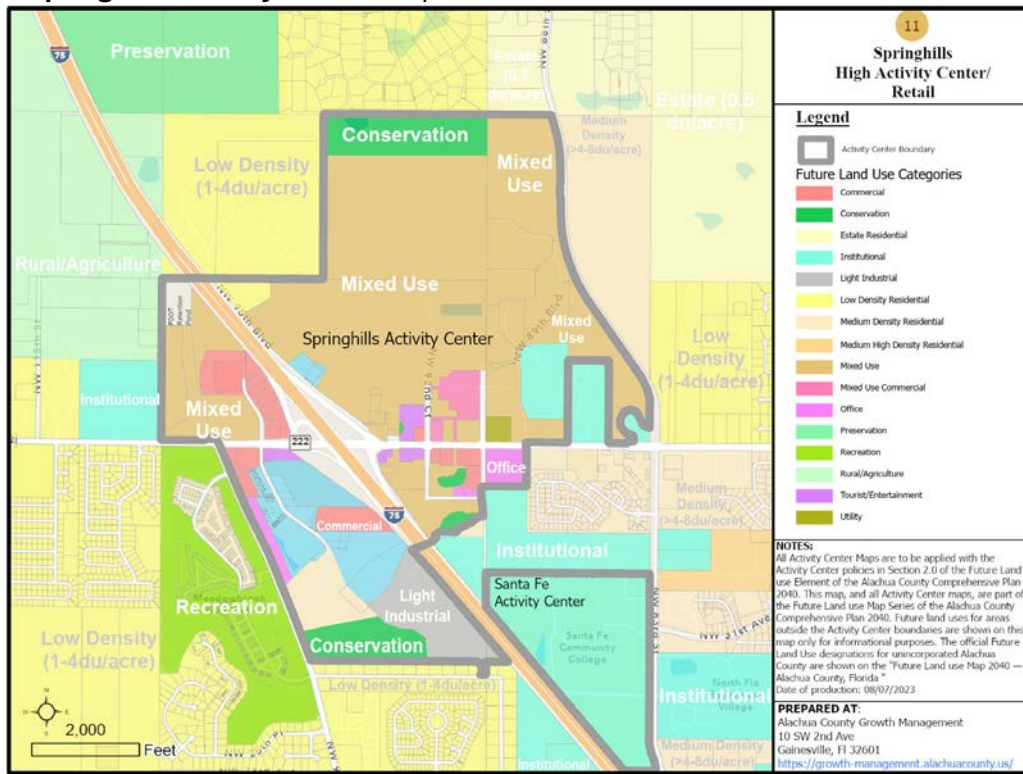
Map F.9. Oaks Mall Activity Center *Map to be deleted*



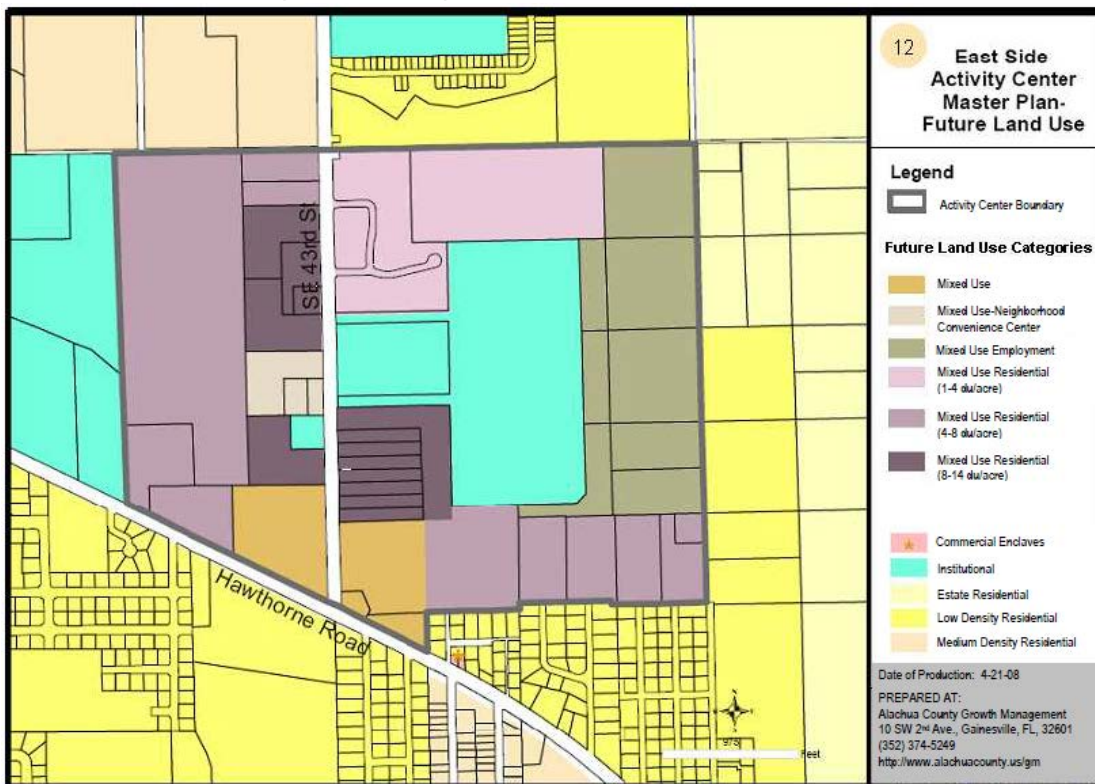
Map F.10. Santa Fe Community College Activity Center *Map to be deleted*



Map F-11. Springhills Activity Center *Map to be deleted*

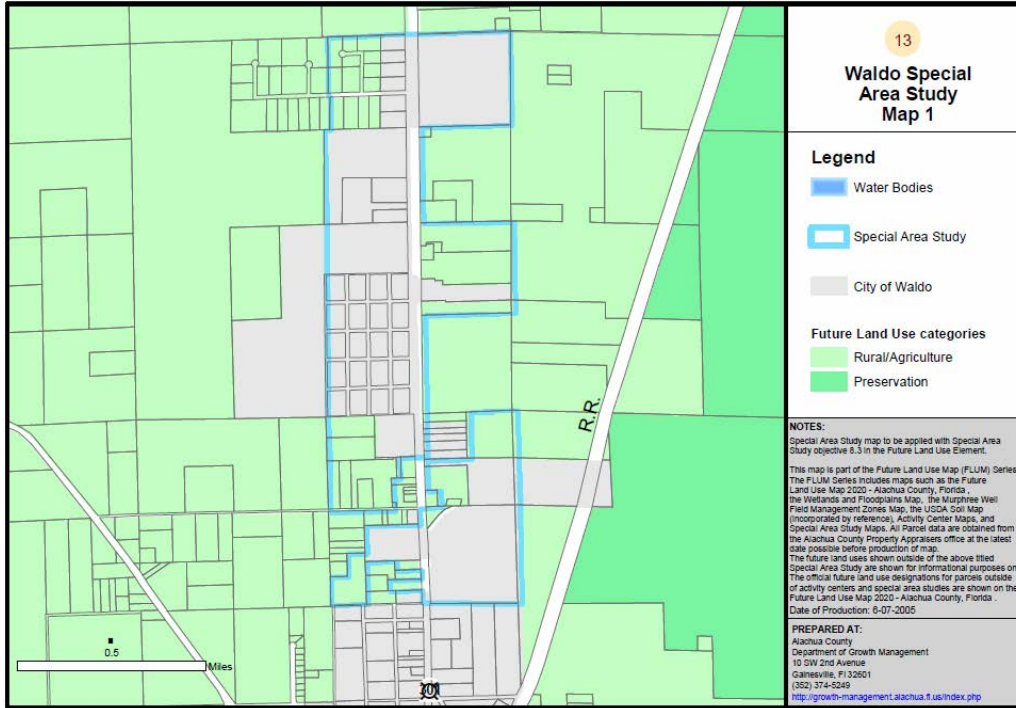


Map F-12. East Side Activity Center *Map to be deleted*

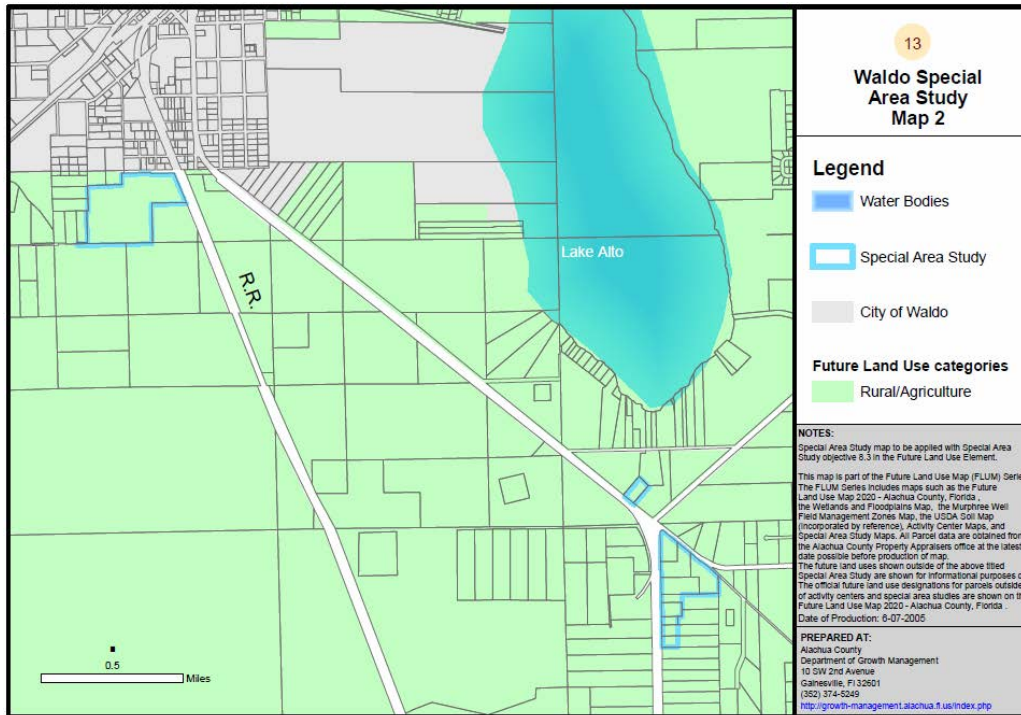


Map F.12a. Eastside Activity Center Community Facilities. No proposed changes

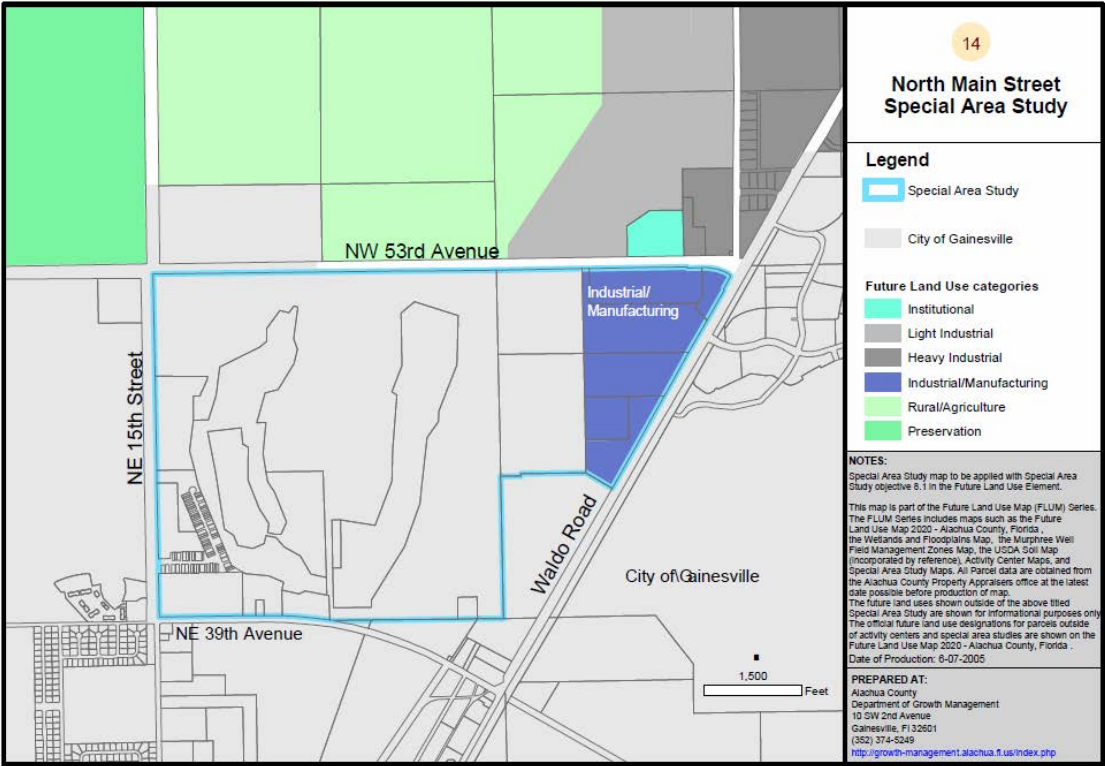
Map F.13. Waldo Special Area Study Map 1 Map to be deleted



Map F.13. Waldo Special Area Study Map 2 Map to be deleted



Map F.14. North Main Street Special Area Study *Map to be deleted*



Map F.15. Cross Creek Special Area Study. *No proposed changes.*

Map F.16. Plan East Gainesville ‘Figure A’: Recommended Master Plan (Special Area Plan)
No proposed changes.

TRANSPORTATION MOBILITY ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
- Underlined text is proposed to be added
- Regular text is currently adopted language

GOAL

~~Establish~~ Achieve a multi-modal transportation system that provides mobility options for pedestrians, bicyclists, transit users, motorized-vehicle users, users of rail and aviation facilities, and is sensitive to the cultural and environmental amenities of Alachua County.

~~AUTOMOBILE, BICYCLE AND PEDESTRIAN CIRCULATION~~

PRINCIPLE 1

To establish and maintain a safe, convenient, and efficient transportation system for all users that is capable of moving people and goods throughout the County.

PRINCIPLE 2

To reduce per capita vehicle miles of travel and per capita greenhouse gas emissions through the provision of mobility within compact, mixed-use, interconnected developments that promote walking and bicycling, allow for the internal capture of vehicular trips and provide the densities and intensities needed to support transit.

PRINCIPLE 3

Discourage sprawl and encourage the efficient use of land in the Urban Cluster by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

PRINCIPLE 4

~~To repeal transportation concurrency and provide for an alternative to conventional transportation funding system that r~~Recognizes that automobile traffic congestion is accepted in growing urban areas, so long as viable alternative modes of transportation are provided that serve travel demand along congested corridors. ~~Congestion along some roadways is the tradeoff between adding roadway capacity on congested corridors and developing an interconnected network of roadways, bicycle and pedestrian facilities and rapid transit facilities served by efficient transit service.~~

1.0 TRANSPORTATION SYSTEM CAPACITY ALACHUA COUNTY MOBILITY PLAN

OBJECTIVE 1.1 Urban Transportation Mobility Districts

~~Urban Transportation Mobility Districts encourage future land use and transportation patterns that emphasize mixed-use, interconnected developments, promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit.~~

Implement a Mobility Plan which seeks to accomplish the following:

- (a) Provide an alternative to transportation concurrency.
- (b) Provide for an efficient, safe, and interconnected multimodal transportation system that equitably serves all users.
- (c) Promote the use of multiple modes of transportation (automobile, transit, bicycle, and pedestrian).
- (d) Promote compact development patterns within the Urban Cluster with interconnected mixed-use nodes at densities and intensities needed to support transit.
- (e) Require new development to mitigate its impacts to the transportation system through payment of a Mobility Fee.
- (f) Implement the 2040 Multimodal Transportation Capital Improvements Program as adopted in the Capital Improvements Element, and
- (g) Encourage reductions in vehicle miles of travel per capita and per capita greenhouse gas emissions, and increases in non-automobile mode share, consistent with the Energy Element.

Transportation Mobility within the Urban Cluster

~~Policy 1.1.1 The Urban Cluster Area as identified on the Future Land Use Map of the Comprehensive Plan shall serve as the boundary for the Urban Transportation Mobility Districts. Urban Transportation Mobility Districts shall be established for the Northwest, Southwest and Eastern portions of the Urban Cluster.~~

Policy 1.1.21 Urban Transportation Mobility Districts are The transportation system within the Urban Cluster shall be designed to support compact, mixed-use developments provided for in the Future Land Use Element by developing an interconnected multimodal transportation system that reduces per capita greenhouse gas emissions by encouraging walking, bicycling and driving short distances between residential, retail, office, educational, civic and institutional uses and utilizing transit to commute to regional employment, educational and entertainment destinations.

Policy 1.1.32 The intent of Urban Transportation Mobility Districts are:

- ~~(a) To~~ The County shall provide for mobility within urban areas the Urban Cluster through the development of an interconnected network of:
- ~~(1)~~ (a) Roadways that provide multiple route choices, alternatives to the state road system and protect the Strategic Intermodal System (SIS).
 - ~~(2)~~ (b) Rapid Transit and Express Transit Corridors that connect mixed use Transit Oriented Developments, Traditional Neighborhood Developments and Activity Centers and facilitate efficient and cost-effective transit service to regional employment, educational and entertainment destinations.
 - ~~(3)~~ (c) Bicycle lanes, sidewalks, and multi-use paths that connect residential, commercial, office, educational and recreation uses and provide multi-modal access to transit.
- ~~(b) To recognize that certain roadway corridors will be congested and that congestion will be addressed by means other than solely adding capacity for motor vehicles and maintaining roadway level of service on those corridors.~~

Policy 1.1.3 The County shall implement a multifaceted strategy to address traffic congestion within the Urban Cluster which focuses on increasing the availability of multimodal mobility options such as dedicated transit lanes, express transit service, park and ride facilities, multi-use paths, bicycle lanes, and sidewalks. When adding roadway capacity for motor vehicles, the County shall focus investment on road segments needed to fill in gaps and improve interconnectivity within the existing road network.

- ~~(c) To utilize features of an alternative mobility funding system per F.S. 163.3180.~~
- ~~(d) Reduce vehicle miles of travel and per capita greenhouse gas emissions through compact, mixed-use, interconnected developments served by multiple modes of transportation.~~

Policy 1.1.4 The County shall seek to reduce per capita vehicle miles of travel and per capita greenhouse gas emissions through land use policies that promote compact, mixed-use, interconnected developments served by multiple modes of transportation.

- ~~(e) Reduce sprawl and encourage urban development by planning and constructing the necessary infrastructure to meet the demands for bicycle, pedestrian, transit and motor vehicle mobility.~~

Policy 1.1.5. The County shall seek to reduce sprawl and encourage urban development within the Urban Cluster by planning and constructing the necessary infrastructure to meet the demands for bicycle, pedestrian, transit and motor vehicle mobility.

- ~~(f) Reduce congestion within the Urban Cluster by capturing trips from surrounding rural areas, municipalities and adjacent counties through provision of park and ride facilities located within transit supportive developments in the Urban Cluster served by transit service that connects to regional employment and educational destinations.~~

Policy 1.1.6 The County shall seek to reduce congestion within the Urban Cluster by capturing trips from surrounding rural areas, municipalities and adjacent counties through provision of park and ride facilities located within transit supportive developments in the Urban Cluster, served by transit service that connects to regional employment and educational destinations.

~~(g) To provide for multi-modal cross-access and connectivity within and between uses to encourage walking and bicycling and reduce travel distances and impact to collector and arterial roadways.~~

Policy 1.1.7 To provide for multi-modal cross-access and connectivity within and between developments to encourage walking and bicycling and reduce travel distances and impact to collector and arterial roadways.

Policy 1.1.48 Within the Urban Cluster, the County adopts multi-modal level of service (LOS) guidelines for the following:

	Level of Service (LOS)	Standard of Measure
Pedestrian	B	Based on Presence of a pedestrian facility
Bicycle	B	Based on Presence of a bike lanes / paved shoulders
Express Transit	B	Based on Peak Hour Frequency of 15 minutes or less
Motor Vehicle*	D	Professionally Accepted Traffic Analysis

* Guideline applies to Collector and Arterial Roads

- (a) In order to achieve the level of service guideline for pedestrians and bicyclists, the facility shall run the entire length of the roadway segment. A pedestrian facility shall be either a multi-use path on one (1) side of the roadway or sidewalks on both sides of the roadway. A multi-use path along a roadway shall result in a LOS B for bicyclists. The LOS for bicycle and pedestrian travel is the goal for all collector and arterial roadways within the Urban Cluster by 2040, not a standard that is intended to be achieved on an annual basis for each roadway.
- (b) Express Transit Service shall be provided for a minimum of two (2) hours during both the AM and PM peak periods. The LOS for Express Transit Service shall be a goal achieved within the Urban Cluster on each of the routes shown on the Express Transit Corridors map by 2030. The peak hour frequency for each route shall be a minimum of 30 minutes and may be increased to additional service to meet demand and maintain up to fifteen (15) minute headways based on the capacity and productivity of the service.
- (c) Within each ~~Urban Transportation~~ Mobility Fee Benefit District, achievement of the LOS for all functionally classified roadways shall be based on an Areawide LOS. The Areawide LOS shall be determined by dividing the sum (Σ) of total traffic by the sum (Σ) of the total maximum service volume at the adopted LOS guideline for all functionally classified roadways.

Policy 1.1.59 Over the time horizon of the Comprehensive Plan, as the densities and intensities within the Urban Cluster necessary to support transit are realized, the County shall

transition from providing new capital infrastructure for a multi-modal transportation network to providing frequent transit service along rapid transit corridors. The ~~Twenty (20) year~~ Multi-Modal Transportation Capital Improvements Program in the Capital Improvements Element provides a schedule of the transition from development of the interconnected network to provision of transportation services.

Policy 1.1.610 The Multi-Modal Infrastructure Projects in the Capital Improvements Element are identified to meet the adopted level of service guidelines and proactively address projected transportation needs from new development and redevelopment within the Urban Cluster by 2040.

Policy 1.1.610.1 Updates of the Capital Improvements Element (CIE) shall include a roadway LOS analysis that demonstrates that the Areawide LOS for each ~~Transportation~~ Mobility Fee Benefit District is being achieved. Updates shall also demonstrate that progress is being made toward achieving the identified bicycle, pedestrian and transit LOS. To measure and evaluate the effectiveness of the ~~Transportation~~ Mobility Fee Benefit Districts policies, updates of the CIE shall also include a vehicle miles of travel (VMT) and mode share analysis for each ~~Transportation~~ Mobility District and the Urban Cluster.

Policy 1.1.610.2 Roadway capacity projects shall focus on the development of an interconnected network that provides alternatives to the State Road system, including the provision of additional lanes over Interstate 75.

Policy 1.1.610.3 With the exception of Interstate 75, roadways shall be limited to no more than a total of four (4) through motor vehicle lanes. All new bridges over Interstate 75 shall contain provisions for transit, bicycle lanes, sidewalks and/or multi-use paths.

Policy 1.1.610.4 The time frame for construction of the projects identified in the Capital Improvements Element is intended to be flexible to address impact from development as it occurs. Should development activity increase, then the identified projects will be constructed earlier in the time period; conversely, should development activity be below normal rates, then the construction start dates will be pushed back to a later period.

Policy 1.1.610.5 The County intends to engage in Public/Private Partnerships to develop an interconnected roadway network in undeveloped and underdeveloped portions of the Urban Cluster to accommodate both the impact from development currently allowed in the Comprehensive Plan and traffic utilizing existing roadways.

Policy 1.1.610.6 Should the Areawide LOS for motor vehicles within a Transportation Mobility District fall below adopted LOS guideline, then the County shall as a part of its update to the Capital Improvements Element either identify additional motor vehicle capacity projects or additional bicycle, pedestrian and transit projects in order to provide enhanced mobility.

Policy 1.1.610.7 A network of corridors with dedicated transit lane(s) as shown on the Rapid Transit Corridors Map shall be developed to provide a sense of permanence and provide developers seeking to build Transit Oriented Development with the assurance that there is a commitment to transit. Dedicated Transit Lane(s) shall

connect transit supportive development with regional employment, educational and entertainment centers. The design of dedicated transit lanes (s) shall be done in consultation with RTS and FDOT on State Roadways. Rapid Transit Corridors may deviate slightly from the alignment shown to serve a Transit Oriented Development, Traditional Neighborhood Development or Activity Center. A Comprehensive Plan amendment shall be required to modify dedicated transit lane(s) for transportation uses other than provision of transit service.

Policy 1.1.610.8 Dedicated transit lane(s) shall be designed and constructed in conjunction with any new roadway projects consistent with the Rapid Transit Corridors map.

Policy 1.1.610.9 The County shall coordinate the provision of park and ride facilities with transit supportive developments located along Rapid Transit Corridors consistent with the Capital Improvements Element and associated maps.

Policy 1.1.610.10 Bicycle and Pedestrian facilities shall be provided in accordance with Objective 1.6.

Policy 1.1.610.11 Large Scale Comprehensive Plan amendments to the Future Land Use Element or Map that result in a greater transportation impact shall require the entity requesting the amendment to demonstrate that the adopted LOS guidelines for the affected ~~Urban Transportation~~ Mobility ~~Fee Benefit~~ District are achieved and that additional required infrastructure is fully funded. Applicants may only include projects that are fully funded and scheduled to commence construction within one (1) year of approval of the Comprehensive Plan Amendment.

Policy 1.1.610.12 Requests to expand the Urban Cluster Boundary, whether by public or private entities, shall require the entity to demonstrate that the adopted LOS guidelines for the affected ~~Urban Transportation~~ Mobility ~~Fee Benefit~~ District are achieved and that additional required infrastructure is fully funded. The entity shall also be required to construct or fully fund bicycle and pedestrian facilities necessary to achieve the adopted LOS from the proposed newly included properties to an existing facility or a logical terminus within the existing Urban Cluster Boundary. Applicants may only include projects that are fully funded and scheduled to commence construction within one (1) year of approval of the request to expand the Urban Cluster Boundary. This requirement is in addition to all other conditions of the Comprehensive Plan, including Policy 7.1.3 of the Future Land Use Element in order amend the Comprehensive Plan to the expand the Urban Cluster.

Policy 1.1.610.13 For Annexations within the Urban Cluster the County shall coordinate with applicable jurisdictions to incorporate the transportation infrastructure improvements into the jurisdictions Capital Improvements Element. The County shall not expend any funds for transportation projects within annexed areas or to mitigate the impact of developments within municipalities, unless an intergovernmental agreement is established with the municipality to have developments fund their proportionate share of the cost to address the developments impact.

~~Policy 1.1.6.14 Amendments to projects in the Capital Improvements Element are permitted so long as it can be demonstrated that the LOS standards can be meet and that the~~

~~amendment is in keeping with providing mobility by multiple modes of transportation within the Urban Cluster.~~

Policy 1.1.711 ~~The County shall implement a~~ A mobility fee shall be adopted for the Urban Cluster and rural areas to ensure that ~~a new~~ development funds mobility and fully mitigates its impact to the transportation system.

- (a) Development shall satisfy transportation impact mitigation obligations through payment of a mobility fee.
- (b) Modes of transportation to be addressed by the mobility fee shall be consistent with the modes identified in Policy 1.1.48.
- (c) The mobility fee ~~should~~ shall reflect the potential to reduce impact to the major roadway network through an increase in internal capture of trips and increase in pedestrian, bicycle and transit mode share from Transit Oriented Developments and Traditional Neighborhood Developments, including redevelopment of existing areas consistent with design requirements for such types of development.
- (d) The mobility fee shall include separate east and west assessment areas as shown on Map 9 based on the need to fund the mobility projects identified in the Capital Improvements Element within those areas.
- (e) The mobility fee shall be based on three benefit districts as shown on Map 10 which define where collected mobility fees will be expended. Mobility fees shall be spent on projects identified in the Capital Improvements Element.
- (f) *(Previously numbered as Policy 1.1.11, and moved here)* - Developments may receive mobility fee credit for the construction of non-site related infrastructure, purchase of buses and funding of transit required in Policy 1.1.4014.(b)3. Where the cost of the required multi-modal improvements is greater than the multi-modal transportation fee, the Developer may seek reimbursement for the additional funds expended from a Community Development District (CDD) or Transportation Improvement District (TID) District. The Developer shall enter into a Development Agreement with the County to specify timing for the infrastructure projects and funding of transit service, mobility fee credit, development entitlements, and funding mechanisms.

Policy 1.1.812 The following are internal street network requirements for all development within the Urban Cluster:

- (a) Developments are required to design and construct a continuous interconnected network designed to safely calm traffic and encourage walking and bicycling throughout the development.
- (b) Street design standards shall address narrow pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for streets and alleys. Standards shall promote walking and biking, ensure safety for all users and allow for emergency access.
- ~~(c) A connectivity index standard shall be developed to ensure adequate internal connections as well as connections to adjacent and nearby uses. The connectivity standards shall address connectivity for bicycles, pedestrians, and motor vehicles.~~

- (d) (c) Stub-outs of the street network to adjacent parcels with development or redevelopment potential shall be provided. Provisions for future connections should be made in all directions whether streets are public or private, except where abutting land is undevelopable due to environmental or topographical constraints. To plan for future adaptive redevelopment of adjacent developed land, cross-access shall be provided even if a cross-access connection on the developed land does not currently exist. Cross-access connections shall be paved to the property boundary. All private streets shall provide full access to the general public.
- (d) Internal streets shall connect to stub-outs provided by adjacent developments.
- (e) Developments shall provide ~~a~~ an interconnected pedestrian and bicycle circulation system that includes a network of multi-use paths throughout the development. The multi-use paths shall connect open space areas, adjacent developments, and existing or planned bicycle pedestrian facilities along collector and arterial roadways.
- (f) A developer shall be allowed to propose a plan to provide a network of shared or separate facilities to provide mobility through low speed electric vehicles. The plan shall address safety for all modes of transportation with particular attention paid to bicycle and pedestrian interactions.

Policy 1.1.913 Roadways, dedicated transit lanes and trails identified in the Capital Improvements Element shall be constructed by the development where the facilities either run through or are contiguous with the development.

Policy 1.1.1014 A development greater than 1,000 dwelling units or 350,000 sq ft of non-residential uses shall be required to either:

- (a) Mitigate its proportionate share cost for all significant and adverse impacts to roadways, interstates, intersections and interchanges not addressed through the multi-modal transportation fee. Significant and adverse impacts to roadways, intersections, interstates and interchanges shall include all roadways where the development generates traffic that is five (5) percent or more of the Florida Department of Transportation Generalized Tables capacity at the adopted roadway level of service guideline. Adverse roadways are roadways that operate below that adopted roadway level of service guideline. The Florida Department of Transportation shall be consulted on impacts to Strategic Intermodal System (SIS) facilities, or
- (b) Construct and fund multi-modal improvements, to the extent permitted by law, as described below (capital projects shall be consistent with the Capital Improvements Element):
 - (1) Construct one of the following:
 - a. Construct an overpass over Interstate 75 that accommodates at least three of the following modes of travel: walking, biking, driving or riding transit, or
 - b. Construct two (2) miles of an off-site roadway capacity project, or
 - c. Construct four (4) miles of single track or two (2) miles of dual track off-site dedicated transit lanes.
 - (2) Construct an off-site multi-use trail connecting two pedestrian generators.

- (3) Fund four (4) hybrid or alternative fuel buses.
- (4) Construct a surface park and ride lot designed to accommodate a multi-story parking structure at a future date, the multi-story parking structure may be constructed in-lieu of the surface lot.
- (5) All projects, regardless of proximity to Interstate 75, shall be required to fund transit for a cumulative twenty (20) year period. The funding of transit shall be phased in such a manner to increase service frequency coincident with the construction of the development up to eventual 10 minute headways along Rapid Transit Corridors from the development site to a centrally located transit hub on the University of Florida Campus and the Eastside Activity Center. Timing of the commencement of transit service shall be scheduled to begin when there are sufficient users projected to utilize the service.

Policy 1.1.11 below has been moved to the renumbered 1.1.11(f) above.

~~Policy 1.1.11- Developments may receive mobility fee credit for the construction of non-site related infrastructure, purchase of buses and funding of transit required in Policy 1.1.10.3. Where the cost of the required multi-modal improvements is greater than the multi-modal transportation fee, the Developer may seek reimbursement for the additional funds expended from a Community Development District (CDD) or Transportation Improvement District (TID) District. The Developer shall enter into a Development Agreement with the County to specify timing for the infrastructure projects and funding of transit service, mobility fee credit, development entitlements, and funding mechanisms.~~

Transportation Mobility in Rural Areas

~~OBJECTIVE 1.2 -Rural Transportation Mobility Districts~~

To protect and support agricultural activities, preserve the character of rural communities and encourage development in areas where infrastructure mobility can be provided in a financially feasible manner, the unincorporated area outside the Urban Cluster ~~as identified in the Comprehensive Plan~~ shall be subject to the following policies for mobility within rural areas established as Rural Transportation Mobility Districts. Developments within Rural Transportation Mobility Districts rural areas are required to mitigate impacts to roadways the transportation system within the Rural and Urban Transportation Mobility Districts as established in the adopted Mobility Fee.

Policy 1.2.1 Alachua County ~~shall~~ adopts the following level of service guidelines based on daily traffic for functionally classified roadways in order to maximize the efficient use and safety of roadway facilities:

Mode of Travel	Level of Service (LOS)
Motor Vehicle	C

Policy 1.2.2 Alachua County has established level of service guidelines for rural areas to coordinate capital improvement planning and land use to ensure that growth does not occur faster than the County’s ability to provide for infrastructure in a financially feasible manner. The level of service guidelines shall not compel or require the County to widen or construct new roadways outside of the Urban Cluster in order to provide capacity to support new development or to address the unmitigated impact of development from adjacent municipalities and counties.

Policy 1.2.3 Amendments to the Future Land Use Element and/or Map, including Sector Plans and Special Area Plans, will be coordinated with the Transportation Mobility Element and the Capital Improvement Element through the evaluation of the impact of additional traffic projected to result from proposed land use plan amendments. This evaluation shall include assessment of the impact on the level of service of individual affected roads based on the roadway functional classification and number of lanes.

Policy 1.2.4 Where the evaluation of a proposed Future Land Use amendment indicates that the level of service on affected individual roads segments would be reduced below the adopted level of service guidelines, the amendment shall be accompanied by corresponding amendments to identify roadway modifications needed to maintain the existing individual segment by segment level of service guideline, as well as the scheduling of such modifications in Alachua County's Five Year Capital Improvement Program.

OBJECTIVE 1.3. To coordinate land use decisions and access locations and configurations in order to maintain and improve the efficiency and safety of the transportation system.

Policy 1.3.1 Proposed development shall be reviewed during the Development Review process for the provision of adequate and safe on-site circulation, including pedestrian and bicycle facilities, public transit facilities, access modifications, loading facilities, and parking facilities. In addition to Comprehensive Plan policies, such review shall include FDOT access management standards. Design criteria, standards, and requirements to implement this policy shall be included in the update of the land development regulations.

Policy 1.3.2 Access to roadways shall be controlled in order to maximize the efficiency of the transportation network. The FDOT Access Management Classification System and Standards shall be incorporated and utilized for reviewing plans submitted to the DRC for review and approval. All development orders shall meet at a minimum the FDOT requirements.

Policy 1.3.3 Alachua County will incorporate within their Land Development Regulations provisions which address the following:

- (a) frontage road, joint access, or cross access easement requirements, where appropriate.
- (b) mandatory off-street loading and parking
- (c) intersection/interchange locational restrictions for land uses, including distance requirements for access cuts near intersections and interchanges

- (d) building setback requirements
- (e) design standards (i.e., acceleration and deceleration lanes, turning radii, signalization, etc.)
- (f) intersection spacing standards
- (g) minimum maintenance responsibility requirements
- (h) sight distance standards
- (i) incentives to mitigate poor traffic access/hazardous situations
- (j) requirements for inclusion of interconnected bicycle and pedestrian facilities as part of overall transportation network within the development standards to eliminate traffic conflicts with bicyclists and pedestrians
- (k) highway safety for all users
- (l) commercial signage/utilities restrictions within rights-of-way
- (m) FDOT Access Management Classification System and Standards
- (n) cross-access and stub-outs to adjacent parcels

Policy 1.3.4 Development shall be required to address operational site related improvements and operational affects to adjacent major roadway intersections. Criteria shall be developed based on trip generation to determine the limits for major intersections to be addressed and the extent of required operational improvements to ensure safe operations for motor vehicles, pedestrians, and bicyclists. Operational improvements are considered site related requirements. The addition of through motor vehicle lanes not directly related to facilitating access to the site are considered capacity projects and shall be credited accordingly.

Policy 1.3.5 The land development regulations shall include standards, criteria, and procedures to ensure that an adequate system of roads functionally classified as local provides safe and maintainable access to new development that will use such roads. These regulations shall include design standards to ensure that the structural integrity and volume capacity of such roads are adequate based on projected trips to and from such development and shall take into account requirements for fire-fighting and other emergency vehicle access. Evaluation and approval of new development proposals shall include assessment of impact on and capacity of directly connected existing local roads.

Policy 1.3.6 ~~The land development regulations shall include~~ Alachua County shall implement guidelines, standards, and procedures for the identification of existing local graded roads providing access to existing development that are deficient based on findings that the condition of such roads is below or is projected to be below that required to meet minimum standards for public safety based on factors such as accidents, indications of inaccessibility to emergency vehicles, indications of inability to properly maintain, and projected traffic volumes in relation to the condition of the road. A management program for such roads identified as deficient shall be ~~developed~~ implemented by the Alachua County Public Works Department ~~for consideration as part of through~~ the annual Capital Improvements Program ~~update~~. This shall include identification of the cost of required maintenance or improvements necessary to remedy identified deficiencies, identification of existing or proposed

sources of funding such expenditures, and identification of areas proposed for deferral of further development pending remedy of existing local road deficiencies.

Policy 1.3.7 Development shall be required to dedicate the necessary right-of-way proportionate to the impacts of development along property boundaries of external roadways to accommodate standard lane widths, turn lanes, bike lanes, clear recovery zones, stormwater, utilities, sidewalks and multi-use paths. Sidewalks and multi-use paths may be provided within an easement along major roadways to preserve and take advantage of proposed buffers, existing vegetation, environmentally sensitive areas, and natural features.

Policy 1.3.8 Developments that are twenty-five (25) or more residential units in size or that generate more than 250 daily trips shall provide a minimum of two (2) functional access points. Exceptions for secondary access are permitted where infeasible due to original tract dimensions, environmental or topography constraints or existing development patterns.

~~**OBJECTIVE 1.4.** To provide for support for the continued electrification of the vehicle fleet.~~

~~**Policy 1.4.1** The land development regulations shall require a minimum provision of Level 2 Charging Stations (240v) be provided in new multifamily and TND/TOD developments with multifamily components.~~

~~**OBJECTIVE 1.54** Avoid, minimize, and mitigate adverse impacts upon natural and historic resources and scenic quality during the siting, design, construction, operation, and maintenance of the transportation system. Use the transportation system to enhance natural and historic resources and scenic quality where possible.~~

~~**Policy 1.54.1** Transportation facilities shall be located, designed, constructed, and maintained to avoid, minimize and mitigate adverse impacts Conservation and Preservation areas consistent with Objective 3.6 of the Conservation and Open Space Element.~~

~~**Policy 1.54.2** Appropriate conservation, arboricultural, and horticultural standards shall be used in the design, construction, and maintenance of transportation facilities in order to promote energy conservation, enhance habitat connectivity, provide for the safe passage of wildlife, and improve scenic quality, consistent with Objectives 5.3 and 5.4 of the Conservation and Open Space Element.~~

~~**Policy 1.54.3** The county determines through the adoption of this Comprehensive Plan that there is no need for, or public purpose for any new turnpikes, expressways or toll roads in Alachua County that are significantly outside of the rights of way of existing highways. This policy constitutes a finding of fact that the construction of any new expressways, turnpikes or toll roads significantly outside of existing highway rights of way by any agency of government or other entity does not serve a public purpose, and would be inconsistent with this adopted Comprehensive Plan.~~

OBJECTIVE 1.65 - Provide a system of safe, pleasant, convenient, and continuous bicycle and pedestrian network throughout the community.

Policy 1.65.1 Transportation facilities shall be designed to result in a pleasing environment enhanced by trees and landscaping that will present an attractive community appearance, calm traffic, enhance safety, reduce heat island effects, and provide shade for pedestrians, bicyclists and transit users. Where possible, the existing natural landscape shall be retained or appropriately replicated in roadway design so as to maintain the sense of place and environmental heritage of Alachua County.

Policy 1.65.2 The County shall strive to achieve Platinum Level Bicycle Friendly Community Status from the League of American Bicyclists.

Policy 1.65.3 Alachua County will promote the development of a multi-modal transportation system consistent with the Capital Improvements Element and the Alachua Countywide Bicycle and Pedestrian Master Plan.

Policy 1.65.4 New development proposals shall be reviewed as part of the Development Review process for the provision of adequate and safe bicycle and pedestrian facilities consistent with policies in the Future Land Use Element. Standards and requirements for bicycle and pedestrian facilities (such as sidewalks, pedestrian paths, bicycle lanes, and bicycle parking) shall be detailed in the land development regulations and include elements such as amount, design, and location.

Policy 1.65.5 Streets and roads shall be designed such that automobile and non-automobile modes of transportation are equitably served to the greatest extent possible. Design will include public and emergency vehicle access. ~~Such designs~~ standards shall include strategies to calm automobile traffic, provide a pleasant pedestrian environment, and create safe, balanced, livable streets, such as:

- (a) narrow travel lane width,
- (b) minimum turning radius,
- (c) bike lanes,
- (d) pedestrian-friendly frontage uses and design,
- (e) street trees, street furniture, and landscaping,
- (f) wide sidewalks,
- (g) crosswalks, and/or
- (h) gridded street system of short blocks.

Policy 1.65.6 The preferred location for sidewalks and multi-use paths is the edge of the right-of-way, behind existing or proposed vegetation.

Policy 1.65.7 Design specifications for the inclusion of multi-use paths within proposed developments shall be provided in the land development regulations. ~~The minimum width for multi-use paths is eight (8) feet. In recognition of the difficulty in retrofitting existing roadways, the width of the multi-use path may be decreased to five (5) feet in specific locations to address utilities, stormwater facilities, and right-of-way constraints.~~

Policy 1.65.8 Inside the Urban Cluster, on existing open drainage collector and arterial roadways, bicycle lanes or paved shoulders shall be provided:

- (a) whenever auxiliary lanes or medians are constructed unless prohibited due to stormwater, environmental or right-of-way constraints.
- (b) on reconstruction projects unless prohibited due to stormwater, environmental or right-of-way constraints.
- (c) with resurfacing projects unless prohibited due to stormwater, environmental, or right-of-way constraints; except where a benefit cost analysis prepared using a professionally accepted methodology considering benefits and costs that accrue to the general public as well as to the County itself does not support the installation of a paved shoulder, the County may consider an adjacent or parallel multi-use path.

Policy 1.65.9 The County shall incorporate bikeways, trails, and scenic corridors into the greenways system as provided in Objective 6.3 of the Conservation and Open Space Element.

Policy 1.65.10 Bicycle and pedestrian access for recreation and transportation throughout the community shall be incorporated into a linked open space network, or greenways system, consistent with Objective 6.3 of the Conservation and Open Space Element ~~and~~, the County's Greenways Master Plan, and the Alachua Countywide Bicycle and Pedestrian Master Plan.

Policy 1.65.11 The County shall design and locate recreation sites to encourage and expand bicycle and pedestrian access consistent with the Recreation Element.

~~**Policy 1.6.12** Developments are encouraged to utilize the sidewalk mitigation fund in lieu of constructing a sidewalk along property boundaries with an external roadway.~~

Policy 1.6.12 Alachua County shall explore partnerships with the University of Florida on park-and-bike lots for cyclists to park and bike to campus.

OBJECTIVE 1.76

To promote a comprehensive transportation planning process which coordinates state, regional, and local transportation plans.

Policy 1.76.1 In developing Alachua County's transportation plan, the following plans shall be considered:

- (a) The Florida Department of Transportation's adopted Five-Year Work Program;
- (b) the annual Transportation Improvement Program and Long Range Transportation Plan of the Metropolitan Transportation Planning Organization;
- (c) the Alachua Countywide Bicycle and Pedestrian Master Plan;
- ~~(e)~~(d) the transportation plans of the municipalities within Alachua County; and
- ~~(d)~~(e) the transportation plans of adjacent counties.

Policy 1.76.2 Alachua County will coordinate transportation modifications with state, local, and regional plans. Regional plans shall be coordinated through the MTPo for the urbanized area. For other areas of the County, transportation improvements shall be coordinated through mutual review of proposed modification programs on an annual

basis with affected municipalities and the state. Alachua County shall consider the Long Range Transportation Plan in the development of its Transportation Improvement Program (TIP) for County maintained facilities in the municipalities.

Policy 1.76.3 Road projects may be constructed by private development interests to provide access to properties for the purposes of development in accordance with the Future Land Use Element. These roads must be constructed to appropriate County standards for the anticipated long-range need of the road projects.

Policy 1.76.4 In order to assess intergovernmental traffic impacts, Alachua County shall continue to coordinate with the following entities concerning the indicated facilities:

- (a) the FDOT for state-maintained roads in the unincorporated area,
- (b) municipalities in Alachua County for County-maintained roads within the municipality and municipal roads which may impact those County-maintained roads, and;
- (c) adjacent counties for inter-county roads, where appropriate.

The coordination shall include provisions for:

- (1) Periodic monitoring reports to be prepared by Alachua County for use by the FDOT in determining road modifications needs in their five-year work program.
- (2) Reporting of development activity from the entity approving development orders that would result in additional traffic on County roads to monitor the capacity of County-maintained facilities and for use in capital improvement programming.
- (3) Procedures for verification with the County of road capacity for developments whose approval by the entity would generate traffic exceeding more than five percent (5%) of the maximum capacity of the road based on the adopted minimum level of service guidelines.
- (4) Bicycle facilities and sidewalks.

Policy 1.76.5 Alachua County shall continue to coordinate with the Florida Department of Transportation on development orders issued by the County with access to SIS and state-maintained roadways by requiring implementation of FDOT access control regulations and by involving the FDOT in the County's development review process.

Policy 1.76.6 Alachua County will continue to participate in and support the efforts of the Metropolitan Transportation Planning Organization (MTPO) through provision of the County's proposed transportation modification program to the MTPO for review, exchange of information such as traffic counts, accident data necessary for planning by the MTPO, and participation in the MTPO technical advisory committee and on the MTPO.

Policy 1.76.7 ~~Citizen participation~~ Community engagement shall be a part of the ~~traffic circulation transportation~~ transportation planning process, including but not limited to, ~~This shall include, but not be limited to, citizen~~ public participation in the Capital Improvements Element review process, ~~conducted in accordance with Policy 1.6.1 of the Capital Improvement Element.~~

OBJECTIVE 1.87 SAFETY

To provide a safe transportation network that supports the needs of all system users.

Policy 1.87.1 Alachua County shall strive to minimize the number of crashes resulting in fatalities and severe injuries for all transportation network users on system wide basis. ~~This shall include a system wide approach.~~

Policy 1.87.2 ~~Alachua County shall complete a Vision Zero Action Plan through the Safe Streets and Roads for All federal (US DOT) grant program to identify measures for reducing fatal and serious crashes for all transportation modes, including vehicles, motorcycles, pedestrians, and bicyclists.~~

Policy 1.7.2.1 ~~Alachua County shall prioritize the planning and programming of transportation safety improvement projects that contribute to achieving an overall 50 percent reduction in fatal and serious injury crashes by 2035 on the High Injury Network, as well as fatal and serious injuries involving pedestrians and bicyclists, and to achieve a goal of zero fatal and serious injury crashes by 2045.~~

Policy 1.8.27.3 The County supports a multi-disciplinary approach to safety that includes engineers, planners, law enforcement and public health representatives and other community partners. The County will establish a task force or workgroup that includes agency and community representatives to aid in identification of specific strategies that may be available to minimize the number of fatalities and severe injuries on the County's transportation network.

Policy 1.8.37.4 The Board of County Commissioners shall ~~receive a report, annually, identifying all~~ continually monitor fatalities and severe injuries that occur on the County's roadway network. ~~The report shall include an analysis of and evaluate~~ whether any specific system-wide improvements can be identified to reduce problem areas or corridors.

Policy 1.8.47.5 Alachua County recognizes the disadvantage that pedestrians and bicyclists have when crashes occur and shall work with local and State agencies to identify cost-effective improvements to the transportation network that will result in the reduction in severity of crashes based on the County's Safe Streets and Roads for All Plan.

Policy 1.8.57.6 It shall be the Policy of the Board of County Commissioners that speeds on County roads shall be the minimum necessary to ensure safe and efficient travel. Roads and streets shall be designed with context sensitivity using the techniques in Transportation Mobility Element Policy 1.6.5 to encourage reduced speeds. The County's general policy shall be that proposed posted speed increases shall be brought to the Board for approval along with suggested alternatives.

Policy 1.8-67.7 Alachua County shall, in conjunction with the FDOT and the municipalities within the County, continue to identify and maintain data on locations of current high concentrations of crashes. This information shall be used as part of the identification of projects for Transportation System Management programs.

Policy 1.8-77.8 Alachua County shall develop a long range program in conjunction with the Capital Improvement Element to improve County-maintained roadways/intersections identified as having safety problems. Alachua County shall notify the FDOT of the need for modifications for safety problems identified on state-maintained roadways.

OBJECTIVE 1.98

To provide for the acquisition and protection of existing and future rights-of-way from development, including building encroachment.

Policy 1.98.1 The Future Transportation Corridor Map incorporated herein will be used to identify right-of-way needs along given transportation corridors.

Policy 1.98.2 Alachua County shall protect existing and future rights-of-way through its development review process. Rights-of-way necessary for County-maintained projects shall be acquired ~~as soon~~ as funds become available for such specific projects. The County will coordinate with the FDOT to determine right-of-way needs when proposed developments or modifications are adjacent to state-maintained roadways. The County will coordinate with the Regional Transit Service to determine right-of-way needs when proposed developments or modifications are adjacent to future transit corridors. Alachua County shall encourage the FDOT to acquire rights-of-way necessary for state-maintained projects as soon as funds become available for such specific projects.

Policy 1.98.3 Standards for roadway construction and development will be established as part of the land development regulations providing for the protection of existing and future rights-of-way and easements. This policy shall be applied through the County's Development Review process.

2.0. TRANSIT

OBJECTIVE 2.1 – TRANSIT

To assist the providers of mass transit in Alachua County in their planning efforts through coordination, informational support and participation in planning efforts.

Policy 2.1.1 Alachua County will provide pertinent data to the City of Gainesville to enhance planning for the Regional Transit System (RTS) service area in the unincorporated portion of the County.

Policy 2.1.2 Alachua County shall continue to promote the enhancement of transit in the unincorporated area through the Long Range Transportation Plan.

Policy 2.1.3 Alachua County shall coordinate with the Regional Transit System (RTS) on all future transit service, express transit service, rapid transit service, and the location and design of park and ride facilities, transit stations and dedicated transit lanes.

- Policy 2.1.4** Alachua County shall continue to coordinate transit issues with its municipalities, the Regional Transit System and other transportation providers, transportation disadvantaged programs, Florida Department of Transportation and Metropolitan Transportation Planning Organization.
- Policy 2.1.5** Alachua County shall coordinate with the Metropolitan Transportation Planning Organization and the Florida Department of Transportation to ensure that specialized transit services for the transportation disadvantaged continue to be provided within unincorporated Alachua County.
- Policy 2.1.6** Alachua County will continue to provide support for the operation of paratransit services in unincorporated Alachua County in order to provide 24-hour ambulatory and wheelchair service on a demand-responsive basis within available financial resources.
- Policy 2.1.7** Alachua County shall explore and promote innovative solutions and partnerships with municipalities and the University of Florida to address transit needs within rural areas of the County. Such solutions may include but are not limited to ridesharing programs, mobility on demand programs, volunteer models, and mobility management models.

OBJECTIVE 2.2 – Transportation Disadvantaged

Policies below have been moved under “Transit” above.

~~To coordinate and assist the agencies planning and providing service delivery for the transportation disadvantaged.~~

~~**Policy 2.2.1** Alachua County will assist the Metropolitan Transportation Planning Organization and the Florida Department of Transportation in planning services for the transportation disadvantaged.~~

~~**Policy 2.2.2** Alachua County will continue to provide support for the operation of paratransit services in unincorporated Alachua County in order to provide 24-hour ambulatory and wheelchair service on a demand-responsive basis within available financial resources.~~

Objective 2.3 – Rail Transportation. *No proposed changes*

3.0 AVIATION. *No changes proposed in this section.*

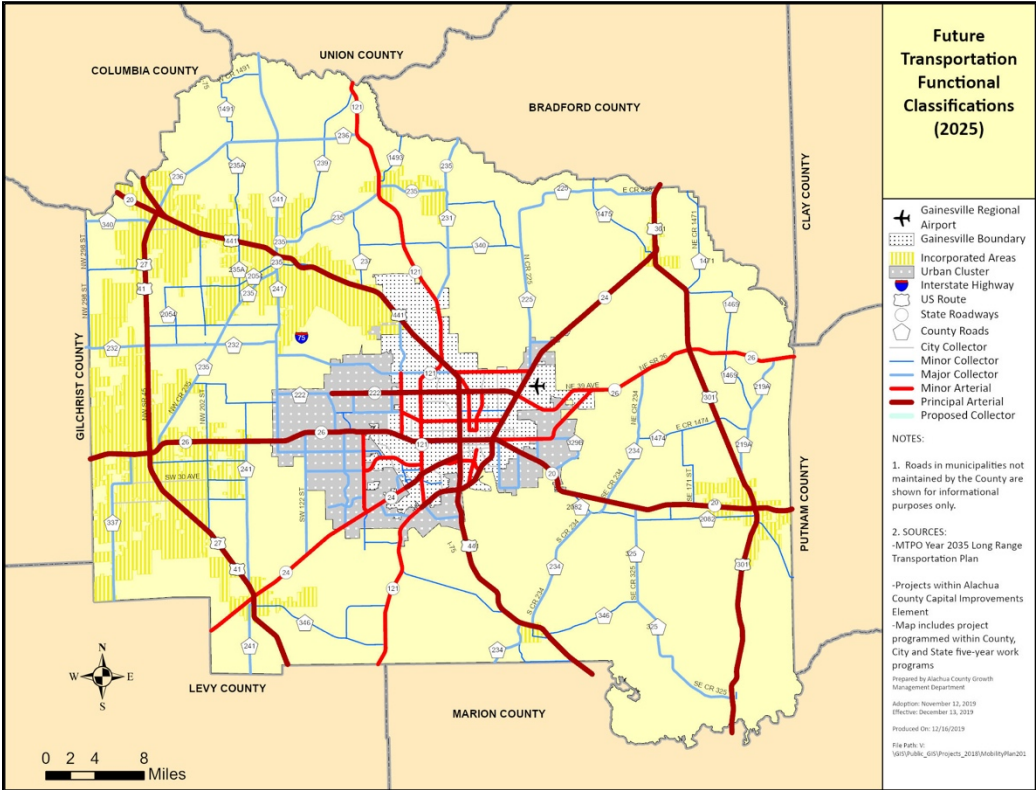
Transportation Mobility Element Map Series

1. ~~Future Transportation Functional Classifications (2025)~~
2. Future Transportation Functional Classifications (2040)
3. ~~Future Transportation Circulation Map (Number of Traffic Lanes) (2025)~~
4. Future Transportation Circulation Map (Number of Traffic Lanes) (2040)
5. Express Transit Corridors
6. Rapid Transit Corridors
7. ~~RTS Routes~~ Gainesville Regional Transit System Bus Routes
8. Existing & Future Bicycle and Pedestrian Network
9. ~~Existing and Projected Major Trip Generators and Attractors.~~ Mobility Fee Assessment Areas
10. ~~Transportation-Mobility Fee Benefit~~ Districts

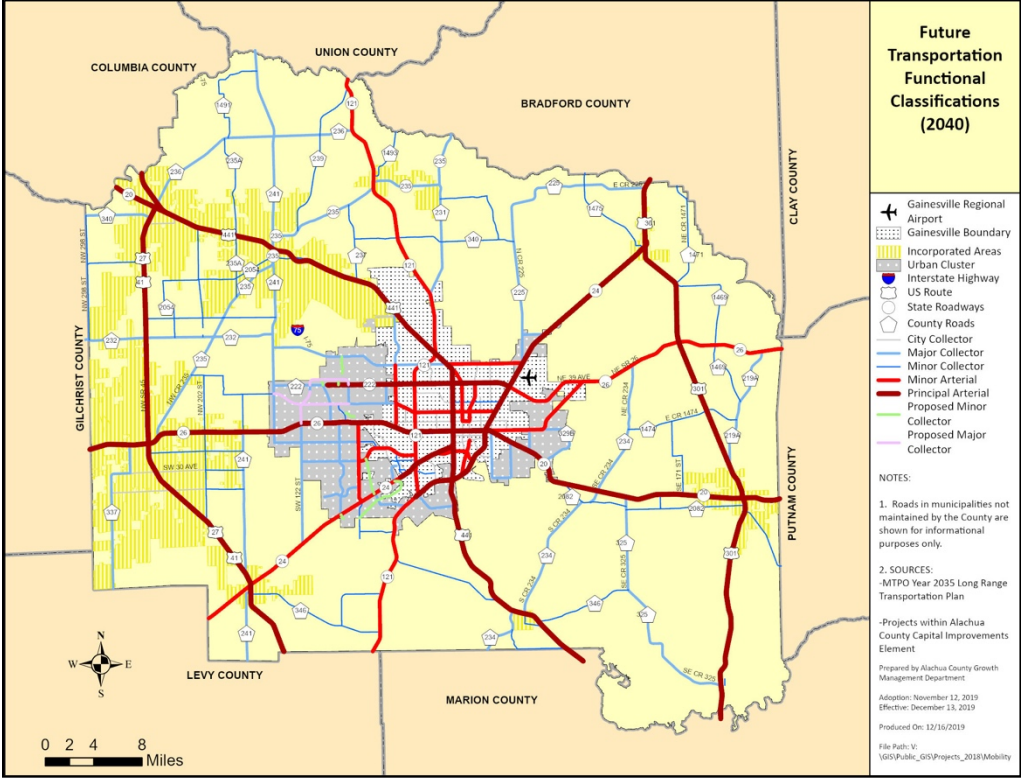
Future Aviation and Related Facilities Map Series

11. ~~Air Facilities Locator Map,~~ Airport Facilities in Alachua County
12. ~~Gainesville Regional Airport Ingress/Egress~~

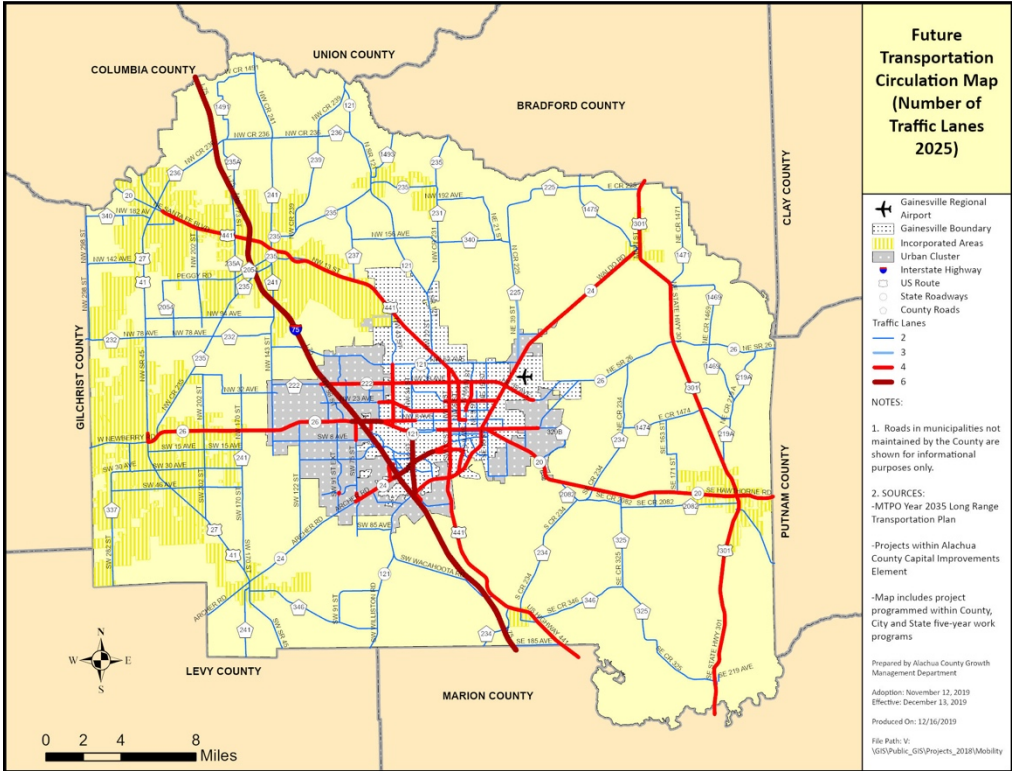
Map 1. Future Transportation Functional Classifications (2025) Map to be deleted.



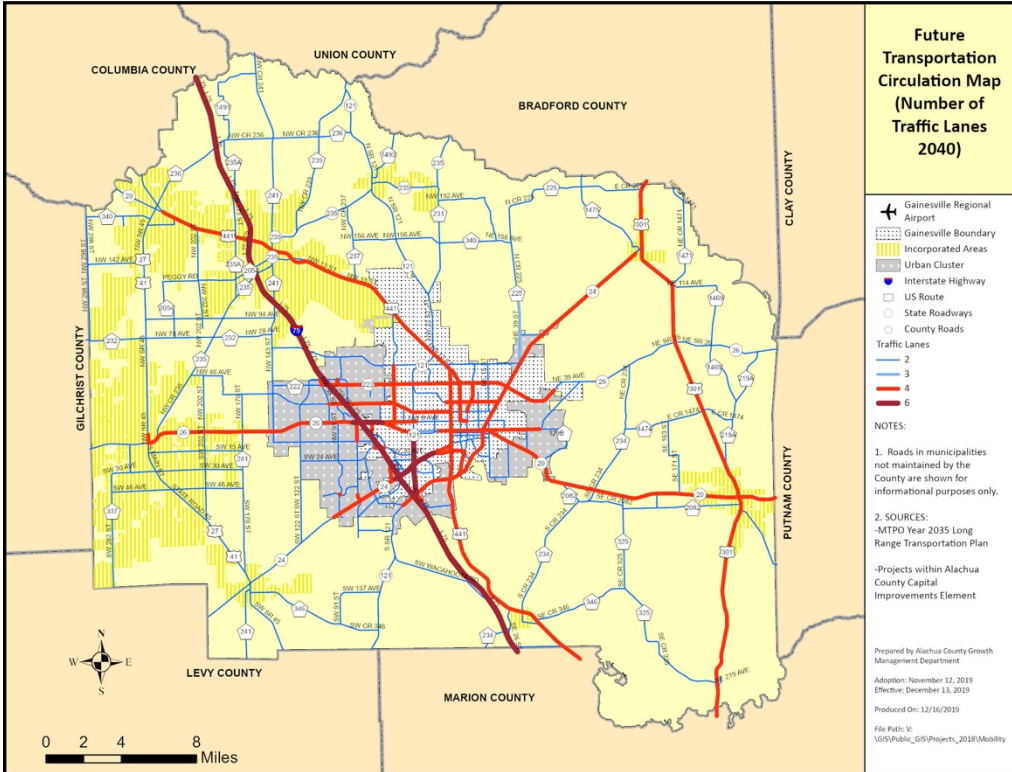
Map 21. Future Transportation Functional Classifications (2040)



Map 3. Future Transportation Circulation (Number of Traffic Lanes 2025)

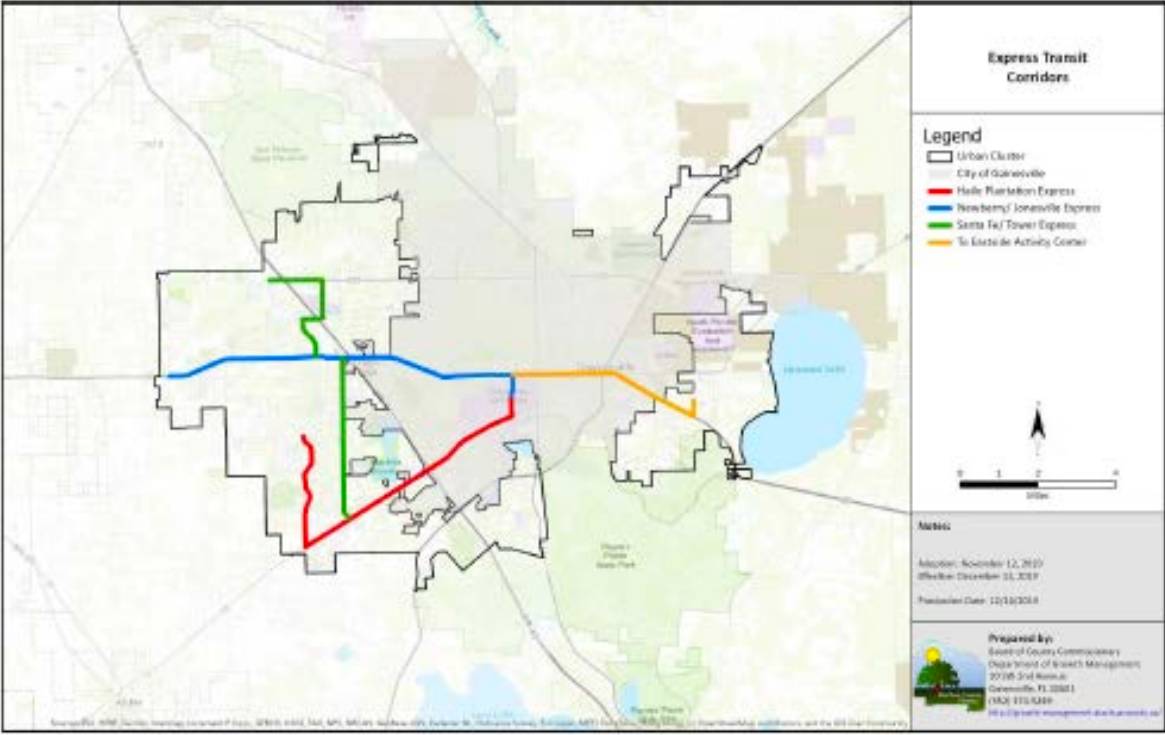


Map 42. Future Transportation Circulation (Number of Traffic Lanes 2040)

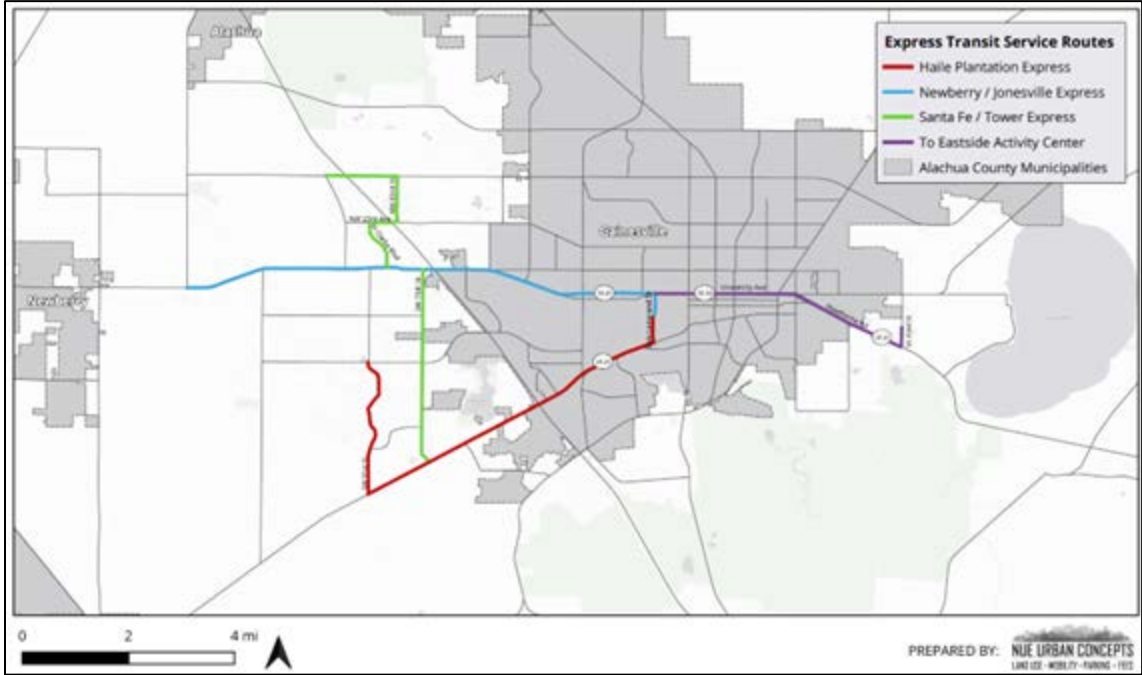


Map 53. Express Transit Corridors

Replace existing adopted map below with the updated map that follows.



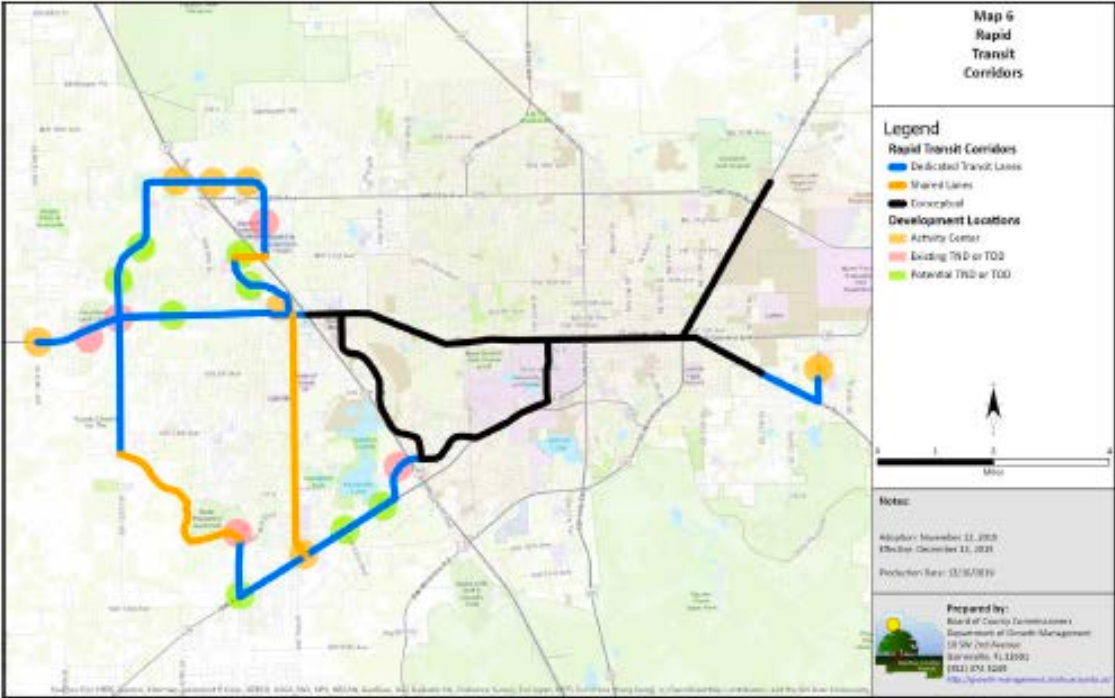
Updated Map, Express Transit Corridors:



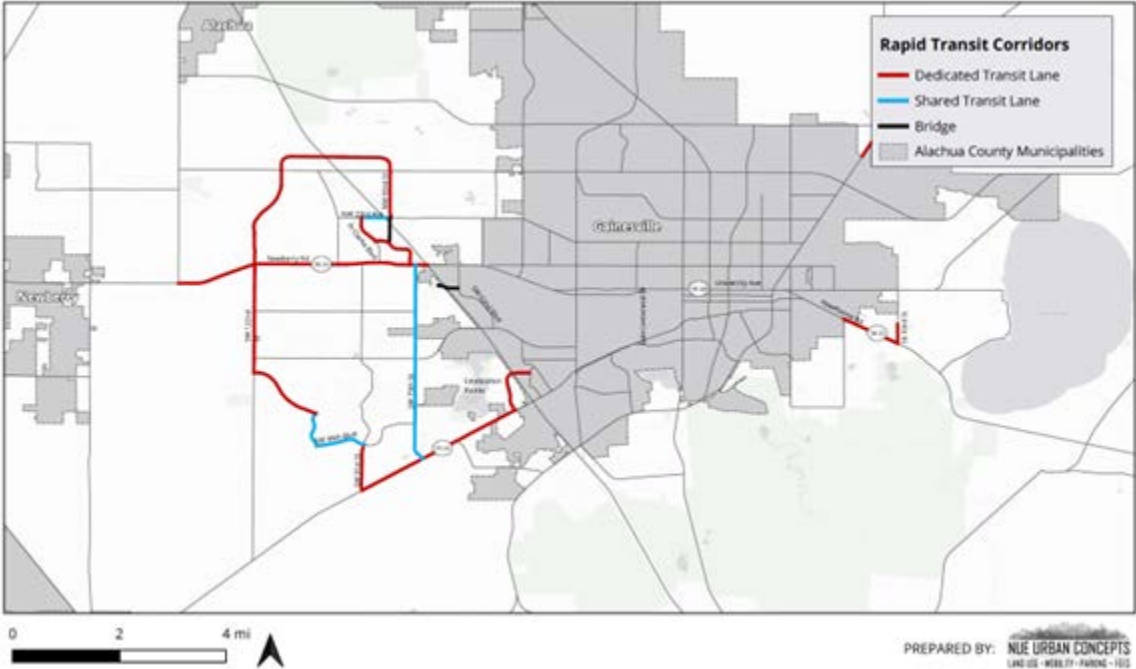
Source: Alachua County 2040 Mobility Plan & Mobility Fee Technical Report, August 2023

Map 64. Rapid Transit Corridors

Replace existing adopted map below with the updated map that follows.

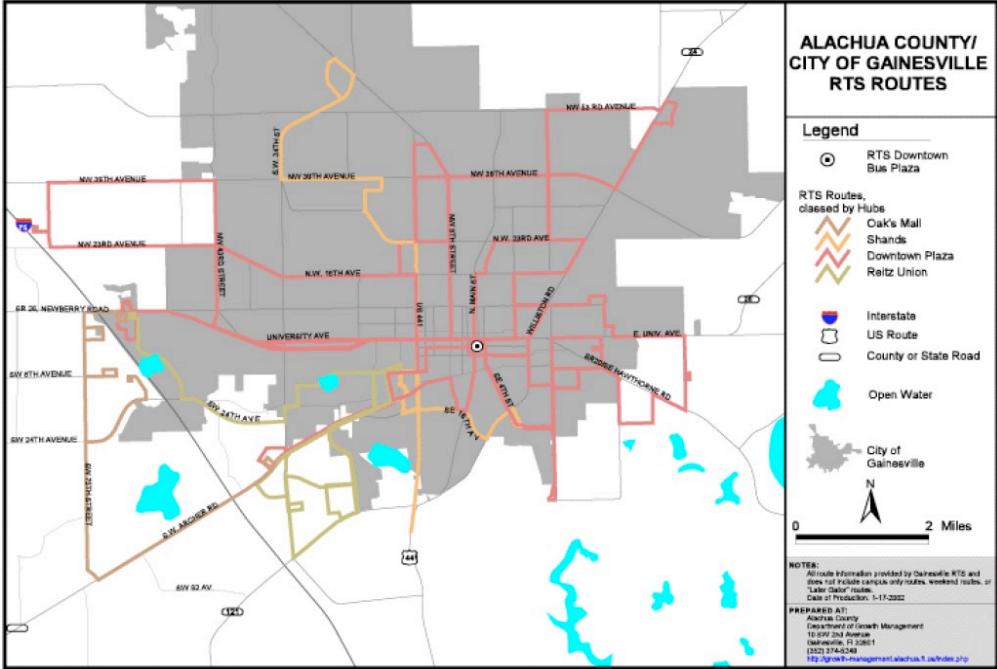


Updated Map, Rapid Transit Corridors:

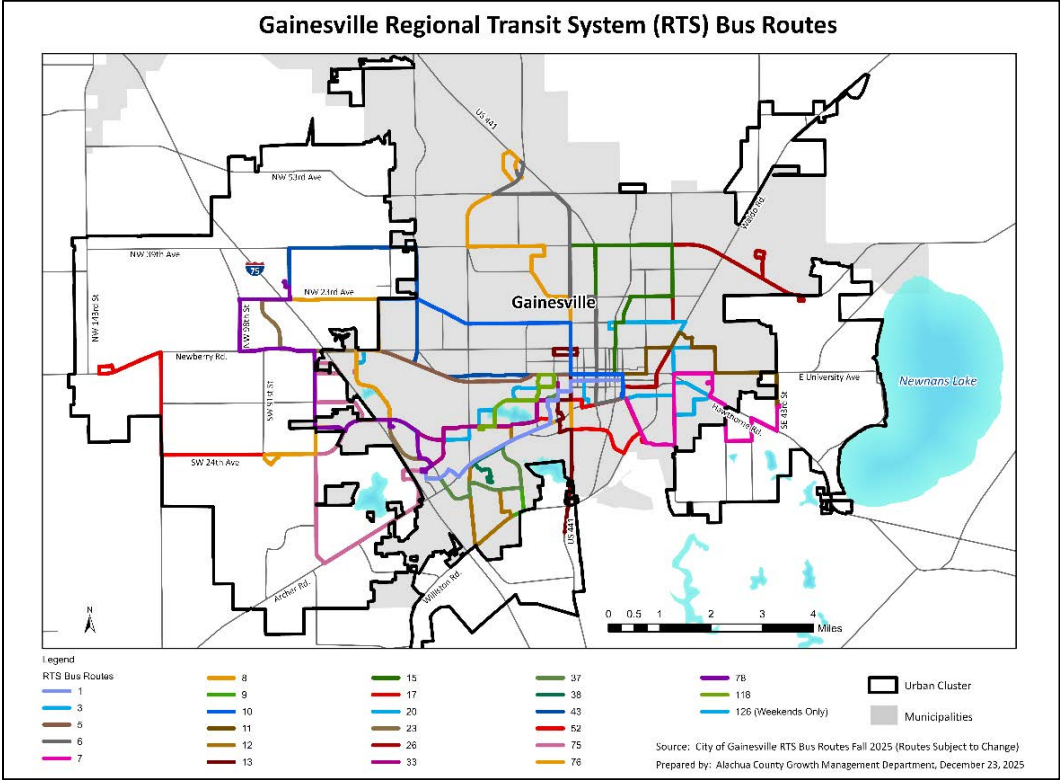


Map 75. Alachua County/City of Gainesville RTS Routes
 Gainesville Regional Transit System Bus Routes

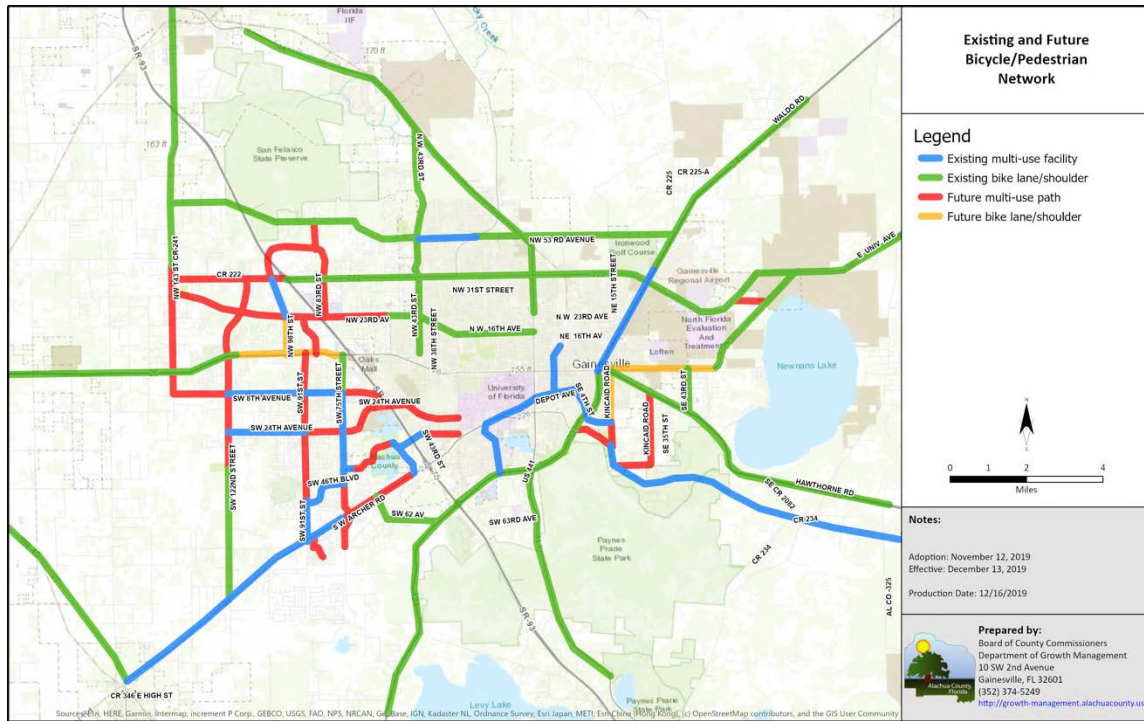
Replace existing adopted map below with updated map that follows.



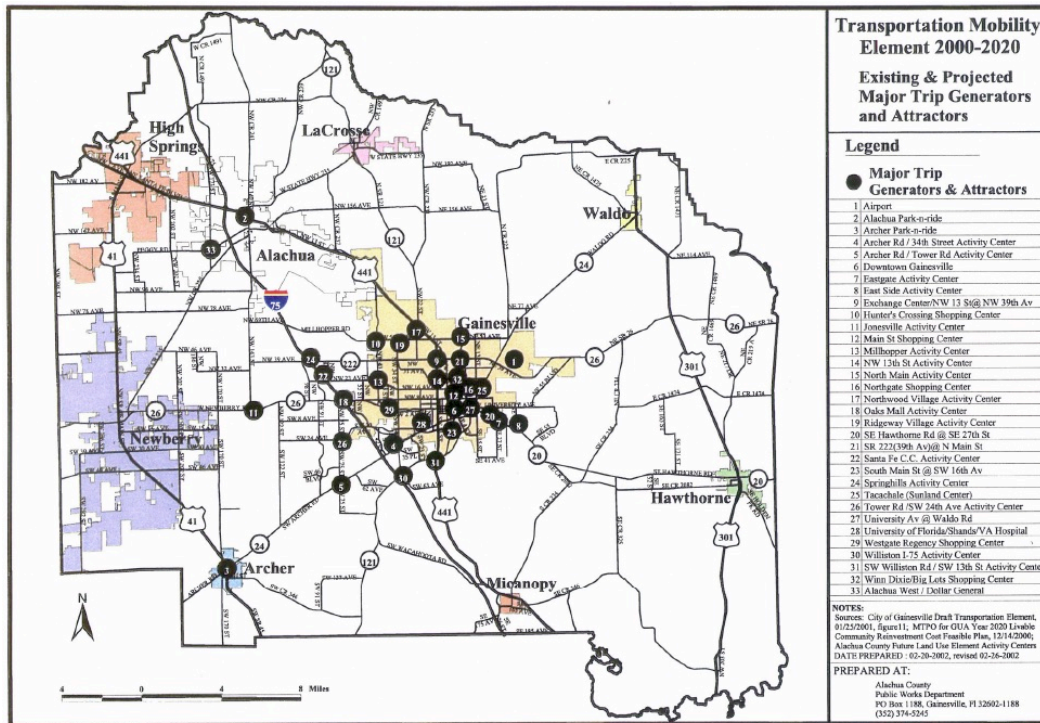
Updated Map, Gainesville Regional Transit System Bus Routes:



Map 86. Existing and Future Bicycle and Pedestrian Network

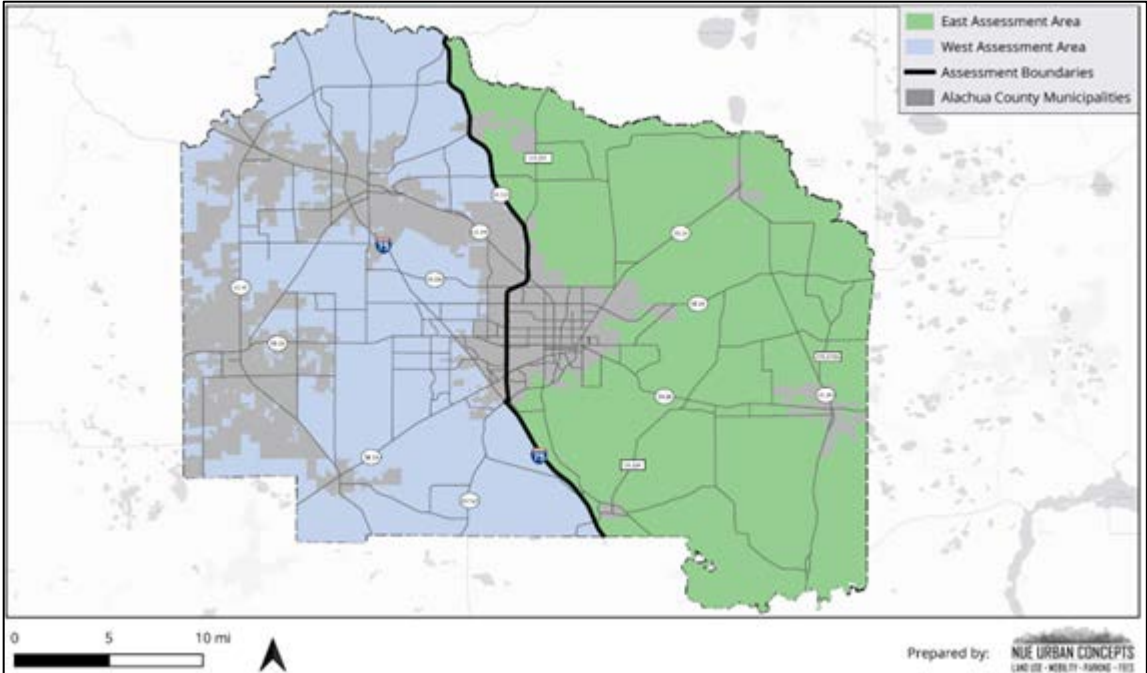


Map 9. Existing and Projected Major Trip Generators and Attractors
 Delete the existing adopted Map below.



Map 7. Mobility Fee Assessment Areas

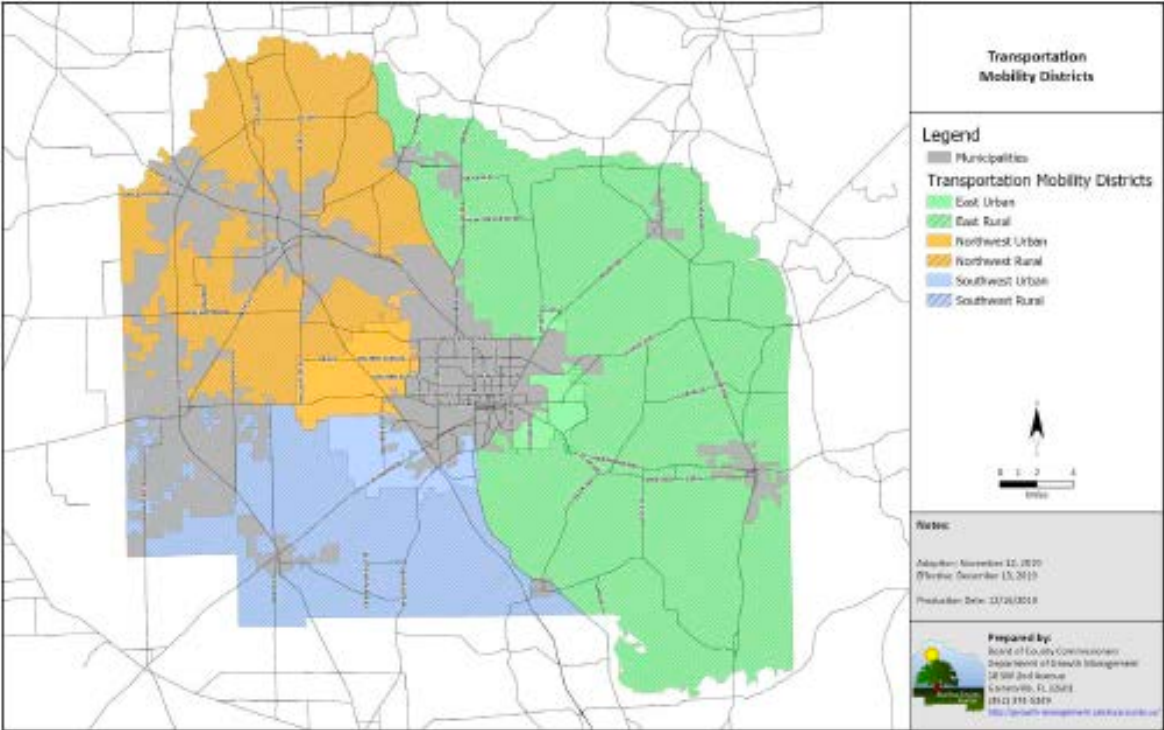
New map to be added and adopted as part of Comprehensive Plan:



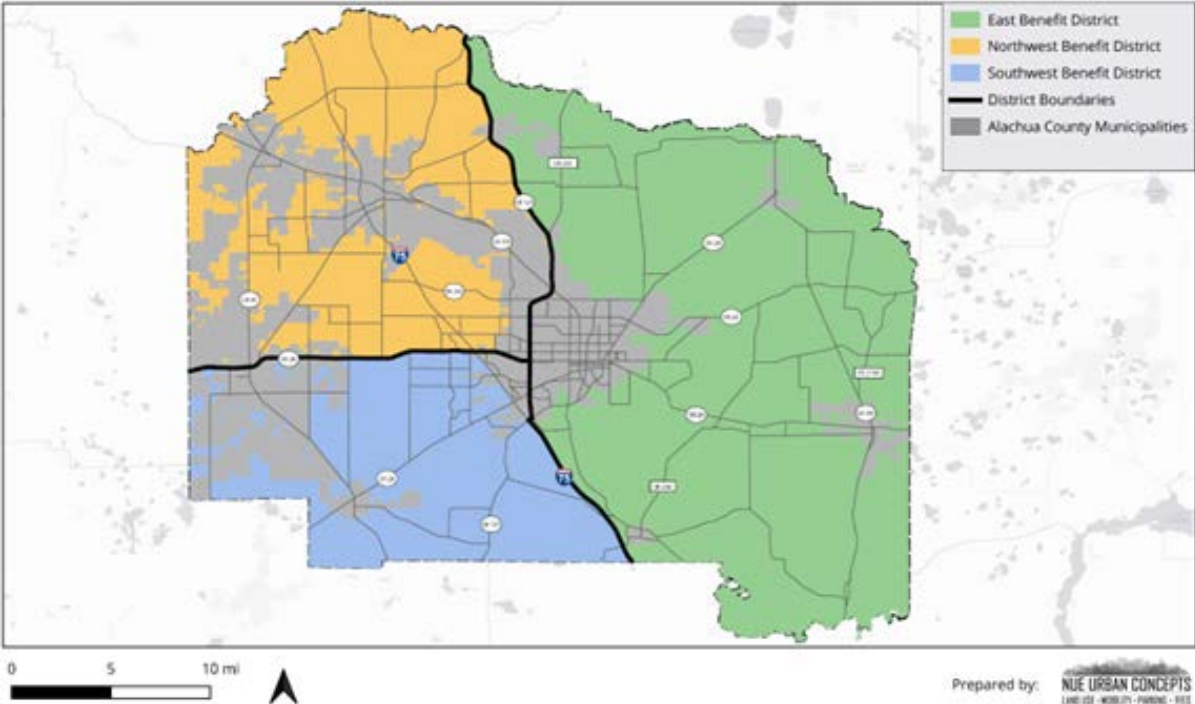
Source: Alachua County 2040 Mobility Plan & Mobility Fee Technical Report, August 2023

Map 108. Transportation Mobility Fee Benefit Districts

Replace existing adopted map below with updated map that follows.



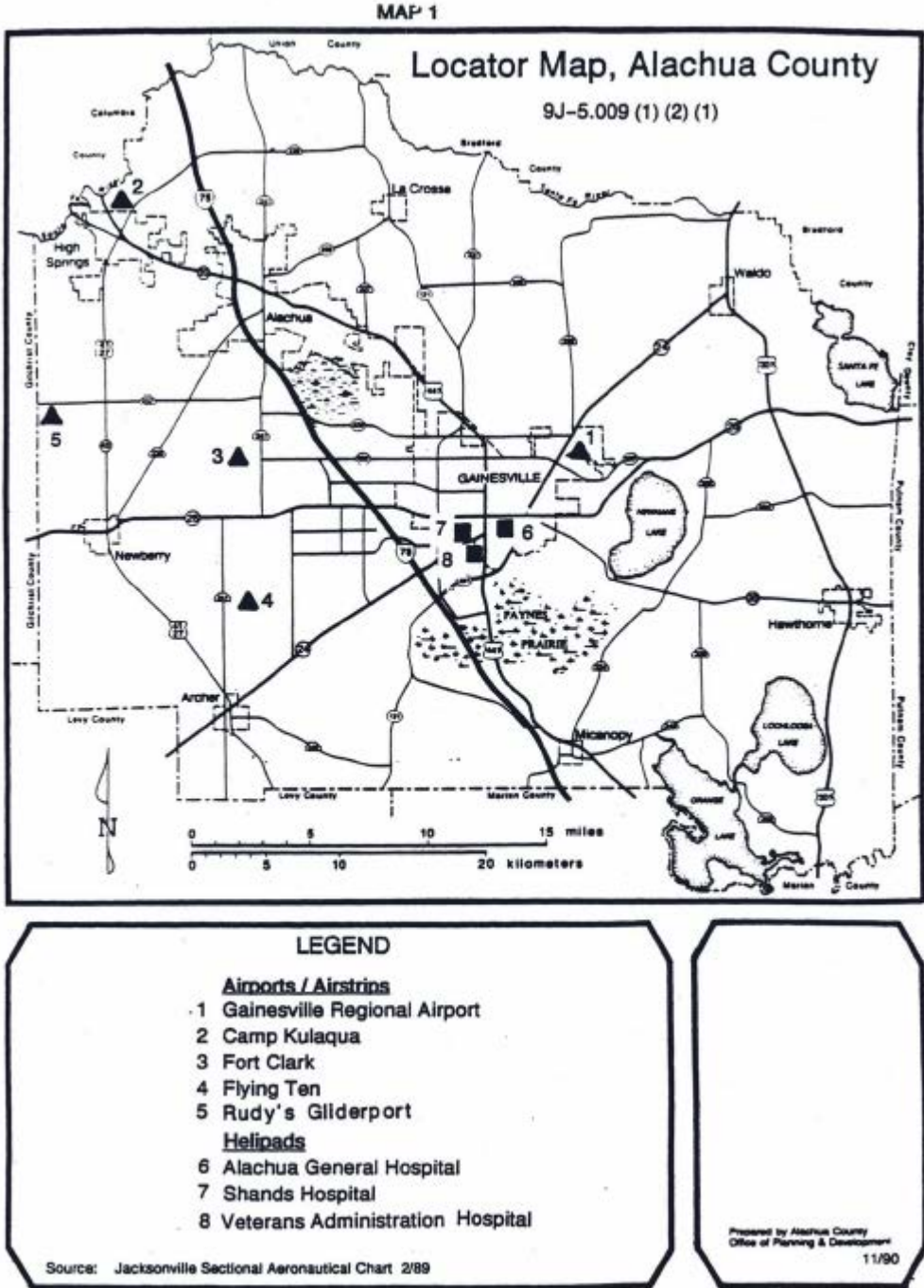
Updated Map, Mobility Fee Benefit Districts:



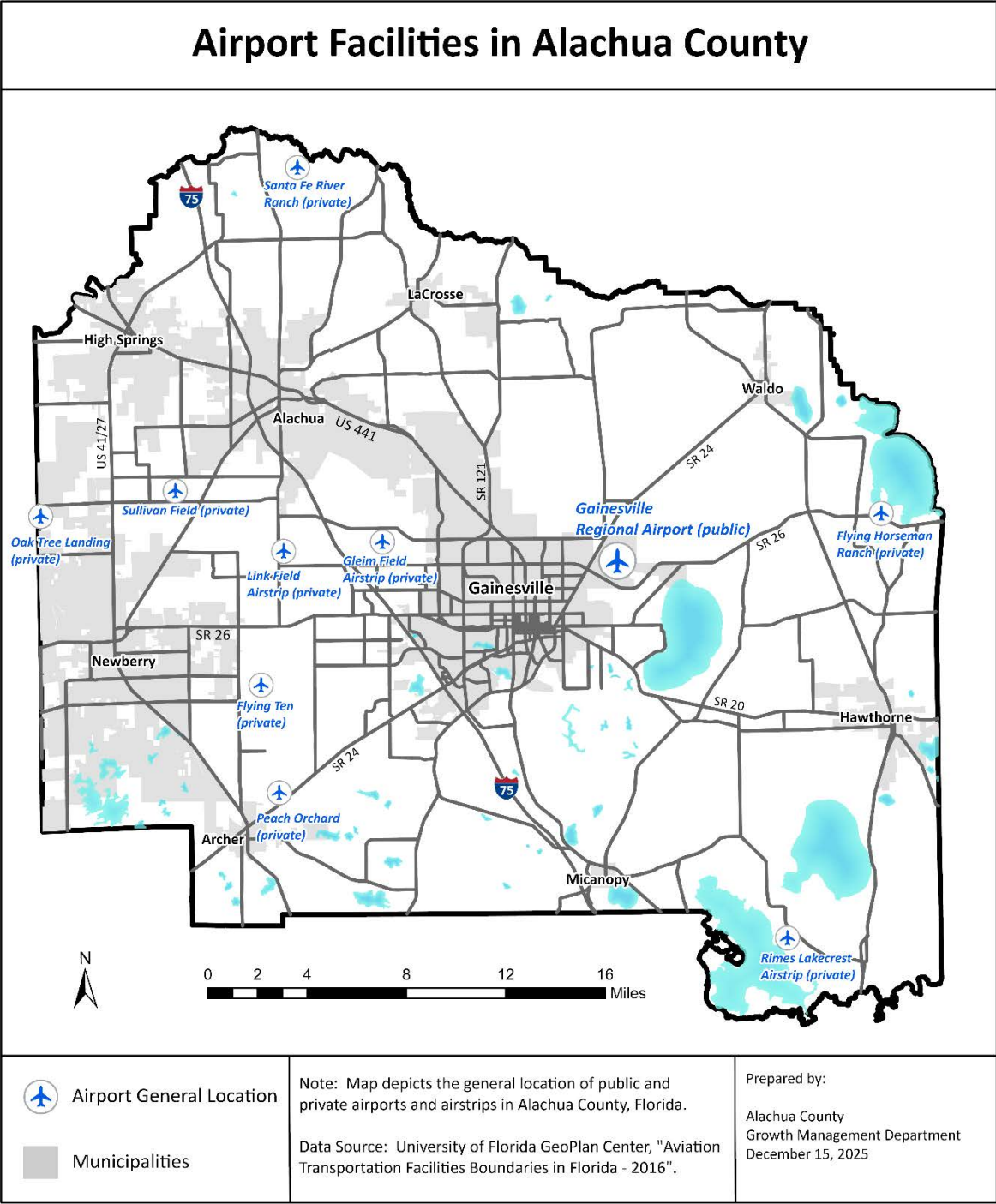
Source: Alachua County 2040 Mobility Plan & Mobility Fee Technical Report, August 2023

Map 119. Airport Facilities Locator Map in Alachua County

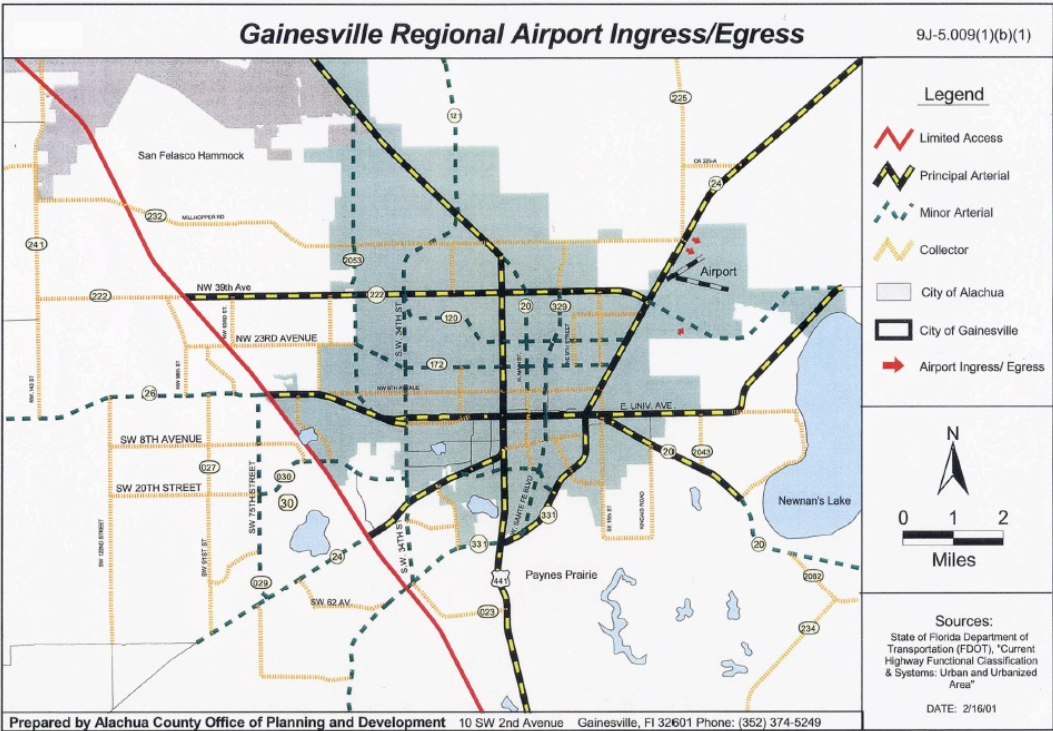
Replace existing adopted map below with updated map that follows.



Updated Map, Airport Facilities in Alachua County:



Map 12. Gainesville Regional Airport Ingress/Egress
The following existing adopted map is to be deleted.



HOUSING ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
- Underlined text is proposed to be added
- Regular text is currently adopted language

GOAL 1

TO PROMOTE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL CURRENT AND FUTURE ALACHUA COUNTY RESIDENTS.

OBJECTIVE 1.1

Alachua County shall provide for the development of affordable housing, including workforce housing, dispersed throughout the County, through policies which focus on the following areas:

- Land use and facilities
- Methods to promote the dispersion of affordable housing, including but not limited to inclusionary housing requirements and incentives, and
- Manufactured housing.

Policy 1.1.1 Alachua County shall, through the policies in the Future Land Use Element, provide areas for residential development which would be suitable for the development of affordable housing, including workforce housing. These areas shall take into account the availability of infrastructure and ~~land~~; the accessibility to employment, healthcare facilities, and services; the proximity to shopping (including grocery stores or other fresh food retailers), daycare facilities, and transit corridors; and the promotion of infill opportunities.

~~**Policy 1.1.2** Neighborhoods in the County shall be located, designed and maintained in accordance with the Future Land Use Element, other Elements of the Comprehensive Plan, and land development regulations.~~

Policy 1.1.3 Alachua County shall, ~~with participation by the Builders Association of North Central Florida, the Gainesville-Alachua County Association of Realtors, lending institutions, Habitat for Humanity, the public, and other housing providers~~, conduct periodic housing studies ~~a detailed Housing Study~~ which includes the following elements such as:

- ~~A detailed, County-wide~~ affordable housing Needs Assessment;
- A Housing Production Cost Analysis, ~~taking into account the cost of production, including any differences related to the unit's geographical location within the County~~;
- ~~An~~ Economic Feasibility Analysis of building affordable housing;

- (d) ~~An~~ Inventory of substandard housing;
- (e) ~~An a~~Assessment of existing affordable housing ~~developments supply~~; and
- (f) ~~An i~~dentification of specific areas in the County where the market and incentive programs are not producing enough affordable housing to meet the area's needs including the needs of extremely low, very low, low and moderate income households.

Housing studies conducted by the County shall include input from housing providers (both for-profit and non-profit), lending institutions, realtors, and local organizations involved in affordable housing issues. The results of this such studies shall be used to inform form one of the bases for any future affordable housing goals, development requirements, and implementation strategies. ~~This Study shall be updated periodically.~~

- Policy 1.1.4** It is and shall be the policy of the Board of County Commissioners to promote the dispersion of newly built affordable housing units within developments throughout the entire County. This should include areas which are proximate to schools, shopping, employment centers, daycare facilities, health care facilities, grocery stores or other fresh food retailers, and transit corridors. The Board of County Commissioners shall promote the development of affordable housing in the areas ~~identified in the Housing Study~~ that are deficient in market produced, or incentive based, affordable housing. This policy shall be used as a guideline to determine future affordable housing development goals. This policy shall not limit housing programs created to assist farmers or rehabilitation assistance programs and activities which may be appropriate in rural areas.
- Policy 1.1.5** Alachua County will ~~consider~~ implement inclusionary housing requirements and incentives to promote the development and geographic dispersion of low, very low, and extremely low-income housing within the Urban Cluster.
- Policy 1.1.6** Alachua County shall support the development of new affordable housing, including workforce housing, within the areas identified in Policy 1.1.3 through the allocation of dedicated funding sources such as ~~EDBG~~ Community Development Block Grant, the Alachua County Affordable Housing Trust Fund, the Wild Spaces Public Places Infrastructure Surtax, Low Income Housing Tax Credits, or single family revenue bond programs.
- Policy 1.1.7** Alachua County shall periodically review ~~and update the list of the areas that are available~~ for affordable housing development ~~identified in Policy 1.1.3 every three years~~, to determine whether areas need to be added or removed ~~from the list~~.
- Policy 1.1.8** Alachua County will review surplus land in its possession for suitability for sale or donation to organizations which propose to develop affordable housing, including workforce housing projects.
- Policy 1.1.9** Facilities and Services for New Housing Development. All new housing shall be served by adequate facilities and services as defined in other elements of the Alachua County Comprehensive Plan. These facilities or services may be provided, in accordance with the policies in the Potable Water and Sanitary Sewer Element of

the Comprehensive Plan, by the County, other public service entities or the developer.

Policy 1.1.10 Expansion of County services for new housing development shall be permitted in accordance with the ~~priorities of the Atachua County~~ Capital Improvements Element, and the ~~procedures and criteria in the Atachua County~~ Potable Water and Sanitary Sewer Element.

Policy 1.1.11 ~~Manufactured homes. Atachua County r~~Recognizes off site constructed residential dwellings, manufactured homes, mobile homes, tiny houses on wheels and recreational vehicles as ~~one~~ sources of affordable housing when constructed, placed, and maintained in a safe manner. Allowable locations and related standards for the placement and use of these housing types for residential purposes shall be provided in the land development regulations. ~~Although recognized as a source of housing, Atachua County may be restricted in its ability to offer funding for the construction, rehabilitation, or repair of manufactured homes.~~

Policy 1.1.12 The land development regulations shall allow for off-site constructed residential dwellings by right in any zoning district where single-family detached dwellings are allowed.

~~Manufactured or mobile homes shall be subject to the same density regulations as are applicable to conventional residential construction.~~

Policy 1.1.13 ~~Manufactured or m~~Mobile homes meeting the minimum construction standards should be generally permitted for use as permanent housing in the same manner as conventional housing for the following areas of the County:

- (a) in rural areas;
- (b) in areas where the nature of surrounding development indicates that there will not be adverse impacts on existing development, or
- (c) provided that any adverse impacts can be mitigated through buffers and other design strategies.

Policy 1.1.14 The development regulations shall ~~establish rules~~ provide standards for the temporary ~~placement use~~ of manufactured homes, or mobile homes, or recreational vehicles for use as an emergency residence or construction residence. Generally, such use should be permitted administratively pursuant to specific standards regarding factors such as need, time limits, residency, and setbacks ~~parcel size and configuration, location, and buffering and screening.~~ Any revisions made to the development regulations affecting temporary use of manufactured homes, mobile homes, or recreational vehicles shall address the status of manufactured/mobile homes permitted under previous regulations and should permit phased removal of such previously approved units.

Policy 1.1.15 ~~These policies shall not be construed as applying to the use of a manufactured/ or mobile home, trailer, or other modular or manufactured building unit for non-residential purposes subject to the applicable limitations of the law, provided that the use of land is consistent with the adopted Comprehensive Plan of Atachua~~

~~County and with the development regulations. This section shall not be construed as applying to the transport, display, and/or sale of manufactured/mobile homes.~~

Alachua County shall recognize Accessory Dwelling Units (ADU) as a potential source of affordable housing, a potential strategy to promote multi-generational living arrangements and aging-in-place. The County shall encourage and promote the development of ADUs in accordance with the policies of the Future Land Use Element and the land development regulations.

OBJECTIVE 1.2

The land development regulations shall be evaluated for their impacts on housing prices and periodically reviewed.

Policy 1.2.1 Alachua County shall provide incentives in the land development regulations for residential development at the maximum allowable density.

Policy 1.2.2 Alachua County shall provide incentives in the land development regulations, ~~and~~ other County ordinances, and programs for the development and redevelopment of affordable housing, including workforce housing. These incentives may include but are not limited to:

- (a) fee relief, including but not limited to, impact fee and mobility fee assistance;
- (b) provisions for expedited development review, approval, and permitting processes;
- (c) density bonuses;
- (d) provisions for reduced lot sizes and modification of setback requirements; ~~and~~
- (e) reduction in parking requirements;
- (f) regulatory flexibility for redevelopment of sites for affordable housing;
- (g) regulatory flexibility to substitute required non-residential floor area within mixed use developments for affordable housing;
- (h) offering permit-ready building plans for affordable housing; and
- (i) grants and other financial incentives.

Policy 1.2.3 The land development regulations shall be periodically reviewed to consider the inclusion of new construction techniques and promote the usage of building materials which can help reduce housing construction costs, and/or enhance public health and safety.

Policy 1.2.4 Alachua County shall periodically review and evaluate its zoning and other development regulations to ensure that requirements are reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations, consistent with the health, safety, and welfare of the public.

Policy 1.2.5 ~~Alachua County's building permit and development review processes shall include an incentive based scoring system that recognizes developers who use Alachua County shall consider incentives for the use of construction techniques which reduce future maintenance and energy costs in accordance with Policies 2.1.2 and~~

3.1.3 of the Energy Element, such as homes oriented and constructed for energy efficiency and sustainability.

- Policy 1.2.6** Alachua County shall provide flexibility for innovative housing design for non-traditional households and emerging home-based economic activities.
- Policy 1.2.7** Expand housing diversity to provide for the use of non-traditional housing development alternatives, such as cohousing.
- Policy 1.2.8** Establish regulatory incentives for the development and redevelopment of new housing units that are affordable to low, very low and extremely low-income households. Incentives for new affordable units should take into account locational factors such as proximity to major employment centers, public schools, services such as health care, grocery stores, and public transit.
- Policy 1.2.9** Establish an expedited ~~conceptual~~ plan review process for affordable housing developments that are applying for Low-Income Housing Tax Credits (LIHTC).
- Policy 1.2.10** Alachua County will promote the development of affordable housing through implementation of the Live Local Act as provided in Sections 125.01055 (6) and (7), Florida Statutes. The Land Development Regulations shall specify the standards and procedures for approval of multifamily residential and mixed-use developments that meet the minimum affordability requirements of the statute and shall provide for density bonuses for those developments that exceed the minimum affordability requirements.

OBJECTIVE 1.3

To ensure consistency of housing activities, and to provide for the most effective methods for achieving its housing goals, Alachua County shall embark on the following policies of collaboration and implementation.

- Policy 1.3.1** Alachua County shall review plans and programs of other local, regional and state agencies to ensure consistency of County efforts and to accomplish effective coordination of housing opportunity activities.
- Policy 1.3.2** Alachua County shall continue to provide funding for affordable housing to residents of local municipalities as well as the unincorporated County, through mechanisms such as partnerships, interlocal agreements and joint planning activities.
- Policy 1.3.3** Alachua County will assist any affordable housing provider in making information available to all persons concerning opportunities to obtain affordable housing in the County.
- Policy 1.3.4** Alachua County shall continue County participation in local affordable housing advocacy groups.
- Policy 1.3.5** Alachua County shall establish partnerships with for-profit and non-profit developers of affordable housing.
- Policy 1.3.6** Alachua County shall establish partnerships with lending institutions to assist with affordable housing for citizens of local municipalities as well as unincorporated Alachua County.

- Policy 1.3.7** Support the efforts of the Alachua County Housing Authority to develop sites and programs for public/assisted housing for very low and extremely-low income households.
- Policy 1.3.8** Coordinate with fair housing programs to provide protections for renters and to overcome discrimination and disparities in access to housing.

OBJECTIVE 1.4

To ensure access to housing for all income levels of the population, Alachua County shall provide funding for affordable housing activities.

- Policy 1.4.1** Alachua County shall continue to allocate public funds for the creation, rehabilitation, or purchase of affordable housing.
- Policy 1.4.2** Alachua County shall continue to dedicate a portion of its annual State Housing Initiatives Partnership (SHIP) Program allocation to the following programs:
- (a) down payment assistance;
 - (b) single-family housing development (new, affordable housing construction);
 - (c) multi-family housing development (new, affordable, rental units)
 - (d) single-family home rehabilitation
- Policy 1.4.3** Alachua County staff shall ~~present an annual report to the Board of County Commissioners outlining~~ continually seek new and additional funding sources that can be used to fund affordable housing activities within the County.
- Policy 1.4.4** Alachua County shall utilize Alachua County Housing Finance Authority bonds and approved bonds from other Issuing County Housing Finance Authorities to provide low interest rate mortgage loans to eligible homebuyers or to subsidize the creation of affordable rental housing in Alachua County. Areas identified under Policy 1.1.3 are eligible for bond financing, in addition to areas previously defined by the U.S. Department of Housing and Urban Development (HUD).
- Policy 1.4.5** Alachua County shall apply for Federal or State housing funding, under such programs as the Community Development Block Grant (CDBG) Programs or the HOME (Home Ownership Made Easy) Programs.
- Policy 1.4.6** Alachua County shall encourage methods of financing which will increase the opportunities for very low and extremely low-income households to obtain decent, safe, sanitary, attractive and affordable housing.
- Policy 1.4.7** Alachua County shall assist the Alachua County Housing Authority in the pursuit of increased Federal and State funding for the creation of new assisted dwelling units.
- Policy 1.4.8** Alachua County staff shall provide ~~an annual~~ periodic reports to the Board of County Commissioners, ~~detailing~~ considering ways that local assistance can be offered to meet certain needs for which state and federal funds are not available. ~~Approaches that are determined to be feasible and potentially effective will be incorporated as experimental projects.~~

Policy 1.4.9 Provide funding for permanent housing and rental assistance programs for very low and extremely low-income households. This would include assistance with rent deposits as well as the establishment of a rental deposit surety bond program.

Policy 1.4.10 Coordinate with municipalities within the County, the local builders association, the local realtors association, and the County’s legislative delegation to ensure the full funding of the programs supported by the Sadowski Affordable Housing Trust Fund.

Policy 1.4.11 Develop a program to use the revenue from the sale of escheated properties to develop affordable housing for both home-ownership and rental opportunities. ~~This includes the establishment of a local Housing Trust Fund.~~

Policy 1.4.12 Alachua County shall utilize funds from the voter-approved Alachua County Affordable Housing Trust Fund to create and sustain affordable housing throughout the County for renters and homeowners, and to increase workforce housing opportunities. The Affordable Housing Trust Fund will be funded as directed by the Board of County Commissioners and may be used for the following purposes in accordance with Section 39.5.10 of the Alachua County Code of Ordinances:

- (a) In the development and provision of affordable community housing within the County;
- (b) To help in the preservation and expansion of the supply of such housing: to ensure that adequate sites for affordable community housing exist and remain available within the County;
- (c) To assist in the continued elimination of substandard housing conditions in the County;
- (d) To provide direct financial and technical assistance to qualified housing projects or eligible individuals;
- (e) To fund approved, eligible operating expenditures related to the provision of and development of affordable community housing; or
- (f) For any other use that creates or sustains affordable housing in the County, as determined by the Board of County Commissioners.

Policy 1.4.13 Alachua County shall utilize funds from the voter-approved “Wild Spaces Public Places” infrastructure surtax for land acquisition for affordable housing and workforce housing through the year 2032 in accordance with the provisions of the surtax implementing ordinance (County Ordinance #2022-08).

GOAL 2:

TO MAINTAIN AND IMPROVE THE EXISTING SUPPLY OF AFFORDABLE HOUSING, AND PROVIDE FOR THE REDEVELOPMENT OF NEIGHBORHOODS.

OBJECTIVE 2.1

Alachua County shall provide a systematic approach to the identification, preservation, retention, and redevelopment of neighborhoods and existing affordable housing across the County.

- Policy 2.1.1** ~~Alachua County shall prepare an inventory of~~ monitor the existence of substandard homes within the County; to identify geographic areas requiring housing conservation, rehabilitation, redevelopment, or improvement of historically significant housing in the unincorporated area. ~~This inventory shall be updated every 3 years.~~
- Policy 2.1.2** ~~Based on the results of an inventory of substandard housing provided for~~ Where substandard homes are known to exist as described in Policy 2.1.1, Alachua County shall ~~develop and implement~~ consider implementing a community planning process using local participation to develop strategies, and identify funding sources for those strategies, for areas identified as requiring rehabilitation, redevelopment, or improvement of historically significant housing.
- ~~**Policy 2.1.3** Alachua County shall create an unincorporated area Neighborhood Redevelopment Code.~~
- Policy 2.1.4** Alachua County shall ~~conserve~~ preserve, retain, and extend the useful life of the existing housing stock through the following methods:
- (a) Conservation. (Areas that are characterized by mostly sound dwelling units and structures, few land use conflicts, and generally adequate facilities.) The conservation strategy will be to maintain and enhance the area's developed character by upgrading public facilities as necessary, and careful monitoring for signs of deterioration.
 - (b) Transition. (Areas where a change in character from one general type of use to another is occurring or is expected to occur, and areas where a new type of predominant land use character is expected to emerge from an existing uncoordinated mix of uses.) The transition strategy shall be to confine and minimize impacts of new uses on adjacent uses and to orient facilities planning toward serving the new use types.
 - (c) Rehabilitation. (Areas characterized by a significant number of substandard structures interspersed among sound structures and vacant land and/or are also lacking adequate streets, drainage, facilities, and/or utilities.) The rehabilitation strategy shall be to reduce blighting factors by selectively eliminating dilapidated structures while upgrading public facilities and services to create incentives for investment in improving existing structures or in new development.
 - (d) Redevelopment. (Areas characterized predominantly by substandard units and blighted conditions.) The redevelopment strategy shall be a comprehensive evaluation of the best future use of the area with regard to the Comprehensive Plan. Future land use and public facility planning would be consistent with the needs identified in the redevelopment strategy. The County's redevelopment and public improvement efforts shall be directed by the policies and standards set forth herein.
- Policy 2.1.5** Alachua County shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically significant structures through the policies defined under the Historic Preservation Element of this Comprehensive Plan. This shall include assisting

private property owners of historically significant structures in applying for and utilizing state and federal assistance programs as appropriate.

- Policy 2.1.6** Coordinate with the Alachua County Housing Authority to address the maintenance needs of aging units and reduce the loss of inventory of rental units affordable to low, very low and extremely low-income households due to expiring subsidies or sales.

OBJECTIVE 2.2

Alachua County shall promote construction and rehabilitation techniques that enhance the long-term usability and affordability of housing.

- Policy 2.2.1** Energy Conservation. Alachua County shall promote Energy Conservation techniques that incorporate Federal Energy Star Standards as consistent with the requirements of the State Energy Code.

- Policy 2.2.2** Alachua County shall provide developers/builders with information on how to incorporate Federal Energy Star Standards into construction.

- Policy 2.2.3** Alachua County shall seek financial resources that mitigate the cost of building to Federal Energy Star Standards in affordable housing units.

- Policy 2.2.4** Alachua County shall collaborate with local builders, developers, contractors, labor unions, and educational institutions to ~~create a program that~~ enhances apprenticeship opportunities for home-building related trades.

- Policy 2.2.5** Alachua County shall collaborate with the Alachua County Cooperative Extension Office, the banking community, the builders' associations and other interested parties, to determine ways builders can incorporate "Sustainable Building" technologies in the construction of affordable housing, through the following areas:

- (a) Water (e.g., indoor water conservation, low-flow/low-flush fixtures, composting toilets, pervious materials, xeriscaping, reclaimed water irrigation, harvested rainwater, water budget)
- (b) Energy (e.g., Energy Star ratings, traditional, local vernacular techniques of climate sensitive design, passive solar design, landscaping for energy conservation, site development and unit orientation (e.g. north/south rather than east/west windows)) that takes advantage of the natural shade and lighting available, radiant barrier and ridge and soffit venting, earth sheltered design, solar heating and cooling systems, photovoltaic systems, gas water heating systems, ductwork, fans, energy recovery ventilators, programmable thermostats, energy efficient appliances)
- (c) Building materials (e.g., dimensional lumber, wood treatment, engineered structural materials, engineered siding and trim, fly ash concrete, non-toxic termite control, earth materials, floor coverings, wood flooring, roofing structural wall panels, insulation, windows and doors, cabinets, finishes and adhesives, straw bale construction)
- (d) Solid Waste Management (e.g., home recycling, compost systems, construction waste recycling)

Policy 2.2.6 ~~Consider a pilot~~ **Implement** a matching grant program for landlords to improve energy and water efficiency for rental units that are affordable for very low and extremely low-income households.

Policy 2.2.7 Alachua County may consider regulatory and financial incentives (e.g., building permit fee reduction) for the redevelopment and rehabilitation of housing units affordable to very low and extremely low-income households.

OBJECTIVE 2.3

Provide funding for rehabilitation and redevelopment.

Policy 2.3.1 – 2.3.10 *No proposed changes*

Policy 2.3.11 Alachua County, through its housing programs, shall proactively seek opportunities for the acquisition and adaptive reuse of motels with redevelopment potential to provide permanent supportive housing and rapid rehousing for unhoused persons. Such efforts will give priority to providing housing for those unhoused persons with moderate to high acuity levels who are able to live independently and are actively participating in case management and seeking housing assistance.

OBJECTIVE 2.4 *No proposed changes to this section*

GOAL 3

TO ENSURE ACCESS TO HOUSING OPPORTUNITIES FOR THOSE RESIDENTS WITH SPECIALIZED HOUSING NEEDS, ALACHUA COUNTY SHALL IMPLEMENT THE FOLLOWING POLICIES:

OBJECTIVE 3.1

Alachua County shall provide access to housing opportunities for ~~groups~~ persons identified as having special needs.

Policy 3.1.1 Alachua County shall encourage and promote the opportunity for each person to obtain housing of their choice, without regard to race, color, ancestry, sex, familial status, marital status, age, disability, housing status, religion, or national origin. Alachua County shall provide policies and programs which will help alleviate conditions resulting from discrimination. Chief among these shall be the continued enforcement of its Fair Housing Ordinance.

Policy 3.1.2 Alachua County shall continually review its development regulations to ensure that farmworker housing needs are addressed.

Policy 3.1.3 Alachua County shall continue to provide adequate sites in areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families (DCF), Agency for Persons with Disabilities, and Agency for Health Care Administration.

- Policy 3.1.4** Alachua County shall cooperate with and assist the Florida Department of Children and Families (DCF) in its effort to deinstitutionalize and equitably distribute foster care facilities and group homes throughout the County.
- Policy 3.1.5** To promote greater accessibility to employment, facilities, and services, adult congregate living facilities and housing for the elderly are encouraged to locate inside or close to activity centers, and within Transit Oriented Developments and Traditional Neighborhood Developments as defined in the Future Land Use Element of the Comprehensive Plan.
- Policy 3.1.6** ~~Alachua County shall continue to provide SHIP (State Housing Initiative Partnership) program funding and assistance through the Division of Social Services to eligible households.~~
Alachua County, through its Housing and Social Services Divisions, will continue to provide funding and assistance to eligible households with special needs.
- Policy 3.1.7** Participate in the ~~North Central Florida Alliance for the Homeless and Hungry~~ Keys to Home Continuum of Care (CoC) that organizes and delivers emergency shelter, rapid rehousing, and permanent supportive housing to meet the needs of homeless persons as they move toward ~~self-sufficiency~~ housing stability.
- Policy 3.1.8** Coordinate with the City of Gainesville and ~~the North Central Florida Alliance for the Homeless and Hungry~~ Keys to Home Continuum of Care to provide permanent supportive housing services for people experiencing chronic homelessness.
- Policy 3.1.9** Utilize the best practice of Housing First which rapidly places people first experiencing homelessness into housing and provides supportive services to help them maintain housing.
- Policy 3.1.10** Support housing intervention programs for high-need populations, including people re-entering from incarceration, significantly disabled populations, elderly persons, underserved and vulnerable persons, and individuals experiencing chronic homelessness.
- Policy 3.1.11** Promote housing strategies that facilitate aging-in-place, including but not limited to the following:
- (a) Land use and zoning policies that promote mixed use development, mix of housing types, accessory dwelling units, and housing locations that are in close proximity to services, health care, shopping, and transit.
 - (b) Transportation policies that promote safe and complete streets, and transit options.
 - (c) Consider providing funding through the County’s housing programs or housing grant programs for home modifications and repairs that implement universal design and visitability features as described in the Community Health Element.
- Policy 3.1.12** Consider potential options and funding sources for offering proactive home accessibility and safety assessments for special needs households.

OBJECTIVE 3.2

Alachua County shall ensure that the land development regulations concerning the provision of housing for those with special needs comply, at a minimum, with the statutory requirements, and do not present barriers to the development of special needs housing.

Policy 3.2.1 ~~The development regulations shall allow densities for farmworker housing which may exceed be in excess of the maximum densities shown on the Future Land Use Map. Such farmworker housing may be permitted by a special use permit or other appropriate mechanism to allow living accommodations of multiple farm employees and their families on one parcel without regard to duration, while performing agricultural labor.~~

Housing for legally verified agricultural workers as defined in Section 163.3162, Florida Statutes is allowed as an accessory use on parcels with an agricultural classification by the Alachua County Property Appraiser, and consistent with the standards provided in the land development regulations.

Policy 3.2.2 ~~Alachua County may require farmworker housing which exceeds the density permitted on the Future Land Use Map to be provided by manufactured homes which can removed once the need for provision of farmworker housing is no longer present. Such ordinance shall ensure that all appropriate federal, state and local regulations are met especially with regard to the provision of water and wastewater facilities.~~

Policy 3.2.3 *No proposed changes.*

Policy 3.2.4 *No proposed changes.*

Policy 3.2.5 *No proposed changes.*

OBJECTIVE 3.3

Alachua County ~~shall~~ may provide a dedicated funding sources for the provision of Special Needs housing, and form partnerships with local advocacy groups or organizations providing such housing.

Policy 3.3.1 Alachua County shall actively seek opportunities to partner with local organizations or agencies providing housing assistance to those with special needs as defined in ~~Goal 3~~ herein.

Policy 3.3.2 Alachua County shall dedicate a portion of its annual State Housing Initiatives Partnership (SHIP) Program allocation to assist agencies in the provision of special needs housing, including, but not limited to the construction of new housing, or the rehabilitation of existing units.

Policy 3.3.3 Alachua County shall assist local organizations or agencies that are providing special needs housing in securing additional Federal or State funding. This assistance may be in the form of dedicated funding that can be used for leveraging, information sharing, or grant writing assistance.

Policy 3.3.4 Alachua County shall continue to participate in local advocacy groups which provide assistance to those needing specialized housing. The Alachua County Affordable Housing Coalition and ~~the Coalition for the Hungry and Homeless~~ Keys to Home are examples of such groups.

HOUSING ELEMENT DEFINITIONS

The definitions below are proposed to be added to the Definitions section:

Continuum of Care (CoC): A collaborative network of government agencies, nonprofit social services providers, health care providers, affordable housing developers, and other stakeholders that coordinate a range of housing and related services to meet the diverse and changing needs of individuals and families experiencing homelessness, guiding them toward housing stability and self-sufficiency.

Off-Site Constructed Residential Dwelling: See Future Land Use Element definitions.

Workforce Housing: As defined in Florida Statutes, workforce housing is housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. The term “statewide median purchase price of a single-family existing home” means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

POTABLE WATER & SANITARY SEWER ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
- Underlined text is proposed to be added
- Regular text is currently adopted language

GOAL 1

TO PROVIDE AN ADEQUATE, SAFE, EFFICIENT, ECONOMICAL, RELIABLE AND ENVIRONMENTALLY SOUND SYSTEM OF POTABLE WATER SUPPLY AND SANITARY SEWER COLLECTION, TREATMENT AND DISPOSAL TO MEET THE NEEDS OF THE CURRENT AND PROJECTED ALACHUA COUNTY POPULATION, WHILE ALSO PROTECTING GROUNDWATER AND SURFACE WATER RESOURCES.

OBJECTIVE 1.1

To coordinate with the providers of centralized potable water and sanitary sewer facilities to ensure that adequate facility capacity will be available to serve development concurrent with the demands for such facilities, and 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.

Policy 1.1.1 *No proposed changes.*

Policy 1.1.2 ~~The Alachua County Office of Planning and Development, in conjunction with any provider of potable water or sanitary sewer service listed in Policy 1.1.1, will monitor the system's level of service status to determine the impact of any requested proposed development order or building permit on available potable water supply, system capacity, and/or sanitary sewer capacity. Periodic reports from the provider detailing available capacity (taking into consideration and distinguishing existing plus committed demand) shall be used in conjunction with development monitoring reports prepared by the County for this purpose.~~

OBJECTIVE 2.1

To maximize the use of existing facilities in order to discourage urban sprawl and provide an adequate, safe, and environmentally sound system of potable water supply and sanitary sewer collection, treatment, and disposal.

Policy 2.1.1 All new development in the urban cluster shall be timed to occur when both centralized potable water and sanitary sewer systems are available for connection. The timing and availability of municipal water and sewer to a property shall be one of

the factors to be considered when deciding upon proposed changes in zoning to a higher density or intensity pursuant to Future Land Use Element Policy 7.1.2(b) Any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential use, development or redevelopment in the urban cluster, shall be required to connect to a centralized potable water and sanitary sewer system for service by FDEP permitted potable water and wastewater treatment plants. This connection requirement and any exception thereto, based on the factors noted below, shall be implemented at the stage of development review and approval. No exceptions may be granted for new residential development, except as provided below.

Exceptions to this requirement may be provided for certain non-residential uses, and for new residential development in areas designated as Estate Residential on the Future Land Use Map, for which connection is infeasible because of engineering factors that would prevent operation and maintenance of the system connection within the range of standard procedures. The land development regulations shall specify the factors that will be the bases of such determinations including:

- (a) The minimum flow necessary for adequate pipe velocity; and
- (b) The maximum distance between the proposed development or connection point and the centralized system; and
- (c) The relationship between flow and distance; or
- (d) The inability to secure connection without adverse environmental effects or public health and safety; or
- (e) The inability to obtain rights through adjacent properties necessary for connection.
- (f) Number of units or intensity of the proposed development.

The Land Development Regulations shall provide criteria and a process for consideration of exceptions based on the above factors. The LDRs shall require that any application for an exception provide an analysis of the potential to overcome engineering impediments to connection through coordination with adjacent property owners within the collection basin and the utility. If it is determined that there is no current opportunity for connection, an exception may be granted, provided there is a conceptual plan for connection when it becomes feasible, and there is assurance of future connection to a centralized system through enforceable conditions, such as provision for installation and connection to central water and sanitary sewer facilities when feasible, utility system retrofitting, and the abandonment of any on-site private wells and septic systems in accordance with Florida Statutes and Administrative Codes, as specified in the Unified Land Development Code.

To further mitigate the effects of granting the exception to the connection requirements, the use of low-flow or ultra-low flow plumbing fixtures in the development shall be required in order to minimize the amount of effluent that must be treated. Developments that are granted an exception to the connection requirements by the DRC shall ~~use the receive~~ Florida Water StarSM standards by the St. Johns River Water Management District Silver Certification as the minimum

standard for water use and are encouraged to exceed the conservation measures provided by this standard.

Nothing in this policy shall provide an exemption from any statutory requirement to connect to centralized potable water and sanitary sewer as established in Section 381.00655, Florida Statutes.

Policy 2.1.2 The use of new package wastewater treatment plants shall be considered in the Urban Cluster only in instances where the public health and/or groundwater quality is at risk from failed septic systems.

Policy 2.1.3 The following standards, relating to private wells and septic systems, shall govern any residential development:

- Pre-1991: Lots of record of ½-acre or greater that were approved for well and septic may use well and septic provided they meet state standards.
- Pre-1991: Lots of record of less than ½-acre that cannot be combined to meet the ½-acre size minimum, may use well and septic if hardship can be demonstrated and they meet state standards.
- Post-1991: Existing lots of record as of May 2, 2005 of ½-acre or greater, may be developed with well and septic, provided the lot is not part of a subdivision and meets state standards.
- Post-1991: Subdivided lots in the urban cluster of one acre or greater, that were approved for well and septic, may use well and septic provided they meet state standards.
- In the Rural/Agriculture areas, lots of record within a designated Rural Cluster of ½-acre or greater, may use well and septic provided they meet state standards.

Policy 2.1.3.1 Larger lot sizes or site specific improvements shall be required where soil and groundwater conditions do not result in proper treatment of wastewater, as determined by the County ~~Health Department or FDEP public health unit~~. In addition, the County ~~Health Department~~ ~~public health unit~~ shall be asked to assist in the development of the land development regulations that shall address the circumstances under which centralized (as opposed to individual) septic systems shall be required based on factors including the number of septic tanks per unit of geographic area, soil conditions, and hydrologic conditions.

Policy 2.1.3.2 Where a publicly-owned or investor-owned sewerage system is not available, enhanced nutrient reducing septic systems or other wastewater treatment systems that achieve at least 65% nitrogen reduction shall be required under the following circumstances:

- (a) Newly permitted systems on lot sizes of one acre or less within Basin Management Action Plan (BMAP) areas pursuant to Section 373.811(2), Florida Statutes;

(b) Newly permitted systems on all lot sizes within Springs Priority Focus Areas and within the entire Silver Springs Basin upon adoption of the Silver Springs BMAP.

(c) Existing systems within the Silver Springs Basin upon adoption of the Silver Springs BMAP.

Policy 2.1.4 New community water systems, other than municipal systems, shall be prohibited, except in rural clusters, rural employment centers, or in instances where the public health is at risk.

Policy 2.1.5 New non-community water systems shall be prohibited, except in rural clusters, rural employment centers, or in instances where the public health is at risk.

Policy 2.1.6 The use of new package wastewater treatment plants may be considered outside of the Urban Cluster in areas not served by centralized wastewater treatment plants only in instances where the public health is at risk, or where rural employment centers or specialized uses, such as institutional, tourist/entertainment, material-oriented industrial development, or resource-based recreational uses are appropriate. For purposes of this policy, new package treatment plants for residential uses are specifically prohibited, except as a last resort to remedy a public health problem associated with existing septic tanks. A special use permit shall be required for any new package treatment plant and shall be considered only if:

(a) Demonstration that:

- (1) alternative systems of wastewater disposal are not feasible; and
- (2) there will be no adverse impact on water quality; and
- (3) there is assurance of proper long term operation and maintenance, including groundwater monitoring, by an entity that demonstrates financial and organizational capacity.

(b) Provision for monitoring and inspection by the applicable federal, state, regional, water management districts, and local agencies to be assured that the plant is in compliance with provisions of the permit.

(c) Provisions for corrective actions to be taken by the owner or operator in the event of failure including, but not limited to; changes in plant operation and maintenance, system repair or replacement, suspension or termination of a package treatment plant operation.

(d) Provisions for posting bond or similar financial guarantee to ensure payment for corrective actions.

(e) Provisions for connection to centralized wastewater service once the service becomes available.

Policy 2.1.7 Replacing existing individual wells or septic systems by connection to existing municipal systems, or replacing standard septic systems with enhanced nutrient reducing septic systems, shall be required within municipal service areas where there has been evidence of septic system failure or well water contamination,

provided no alternative technological remedy will be undertaken that provides for correction of the problem.

Policy 2.1.8 Atachua County shall, in coordination with utility providers, consider the feasibility of providing sanitary sewer services to developments of more than 50 residential lots in the unincorporated area, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre, within a 10-year planning horizon. ~~By April 2026, and every ten (10) years thereafter, Atachua County will conduct a feasibility analysis identifying applicable developments and assessing the feasibility of providing sanitary sewer service to those developments. The feasibility analysis will include consideration of the following~~ The feasibility assessment shall include the following information and analysis:

- (a) The name and location of the wastewater facility that could receive sanitary sewer flows after connection; the current capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and an estimated timeline for the potential construction of any improvements necessary for connection to the sanitary sewer system.
- (b) Estimate of potential costs to the County and property owners.
- (c) Water quality risks associated with the continued use of septic systems.
- (d) Other applicable goals, objectives and policies of this Comprehensive Plan.

If the analysis determines that it is feasible to provide sanitary sewer services to an applicable development, this shall not obligate the County or utility provider to undertake or fund any improvements necessary to connect the development to the sanitary sewer system. Such improvements may be considered on a case-by-case basis by the utility provider in coordination with the County with input from the residents of the area that would potentially be served by sanitary sewer.

OBJECTIVE 3.1. *No proposed changes to this section.*

OBJECTIVE 4.1 *No proposed changes to this section.*

OBJECTIVE 5.1 *No proposed changes to this section.*

OBJECTIVE 6.1

The County shall encourage wastewater effluent reuse, where appropriate. The best uses of reclaimed water are for industrial uses that offset potable demand and for recharging the aquifer following additional treatment, such as that provided by infiltrating wetlands. Reclaimed water may also be used for landscape irrigation purposes in place of potable water or well water in areas with high landscape irrigation demand. However, the County recognizes the need to minimize landscape irrigation demands regardless of the source of irrigation water.

Policy 6.1.1 Spray irrigation sites shall incorporate perennial vegetation as a primary crop.

Policy 6.1.2 Biosolids from wastewater treatment facilities shall be disposed of through means such as land application, consistent with ~~revised~~ Policy 6.1.3 or beneficially reused to create compost or similar processes. For purposes of this policy, biosolids are prohibited from disposal in landfills.

Policy 6.1.3. All proposed sites for land application of biosolids shall be subject to prior approval by the Alachua County Board of County Commissioners, based on criteria in this policy section and applicable requirements contained in the unified land development code. Biosolids application sites shall include sufficient land area for direct application, buffers from adjacent land areas, and emergency sites for adverse weather conditions. Surface water runoff resulting from land application of biosolids that impacts groundwater or surface water shall not violate state water quality standards.

Policy 6.1.1.1 Runoff from a site shall not cause water quality violations as a result of land application of biosolids. Runoff of biosolids to on-site water bodies shall be prevented by not spreading during rainfall events or runoff periods.

Policy 6.1.1.2 All proposed sites for spray irrigation shall be subject to approval of a permit by the Alachua County Development Review Committee. The land development regulations shall be revised to include compliance with specified criteria. The criteria shall at a minimum address the provision of sufficient land area for direct application, the incorporation of perennial vegetation as a primary crop, buffers from adjacent land areas, and emergency sites for adverse weather conditions. Surface water runoff resulting from spray irrigation that impacts groundwater or surface water shall not violate applicable federal, state, regional, water management districts, and local water quality standards.

Policy 6.1.4 Alachua County shall coordinate with the municipalities in development of effluent handling systems (located within the unincorporated portion of the County) such as artificial wetland disposal sites, irrigations reuse for crops, or recreation open space and industrial reuse.

OBJECTIVE 7.1. *No proposed changes to this section.*

OBJECTIVE 8.1

To promote the increased conservation and reuse of water.

Policy 8.1.1 Alachua County shall promote public information programs in an effort to increase public awareness and adoption of water conserving techniques and behaviors through newsletters, public service announcements, social media, workshops and forums, and displays at public events.

Policy 8.1.2 Land Development Regulations shall provide for the use of cluster development and attached dwelling units and zero lot line arrangements and smaller lot sizes. ~~Such development patterns shall be encouraged during the County's Development Review Committee (DRC), until the land development regulations include provisions to implement this policy.~~

- Policy 8.1.3** ~~Development plans shall be reviewed for inclusion of~~ The land development regulations shall include requirements for the use of native vegetation and other low water demand landscape material in order to reduce outdoor water consumption.
- Policy 8.1.4** Restrictions established by applicable water management districts shall be adhered to. The County or other government organization shall enforce these restrictions.
- Policy 8.1.5** The County will make information available on reducing water use as part of the public awareness efforts of the County.
- Policy 8.1.6** Low-volume plumbing devices shall continue to be required, consistent with local building codes.
- Policy 8.1.7** The County shall encourage the use of stormwater runoff for irrigation, agricultural or industrial water needs in order to conserve potable water sources.
- Policy 8.1.8** The County shall discourage the use of permanent landscape irrigation in new construction and in existing development through regulatory and/or voluntary measures. Strategies may include encouraging or requiring permeable hardscapes, limiting the amount of irrigated areas, and the use of organic matter to improve soil conditions.

DEFINITIONS

Public water supply system: A system for the provision to the public of water for human consumption through pipes or other constructed conveyances if such system has at least 15 service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system is either a community water system or a noncommunity water system. The term “public water system” includes:

- (a) Any collection, treatment, storage, and distribution facility or facilities under control of the operator of such system and used primarily in connection with such system.
- (b) Any collection or pretreatment storage facility or facilities not under control of the operator of such system but used primarily in connection with such system.

Source: Florida Statutes Section 403.852

~~A system of water treatment and distribution facilities from either a community water system or a non-community water system.~~

~~A Community water system serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. It provides potable water to residential uses such as municipalities, residential subdivisions, and mobile home parks.~~

~~A non-community water system is for provision to the public of piped water for human consumption that serves at least 25 individuals daily at least 60 days out of the year but that is not a community water system.~~

~~(Source: Alachua County Code, Ch. 363.24, taken from Florida Statutes)~~

Package Treatment Plant: Any wastewater treatment facility having a permitted capacity of less than 100,000 gallons per day. Essentially a small, self-contained, and usually pre-fabricated, treatment system consisting of a treatment plant and disposal system that is designed to treat sewage and wastewater on-site for a small community or a specific development.

~~(Source: Alachua County Code, Ch. 363.24, taken from Florida Statutes)~~

SOLID WASTE ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
- Underlined text is proposed to be added
- Regular text is currently adopted language

GOAL 1

~~TO PROVIDE CLEAN, EFFICIENT, ECONOMICAL, AND ENVIRONMENTALLY SOUND MANAGEMENT OF SOLID WASTE RESOURCES IN ALACHUA COUNTY~~ WHILE PRIORITIZING OVERALL REDUCTION IN THE QUANTITY OF MATERIALS THAT ENTER THE COUNTY'S SOLID WASTE STREAM.

OBJECTIVE 1.1

Establish level of service standards for solid waste management in order to coordinate capital improvement planning with land use decisions to meet the requirement that adequate solid waste management facilities be available when needed for development concurrent with the impacts of development by implementing Policies 1.1.1 through 1.1.4.

Policy 1.1.1 The level of service (LOS) standard for solid waste disposal, used as the basis for determining availability of disposal capacity to accommodate the demand generated by existing and new development in Alachua County, is hereby established, at a minimum, at 0.8 inbound tons per person per year at the Leveda Brown Environmental Park ~~in 2018~~ and thereafter.

Policy 1.1.2 Any project proposed for development in the unincorporated area of Alachua County that produces solid waste must obtain a Certificate of Level of Service Compliance (CLSC) from the County as a precondition of any Final Development Order issued by the County. The following standards must be met to satisfy the concurrency requirement and to receive a CLSC:

- (a) The necessary facilities and services are in place at the time a development permit is issued; or
- (b) A development permit is issued subject to the condition that the necessary facilities will be in place when the impacts of development occur; or
- (c) The necessary facilities are under construction at the time a development permit is issued and will be in place when the impacts of development occur; or
- (d) The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Policy 1.1.2. An enforceable development agreement may include, but is not limited to: (1) development agreements pursuant

to Section 163.3220, Florida Statutes, or (2) an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement must guarantee that the necessary facilities and services will be in place when the impacts of development occur.

Policy 1.1.3 Any proposed project that cannot obtain a CLSC shall not be issued a Final Development Order on the project or project phase, consistent with the Capital Improvements Element, until it can be demonstrated that the County solid waste management facilities can meet any of the requirements of Sections (a)-(d) under Policy 1.1.2.

Policy 1.1.4 Procedures for coordination with cities and Gilchrist County with respect to concurrency and level of service standards shall be implemented in accordance with Policy 5.1.9 in the Intergovernmental Coordination Element.

OBJECTIVE 1.2

Provide for safe operation and maintenance of publicly owned solid waste management facilities, in compliance with all stipulations and conditions of Florida Department of Environmental Protection (FDEP) permits; and other applicable local, state or federal regulations; provide for protection of water, soil and air resources, in compliance with local, state, and federal permit requirements including monitoring of groundwater at all public landfill sites.

Policy 1.2.1 – 1.2.5. *No changes proposed*

Policy 1.2.6 ~~New solid waste management facilities shall be adequately buffered from incompatible land uses, especially residential areas.~~ New solid waste management facilities should avoid locations adjacent to residential or active agricultural areas without providing adequate buffering or integrating design and business practices to minimize or eliminate adverse impacts on surrounding areas.

OBJECTIVE 1.3

Regulate, consistent with local, state, and federal regulations, all privately-operated landfills, including C&D landfills, and solid waste management facilities to ensure proper disposal methods and protection of natural resources including groundwater.

Policy 1.3.1 Each landfill operator, including C&D landfill operators, shall be required to maintain accurate daily logs of, ~~and to report to the County,~~ the volume or weight of materials disposed by material type in accordance with State requirements. ~~Penalties will be imposed for failure to report.~~ The County will track monitor landfill, including C&D landfill, disposal reporting.

Policy 1.3.2 Solid waste disposal systems shall be designed to prevent air, water and soil pollution, and danger to public health and safety. The use of land, water or air for uncontrolled disposal of any waste shall be prohibited. Development regulations shall require use of appropriate methods for preventing leachates which violate water quality standards from entering ground and surface water at all active landfill sites. At the County's discretion additional regulatory methods may include, but not be limited to, periodic inspections and monitoring programs during the permitting, operation, closure, and after closure of landfills. The need for additional regulatory methods will be based upon site specific

conditions such as hydrogeology, ecological characteristics, and neighboring land use. Additional inspections and groundwater monitoring requirements shall be at the expense of the owner. It shall be the responsibility of the permit holder and/or landowner to provide for the cost of monitoring and proper closure. Monitoring and closure shall be reviewed by the County and/or other appropriate agencies. This policy does not preclude the proper use of manure, mulching or composting of yard waste, or regulated use of biosolids for land application.

Policy 1.3.2.1 Each landfill operator, including C&D landfill operators, shall be required to monitor soil and groundwater, using sufficient methods to ensure no contamination of ground and surface waters as a result of the landfill activity. Monitoring programs shall be, at a minimum, in accordance with Florida Department of Environmental Protection landfill permits. The County may require a more stringent monitoring program at specific landfill sites. A monitoring program imposed by the County that is more stringent than that called for in the FDEP permit(s) shall consider the expense of the increased requirements.

Policy 1.3.3 Land based solid waste disposal systems shall provide for the eventual closure and reuse of the site.

Policy 1.3.4 Private landfills, including C&D landfills, disposal capacity and tipping fees shall be continually monitored by the County to determine if there is sufficient environmentally sound disposal capacity for material such as construction and demolition debris at fair market prices. Should the County have concerns about capacity or cost, it may perform a needs analysis in consideration of a publicly owned construction and demolition debris management facility.

OBJECTIVE 1.4

Develop and maintain a long-term solid waste management system. Utilize the Leveda Brown Environmental Park as a locale for centralized solid waste management facilities with the capacity for processing various components of the solid waste stream for the next 20 years. ~~The core of the Park is a solid waste transfer station with disposal at properly permitted facilities elsewhere.~~ The Park includes a solid waste transfer station, hazardous waste management facility, materials recovery facility, and an industrial park intended to attract employers in the recycling or materials recovery and reuse industry. ~~Continue to expand the capacity and function of the Park to meet changing needs for processing solid waste.~~

Policy 1.4.1 The County shall continually monitor the capacity and function of the Leveda Brown Environmental Park, and where needed, expand the capacity and functions of the Park to meet changing needs for managing and processing solid waste within the community.

Policy 1.4.2 The County shall recruit businesses and industries to the Leveda Brown Environmental Park which contribute to the circular economy by recovering material from the waste stream or using recovered material to create value-added products and services.

Policy 1.4.13 The County will seek long term environmentally sound disposal capacity (ten years or more) via agreements with public or private disposal facility owners. Such agreements will include environmental liability protection for the County. The caliber of the disposal

facility(s) management, environmental records, haul distance and disposal fees will be considered when negotiating such agreements.

Policy 1.4.24 Balu Forest shall be held in reserve as a future solid waste management facility site. Should the need arise and there be no other environmentally safe or economic option available, Balu Forest should be considered for a solid waste management facility site.

OBJECTIVE 1.5

The County shall continue to develop and implement a waste reduction strategies that includes waste prevention, source reduction, reuse, recycling ~~and biological disposition~~, composting, and other circular economy practices resulting in that contribute to a reduction of solid waste disposed per capita.

Policy 1.5.1 Annual per capita waste tonnage disposed at the County Leveda Brown Environmental Park and transfer station, or any Class I waste disposal site as designated by Alachua County, which is classified for disposal as Class I waste, will be recorded and measured on an annual basis. The annual change in tonnage disposed will act as a measure of waste reduction, waste prevention, reuse and recycling. The change from year to year will be used to monitor the effectiveness of the waste prevention strategy.

Policy 1.5.2 ~~Achieve a diversion rate from disposal of 40% by December 31, 2012; 50% by December 31, 2014; 60% by December 31, 2016, 70% by December 31, 2018; and 75% by December 31, 2020. Special waste being recycled such as tires, appliances, yard trash and construction and demolition debris will be included. The calculation will be made in accordance with the accepted methodology of the State of Florida Department of Environmental Protection. In addition to changes in total waste diversion, the County shall track and report on indicators of improvements in waste diversion such as percentage of businesses in compliance with the mandatory commercial recycling program, percentage of residential users voluntarily recycling, rates of recycled vs. disposed waste collected at rural collection centers, or similar measures. The County shall comply with the state goal for reducing the disposal of solid waste at solid waste management facilities through the establishment of a recycling program and through the encouragement of recycling by residential property, commercial property, governmental property, and institutional property. the accepted methodology of the State of Florida Department of Environmental Protection. In addition to changes in total waste diversion, the County shall track and report on indicators of improvements in waste diversion such as percentage of businesses in compliance with the mandatory commercial recycling program, age of residential users voluntarily recycling, rates of recycled vs. disposed waste collected at rural collection centers, or similar measures.~~

Policy 1.5.3 The County shall maintain and improve the single family residential curbside recycling program in the Municipal Services Benefit Unit (MSBU) and offer drop-off recycling in the non-mandatory rural area by providing recycling containers at the Rural Collection Centers. ~~The County shall explore the feasibility of a mandatory curbside recycling program throughout the County.~~

- Policy 1.5.4** The County shall increase enforcement of the mandatory commercial recycling program that includes apartments, multi-family complexes, businesses, institutions for a compliance rate of 95% by the year 2030.
- Policy 1.5.5** The County shall maintain recycling and waste reduction programs in all county offices. The County's purchasing policy shall foster purchase of goods made from recycled materials.
- Policy 1.5.6** The County shall provide coordination and assistance to all local municipalities, and institutions to maintain effective and efficient recycling programs.
- Policy 1.5.7** The County shall continue to promote strategies to create and grow a circular economy, including waste prevention, source reduction, reuse, recycling, the purchase of goods made from recycled materials, composting and pollution prevention through public education programs. Such programs will be directed to schools, churches, civic organizations, service clubs, businesses, institutions and residents.
- Policy 1.5.8** The County shall pursue available Federal or State grants and funding to maintain and promote expansion of the County's recycling, resource recovery, and source reduction programs.
- Policy 1.5.9** The County shall improve the yard trash management program and shall encourage the public to increase efforts to utilize landscape and yard waste at home through backyard mulching and composting programs.
- Policy 1.5.10** All white goods and other recyclable bulky wastes shall be segregated from the solid waste stream and recycled.
- Policy 1.5.11** The County shall continue to investigate other methods of waste management and alternatives to landfill disposal of solid waste, including source reduction.
- Policy 1.5.12** The County shall ~~prepare and publish an annual report of~~ periodically publish information on solid waste management activities, programs and accomplishments. The report Such ~~information will~~ may include, but is not limited to, program costs, recycling rates, circular economy data, per capita generation rates, trends, waste reduction rates, disposal amounts, and other data pertinent to evaluating the success of the waste reduction strategy.

OBJECTIVE 1.6

Ensure that collection and transportation of all solid waste is handled safely, securely, and efficiently to protect human health and the environment. In addition, such collection and transportation shall be conducted in an economically feasible manner to minimize costs to the County. No new truck routes shall cross significant natural uplands without critical review of impacts on contiguous habitat characteristics.

- Policy 1.6.1** The County shall contract with private haulers, or otherwise provide collection service or systems, so as to utilize efficient and cost-effective methods for solid waste collection within the unincorporated areas of the County.
- Policy 1.6.2** The County shall investigate the equity, efficiency and administrative feasibility of alternative revenue structures for solid waste services such as variable can rates (based on volume), weight-based rates and special assessments.

Policy 1.6.3 The County shall continue to coordinate with the municipalities in the County ~~and Gilchrist County through~~ and pursue interlocal agreements to promote disposal of solid waste collected within their jurisdiction at County solid waste management facilities.

OBJECTIVE 1.7 *No proposed changes to this section.*

OBJECTIVE 1.8 *No proposed changes to this section.*

SOLID WASTE ELEMENT DEFINITIONS

Circular Economy means a system where materials never become waste and nature is regenerated. In a circular economy, products and materials are kept in circulation through processes like maintenance, reuse, refurbishment, remanufacture, recycling, and composting. The circular economy addresses climate change and other global challenges, like biodiversity loss, waste, and pollution, by decoupling economic activity from the consumption of finite resources.

Liner ~~means a continuous layer of low permeability natural or man-made materials, beneath or on the sides of a landfill, or landfill trench, which controls the downward or lateral escape of waste constituents, or Leachate.~~

STORMWATER MANAGEMENT ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
- Underlined text is proposed to be added
- Regular text is currently adopted language

GOAL 1

PROTECT NATURAL DRAINAGE FEATURES AND THE QUALITY OF WATERS AND PROTECT NEW AND EXISTING DEVELOPMENTS IN ACCORDANCE WITH ADOPTED LEVELS OF SERVICE FOR FLOODPLAIN MANAGEMENT, WATER QUANTITY AND WATER QUALITY.

OBJECTIVE 1.1 *No proposed changes.*

OBJECTIVE 2.1. *No proposed changes.*

OBJECTIVE 3.1

Coordinate improvements to the stormwater management system which serve new or future needs with the Future Land Use Map and level of service standards as adopted in this plan.

Policy 3.1.1 To ensure water quality and flood protection, new development shall provide facilities designed to control and treat stormwater runoff at the following levels of service:

Water Quality

All new development, redevelopment, and, when expansion occurs, existing developed areas, must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this Comprehensive Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will degrade the water quality of the watershed. Regardless of the area served, the stormwater treatment provided must provide a level of treatment which meets or exceeds Chapter 62-25 F.A.C. and applicable federal, state, regional, WMD and local requirements ~~in effect on the date of adoption, April 8, 2002~~ of this Comprehensive Plan and the land development regulations. The County shall implement an Advanced Stormwater Treatment Code based on Low Impact Design (LID) principles, including provisions for the Sensitive Karst Area, Outstanding Florida Waters and impaired waters.

OBJECTIVE 4.1. *No proposed changes.*

OBJECTIVE 5.1

Alachua County will ensure the protection of natural drainage features, including surface water quality and groundwater aquifer quality and quantity recharge functions, from stormwater runoff.

Policy 5.1.1 – 5.1.7 *No proposed changes.*

Policy 5.1.8 ~~Alachua County shall require stormwater management facilities to be designed in accordance with the stormwater management standards, landscaping standards, and all applicable supplemental stormwater management standards, identified in the County’s land development regulations. Stormwater Management and Landscaping Policies of the Metropolitan Transportation Planning Organization (MTPo) as outlined in the MTPo Policies Manual. As detailed in the land development regulations, stormwater management facilities shall be designed as an integral part of the development, as a physical or visual amenity that provides usable open space or that resembles native habitat communities by planting native vegetation in and around the facility to the maximum extent feasible an aesthetic focal point or feature that resembles a natural area, or for basins that resemble geometric shapes, provide human scale design features that break up large volumes, provide usable space, and stimulate pedestrian activity.~~

Policy 5.1.9 – 5.1.10 *No proposed changes.*

OBJECTIVE 6.1 *No proposed changes.*

OBJECTIVE 7.1 *No proposed changes.*

STORMWATER ELEMENT DEFINITIONS

~~**One-stop permitting:** The ability to obtain a single permit from the County and other appropriate agencies as a result of an inter-local agreement for the permitting and construction of stormwater management facilities associated with new development or modification to existing facilities.~~

~~**Stormwater Utility:** An enterprise fund established to provide stable funding for stormwater operations and capital projects.~~

CONSERVATION AND OPEN SPACE ELEMENT

Formatting Key:

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GOAL

TO CONSERVE, MANAGE AND RESTORE OR ENHANCE THE NATURAL AND HUMAN-RELATED RESOURCES OF ALACHUA COUNTY TO ENSURE LONG-TERM ENVIRONMENTAL QUALITY FOR THE FUTURE.

1.0 CONSERVATION OVERVIEW

OBJECTIVE 1.1 - CONSERVATION STRATEGIES

Embrace multiple, diverse strategies for the conservation of natural systems in Alachua County.

Policy 1.1.1 The County shall promote the long-term maintenance of natural systems through a comprehensive approach that involves education, public participation, regulations, incentives, acquisition, intergovernmental coordination, and other appropriate mechanisms.

Policy 1.1.2 Alachua County shall continue to implement the protection standards for wetlands, significant habitat, listed species habitat, strategic ecosystems, and significant geologic features on a countywide basis, as provided in Chapter 77, Article II and Chapter 78 of the Alachua County Code of Ordinances, and as authorized by the Alachua County Home Rule Charter Section 1.4.

OBJECTIVE 1.2 - CONSERVATION AS PRIORITY

Establish environmental conservation as a priority in all decision-making for Alachua County.

Policy 1.2.1 Any decision may directly or indirectly affect the conservation, management, preservation, enhancement, and use of the natural resources of Alachua County. It is the intent of this Element that County officials, staff, and citizens constantly monitor all decisions for the effects they may have on appropriate conservation and use of resources, and that such decisions be made with consideration given to the principles and policies of the Comprehensive Plan and this Element.

Policy 1.2.2 The County shall establish as a priority all principles and policies in this Element when making decisions concerning new or expanded public facilities.

2.0 ENVIRONMENTAL INFORMATION MANAGEMENT

OBJECTIVE 2.1 - INFORMATION SYSTEM

Establish an information system for the natural resources and human-related resources associated with the natural environment, and be proactive in providing public access to this information. Use the information system to measure environmental quality necessary to protect and maintain natural resources that provide a safe and healthy environment for all living things in Alachua County.

Policy 2.1.1 The County shall update and maintain the Conservation Element Map Series and related information system containing data relevant to the protection of the environmental quality of Alachua County's natural resources. The information shall include, at a minimum, an inventory and maps of:

- (a) Surface waters, wetlands and floodplains;
- (b) Groundwater resources, including high aquifer recharge areas and wellfield protection areas, and groundwater quality;
- (c) Strategic ecosystems;
- (d) Listed species and their habitat;
- (e) Public parks, preserves and forests, including those held in fee and less than fee simple ownership, such as conservation easements and leaseholds;
- (f) Significant geologic features;
- (g) ~~Scenic corridors;~~ County-designated scenic roads;
- (h) Hazard areas including fire and flood prone areas, and existing and potential hazardous materials storage, treatment, and disposal sites; and
- (i) Alachua County soil survey and maps.
- (j) Open space and greenways.

Policy 2.1.2 Alachua County shall ~~establish a monitoring program using~~ continually monitor performance indicators ~~to determine~~ relating to the health of the County's natural resources. ~~The monitoring program shall be developed as part of a special work program that includes the following components:~~ Such indicators may include, but are not limited to, the following:

~~(a) The County shall develop indicators that highlight changes in natural resources.~~

~~(1) Indicators may include but are not limited to:~~

- ~~a:~~ (a) Indicators of natural resource losses:
 - ~~1:~~ (1) Loss of various types of habitat, including wetlands and uplands.
 - ~~2:~~ (2) Increase in density or intensity of zoning, land use and development in conservation areas.
 - ~~3:~~ Increase in impervious surfaces in the unincorporated portions of the County.
 - ~~4:~~ (3) Acres of land converted from agriculture and silviculture.
 - ~~5:~~ (4) Habitat fragmentation.
 - ~~6:~~ (5) Acres of forest converted to ~~plantations~~ silviculture.

- b. (b) Indicators of natural resource gains:
 - 1. (1) Number of acres of preservation land ~~that is permanently protected owned or protected by the public or private sector.~~
 - 2. (2) Number of acres of land that is restored to more natural functioning or quality.
 - 3. (3) Number and acreage of farms using sustainable practices for irrigation, fertilizing, and disposal of animal wastes.
 - 4. (4) Number of housing developments utilizing native plant materials.
 - 5. (5) Acres of forest under certified sustainable management.
- c. (c) Indicators whose change may show either natural resources gains or losses:
 - 1. (1) Tree canopy.
 - 2. (2) Air quality.
 - 3. (3) Surface water and ground water quality.
 - 4. (4) Results of voluntary community-based species counts such as Audubon bird counts.
 - 5. (5) Number of listed and/or indicator (key) species.
- (b) Indicators shall be tracked and measured incrementally using a geographic information system ~~as part of the land use planning and development review processes.~~
- (c) The County shall implement a performance-based development review process based on selected indicators in conjunction with items in the natural resources checklist referenced in Policy 3.4.1.
- (d) The County ~~annually~~ shall periodically compile and review data on selected indicators to determine resource losses and gains and the impacts of development on natural resources in Alachua County.
- (e) These data shall be gathered from best available existing sources, including development review data, aerial photography, and mapping resources of other governmental agencies, academic institutions, and non-profit organizations.
- (f) The review shall include an evaluation of the effectiveness of current policies and land development regulations, and identification of areas that need improvement to ensure the meaningful protection of natural resources.
- (g) ~~The County shall incorporate the results of the review into an annual report that presents the state of the County's natural resources. The report shall be publicized and made readily accessible to all members of the community.~~

OBJECTIVE 2.2 - EDUCATION AND OUTREACH

Increase public understanding of natural resources issues and provide access to the most current and reliable information so that the public may make informed decisions regarding their health, welfare, and safety.

- Policy 2.2.1** The County shall encourage environmental stewardship among all citizens of Alachua County by advancing conservation principles in the everyday operations of Alachua County.
- Policy 2.2.2** The County shall implement proactive, innovative, and creative educational programs with a focus on encouraging behavior change concerning natural resource protection issues including, but not limited to:
- Air quality;
 - Surface water protection and
 - ~~w~~Wetlands quality and function;
 - Groundwater quality and vulnerability;
 - Water conservation;
 - Wildlife and aquatic species and habitat;
 - Native vegetative communities;
 - Invasive species control;
 - Natural areas protection;
 - Agricultural preservation;
 - Sustainable agriculture and forestry;
 - Soil conservation;
 - Energy conservation;
 - Flood and fire hazard mitigation;
 - Hazardous waste; and
 - Waste management.
- Policy 2.2.3** The County shall ~~actively~~ pursue interactive public involvement and functional partnerships with the School Board of Alachua County, private schools, the University of Florida and Santa Fe College, the Alachua County Extension Office, and environmental and agricultural organizations, for the purposes of developing and disseminating educational materials and programs.
- Policy 2.2.4** The County shall develop and disseminate information ~~bulletins~~ regarding development ~~review~~ regulations and criteria which can be used ~~in the field by field technicians~~ to promote environmentally responsible land use and development practices.
- Policy 2.2.5** Educational materials shall be made available to developers, homeowners, and other interested citizens concerning proper maintenance, management, restoration, and development in natural areas (for example, habitat creation, endangered species, management of development ponds, wetlands vegetation, ~~xeriscape~~ landscaping, water quality, and water conservation).
- Policy 2.2.6** The County shall recognize individuals, groups, developments and projects that exemplify concepts of environmental stewardship embodied in the Comprehensive Plan.
- Policy 2.2.7** The County shall ~~actively~~ pursue funding sources for environmental protection programs ~~that foster~~ based on volunteer participation, ~~such as the River keepers,~~

~~Lake Watch, World Games, Forest Stewardship Council certification, and Environmental Justice/Environmental Ambassadors programs.~~

Policy 2.2.8 Where consistent with natural resources protection, the County shall provide interactive opportunities for education and public viewing and enjoyment of wildlife at County-owned lands.

OBJECTIVE 2.3 – RESOURCE AREAS PLANNING

~~Manage natural resources at a scale appropriate to their protection, and facilitate consensus-building in the public participation process.~~

Policy 2.3.1 ~~The County shall implement a geographic area-based approach to environmental planning programs:~~

- ~~(a) Area boundaries shall be determined based on the location of natural resources, for example, watersheds.~~
- ~~(b) The County shall seek residents, property owners, and business owners in the area that represent a diversity of environmental, economic, and social interests to form a task force in each area.~~
- ~~(c) Each task force shall work with the County to create plans for the efficient utilization and conservation of human-related and natural resources in the area.~~

Policy 2.3.2 ~~A Community and Neighborhood Planning program, per Future Land Use Element Section 7 (Implementation), shall address conservation issues including provisions for regional habitat corridors, watersheds and greenways.~~

3.0 ENVIRONMENTAL LAND USE CATEGORIES

OBJECTIVE 3.1 - CONSERVATION LAND USE CATEGORIES

A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.

Policy 3.1.1 In addition to the conservation areas designated on the Future Land Use Map, ~~Conservation areas shall also~~ consist of natural resources that, because of their ecological value, uniqueness and particular sensitivity to development activities, require stringent protective measures to sustain their ecological integrity. These areas shall include:

- (a) Wetlands;
- (b) Surface waters;
- (c) 100-year floodplains;
- (d) Listed species habitat;
- (e) Significant geologic features;
- (f) Strategic ecosystems; and
- (g) Champion trees and Landmark Live Oaks

- Policy 3.1.2** In conservation areas, the following uses, if otherwise consistent with the Comprehensive Plan, generally shall be permitted to the extent that they do not significantly alter the natural functions of the conservation area:
- (a) Public and private conservation, recreation and open space uses.
 - (b) Public and private wildlife preserves, game management and refuge areas.
 - (c) Water conservation and retention/detention areas that are determined to be appropriate for stormwater management.
 - (d) Agricultural uses, employing latest applicable best management practices.
- Policy 3.1.3** Conservation areas shall be developed only in a manner consistent with protection of the ecological integrity of natural resources, and in accordance with standards which are outlined subsequently in this Element.
- Policy 3.1.4** All conservation areas should be avoided as potential locations for personal wireless service facilities.
- Policy 3.1.5** Certain resources such as mineral resources and high aquifer recharge areas, because of their location, nature, or extent cannot be protected to the extent of conservation areas, but have been identified for protection in this Element. Policies applicable to these resources shall be those specific policies in Section 4 which apply to development activities within or affecting such areas and policies which apply generally to natural resources.

OBJECTIVE 3.2 - PRESERVATION LAND USE CATEGORY

A preservation land use category shall be established to recognize and protect natural resources within publicly owned lands in Alachua County.

- Policy 3.2.1** Preservation areas shall consist of publicly owned lands, including lands owned and managed by non-profit conservation organizations, which are intended for use as natural reserves or managed conservation lands for the preservation of natural resources in perpetuity.
- Policy 3.2.2** Preservation areas shall include ~~but are not limited to:~~
- (a) ~~Austin Carey Memorial Forest;~~
 - (b) ~~Goethe State Forest (Watermelon Pond Unit)~~
 - (c) ~~Gum Root Swamp Conservation Area;~~
 - (d) ~~Lake Alto Swamp;~~
 - (e) ~~Lochloosa Wildlife Conservation Area;~~
 - (f) ~~OLeno State Park;~~
 - (g) ~~Orange Lake (Bird Island);~~
 - (h) ~~Paynes Prairie Preserve State Park;~~
 - (i) ~~Poe Springs;~~
 - (j) ~~Prairie Creek Conservation Area;~~
 - (k) ~~River Rise Preserve State Park;~~
 - (l) ~~San Felasco Hammock Preserve State Park;~~
 - (m) ~~Santa Fe Swamp Conservation Area;~~
 - (n) ~~Warren Cave; and~~

- (o) ~~Property acquired in fee or less than fee simple for preservation by federal, state, and local agencies, Water Management Districts, local municipalities, non-profits, or Alachua County for use as natural reserves or managed conservation lands for the preservation of natural resources in perpetuity. The identification of less-than-fee properties as preservation areas will be based on the management goals and objectives for the property. This includes properties acquired or managed under programs such as Alachua County Forever, Florida Communities Trust, Save-Our-Rivers, and Conservation and Recreation Lands.~~

Policy 3.2.3 A management plan shall be developed for each preservation area by the responsible public agency, in accordance with the following:

- (a) The management plan shall include but is not limited to:
 - (1) Documents and maps that identify the location of areas and natural resources to be preserved, including any protective buffers.
 - (2) An assessment of the existing quality and characteristics of the natural resources to be preserved and/or restored.
 - (3) A description of the goals and objectives for each site.
 - (4) A description of all proposed uses, including existing and any proposed physical and access improvements.
 - (5) A description of activities that will be performed to protect, restore, or enhance the natural resources to be preserved.
 - (6) A set of schedules and assignments of responsibility for specific implementation activities to be performed as part of the management plan.
- (b) The management plan shall take into account the ownership interests of public and private entities and provide for protection of private ownership interests.
- (c) If a preservation area is subject to a conservation easement, the agreement for the conservation easement may serve as the management plan in the absence of a management plan.
- (d) The land shall be subject to the conservation policies of the Comprehensive Plan that are applicable to the resources within those areas.

OBJECTIVE 3.3 - FUTURE LAND USE MAP

Identify conservation and preservation areas on the Future Land Use Map.

Policy 3.3.1-3.3.3. *No proposed changes.*

Policy 3.3.4. Site Specific Delineation: The parcel-specific boundaries of preservation and conservation areas shall be verified by ground surveys conducted in the course of special studies, ~~or~~ development review, or as part of Alachua County Forever or similar land acquisition programs. County-initiated mapping efforts shall be performed at the County's expense, except when an applicant seeks land use change, zoning change, or development approval prior to the completion of the

County's mapping efforts, consistent with policies 3.4.2 and 4.10.3. Conservation policies shall be applied based on the resulting site-specific delineation.

OBJECTIVE 3.4 - DEVELOPMENT REVIEW PROCESS

Protect natural resources during the land use planning and development review process from activities that would significantly damage the ecological integrity of these areas. The applicability of the policies and standards in this section shall be determined for all development at each stage of the land use planning, zoning, and development review and permitting process.

Policy 3.4.1-3.4.3. *No proposed changes.*

Policy 3.4.4. For ~~certain proposed land use or zoning changes~~ or developments located ~~within greenline areas designated by the Florida Department of Environmental Protection around adjacent to~~ State parks and preserves, the County shall notify and request comments from the State Division of Recreation and Parks (DRP) concerning potential impacts that such ~~developments actions~~ could have on the State parks or preserves. ~~The notification process shall apply to those developments meeting specified threshold requirements to be developed by the County and the State Division of Recreation and Parks.~~ Information provided by DRP shall be considered with other comments during ~~rezonings and the development~~ the review processes prior to making final decisions regarding ~~proposed developments such actions~~.

OBJECTIVE 3.5 - DEVELOPMENT REGULATIONS

~~Adoption of new or revisions to existing land development regulations based on policies in this Element shall begin immediately following the adoption of this Element by the Alachua County Board of County Commissioners and shall be completed in accordance with a rigorous adoption schedule.~~

~~**Policy 3.5.1**—The County shall collaborate with affected local, state, and federal regulatory agencies and the Water Management Districts to adopt and enforce specific land development regulations (LDRs) that implement the goals, objectives, and policies of this Element and provide the fullest protection for natural resource areas and characteristics.~~

~~**Policy 3.5.2**—LDRs shall provide performance standards for development in and adjacent to conservation and preservation areas to protect and enhance the natural, physical, biological, ecological, aesthetic, and recreational functions of these areas. Performance standards for the rural area shall include innovative approaches such as flexible lot sizes, clustered subdivisions, setbacks, buffers, and density transfers as provided in the policies under Objective 6.2 of the Future Land Use Element.~~

~~**Policy 3.5.3**—LDRs shall provide standards for the placement of public facilities that address, at a minimum, the impacts to air, surface water and groundwater quality, wildlife, vegetation, natural systems function, noise, and waste disposal.~~

OBJECTIVE 3.6 - RESOURCE PROTECTION STANDARDS

Protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards.

Policy 3.6.1-3.6.4. *No proposed changes.*

Policy 3.6.5 Development on land that includes conservation areas shall be sited and designed according to the following standards and consistent with policies under Objective 5.2:

- (a) The preservation of conservation areas shall be required on all development sites to the greatest extent possible, consistent with standards which are outlined subsequently in this Element.
- (b) Density or intensity shall be transferred from conservation areas to non-conservation portions of the property, to adjoining property under common ownership or management and within a unified development, or to other development receivership areas, at a rate consistent with that of the underlying zoning district, but not to exceed the maximum density allowed by the land use designation.
- (c) When there are no non-conservation areas to which density or intensity may be transferred, the development shall be clustered in the portion of the site that will result in least environmental impact.
- (d) When ~~connection to~~ central sewer is not ~~required~~ available, septic wastes shall be disposed of according to the Comprehensive Plan, land development regulations, and health department standards, and without adversely affecting ecosystem health. When septic systems must be installed within surface water and wetland buffers they must be located and designed to minimize impacts to regulated resources as determined in the Land Development Regulations and Water Quality Code; Enhanced Nutrient Reducing Systems may be required in such areas.
- (e) Existing landscape connections to other conservation areas shall be maintained so that fragmentation is avoided.
- (f) ~~Development in rural areas shall be consistent with policies under Objective 6.2. of the Future Land Use Element.~~

Policy 3.6.6 – 3.6.10. *No proposed changes.*

Policy 3.6.11 Septic tanks and drainfields shall be sited in a manner to protect conservation areas from the discharge of improperly treated effluent. ~~The use of alternative systems shall be required under appropriate circumstances to protect environmental health.~~ The County shall consider amendments to its land development regulations and other County ordinances to require the use of enhanced nitrogen reduction (ENR) septic tank systems under certain circumstances in order to protect water resources and meet other goals and objectives of this Element.

Policy 3.6.12 – 3.6.15. *No proposed changes*

4.0 NATURAL RESOURCES

OBJECTIVE 4.1 - AIR RESOURCES

Alachua County shall take appropriate steps to maintain or improve ambient air quality to ensure the protection of public health and the environment and to exceed compliance with state and national ambient air quality standards.

Policy 4.1.1 The County shall track and maintain awareness of air quality regulatory issues and new emission sources which have the potential to impact ambient air quality in the County including the potential to increase the levels of hazardous air pollutants in the County.

Policy 4.1.2 The County shall maintain an inventory of greenhouse gas emissions (GHG) for County operations and the local community, and shall develop and implement a plan to reduce countywide GHG emissions by 80% from 2009 baseline emissions by 2050; ~~with an intermediate goal of a 40% reduction by 2020 and a short term goal of 5% annual reduction. Findings shall be released in an annual status report for County operations, with an estimate of community emissions reported biennially (i.e., every two years). In addition to changes in total GHG emissions, reports shall include indicators of improvements in efficiency such as reductions in emissions per person, per employee or per square foot, improvements in building performance ratings, or similar measures.~~

Policy 4.1.3 The County shall maintain an air quality public education function that has the following components:

- (a) A general air quality website to provide the public with educational information about air quality, radon and indoor air pollution issues.
- (b) A radon information education program that informs the public about the soil radon potential in different areas of Alachua County.

Policy 4.1.4 All incineration, prescribed open burning, and yard trash burning shall be conducted in accordance with ~~local, State and Federal regulations such that the health and safety of the public and the environment is protected~~ Chapter 590, Florida Statutes and Chapter 5I-2, Florida Administrative Code.

- (a) Open burning of land clearing debris in the urban cluster shall be prohibited. This does not preclude burning of vegetative debris accumulated as a result of cleanup from a local emergency or severe weather event, such as a hurricane or tornado. Such burning shall only be conducted with a permit from the appropriate local or state agency(s).
- (b) In lieu of burning, the following practices shall be used:
 - (1) Vegetative debris may be ground and used as mulch or compost onsite;
 - (2) Vegetative debris may be delivered to an appropriately permitted facility for processing and disposal;
 - (3) Non-vegetative land clearing debris must be separated out of the vegetative debris and transported to an appropriately permitted facility for processing and disposal.

- (c) Prescribed burning for fuel reduction or maintenance of ecosystem health shall be in accordance with Chapter 590, Florida Statutes and Chapter 51-2, Florida Administrative Code, and any applicable a land management plan, where required, and all applicable permits.

Policy 4.1.5 Factors contributing to the maintenance or improvement of air quality shall be identified and considered during land use planning and development review. These factors include but are not limited to:

- (a) Increased use of mass transit and non-motorized modes of transportation, and the promotion of a land development pattern conducive to support of public transportation, including containment of urban development in existing urban areas or carefully planned expansions of urban areas;
- (b) Increased use of green space in site planning for all types of development and along major roadways; and
- (c) Increased strategic planting of trees and shrubs to shade streets and buildings, and use physical barriers if necessary to reduce particulate air pollution, and reduce energy consumption and new carbon dioxide generation caused by combustion of fossil fuels; and
- (d) Control of airborne dust generated from land clearing and site preparation activities. Control may involve the use of techniques such as temporary silt fencing, immediate seeding or sodding, permanent vegetative buffering, phasing land clearing with development, or sprinkling the area with water.
- (e) Promotion of industries that exceed Federal and State air quality and emission standards.

Policy 4.1.6 The County shall pursue and support programs that reduce adverse impacts on air quality due to traffic emissions by encouraging use of public transit, multiple ridership in automobiles, and safe use of bikeways.

Policy 4.1.7 Asbestos shall be surveyed for and removed by a licensed contractor prior to demolition or renovation of all buildings.

Policy 4.1.8 The County shall establish a tree planting program to improve air quality in designated areas.

~~**Policy 4.1.9** The County shall establish an intergovernmental task force, comprised minimally of representatives from local governments and utilities, to coordinate on air quality issues such as alternative fuels and the use of hybrid fuel vehicles.~~

OBJECTIVE 4.2 - SOILS AND SLOPES. *No changes to this section.*

OBJECTIVE 4.3 - MINERAL RESOURCES

Regulate extraction activities so that they do not adversely affect the quality of air, groundwater, surface water, land, and wildlife.

~~**Policy 4.3.1** The County shall develop a comprehensive approach to mineral resources. Existing land development regulations that address mineral resources shall be reviewed, consolidated, and revised to provide for comprehensive natural resource protection. Revisions shall include the following:~~

The land development regulations shall provide for the regulation of mining and land excavation and filling activities, with provisions for reclamation and reuse, such that these activities do not adversely affect established residential areas, conservation, or preservation areas identified on the Future Land Use Map, or adversely affect transportation corridors, the quality of air, groundwater, surface water, land, and wildlife in the County. Such land development regulations shall, at a minimum, address the following:

- (a) Identification of areas where mining, land excavation, and filling activities may be permitted. a mining and excavation district, with associated policy directives.
- (b) Restriction of mining and excavation in conservation and preservation areas.
- (c) Provisions for avoidance, minimization, and mitigation of adverse impacts, including but not limited to impacts related to noise, lighting, traffic, habitat, listed species, air, surface water and ground water quality and quantity.
- (d) Standards for reclamation and reuse that provide for restoration of the functions of natural systems.

Policy 4.3.2 ~~The County shall review its regulatory approach to filling activities, including landfilling, and the storage and handling of construction and demolition debris. The County shall revise its approach to ensure natural resources protection and consistency with state law.~~

Policy 4.3.3 ~~The development regulations shall address mining, land excavation, and filling activities, and shall include provisions for reclamation and reuse, and assure successful completion of approved reclamation and reuse plans. Mining, land excavation, and filling activities shall be consistent, at a minimum, with the Atachua County Excavation and Fill Ordinance and the Atachua County Surface Mining and Land Reclamation Ordinance which provide for permit requirements and standards for site location, site design, environmental protection and reclamation.~~

Policy 4.3.4 The quality and quantity of ground and surface waters shall not be significantly altered through extraction operations. Potential groundwater impacts shall be evaluated by the applicant prior to commencement of mining activities as part of the permitting process. Water quality and quantity monitoring activities at extraction sites shall be reviewed by the County. Costs for providing water quality and quantity monitoring at extraction sites shall be borne by the extractor.

Policy 4.3.5 Extraction operations shall minimize potential adverse impacts to surrounding areas and use specific mitigation criteria to minimize air, noise, and traffic impacts.

Policy 4.3.6 Buffer zones shall be established adjacent to natural streams and watercourses and existing parks and preserves so that they will not be adversely impacted by extraction activities.

Policy 4.3.7 Mining activities shall not be initiated in established residential areas or in designated conservation or preservation areas identified on the Future Land Use Map. New residential developments shall be restricted in the vicinity of operating mines or shall provide for adequate buffers and noise abatement. Areas containing sources of commercially valuable minerals shall be protected from the encroachment of incompatible land uses.

OBJECTIVE 4.4 - GEOLOGICAL RESOURCES

Protect and maintain significant natural geologic features such as special karst features -- springs, caves and sinkholes in their natural condition.

- Policy 4.4.1** Significant geologic features, such as springs, caves, sinkholes, and other karst features, shall be identified and evaluated for their importance to the overall natural resource system of the County.
- Policy 4.4.2** Outstanding geologic features, such as certain springs, sinkholes, and caves, shall be considered for acquisition, provided appropriate protective management can be assured.
- Policy 4.4.3** In instances where geologic features function as habitats for listed species, special protection will be provided commensurate with the character of the habitat.
- Policy 4.4.4** Significant geological features shall be accurately identified on development proposals. The Development Review Committee shall require strategies for protecting these features during construction and after development. These strategies shall address:
- (a) Inclusion of significant geologic features as part of common open space;
 - (b) Utilization of principles of good landscape design to incorporate features as aesthetic elements;
 - (c) Pretreatment of stormwater runoff, in accordance with County and water management district rules and regulations, prior to discharging to karst geology features;
 - (d) Geophysical studies may be required where karst features are prominent and conduit flow is known to exist in order to best inform stormwater & site design;
 - (e) The identification of the appropriate level of treatment of wastewater effluent (which may require Enhanced Nutrient Removing septic systems) prior to discharge to any karst geology features; and
 - (f) Perimeter edge buffering around features to maintain natural context, edge vegetation, and structural protection.
- Policy 4.4.5** ~~The land development regulations shall include standards and procedures consistent with this policy.~~
- Policy 4.4.6** The County shall ~~cooperate~~ coordinate with municipalities on the protection of groundwater within any watershed having the Floridan aquifer exposed in sinks or open pits to potentially harmful deposition of atmospheric and other non-point source surface pollution where citizens of the County may be affected.
- Policy 4.4.7** The County shall establish management strategies for sinkholes and sinkhole-prone areas that protect water quality, hydrologic integrity, and ecological value. Management strategies may include, among other techniques, filling and development restrictions, buffers, runoff diversion, muck and debris removal, berm and weir construction, and filtration.

OBJECTIVE 4.5 - GROUNDWATER AND SPRINGS

Protect and conserve the quality and quantity of groundwater and springs resources to ensure long-term public health and safety, potable water supplies from surficial, intermediate, and Floridan aquifers, adequate flow to springs, and the ecological integrity of natural resources.

Policy 4.5.1 The County shall establish a comprehensive wellhead protection program through implementation of the Murphree Wellfield Code and the Hazardous Materials Management Code to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

~~(a)~~ The County shall assist the WMDs and the municipalities with environmental suitability analysis for expansion of existing wellfields or location of future wellfield areas.

Policy 4.5.2 Until wellfield protection areas are established for each public water supply well, the following standards shall apply in the areas surrounding such wells:

- (a) Each public water supply well shall be protected by a 200 foot zone of exclusion within which no new development approvals will be granted.
- (b) The following new uses or expansions of existing uses shall be prohibited in the vicinity of each public water supply well as specified in the Alachua County Hazardous Materials Management Code:
 - (1) Class C or D facilities as defined by the Alachua County Hazardous Materials Management Code.
- (c) The following new uses or expansions of existing uses shall be prohibited in the vicinity of public water supply wells:
 - (1) Landfills;
 - (2) Feedlots or other commercial animal facilities;
 - (3) Wastewater treatment plants and percolation ponds, including wastewater reuse and discharge facilities;
 - (4) Mines;
 - (5) Excavation of waterways or stormwater management facilities which intersect the water table;
 - (6) Stormwater retention and detention basins except pursuant to performance controls where configuration or topography of a lot of record precludes location of a required retention or detention basin outside the Wellfield Protection Area; and
 - (7) All uses prohibited in High Aquifer Recharge Areas by Policy 4.5.5(e), below.

Policy 4.5.3 The County ~~shall utilize~~ ~~adopts~~ the Alachua County Floridan Aquifer High Recharge Area map. ~~This map is for information and outreach purposes and to provides a~~ adopts a generalized indication/depiction of relative aquifer recharge/vulnerability and high aquifer recharge areas as general background to be used in combination with site-specific hydrogeologic assessment for development review in the unincorporated portion of the County.

Policy 4.5.4 The County ~~shall utilize~~ ~~adopts~~ the Alachua County Outstanding Florida Springs Priority Focus Areas (PFAs) map. ~~This map is~~ to guide the implementation of springs protection measures throughout the County.

Policy 4.5.5 – 4.5.20. *No changes proposed.*

Policy 4.5.21. The County shall continue to promote water conservation techniques and programs for current and future development (consistent with Energy Element Objective 1.1). The County shall support water conservation practices and standards, including but not limited to, Florida Water StarSM, Florida Friendly Landscaping, LID techniques, installation of water efficient fixtures, soil moisture sensors and smart irrigation systems, and landscape irrigation restrictions.

- (a) The County shall continue to update its land development regulations to require a reduction in permanently irrigated areas for all new development. As part of this effort, the County shall identify strategies to reduce the overall footprint of new development to minimize site disturbance and maximize the protection of existing vegetation.
- (b) Indoor and outdoor use of water should, at a minimum, meet or exceed Florida Water StarSM criteria or the equivalent intended to provide water-efficient options for homes and landscapes. The County will coordinate with potable water suppliers to develop an incentive, education and outreach program that encourages participation in water conservation programs such as Florida Water StarSM.
- (c) The County shall develop measures that promote water conservation to preserve groundwater levels that retain adequate spring discharge from the Floridan Aquifer springs along the Santa Fe River with the objective of no net loss in biological, ecological, and hydrological function.
- (d) The County shall lead by example in the area of water conservation by reducing indoor and outdoor water use at all County facilities with a goal of meeting Florida Water StarSM commercial criteria ~~by 2022~~.
- (e) The County shall encourage the public and private water suppliers in the County to implement aggressive but fair water conservation pricing rate structures.
- (f) The County shall review covenants, codes, and restrictions for new Homeowner Associations (HOA) during the development review process for language that potentially conflicts with County water conservation policies and goals. The County shall partner with HOAs to provide educational materials and programs to promote water conservation.

Policy 4.5.22 *No changes proposed.*

OBJECTIVE 4.6 - SURFACE WATER SYSTEMS

Ensure the protection and improvement of the water quality, biological health, and natural functions of surface water systems in Alachua County.

Policy 4.6.1– 4.6.10 *No proposed changes.*

Policy 4.6.11 Alachua County shall continue to support the Basin Management Action Plans (BMAPs) and the ongoing refinement of these plans. The County shall participate in multi-agency task forces and working groups established to address specific surface water quality concerns in the County. Alachua County shall continue to work towards the restoration of impaired water bodies and to meet Orange Creek Basin, Silver, and Santa Fe River Basin Total Maximum Daily Loads (TMDLs) and BMAPs. Alachua County shall continue to conduct projects for water quality improvement, including land acquisition and restoration, ~~in the Orange Creek Basin (OCB) and Santa Fe River Basin (SFRB)~~ in conjunction with those individual BMAPs. Alachua County shall consider ordinances to achieve water quality restoration and pollutant reduction requirements identified in BMAPs, including but not limited to, requirements for the use of enhanced nitrogen reducing septic systems.

Policy 4.6.12 Alachua County shall continue to coordinate with the water management districts on activities in the Orange Creek, Silver, and Santa Fe River basins. Alachua County shall continue to work with the water management districts toward meeting Minimum Flows and Levels (MFLs) on the Upper and Lower Santa Fe River as established by the districts and implementation for future water supply and need for conservation.

Policy 4.6.13 Alachua County shall develop watershed management plans.

Policy 4.6.14 There shall be no direct or indirect discharge of pollutants to surface waters, ground waters, or sinkholes in violation of federal, state, Water Management District, or local water quality standards.

Policy 4.6.15 Land uses that have the potential to pollute surface waters (are located adjacent to surface waters and that contribute significant nutrient loadings) shall be identified and regulated using the following measures to protect water quality and biological health.

- (a) Buffers to surface waters shall be increased for activities which have been associated with surface water quality and biological health problems such as landfills, composting facilities, wastewater treatment percolation ponds or rapid infiltration basins (RIBs), spray fields, golf courses, dairies, row crops, septage or biosolids land application sites, septage stabilization facilities, and onsite sewage treatment systems or septic systems.
- (b) The implementation of best management practices shall be required in buffers to surface waters to control nutrient loadings, including retrofitting if needed to maintain water quality and biological health.
- (c) The use of pesticides and fertilizers shall be discouraged in buffers.
- (d) The use of reclaimed water shall be regulated to conform with environmentally sound practices and not allowed to adversely impact surface water or groundwater by increasing nutrient concentrations. Nutrients present in the reclaimed water shall not be discharged in a manner that will cause impairment of surface waters, cause an imbalance of flora and fauna in the aquatic ecosystem, or cause eutrophication of the receiving waters. Land development regulations shall be adopted that include setbacks to surface waters for the use of reclaimed water for irrigation that are protective of the aquatic ecosystem.

- (e) All fill material used onsite shall be free of phosphatic Hawthorn Group sediments or other phosphorous rich materials that may leach phosphorus causing surface water quality degradation and lake eutrophication.
- (f) Any excavation that would lead to exposure of Hawthorn Group sediments or other phosphorus rich materials that could leach and adversely impact groundwater or surface water shall be mitigated by covering, backfilling or using other techniques to reduce phosphorus leaching.
- (g) Fertilizer shall be regulated in buffers to surface waters to ensure that excess nitrogen and phosphorus are not leached into surface water bodies causing water quality degradation and/or lake eutrophication.
- (h) The use of enhanced ~~nitrogen reduction~~ nutrient reducing (ENR) septic tank systems shall be required pursuant to Section 373.811(2), Florida Statutes; the County shall also consider amendments to its land development regulations and other County ordinances to require the use of ENR systems ~~may be required~~ in highly sensitive areas, such as in proximity to Outstanding Florida Waters, impaired waters, springs priority focus areas, in other areas and springsheds, where karst features are prominent and conduit flow is known to exist, or where lot sizes are small and do not allow for adequate nutrient reduction to be met at the property boundary. ~~These systems shall be designed and permitted through the Florida Department of Health in Alachua County. This measurable performance standard can be adopted as a risk based mitigation strategy for site specific concerns.~~

Policy 4.6.16 to 4.6.23. *No proposed changes.*

OBJECTIVE 4.7 - WETLAND ECOSYSTEMS

Wetland acreage and function shall be protected.

Policy 4.7.1 – 4.7.6. *No proposed changes.*

Policy 4.7.7 Any development activity or alteration within an onsite, or affecting an offsite, surface waters or wetlands or associated buffers that are expected to result in significant adverse impacts, ~~and any unavoidable significant adverse impacts to wetland and wetland buffers,~~ must be subject to review and approval by the Board of County Commissioners (BoCC). Mitigation proposals shall be submitted for consideration by to the BoCC only after all practicable alternatives to direct impacts have been implemented and after all practicable measures to reduce unavoidable impacts have been incorporated into the project design. The BoCC shall approve, approve with conditions, or deny impacts and mitigation proposals. Wetlands impacts of ¼ acre or less for a single family home may be approved administratively provided the applicant demonstrates consistency with Policy 4.7.4.

The Land Development Regulations shall require Development Review Committee (DRC) approval of a final development plan ensuring implementation of the BoCC-approved mitigation plan and such DRC approval must be received prior to wetland or buffer alteration. BoCC/DRC-approved mitigation generally shall be required to

be completed prior to issuance of a project construction permit except in those cases where BoCC and/or DRC approvals specifically authorize alternate timelines.

In order to be considered, the mitigation plan must ensure the long term viability of the mitigation project, advance the County's natural resources conservation objectives and policies, and meet the following minimum guidelines:

- (a) Wetland buffer mitigation shall include any one or a combination of: monetary compensation, or acquisition, restoration, enhancement, or preservation of wetlands, other surface waters or uplands.
- (b) Preservation shall not be considered when protection of the resource proposed for preservation is already ensured by federal, state, water management district, or local regulations.
- (c) Wetland buffer mitigation shall be determined by applying the Uniform Mitigation Assessment Method (UMAM), pursuant to Chapter 62-345, F.A.C.
- (d) Mitigation should be permitted only within the boundaries of Alachua County and, to the maximum extent practicable, within the local watershed in which the impact occurs.
- (e) Wetland mitigation activity conducted by a public agency may not be utilized for wetland mitigation credit by private entities unless approved by Alachua County.
- (f) The landowner shall post a performance bond or similar financial guarantee to assure implementation of the mitigation and monitoring plan.
- (g) No mitigation credits will be given for onsite preservation of wetlands, unless such proposals can demonstrate implementation and sustainability of adequate and appropriate enhancement and/or restoration of habitat.
- (h) Designated wetland and buffer mitigation areas related to development shall be permanently protected in perpetuity using a legal instrument that runs with the land, in a form acceptable to the County, and duly recorded in the Public Records of Alachua County, which assures preservation and maintenance of the associated areas. The preferred legal instrument shall be a conservation easement (Section 407.06, F.S.), however depending on conditions, may also include other dedication options such as deed restrictions.

Policy 4.7.8 – 4.7.12. *No proposed changes*

OBJECTIVE 4.8 - FLOOD PLAINS AND FLOODWAYS

Protect and maintain the natural functions of floodplains, floodways, and all other natural areas having hydrological characteristics of the one hundred (100)-year flood elevation. Natural functions include water purification, flood hazard mitigation, water supply, and wildlife habitat and connectivity.

Policy 4.8.1 The County shall encourage and contribute to watershed management through a variety of programs to include education initiatives, enforcement of wetland and surface water setbacks, and interagency partnerships and workshops.

Policy 4.8.2 The County shall encourage watershed planning and shall:

- (a) Define 100-year floodplains and floodways as conservation areas;
- (b) Continue to maintain, and enhance where possible, the current biodiversity in floodplains of the County;
- (c) Continue to cooperate with the Water Management Districts and other appropriate agencies in expanding or enhancing existing natural habitats associated with floodplains;
- (d) Recognize floodplains in the land development regulations as unique resources requiring protection and conservation;
- (e) Develop specific criteria for slope protection and erosion control in floodplains and along natural banks and shores; ~~and~~
- (f) Enforce erosion control regulations to reduce sedimentation in floodplains resulting from development activities; and
- (g) Develop special setback requirements for structures located adjacent to floodplains that support sensitive or large watersheds as part of the land development regulations.

Policy 4.8.3 - 4.8.9 *No proposed changes.*

OBJECTIVE 4.9 – BIODIVERSITY

Maintain and enhance plant and animal species diversity and distribution within Alachua County by protecting significant plant and wildlife habitats, providing for habitat corridors, and preventing habitat fragmentation.

Policy 4.9.1 – 4.9.8. *No proposed changes*

Policy 4.9.9 Wildlife habitat enhancement and management programs in urban areas shall be promoted through such techniques as designation of bird sanctuary areas where rookeries or other significant bird populations exist and landscaping schemes for stormwater detention and retention areas that maintain native vegetation and establish littoral zones which encourage wildlife usage. The land development regulations shall include landscaping requirements for new developments that seek to enhance natural habitat and diverse native plant communities, while also protecting water resources.

Policy 4.9.10 – 4.9.12. *No proposed changes.*

OBJECTIVE 4.10 - STRATEGIC ECOSYSTEMS

No proposed changes to this section.

OBJECTIVE 4.11 – CHAMPION TREES AND LANDMARK LIVE OAKS

No proposed changes to this section.

5.0 HUMAN-RELATED RESOURCES

OBJECTIVE 5.1 - ENERGY DEVELOPMENT AND CONSERVATION

No proposed changes to this section.

OBJECTIVE 5.2 - OPEN SPACE

No proposed changes to this section.

OBJECTIVE 5.3 - SCENIC QUALITY

Protect the natural resources and scenic quality of the community to preserve and cultivate a unique sense of place while maintaining economic well-being.

Policy 5.3.1 Alachua County shall develop standards and incentives to protect, maintain, enhance, and improve the landscape and built environment.

Policy 5.3.2 Infrastructure and utility structures, such as communication towers, personal wireless service facilities, radio and television antennas, water and sewer, and energy generation and distribution facilities shall be designed and located to minimize adverse visual impacts on the landscape and avian mortality. Public utilities shall be located underground to the maximum extent possible. The County shall coordinate with local municipalities and public utilities to implement this policy.

Policy 5.3.3 All forms of outdoor advertising shall be designed and located to minimize adverse impacts on the visual quality of the built and natural environments.

Policy 5.3.4 Landscaping of highways and community gateways shall incorporate native vegetation, and shall reflect themes of local history and culture where possible. Tree preservation and planting of low-maintenance native vegetation should be pursued along public rights-of-way throughout the County, with special focus on entranceway corridors.

(a) The County shall promote and protect the visual characteristics of canopy roads through tree planting programs and tree maintenance practices, in cooperation other agencies and private landowners.

(b) The County shall promote and protect the visual characteristics of wildflower areas through planting programs and maintenance practices, in cooperation with other agencies and private landowners.

Policy 5.3.5 The County shall recognize and participate in voluntary programs for the beautification of public roadways, such as:

- (a) I-75, through participation on the I-75 Corridor Council.
- (b) FDOT Florida Scenic highways, such as the citizen-initiated designation of a portion of SR 441 and spur road system.
- (c) ~~The Transportation Conservation and Open Space Element~~ map series shall depict the FDOT designation of a portion of SR 441 in Alachua County and related county roads as the Scenic 441 Old Florida Heritage Highway.
- (d) Alachua County shall participate in the preservation and protection of the natural and cultural resources of the Scenic 441 Old Florida Heritage Highway by supporting the concepts described in the Scenic 441 Vision Statement, and by providing appropriate resources and support ~~to the Corridor Management Council~~ for implementation of the Corridor Management Plan.
- (e) Gateway streets in conjunction with the City of Gainesville and other participating municipalities.

Policy 5.3.6 The County shall enhance the value and beauty of bicycle and pedestrian routes by locating them to take advantage of scenic resources while maintaining the ecological integrity of other conservation and preservation areas.

Policy 5.3.7 ~~The County shall require that~~ The land development regulations shall provide for lighting standards which ensure that adverse impacts of outdoor lighting be minimized in order to preserve the ambiance and quality of the nighttime sky and reduce energy consumption while allowing for public safety and security conserve energy, avoid harmful effects on wildlife, and protect the night sky, while balancing the need for public safety.

- (a) The land development regulations shall be based on the following conservation general principles, as advocated by organizations such as Dark Sky International and the Illuminating Engineering Society of North America shall be required:
 - (1) Direct light so it falls only where it is needed, in order to minimize offsite lighting impacts, including and reduce glare, light trespass, and light pollution.
 - (2) Use lighting only where and when it is needed and at the lowest level necessary at the appropriate intensity, direction, and times, to ensure light is not overused or impacting areas where it is not intended.
 - (3) Use warmer-color lights where possible.
 - ~~(3)~~(4) Maximize energy and cost efficiency.
- ~~(b)~~ ~~The County shall adopt land development regulations for a comprehensive set of outdoor lighting design standards based on conservation principles.~~
- ~~(e)~~(b) Land development regulations shall address the outdoor lighting of roadways, parking lots, advertisements, commercial, industrial, residential, municipal and recreational activities.
- ~~(d)~~(c) Current and planned municipal outdoor street lighting shall be evaluated and, where practicable, revised for consistency with conservation the principles listed above in (a).

~~(e)~~(d) The County shall seek the involvement of all of the local municipalities.

Policy 5.3.8 Development shall avoid and minimize adverse environmental and visual impacts through innovative planning, design, and management practices in the context of the natural features of the landscape, such as topography, vegetative edges, and soil types. Built and natural features shall be harmonized to the greatest extent practicable.

Policy 5.3.9 Alachua County shall identify and protect the scenic quality of the community through strategies identified in the Comprehensive Plan, land development regulations, special area plans, and other County ordinances or programs ~~and a Community and Neighborhood Planning Program~~. Such ~~plans~~ strategies shall ~~may~~ include:

- (a) Identification of scenic resources, such as viewsheds and scenic corridors, which exhibit unique scenic, historic, architectural, and/or cultural qualities due to tree canopy, substantial wooded fringes, lakes, ponds, streams, wetlands, rocky outcrops, scenic vistas, wildlife populations, wildflowers and/or other appropriate features.
- (b) Identification of measures to preserve and enhance the visual, cultural and environmental quality of scenic resources, including development standards and incentives that may include:
 - (1) Requirements that site plans and planning efforts address preservation and enhancement of the scenic beauty and visual heritage of the community through measures such as:
 - a. Locating development in consideration of significant public viewsheds, e.g. off of hilltops and visually sensitive horizon lines.
 - b. The siting, form, scale, and profile of multi-family and non-residential buildings to blend with and preserve the character of the community and natural landscape.
 - c. Use of materials and methods of construction that are specific to the region, exhibiting a continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.
 - (2) Standards for County-designated scenic corridors roads, including such as:
 - a. Setbacks, limitations on removal of existing vegetation, additional restrictions on erection of signs for development adjacent to adopted scenic corridors, and modifications to scenic corridors, so as not to disrupt the canopy vegetation or the historical or natural character of the corridor.
 - b. Development and implementation of management plans where needed to maintain each scenic corridor according to its unique attributes.
 - c. Minimizing traffic impacts and the limiting driveway access to the scenic corridor.

- d. Prohibiting land use and zoning changes which change the character of designated scenic corridors.
- e. Scenic easements as a means of protecting scenic corridors in collaboration with landowners.
- ~~(c) Provisions for adoption in land development regulations of specific, objective design standards for development on lands within the scope of each special area plan.~~

OBJECTIVE 5.4 - VEGETATION MANAGEMENT

Require and encourage public and private land clearing and landscaping practices that conserve, appropriately use, and protect native vegetation, including forests.

Policy 5.4.1 – 5.4.5 *No proposed changes.*

Policy 5.4.6 The County shall require the use of ~~xeriscape~~ resilient landscaping principles in the landscaping of new development projects to conserve water. The use of non-invasive alternatives to lawn grass as ground cover shall be encouraged.

Policy 5.4.7 The County shall develop a program to utilize ~~xeriscape~~ resilient landscaping principles in conjunction with native plants and trees in public rights-of-way and other public lands, whenever practical, thereby conserving water, improving habitat for urban wildlife, conserving North Central Florida vegetation, and improving the county's aesthetic appeal and environmental quality.

Policy 5.4.8 – 5.4.13 *No proposed changes.*

OBJECTIVE 5.5 - AGRICULTURAL AND SILVICULTURAL PRACTICES

No proposed changes to this section.

OBJECTIVE 5.6 - WILDFIRE MITIGATION

No proposed changes to this section.

OBJECTIVE 5.7 - HAZARDOUS MATERIALS

No proposed changes to this section.

6.0 LAND CONSERVATION PROGRAM

OBJECTIVE 6.1 - PROGRAM OVERVIEW

Establish and maintain a land conservation and management program for the purchase, preservation, and management of natural areas and open space to complement the regulatory approaches identified in other sections of this element.

- Policy 6.1.1** A land conservation master plan shall be developed to detail the vision, goals, and organizational framework for a county-wide system of natural areas and trails for wildlife and people.
- Policy 6.1.2** The land conservation master plan shall identify the components of the land conservation program, including but not limited to:
- (a) The Alachua County Forever program.
 - (b) Parks, open space and greenways programs.
 - (c) Coordination with other land acquisition and management programs.
 - (d) Private donations and dedications.
 - (e) Regulatory mechanisms.
 - (f) Taxation policies, such as agricultural and conservation assessments.
 - (g) Purchase of agricultural conservation easements and purchase of development rights for agricultural areas.
- Policy 6.1.3** The County shall coordinate the efforts of various components of the land conservation program in order to maximize opportunities to acquire lands for appropriate conservation and recreation purposes.
- Policy 6.1.4** The land conservation master plan shall include adoption of the “30x30” and “50x50” land conservation goals as countywide targets for land conservation.

OBJECTIVE 6.2 - ALACHUA COUNTY FOREVER

Implement the Alachua County Forever program.

- Policy 6.2.1** The County shall establish and maintain the Alachua County Forever program to acquire and manage environmentally significant lands for the protection of water resources, wildlife habitat, and natural areas suitable for resource-based recreation; and acquire agricultural conservation easements on agriculturally significant lands to protect water resources, support the local rural economy, contribute to local food security, and promote open, scenic space.
- Policy 6.2.2** ~~Alachua County Forever shall be funded for a minimum of 20 years, as approved by voter referendum on November 7, 2000.~~ Alachua County Forever shall be funded until December 2032 at minimum, through the local government infrastructure surtax known locally as Wild Spaces and Public Places, as approved by voters on November 8, 2022.
- Policy 6.2.3** The County shall continue funding the Alachua County Forever program through the current Wild Spaces and Public Places local government infrastructure surtax, and will consider pursuing renewal of the surtax for additional terms. The County shall also pursue other available funding opportunities to advance the purposes of the Alachua County Forever program.
- Policy 6.2.34** The emphasis of Alachua County Forever program shall be to increase the acreage of environmentally and agriculturally significant lands managed in perpetuity for conservation and agricultural purposes.
- Policy 6.2.45** Lands shall be selected for acquisition under the Alachua County Forever program based on an evaluation of environmental, agricultural, social, and management criteria as adopted by the Alachua County Board of County Commissioners.

Policy 6.2.56 During the acquisition of environmentally significant lands, the County shall give priority to acquiring the optimal acreage needed to maintain the integrity of the natural plant communities or ecological units involved.

Policy 6.2.67 All acquisitions under the Alachua County Forever program shall be based on voluntary participation by a willing property owner.

Policy 6.2.78 Resource-based recreation may be considered on and adjacent to land acquired through Alachua County Forever provided the associated activities do not have significant adverse impacts on the ecological integrity or ecological or historical values of the resources in these areas.

OBJECTIVE 6.3 - ECOLOGICALLY FUNCTIONAL LINKAGES

No proposed changes to this section.

OBJECTIVE 6.4 - OTHER ACQUISITION PROGRAMS

Coordinate with other programs for the acquisition and management of natural areas and open space for recreational, open space and conservation purposes.

Policy 6.4.1 The County shall seek to maximize the effectiveness of local revenue sources by using them to leverage funds available from federal, state, municipal, private, non-profit, ~~and Water Management District, and other conservation land acquisition programs , such as Florida Forever, Florida Communities Trust (FCT), Conservation and Recreation Lands (CARL), and Save-Our-Rivers (SOR).~~

Policy 6.4.2 The County shall provide support, in the form of information, coordination, assistance in obtaining grants, and other support activities to organizations and agencies that acquire and protect natural areas and open space for conservation, open space, and recreational purposes.

Policy 6.4.3 The County shall pursue Florida Communities Trust funds, and support the municipalities in submitting applications, for acquisition projects that maximize environmental and social considerations, including but not limited to:

- (a) Preserving natural communities or listed species habitat.
- (b) Restoring or enhancing degraded natural areas.
- (c) Protecting or enhancing water quality.
- (d) Enhancing greenways or recreational trails.
- (e) Providing appropriate access to natural areas, including water bodies.
- (f) Directing development to urban infill, redevelopment, or downtown revitalization areas.
- (g) Preserving historical, cultural or archaeological features.

OBJECTIVE 6.5 - ACQUISITION TOOLBOX

Encourage the use of multiple, diverse land acquisition strategies.

Policy 6.5.1 The County shall use and promote a variety of tools for acquiring and protecting natural areas and open space. Acquisition tools shall include, at a minimum, fee simple purchase, conservation easements; including agricultural land easements,

conservation trusts, land donations and dedications, transfer or purchase of development rights, long-term leases, and tax incentives.

Policy 6.5.2 – 6.5.6. *No proposed changes.*

OBJECTIVE 6.6 – MANAGEMENT

Improve the environmental stewardship of all preservation, conservation and recreation areas within Alachua County.

Policy 6.6.1 The County shall provide public education on the benefits of natural systems functions to decrease the effects of human intrusion into areas designated for limited public access.

Policy 6.6.2 The County shall take an active role in the development or review of management plans for preservation, conservation and recreation areas in Alachua County that are not owned by the County.

Policy 6.6.3 The County shall continue to manage natural resources in County- owned preservation areas in cooperation with the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, the Suwannee River and St. Johns River Water Management Districts, the Florida Department of Agriculture and Consumer Services, local municipalities, and other agencies, as appropriate.

Policy 6.6.4 ~~Within one year of acquisition, t~~The County shall develop site specific management plans for all preservation; ~~and conservation and recreation lands owned, leased or purchased~~ by the County. The County shall review these plans periodically, ~~at least every three years,~~ to ensure compliance with conservation objectives.

Policy 6.6.5 The County shall restore and enhance degraded natural areas on County-owned preservation, conservation and recreation lands, including removal of invasive non-native plants and animals, reforestation, re-establishment of burn regimes for fire-adapted ecosystems, and restoration of shorelines and natural hydrology, as needed.

Policy 6.6.6 The County shall manage and maintain County-owned preservation, conservation and recreation areas to ensure the ongoing conservation of desirable plants and animals and their associated ecosystems, and to control the invasion and spread of undesirable non-native plants and animals, including focused efforts on community cat management on lands adjacent to preservation and conservation areas through policy and action.

Policy 6.6.7 Management techniques such as prescribed burning and mechanical removal shall be used in County-owned preservation, conservation and recreation areas where necessary and appropriate for ecological reasons or fuel reduction.

Policy 6.6.8 Where consistent with natural resources protection, the County may provide public access to preservation and conservation areas, including water bodies. A hierarchy will be established to determine the appropriate type of access, with special attention given to environmentally sensitive design, location and construction.

Policy 6.6.9 Multiple use opportunities, including resource-based recreation, shall be considered in County-owned preservation and conservation areas where consistent with

conservation of wildlife habitat, watershed protection, erosion control, maintenance or enhancement of water quality, and aquifer recharge protection.

Policy 6.6.10 The County shall manage, and support stewardship strategies that maximize biodiversity at the species, natural community, and landscape levels.

Policy 6.6.11 The County shall provide continued funding for ongoing operation and maintenance costs associated with County-owned lands.

7.0 GREENWAYS MASTER PLAN

OBJECTIVE 7.1 - Greenways Master Plan. *No proposed changes to this section.*

Conservation And Open Space Element Definitions

Critical Listed Species Habitat (also called essential habitat): The specific areas that contain biological or physical features upon which a listed species depends. These include recently documented feeding, breeding, nesting, or repetitive use areas.

Documented [~~adapted from 9J-2.041~~]: The existence of a scientifically credible occurrence record for a listed species, including surveys, scientific publications, or other information from a developer or landowner, local, regional, state or federal agencies.

EPA Identified Toxic Pollutants: The 188 toxic air pollutants listed in the 1990 amendments to the Federal Clean Air Act that the United States Environmental Protection Agency is required to control.

Hydro period: Period of time and frequency in which soils, water bodies, and sites are wet. Number of days per year that an area of land is wet or the length of time that there is standing water at a location.

Karst Topography: The relief of an area underlain by limestone that dissolves in differing degrees, thus forming numerous depressions or small basins. Land surface produced by water dissolving the bedrock and is characterized by sinkholes, cavern systems and springs.

Prescribed Burn: The controlled application of fire to naturally occurring vegetative fuels, under specified environmental conditions and following appropriate precautionary measures, to achieve specific objectives, such as ecosystem restoration, brush control or reduction of fuel hazards.

Xeriscape Resilient Landscaping: Landscape methods that conserve water and protect the environment through the use of native, drought-tolerant plants and planting techniques. ~~The St. Johns River Water Management District provides seven xeriscape principles which may be referenced at: <http://sjr.state.fl.us/index8.html>.~~

RECREATION ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
- Underlined text is proposed to be added
- Regular text is currently adopted language

GOAL 1

TO PROVIDE AN INTEGRATED RECREATION AND OPEN SPACE SYSTEM FOR ALACHUA COUNTY.

OBJECTIVE 1.1

Develop and maintain an enhanced system of activity-based and resource-based recreational facilities that consist of a broad range of developed and protected sites and programmed recreation that is integrated by service area throughout the County from the neighborhood to the regional scale and accessible to all residents of Alachua County.

Policy 1.1.1 The County shall use ~~the Park Planning Districts identified in the Alachua County Recreation Master Plan~~ Parks & Open Space Master Plan (February 2023) ~~as service areas to analyze~~ as a guiding vision and plan for the recreational facilities needs of different geographic areas throughout the in Alachua County. The Master Plan serves the following purposes:

- Provides a framework to plan for equitable geographic access to parks for all Alachua County residents;
- Provides a general guide for future new park locations and expansions of existing park facilities to be considered through the County's capital improvements planning process; and
- Prioritizes key significant unserved areas for future park system improvements. Key significant unserved areas are those areas identified in the Master Plan where park facilities are lacking in proximity to existing residential areas and areas of projected future population growth.

Policy 1.1.2 The County shall adopt and maintain, at a minimum, the following level of service standards for recreation: (1) 0.5 acres of improved activity-based recreation sites per 1000 persons in the unincorporated area of Alachua County; (2) 5.0 acres of improved resource-based recreation sites per 1000 persons in the unincorporated area of Alachua County. The level of service standards shall consider the location of the site and the population within the service areas for the park types, as set forth in Table 1 of this Element. The level of service standards shall account for changes in population due to annexation. The level of service standards shall include County

funded or County developed facilities that are operated by other jurisdictions and shall include facilities provided by other entities for which Alachua County has cooperative use agreements.

Policy 1.1.3 No project proposed for development shall be issued a Final Development Order until it is demonstrated that the level of service standard for recreation facilities shall be maintained.

Policy 1.1.4 The criteria for the acquisition and development of recreation sites shall be determined by the Recreation Parks & Open Space Master Plan and Table 1 of this element which provides the range of park types, service areas, population served, typical size and typical facilities and site characteristics for different types of recreation sites. ~~Park districts~~ Key significant unserved areas that were established identified through the Master Plan process and the existing level of service for the individual districts determined. ~~Areas with the lowest level of service, compared to the adopted level of service standard,~~ shall be given priority for the acquisition and development of new or expanded recreation facilities ~~and programs.~~

Policy 1.1.5 The County shall adopt a five year Capital Improvement Program as part of its Capital Improvement Element that shall be coordinated with the Recreation and Future Land Use Elements and based on the availability of funds to provide the necessary facility improvements to maintain, at a minimum, the level of service identified in Policy 1.1.2.

Policy 1.1.6 Each site design shall consider measures that provide safety, environmental health, accessibility for all users, and adequate access for emergency vehicles.

Policy 1.1.7 Facilities, equipment and landscaping installed at each recreation site shall be energy efficient and cost-effective and shall include characteristics that provide for low-maintenance (e.g. native landscape plants), durability, longevity and resistance to vandalism, and will provide for multi-uses.

Policy 1.1.8 The County shall maintain and ~~annually~~ periodically update the ~~comprehensive~~ inventory of ~~public and private recreation sites and~~ County recreational facilities prepared as part of the Recreation Parks & Open Space Master Plan.

Policy 1.1.9 ~~The Countywide Recreation Parks & Open Space Master Plan shall be updated at periodic intervals to be determined by the Board of County Commissioners. by the year 2020 and every ten (10) years thereafter. The parks and recreation component of the Recreation Master Plan shall be updated every five years. Future updates to the~~ The Recreation Parks & Open Space Master Plan will accomplish the following objectives:

- (a) update the County's inventory of public parks, trails and greenways, and conservation lands;
- (b) consider the potential role of open space provided in developments as pocket parks and neighborhood parks and how such open space should be counted toward meeting the level of service standards for recreation;

- (c) determine residents' needs and priorities;
- (d) develop a new long-range parks and recreation vision in response to the community's needs, trends and best practices;
- (e) develop a phasing, funding and implementation strategy.

Policy 1.1.10 The ~~Recreation Parks & Open Space~~ Master Plan shall be ~~used to~~ taken into account in any future updates to comprehensive plan policies and level of service standards, the Capital Improvements Plan, land development regulations and park/recreation impact fees.

Policy 1.1.11 The ~~Recreation Parks & Open Space~~ Master Plan shall be developed in collaboration with the City of Gainesville and other municipalities, state agencies, community groups, and other parks and recreation providers in Alachua County.

OBJECTIVE 1.2

The County shall utilize recreation sites and funding mechanisms provided by the County, municipalities, State and Federal Governments, School Board of Alachua County, volunteer organizations and private groups to expand the recreational opportunities of Alachua County citizens.

Policy 1.2.1 Alachua County shall expand the availability of recreational opportunities by seeking agreements with recreational facility and program providers to serve multi-jurisdictional areas based on the findings of the ~~Recreation Parks & Open Space~~ Master Plan. These agreements shall address issues that include provision of operations and maintenance, capital improvements and capital funding, liabilities and other appropriate issues.

Policy 1.2.2 The County shall pursue interlocal agreements with the municipalities to provide joint recreation projects that most efficiently provide recreation facilities to all County residents.

Policy 1.2.3 The County shall pursue agreements or contracts with the School Board of Alachua County to jointly provide neighborhood recreation facilities at or adjacent to school grounds which would promote the most efficient use of public lands to meet recreation needs. Such agreements will include provisions for capital improvements, operations and maintenance and liability.

Policy 1.2.4 The County shall provide assistance to the School Board, through the School Site Selection Committee, on the location, phasing, and design of future school sites to enhance the potential of schools as recreation sites. Per Policy 5.3.6 of the Future Land Use Element, Alachua County shall seek to collocate public facilities, including parks, with schools to the greatest extent possible.

Policy 1.2.5 The County shall pursue grant funding from State and Federal sources for development and/or acquisition of park lands and recreation facilities and encourage the State to provide more assistance to the community for the provision

of activity-based parks that provide healthy citizen interaction, alternative activities for youth and community growth and assist in reduction of criminal activity.

Policy 1.2.6 The County shall pursue agreements or contracts with volunteer organizations (~~e.g., Americorps~~) for the development, operation and maintenance of County recreation facilities and programs.

Policy 1.2.7 The County shall investigate and utilize methods to increase private sector participation in provision of recreation facilities and programs including development incentives and/or regulations, e.g., density and intensity bonuses, provision of easements and land dedications.

OBJECTIVE 1.3

Continue to provide public access to all County-owned improved recreation sites so that recreation facilities are adequately available for public use.

Policy 1.3.1 The County shall design and locate recreation sites to encourage and expand access by transportation modes other than automobiles such as pedestrian, bicycle and mass transit by implementing the following measures:

- (a) Construct facilities at recreation sites such as bus stops and shelters along bus routes, bicycle trails and racks and sidewalks for pedestrian access to local neighborhoods, schools and places of public assembly.
- (b) When assessing the location of new recreation sites, accessibility by transportation modes such as pedestrian, bicycle and mass transit shall be considered a favorable factor along with the recommendations provided by the Recreation Parks & Open Space Master Plan.
- (c) County shall ~~develop~~ implement minimum design standards for recreation sites.
- (d) The County shall consider the inclusion of public charging stations for e-bikes and mobile phones at County parks, where feasible and practical.

Policy 1.3.2 The County shall coordinate efforts with the State and the municipalities to establish a Greenways Master Plan network of recreational trails and public access that would connect natural and cultural features of the County and provide educational and recreational value to Alachua County citizens. Such a network should be developed in a sustainable manner and include:

- (a) Appropriate access to geological, archaeological, historical, environmental and recreational features.
- (b) Trail linkages such as creekside boardwalks, nature trails through hammocks and along prairies, canals and canoe trails, and connections to nature centers, parks and exhibits.
- (c) Rail to trails for connective access between recreational sites and activity centers.

- (d) A plan to link existing and new development, conservation areas and other areas of public interest with the greenways as shown on the Greenways Master Plan Map in the Conservation and Open Space Element.

Policy 1.3.3 County parks shall provide safe access for children, the elderly, and individuals with physical limitations in accordance with the provisions of the Americans with Disabilities Act.

Policy 1.3.4 Park designs shall include facilities that provide access and use by persons with disabilities.

Policy 1.3.5 The County shall require new development to provide for pedestrian and bicycle linkages within the development to existing or planned public recreation sites if the development is located within the service area of a neighborhood or community park, as specified in Table 1.

Policy 1.3.6 The County shall provide, at a minimum, access via publicly-maintained roads to all County-owned improved recreation facilities. The access road shall be designed to minimize the impact on the natural environment. The County shall limit or provide for public access in environmentally sensitive areas.

Policy 1.3.7 Continue to provide appropriate public access at County-owned recreation facilities to those water bodies with public access points. Specifically, the County will continue to maintain public boat ramp access to water bodies currently served by County-maintained boat ramps through the use of ~~Boating Improvement Program Funds~~ vessel registration fees and other funding sources.

Policy 1.3.8 The County shall develop a plan for a multi-modal transportation system that links open space and recreational areas and other recreational facilities with residential areas.

Policy 1.3.9 The County shall participate in the development of non-automotive transportation networks by promoting the appropriate use of corridor open space for recreational trails e.g., required 75 feet setbacks on section lines and half section lines, water courses, abandoned railways including the Paynes Prairie Rail to Trail, major overhead transmission line right-of-ways, and appropriate easements for bicycle, jogging and bridle paths.

OBJECTIVE 1.4

Expand the availability of recreational opportunities for Alachua County citizens by continuing to develop existing recreation sites and acquire new sites and by continuing to encourage provision of recreation sites by the private sector.

Policy 1.4.1 The County shall acquire and develop resource-based recreation sites to expand the appropriate use of natural resources for recreation by Alachua County citizens. The County shall provide for public use of such sites while minimizing impacts of development and public use on natural systems, maintaining shoreline stability, and promoting safe and peaceful enjoyment of the waterways.

- Policy 1.4.2** The County shall acquire additional appropriate resource-based recreation sites adjacent to lakes, rivers and creeks to increase the availability of water resource areas for recreation purposes.
- Policy 1.4.3** The County shall expand the availability of activity-based recreation opportunities in urban areas through improvement of existing County and city recreation sites, and Alachua County schools.
- Policy 1.4.4** The County shall promote provision of activity-based and resource-based recreation facilities by the private sector that are available to the public by providing development incentives. Such incentives may include credits against impact fees for the provision of recreation facilities and adequate assurance of availability in perpetuity. Development incentives shall be offered only for publicly accessible recreational facilities not required by development regulations and that have recreation as its primary function. The County's land development regulations shall provide minimum standards addressing accessibility, design and other standards for these publicly accessible private recreation sites or facilities being considered for credits against recreation impact fees.
- Policy 1.4.5** The County shall promote efficient provision of recreation facilities by developing multi-use parks that provide a wide variety of facilities that include resource and user-oriented activities.
- Policy 1.4.6** As part of the Recreation Parks & Open Space Master Plan and in coordination with the County's Land Conservation Plan Program, the County shall establish a funded acquisition program with criteria for ranking properties for acquisition, purchase of development rights, or other cost-effective means of preserving and protecting natural areas for open space and recreational uses.
- Policy 1.4.7** Access to natural resource areas with recreational value shall be sought by the County through provisions for easements, public acquisition and design of recreation projects consistent with environmental integrity, private property rights and public safety.
- Policy 1.4.8** The recreational use of natural resource areas such as lakes, rivers, creeks, forests and flood control lands such as floodplains, shall be provided for through the land development regulations to implement this Plan given that the quality of the resource is maintained.
- Policy 1.4.9** The County shall encourage appropriate accessibility by the public to privately-owned water resource-based areas in Alachua County.
- Policy 1.4.10** The County shall participate in the development and expansion of canoe trails on Alachua County creeks and rivers through coordination with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, and any governments sharing jurisdiction over the waterways, where appropriate, with provisions to protect and maintain the environmental character, and promote the safe and peaceful enjoyment of the waterways.

Policy 1.4.11 The County shall seek opportunities to highlight the County’s resource-based parks and recreational areas as part of its efforts to promote Alachua County as an eco-tourism destination in accordance with the Economic Element.

OBJECTIVE 1.5

Utilize current funding sources and identify new funding sources for operations and maintenance of County-owned recreation facilities and for recreation programming for County residents.

Policy 1.5.1 The County shall utilize current funding sources and identify, as part of the Recreation Parks & Open Space Master Plan and the capital improvement planning process, appropriate new funding sources (~~e.g., utility tax, user fees, benefit districts and special assessments~~) for the provision of recreation site maintenance and operations. New funding mechanisms such as user fees at County parks shall be structured so that accessibility to low-income individuals is affirmatively enhanced.

Policy 1.5.2 The County ~~and municipalities~~ shall coordinate impact fee revenues to develop recreation improvement projects to meet the needs resulting from new development and to maintain, at a minimum, the adopted level of service standard for recreation.

Policy 1.5.3 The County shall implement the most efficient and effective use of public funds to provide comprehensive recreation programs and opportunities for the public. The County shall contract with public or private organizations for such services where it has been demonstrated that they provide the most beneficial recreational programs.

Policy 1.5.4 The County shall operate the facilities within the recreation system to implement recreational programming coordinated among various providers to efficiently meet the community’s needs and ensure that resources and programs available at different facilities are used in a complementary manner to meet needs on a system-wide basis.

Policy 1.5.5 The County shall explore innovative options for ongoing maintenance of parks and recreation sites, including but not limited to, establishing maintenance agreements and programs with local volunteer organizations.

OBJECTIVE 1.6

Continue to provide for public participation in the planning and development of new public recreation sites.

Policy 1.6.1 The County’s Recreation and Open Space Advisory Committee (ROSCO) and County Staff shall conduct ~~neighborhood meetings and/or workshops~~ community engagement in areas where ~~new Community Parks and local~~ new or expanded park facilities projects are planned. ~~These meetings shall be held in advance of identification and recommendations for new park projects, for inclusion as part of the Growth Management Public Meeting Process (GMPMP), outlined in the Capital Improvements Element under Policy 1.4.1, to receive community input concerning park projects in their respective areas.~~ Community input relative to issues such as location and facility preference shall be considered by ROSCO and County Staff when making recommendations for improvements to recreation sites.

Policy 1.6.2 ROSCO and County Staff shall make recommendations concerning proposed park projects ~~as part of the County’s capital improvements planning process. to be included in the GMPMP used to establish the annual budget, as described in the Capital Improvements Element under Policy 1.4.1.~~

Policy 1.6.3 The County shall promote and assist volunteer and private organizations that further the goals, objectives and policies of this Element, by providing information and funding, if available, to increase recreation opportunities to Alachua County citizens.

OBJECTIVE 1.7

Alachua County shall design, develop and manage its resource-based parks and recreational facilities for the purposes of natural systems restoration, conservation and education.

Policy 1.7.1 Alachua County shall continue to design and develop resource-based park and recreational facilities with a focus on the conservation, protection, and restoration of natural resources.

Policy 1.7.2 The land development regulations to implement this Plan shall ensure that the recreational use of natural resource areas such as lakes, rivers, creeks, forests, and flood control lands such as flood plains maintains the quality of the resources and promotes the safe and peaceful enjoyment of the waterways.

Policy 1.7.3 Alachua County shall landscape park areas with an emphasis on native vegetation and consistent with the principles of ~~xeriscaping~~ and resilient landscaping.

Policy 1.7.4 Alachua County shall, ~~through individual Park Management Plans,~~ design and manage its parks to protect and restore, where possible, native vegetative communities and wildlife habitat.

Policy 1.7.5 ~~Park Management Plans shall~~ The County shall, as part of its management of resource-based recreational facilities, evaluate the wildlife and habitat value of each ~~park facility~~ to determine whether there are areas ~~within the parks~~ requiring a greater degree of protection. Activities in ~~the park~~ resource based recreational facilities that may negatively impact the function of these areas will be avoided.

Policy 1.7.6 Alachua County shall support educational efforts to promote landscape management practices consistent with the protection of wildlife, habitat and native vegetation within County parks and recreational areas.

Policy 1.7.7 The County shall provide educational materials at County parks, where practical, on the preservation of native vegetative communities and wildlife.

RECREATION ELEMENT DEFINITIONS: *No proposed changes.*

TABLE 1. RECREATION SITE CLASSIFICATION FOR ALACHUA COUNTY

SITE PARK TYPE	TYPICAL SERVICE AREA LOCATION	TYPICAL SIZE (ACRES)	AVERAGE APPROXIMATE POPULATION SERVED	AREA PER 1000 POPULATION	TYPICAL FACILITIES/ CHARACTERISTICS
Tot Lot	Within .25 mile distance in residential setting	1 acre	2,500 maximum	.5 acre	Play structures, benches, picnic areas, open spaces, landscaping.
Pocket Park	Within .25 mile distance; usually located in high-density areas	Less than 5 acres			Pocket parks may either be natural or landscaped sites located within neighborhoods or urban areas. They may include walks, benches, gardens and other amenities. Generally no planned recreational programming occurs in pocket parks.
Neighborhood Park	Within .25 to .5 mile distance in neighborhood area. Within 1 mile in urban areas and 2 miles in rural areas.	Minimum of 5 acres	5,000 maximum	2 acres	Play structures, recreation buildings, small pavilions, court games, hard sports courts, tennis courts, internal trails, shuffleboard, volleyball courts, picnic areas, open areas, off-street parking, and landscaping.
Community Park	Within .5 to 3 miles distance for in urban areas and up to 6 miles for in rural areas; usually serves two or more neighborhoods	Minimum of 20 acres	5,000 maximum	2 acres	Play structures, Athletic sports fields and/or sports courts, swimming pools, multi-purpose fields, recreation centers flexible open space, mix of group pavilions and small pavilions, picnic areas, open space areas, restrooms, off-street parking, and landscaping.
Special Use Activity Park	Strategically located community-wide facilities	Minimum of 20 acres	County-wide Service Area		May include a single purpose or activity such as soccer complex, golf course, senior center, etc.
Special Use Resource Park	Located contiguous to or encompassing natural resources	(Varies - depends on resource)	County-wide Service Area		Natural resources – lakes, rivers – or cultural resources such as museums, historical sites, etc. Include picnic areas, boating, swimming, hiking, camping and play areas.

Source:

Atachua County Recreation Master Plan, Phase I, March 2002;

Atachua County Recreation Master Plan, Phase II, October 2005;

Florida’s Statewide Comprehensive Outdoor Recreation Plan, Outdoor Recreation in Florida – 2008.

* Typical Service Area is a geographic level of service guideline in which the overall goal is that each resident should live within a specified distance of certain park types as described in the Atachua County Parks and Open Space Master Plan (February 2023).

INTERGOVERNMENTAL COORDINATION ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
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- Regular text is currently adopted language

GOAL 1

COORDINATED AND COOPERATIVE COMPREHENSIVE PLANNING, LAND DEVELOPMENT REGULATION, AND SERVICE PROVISION WITH AGENCIES AND GOVERNMENTAL UNITS AFFECTING ALACHUA COUNTY.

OBJECTIVE 1.1

Coordinate the Comprehensive Plan, the plans of the school board, other units of local government providing services, but not having regulatory authority over the use of land, and with the comprehensive plans of municipalities within the County, and adjacent counties.

Policy 1.1.1 Pursuant to Section 1.5 of the Alachua County Charter, the County and any municipality may enter into an interlocal agreement to provide for joint planning in portions of the unincorporated area not located within any area designated pursuant to general or special law as a reserve for annexation by another municipality or in portions of the area within such municipality.

Policy 1.1.2 Alachua County shall consider the use of joint planning agreements and joint processes with municipalities for review of annexations and development proposals for inclusion as part of the inter-local agreements to implement this element.

Policy 1.1.3 Alachua County shall pursue Interlocal Service Boundary Agreements (ISBA) with municipalities pursuant to Chapter 171, Part II, Florida Statutes, to jointly address matters such as the annexation process, future annexation areas, service delivery, and existing enclaves.

Policy 1.1.3~~4~~ Alachua County shall develop with the North Central Florida Regional Planning Council, the Florida Department of Transportation, the cities of Alachua, Archer, Gainesville, Hawthorne, High Springs, LaCrosse, Micanopy, Newberry, and Waldo; Bradford, Gilchrist, Levy, Marion, and Putnam Counties; ~~Northeast Florida Regional Planning Council, and Withlacoochee Regional Planning Council~~ coordination mechanisms to address inter-jurisdictional comprehensive planning issues.

Policy 1.1.4~~5~~ The School Board of Alachua County shall locate sites for new public schools consistent with the criteria in the Future Land Use Element for siting new public school facilities. In order to facilitate coordination between the School Board and the County:

- (a) Alachua County shall continue to participate at a staff level in the School Planning Advisory Committee or other such committees of the Alachua County School Board and coordinate through the Elected Officials' Group and Staff Workgroup to ensure coordination of their comprehensive development plans with the Alachua County Comprehensive Plan ~~and to address the concept of neighborhood school districts as identified in the Countywide Visioning and Planning Committee Conceptual Plan Objectives.~~ Determinations of the consistency of new school sites proposed by the School Board of Alachua County as required by Chapter 1013, F.S., shall be made in accordance with procedures identified in an inter-local agreement between the School Board and Alachua County, and as identified in the Public School Facilities Element.
- (b) Alachua County shall coordinate with the School Board of Alachua County through the Recreation and Open Space Advisory Committee and other committees to explore the expanded use of public school facilities for recreation and to develop and implement a standard use agreement.
- (c) Alachua County staff shall coordinate with the School Board staff on methodologies for population projections, from which public school enrollment projections are made. Alachua County staff shall also coordinate with School Board staff on the geographic distribution of enrollment projections as part of the School Board's annual Enrollment Projections & Capacity Analysis Report.
- (d) Alachua County shall solicit specific comments from the School Board on public schools that could be attended by children in proposed new residential developments, including the current and projected capacity and enrollment of such schools. This information shall be included in staff reports on items before the Local Planning Agency and Development Review Committee.
- (e) The County Commission and the School Board shall meet periodically to address issues of mutual concern including consideration of impact fees for schools.

Policy 1.1.56 Alachua County shall ~~institute meetings~~ coordinate with appropriate County, municipal, library and other professional staff to assist in coordination of the comprehensive development plans of the Alachua County Library District with the Alachua County Comprehensive Plan.

Policy 1.1.67 Alachua County shall promote intergovernmental coordination through regular joint meetings of the Board of County Commissioners and the Commissions of the municipalities within Alachua County. ~~The County shall also work with the municipalities to update the 2005 Conceptual Land Use Plan prepared by the Countywide Visioning and Planning Committee (CVPC) and implement the Conceptual Plan Objectives developed by the CVPC and updated in 2009.~~

Policy 1.1.7 - 1.1.9. *No proposed changes.*

OBJECTIVE 2.1

Establish mechanisms to address the resolution of intergovernmental issues related to impacts of development proposed in the comprehensive plan upon municipalities within the County, adjacent counties, the region and the state.

Policy 2.1.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Central Florida Strategic Regional Policy Plan (NCFSRPP), including protection of Resources and Facilities of Regional Significance identified in that Plan, and the State Comprehensive Plan.

Policy 2.1.2 ~~Per F.S. 163.3184, Alachua County shall submit all proposed amendments to the Comprehensive Plan to the state land planning agency, North Central Florida Regional Planning Council, the appropriate water management district, the Department of Environmental Protection, and the Department of Transportation.~~

Alachua County shall submit all proposed large-scale Comprehensive Plan amendments to the state and regional review agencies specified in Section 163.3184, Florida Statutes, and to all the municipalities within Alachua County, for review and comment.

Policy 2.1.2.1 Alachua County shall continue to review proposed amendments to the Comprehensive Plan for consistency with the North Florida Regional Water Supply Plan and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan 2025-2035.

Policy 2.1.3 Alachua County shall continue to notify and consult with the following entities when there is any proposed development that could have an impact on that entity before action is taken on the proposed development. Comments by these entities will be incorporated into the appropriate development reports.

- (a) Municipalities in Alachua County,
- (b) North Central Florida Regional Planning Council,
- (c) School Board of Alachua County,
- (d) Gainesville/Alachua County Regional Airport Authority,
- (e) State Department of Environmental Protection (~~local office~~),
- (f) State Department of Transportation,
- (g) St. Johns River Water Management District,
- (h) Suwannee River Water Management District,
- (i) University of Florida, and
- (j) Local utility companies ~~including Gainesville Regional Utilities, Clay Electric, and Progress Energy.~~

Policy 2.1.4 Alachua County shall, per Chapter 163, F.S., coordinate with entities within the County on siting of facilities with County-wide significance, including locally unwanted land uses whose nature and identity are established through interlocal or other formal agreement ~~within one year of adopting the update of this element.~~

Policy 2.1.5 In the case when a proposed development has been determined to be incompatible with the comprehensive plan of another governmental unit, Alachua County and the governmental unit shall work together to resolve this conflict in the following manner:

- (a) ~~Staff at all levels in all departments~~ County staff shall initially work with staff of the other governmental unit to address the issues .

(b) If there is not a satisfactory resolution at staff level, then the Department Head shall notify the County Manager who shall notify the Board of County Commissioners. The Board may create an ad-hoc committee comprised of members of both governmental units if that process is mutually agreeable, or may request to use the North Central Florida Regional Planning Council's ~~informal mediation~~ dispute resolution process established pursuant to S. 186.509, F.S., or any other mutually acceptable mediation process.

Policy 2.1.6 In order to assist in the assessment of development orders and coordination of access management on state road facilities, ~~the County shall continue to notify Florida Department of Transportation staff about proposed development plan review applications, and provide an opportunity for comment. a Florida Department of Transportation representative shall continue to be invited to serve as a non-voting member of the County's Development Review Committee.~~

Policy 2.1.7 As provided for in the Transportation Mobility Element, Alachua County and the Florida Department of Transportation shall further coordinate access management per F.S. 335.181.

~~**Policy 2.1.8** Alachua County shall coordinate its Comprehensive Plan and implementing land development regulations with municipalities by using appropriate and relevant municipal land development regulations as a reference point and, to the extent possible, utilizing corresponding terminology and categories.~~

Policy 2.1.9 Alachua County shall continue to coordinate with the ~~Department of General Services and other~~ appropriate State agencies involved with permitting State facilities through the Development Review Committee site plan approval process.

OBJECTIVE 3.1

Coordinate planning activities mandated by the various elements of the comprehensive plan with other local governments, school boards, other units of local government providing services but not having regulatory authority over the use of land, the region and the state.

Policy 3.1.1 Alachua County shall coordinate the timing and location of capital improvement projects, as provided for in Objective 1.1 and implementing policies of the Capital Improvements Element.

Policy 3.1.2 Alachua County shall coordinate with private groups, the School Board, municipalities in the County, the State and the Federal Government on the implementation of the County's Parks & Open Space Master Plan (February 2023) ~~a County-wide park system~~ as provided for in ~~Objective 1.2 and its implementing policies and policy 1.3.2~~ of the Recreation Element.

Policy 3.1.3 Alachua County shall coordinate the implementation of aviation-related activities as provided for in the Transportation Element.

Policy 3.1.4 In order to ensure adequate provision of utilities for proposed land uses in the Comprehensive Plan, Alachua County shall continue to include utility companies on the County's Development Review Staff Committee.

Policy 3.1.5 Alachua County shall facilitate and encourage partnerships and strategies with municipalities to address affordable housing needs on a Countywide basis building

upon the established State Housing Initiatives Partnership Program implemented through the County’s Local Housing Assistance Plan. Strategies shall focus on methods to promote distribution of affordable housing opportunities throughout the County through integration of other available State and Federal housing assistance and implementation of measures such as “fair share” housing allocation criteria to ensure availability of a mix of housing types, including lower cost housing, with accessibility to employment and services.

OBJECTIVE 4.1. *No proposed changes to this section.*

OBJECTIVE 5.1

Coordinate the provision of services and information.

Policy 5.1.1 Alachua County shall continue to share information ~~establish through inter-local agreement an information exchange network~~ among governmental agencies to:

- (a) establish common data bases.
- (b) promote compatibility between geographic information systems.
- (c) establish regular and ongoing provision of service, geographic and other informational maps.

Policy 5.1.2 Alachua County shall maintain a database of all interlocal and other formal agreements in order to provide a listing of such agreements and their expiration dates, so their renewal may be anticipated and occur on a timely basis.

Policy 5.1.3 ~~Once the data base is established,~~ Alachua County shall work to develop a consistent format for its interlocal agreements.

Policy 5.1.4 Alachua County shall maintain the use of interlocal agreements for the provision of services across jurisdictional boundaries as outlined in Policy 5.1.7.

Policy 5.1.5 Alachua County shall continue to be a member of the Regional WellFlorida Council’s North Central Florida Trauma Agency ~~staffed by the North Central Florida Health Planning Council~~ in order to improve inter-County emergency medical services, ~~and shall encourage all its adjacent counties to also become members of the Regional Trauma Agency.~~

~~**Policy 5.1.6** Alachua County shall consider the updates of the FSUTMS model used by the Metropolitan Transportation Planning Organization for the Gainesville urbanized area upon their availability in its annual review and update of traffic improvement needs.~~

Policy 5.1.7 Alachua County shall continue to pursue developing and implementing interlocal agreements with municipalities on ~~the following~~ issues such as:

- (a) fire suppression services
- (b) law enforcement
- (c) emergency medical services
- (d) animal control
- (e) building inspection services

- (f) coordination of capital plans for centralized potable water and wastewater systems.
- (g) multi-modal approaches to transportation planning consistent with the Transportation Mobility Element
- (h) solid waste collection services
- (i) planning, zoning, and code enforcement services
- (j) social services
- (k) environmental services.

Policy 5.1.8 The County shall coordinate with municipalities and other providers of local public services and facilities in assessing opportunities for consolidation in the delivery of services where determined to be efficient and cost effective.

Policy 5.1.9 Alachua County shall establish procedures for regular communication with utility companies to enhance coordination in the provision of service, the extension and location of lines and the setting of transmission facilities to serve development in the County. This shall include (1) pursuit of strategies such as support and facilitation of cost-sharing arrangements among multiple property owners where needed to advance provision of municipal sanitary sewer and potable water facilities to new or existing development in the urban cluster; and (2) promoting infrastructure development in ~~low-income~~ unserved or underserved areas as part of an economic development/community investment strategy to be developed in conjunction with Gainesville Regional Utilities.

Policy 5.1.10 Alachua County shall continue to negotiate interlocal agreements with its municipalities ~~and Gilchrist County~~ to provide capacity for solid waste disposal. At a minimum the interlocal agreements shall:

- (a) Provide for sufficient disposal capacity to meet adopted level of service standards. This will be secured through an interlocal agreement for procurement of long term disposal capacity in a regional landfill.
- (b) Require ~~annual~~ monitoring reports on remaining years of disposal capacity to be prepared by Alachua County for use by the municipalities ~~and Gilchrist County~~ in determining that development orders issued by them meet the concurrency requirement.
- (c) Establish procedures for verification of disposal capacity with the County for developments of such magnitude which, due to their projected solid waste generation, would use more than a certain percentage of existing contracted disposal capacity.

Policy 5.1.11 Alachua County shall, ~~to the maximum extent possible, continue to negotiate~~ consider the use of interlocal agreements with its municipalities, the University of Florida, Santa Fe College and the School Board of Alachua County to coordinate recycling efforts. Such interlocal agreements shall set forth methods of funding disbursement for Federal or State grants received for recycling programs.

Policy 5.1.12 ~~In addition to the current inter-local arrangements between Alachua County and Gilchrist County, further~~ Regional approaches to Solid Waste management should

continue to be assessed in terms of their potential for enhanced economies of scale and effectiveness as a means of managing solid waste in an environmentally sound manner.

OBJECTIVE 6.1

Coordinate with relevant state or regional agencies, local governments, or other entities with operational and maintenance responsibility for such facilities in establishing levels of service standards and guidelines.

Policy 6.1.1 – 6.1.4. *No proposed changes.*

Policy 6.1.5 In accordance with the provisions of Sections ~~163.3177(12)~~ and 163.3180, Florida Statutes, Alachua County shall coordinate with the School Board of Alachua County and the municipalities within the County to implement the Interlocal Agreement for Public School Facility Planning and the Public School Facilities Element of the Comprehensive Plan to extend concurrency requirements to public schools.

OBJECTIVE 7.1

Coordinate long range transportation planning and traffic circulation issues with relevant state and regional agencies and local governments.

Policy 7.1.1 – 7.1.5. *No proposed changes.*

Policy 7.1.6 In order to assess and address intergovernmental traffic impacts and multi-modal approaches to transportation planning, Alachua County shall coordinate with the following entities concerning the indicated facilities:

- (a) the Florida Department of Transportation for I-75 and State roads in the unincorporated area;
- (b) municipalities in Alachua County for County roads within the municipality and municipal roads which may impact those County roads;
- (c) the Regional Transit System and other transit providers for transit infrastructure and operations;
- (d) adjacent counties for inter-county roads; and
- (e) Florida Department of Transportation; and the North Central Florida Regional Planning Council, ~~Northeast Florida Regional Planning Council, and Withlacoochee Regional Planning Council~~ to develop strategies (e.g., ride-sharing, park and ride facilities, etc.) to offset the impacts of commuter traffic on the County's transportation network; ~~this shall include efforts to maximize the effectiveness of the park and ride facility planned as part of FDOT's SR 20 Intrastate expansion project, and~~
- (f) ~~I-75 Corridor Council for I-75 from the Georgia State Line to Wildwood.~~

The coordination mechanisms shall include provisions for:

- (a) Periodic monitoring reports to be prepared by Alachua County for use by the Florida Department of Transportation in determining road improvement needs in their five-Year Work Program.
- (b) Periodic development action reports from the entity approving development orders that would result in additional traffic on County roads to monitor the capacity of County-maintained facilities and for use in Capital Improvement programming.
- (c) Procedures for verification with the County of road capacity for developments whose approval by the entity would generate traffic exceeding more than five percent (5%) of the maximum capacity of the road based on the adopted minimum level of service standard.

Policy 7.1.7 Alachua County shall work with the Florida Department of Transportation, the Metropolitan Transportation Planning Organization, the North Central Florida Regional Planning Council and municipalities within Alachua County to develop ~~the update of and implement~~ the Gainesville Urbanized Area ~~Transportation System~~ Long Range Transportation Plan.

Policy 7.1.8 – 7.1.10. *No proposed changes.*

OBJECTIVE 8.1 . *No proposed changes to this section.*

CAPITAL IMPROVEMENTS ELEMENT

Formatting Key:

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Table 4. Basin Management Action Plan (BMAP) Water Quality Capital Improvement Projects Attributable to Alachua County

<u>Project Description</u>	<u>BMAP Crediting Area</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2026-2030 Total</u>	<u>Funding Source</u>
<u>Lochloosa Slough Restoration Project</u>	<u>Lochloosa Lake</u>	<u>\$59,000</u>	<u>\$150,000</u>	<u>\$400,000</u>			<u>\$609,000</u>	<u>Stormwater Assessment</u>
<u>Cuscowilla Nature and Retreat Center Wastewater Treatment Facility Upgrades</u>	<u>Lake Wauberg</u>	<u>\$13,225</u>	<u>\$160,000</u>				<u>\$173,225</u>	<u>Stormwater Assessment/FDEP Funding</u>
<u>West Hawthorne Branch Treatment Wetland</u>	<u>Lochloosa Lake</u>	<u>\$60,000</u>	<u>\$400,000</u>		<u>\$1,000,000</u>		<u>\$1,460,000</u>	<u>Stormwater Assessment/FDEP Funding</u>
<u>Newnans Lake System Hydrologic Restoration Project</u>	<u>Newnans Lake</u>		<u>12,000,000</u>	<u>\$1,100,000</u>	<u>\$300,000</u>	<u>\$300,000</u>	<u>\$13,700,000</u>	<u>Stormwater Assessment/FDEP Funding</u>

The projects listed in this table are from the FDEP Business Portal as of January 2026 in support of the Basin Management Action Plans published by the Florida Department of Environmental Protection for the Orange Creek, Santa Fe River, and Silver Springs basins.

All projects listed are subject to funding availability and approval by the Board of County Commissioners as part of the County’s budget and Capital Improvements Program development process. Dollar figures are estimated project costs and may include anticipated grant funding contributions. This list does not include non-capital-improvement projects that are included in BMAPs such as education and outreach efforts, maintenance, land use changes, monitoring, and studies.

No other changes proposed within this Element.

ECONOMIC ELEMENT

Formatting Key:

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GOAL 1

PROMOTE THE ECONOMIC PROSPERITY OF ALL CITIZENS OF ALACHUA COUNTY, ADDRESS ECONOMIC EQUITY, AND EXPAND AND DIVERSIFY THE COUNTY'S TAX BASE.

OBJECTIVE 1.1 - ECONOMIC DIVERSITY AND SUSTAINABILITY

Diversify the County's economy. Achieve a diversified and sustainable economic base in Alachua County to minimize the vulnerability of the local economy and to provide economic opportunity for all segments of the population that shall include strategies to ~~achieve the elimination of~~ eliminate socioeconomic and geographic disparities identified in the "Understanding Racial Inequity In Alachua County" Report (2018) and attract and retain high-quality employers and employees within the workforce.

Policy 1.1.1 Alachua County shall promote the recruitment and expansion of targeted industries that are either growing, high-skill, high wage areas of desired growth, or contribute to regional economic diversification. These targeted industries include, but are not limited to: logistics; and distribution in areas that have direct rail access; building component design and manufacturing; aviation services and products, bio-fuels and energy; healthcare services and projects business services; communication services; medical and pharmaceuticals, including biotech; technology driven manufacturing; electronics and other electrical equipment; regional or corporate headquarters; information technology; research and development; eco-tourism; multimedia productions; agriculture and local food-related industries; and solid waste recycling, reuse, reprocessing, and remanufacturing.

Policy 1.1.2 – 1.1.6. *No proposed changes.*

Policy 1.1.7 Alachua County shall establish and maintain land uses and zoning regulations that will facilitate telecommuting, home based ~~occupations~~ businesses, mixed-use centers and other components that are helpful to job creation and retention, including the targeted industries listed in Policy 1.1.1.

Policy 1.1.8 ~~Home-based businesses shall be allowable as accessory to any legally-established residential use in the urban or rural areas of the County, subject to the standards provided in the land development regulations. Alachua County shall encourage and allow flexibility in the development of "home-based businesses" consistent with public health and safety concerns. Home-based businesses are defined as a business or commercial activity conducted on a residential property which is accessory to the residential use of that property. The land development regulations shall include thresholds to allow for approval of small-scale rural home-based businesses through administrative review and other mechanisms appropriate to the size, intensity, and impacts of such businesses.~~

Policy 1.1.9 – 1.1.10. *No proposed changes.*

OBJECTIVE 1.2 - ECONOMIC DEVELOPMENT STRATEGY

Provide a comprehensive economic development strategy for Alachua County.

Policy 1.2.1 Alachua County shall encourage the allocation of resources for the retention, expansion and development of local business and the recruitment of businesses and industries. Priority shall be given to the retention, expansion and development of local businesses. This strategy shall include support for efforts to provide expanded opportunities for education, including jobs-related skills training, to increase workforce participation and better employment opportunities for populations that are experiencing economic disparities ~~identified in the “Understanding Racial Inequity In Alachua County” Report (2018).~~

Policy 1.2.2 *No proposed changes.*

Policy 1.2.3 Alachua County shall pursue an integrated approach to economic development that includes citizen input and addresses the needs of the County. The County shall support and coordinate the activities of the County’s Economic Development Advisory Committee in the development and implementation and periodic update of the strategic plan for county-wide economic development. This integrated approach shall include components that address ~~the socioeconomic and geographic disparities to economic opportunity identified in the “Understanding Racial Inequity In Alachua County” Report (2018).~~

Policy 1.2.4 – 1.2.16. *No proposed changes.*

Policy 1.2.17 A comprehensive "State of Alachua County's Economy" report shall be presented to the Board of County Commissioners. This document shall review the economic indicators of the local economy and the impact of economic development efforts on the goals and objectives outlined in this plan. This report shall be developed by the County in coordination with local economic development entities, with input from the appropriate County advisory committees such as the Economic Development Advisory Committee. This report shall include items such as:

A review of the economic development program for Alachua County as it relates to the objectives and policies set forth in this Economic Element, including activities established to address economic opportunity and elimination of socioeconomic and geographic disparities within the County ~~as identified in the “Understanding Racial Inequity In Alachua County” Report (2018).~~

The County shall also monitor:

- (a) Recommendations concerning identified infrastructure needs to support economic development efforts; this information shall be considered as part of the annual update of the Capital Improvement Program.
- (b) ~~A report of e~~Existing business expansions and new business starts within the County.
- (c) ~~A report on b~~Businesses attracted to the County through the recruitment efforts of Alachua County.
- (d) ~~A report on v~~Vocational training opportunities, including identification of needed job skills reported by businesses during the recruitment or expansion process.
- (e) The number of new jobs created.
- (f) ~~A report on t~~The costs and benefits to the County, as well as the effectiveness, of any incentives provided by the County to support the retention or expansion of existing businesses or to develop or attract new business.
- (g) ~~A report on t~~The effectiveness of the economic development program in improving the economic well-being of the unemployed poor, including those not covered by general unemployment statistics such as those measures established to address economic opportunity and elimination of socioeconomic and geographic disparities identified in the “Understanding Racial Inequity In Alachua County” Report (2018).

OBJECTIVE 1.3 - ENVIRONMENTAL QUALITY AND RESOURCE CONSERVATION

The County shall evaluate and ensure that the types of new or the expansion of existing businesses and industries developing and locating in Alachua County contribute to maintaining a clean environment (air, water, soil) including measures to increase energy conservation, reduce greenhouse gas production, consistent with Energy Element Objectives 2.1 and 2.2 and Conservation and Open Space Policy 4.1.2, and are located in areas with suitable infrastructure and compatible land uses. Each employer shall be a good neighbor by preventing adverse impacts on the environment with emphasis given to the Conservation and Open Space Element of the Comprehensive Plan.

Policy 1.3.1 – 1.3.3 *No proposed changes.*

Policy 1.3.4 The County shall, through its economic development programs, promote businesses that contribute to a circular economy in which products and materials never become waste and are kept in circulation through processes like maintenance, reuse, refurbishment, remanufacture, recycling, and composting (see related policies and definition in Solid Waste Element).

Policy 1.3.4.1 The County shall recruit businesses and industries to the Leveda Brown Environmental Park which contribute to the circular economy by recovering material from the waste stream or using recovered material to create value-added products and services.

OBJECTIVE 1.4 - EDUCATION AND EMPLOYMENT

Coordinate educational, vocational, and technical training opportunities with the needs of new and existing employers. In collaboration with other institutions, create an environment in which all residents may become as self-sufficient as possible, through educational and employment opportunities with a goal to address economic opportunity and eliminate socioeconomic and geographic disparities within the community identified in the “Understanding Racial Inequity In Alachua County” Report (2018).

Policy 1.4.1 – 1.4.2 *No proposed changes.*

Policy 1.4.3 ~~Alachua County shall, as referenced in the County’s Strategic Plan for Sustainable Economic Development,~~ collaborate with local workforce development organizations and educational institutions to expand vocational skills training and provide entrepreneurial opportunities for students. This collaboration shall include goals to prepare students for post-secondary employment in such areas as special skills training, targeted industries training and vocational skills training and internships, in collaboration with Florida Works, Santa Fe College, the School Board, the University of Florida, the business community and other agencies. Priority should be given to those locations and populations that have the highest indicators of socioeconomic and geographic disparities with respect to economic well-being ~~identified in reports such as the “Understanding Racial Inequity In Alachua County” Report (2018).~~

Policy 1.4.4. *No proposed changes.*

OBJECTIVE 1.5 - EXPAND ECONOMIC OPPORTUNITIES AND REDUCE POVERTY

Provide sustainable economic opportunities for all segments of Alachua County with a goal to eliminate socioeconomic and geographic disparities and promote economic opportunity identified in the “Understanding Racial Inequity In Alachua County” Report (2018). Particular emphasis shall be given to activities which increase economic opportunities for persons at or near the poverty level and to activities which redevelop economically distressed and under-utilized areas. The following indicators of economic opportunity shall be utilized, but are not limited to: Alachua County shall utilize the following indicators:

- a. per capita incomes for Alachua County.

- b. percentage of persons living at or below the poverty level.
- c. unemployment rates.

Policy 1.5.1 – 1.5.2 *No proposed changes.*

Policy 1.5.3 The County shall pursue funding opportunities, including grants and other funding sources, for the extension of essential infrastructure including high-speed internet accessibility to encourage development or redevelopment in specific economically distressed areas identified in the “Understanding Racial Inequity In Alachua County” Report (2018).

Policy 1.5.4 – 1.5.11 *No proposed changes.*

Policy 1.5.12 Alachua County shall continue to implement the “Forward Focus – Eastern Alachua County” economic development planning initiative, which seeks to identify community service needs and economic development opportunities for the eastern portion of Alachua County through ongoing community engagement, in order to attract grant funding and inform future County initiatives.

OBJECTIVE 1.6 - LIVABLE COMMUNITIES

Create livable communities that are attractive to diverse populations and new economic development opportunities, and promote greater economic prosperity, innovation, quality of life, and public safety.

Policy 1.6.1 – 1.6.2 *No proposed changes.*

Policy 1.6.3 The County shall promote reduced work to home commuting distances through encouragement of compact mixed use developments and live-work units within the Urban Cluster. Traditional Neighborhood and Transit Oriented Developments and compact, mixed-use Activity Centers.

Policy 1.6.4 *No proposed changes.*

OBJECTIVE 1.7 . *No proposed changes in this section.*

OBJECTIVE 1.8

Increase the use of locally grown and/or processed foods in County facilities where food is provided and encourage other local government facilities to do the same.

Policy 1.8.1 Work with the Alachua County Jail to develop a plan for an agricultural program to grow food onsite and teach sustainable farming methods.

Policy 1.8.2 Alachua County shall work to facilitate partnerships between local farmers and local government organizations ~~such as the Alachua County School Board to implement the 2009 Alachua County Hunger Abatement Plan and future updates and to~~ provide healthy, fresh foods in local schools and other institutions.

OBJECTIVE 1.9

Encourage ~~and promote urban agriculture through~~ the use of community gardens, green roofs and edible landscapes by Alachua County residents.

Policy 1.9.1 – 1.9.5 *No proposed changes.*

Policy 1.9.6 The County, through it's land development regulations and other County programs, shall encourage urban agriculture such as small scale cultivation of fruits, vegetables, plants, flowers, and herbs within the Urban Cluster for both personal consumption or for local direct-to-consumer sale.

OBJECTIVE 1.10

Support and encourage local agricultural operations in the use of sustainable agricultural practices including organic farming.

Policy 1.10.1 In accordance with the policies of Objective 6.1 of the Future Land Use Element, the County shall work with landowners to facilitate participation in programs that meet or exceed best management practices, cost share programs, and to assist in the pursuit of funding sources to aid in the development of a sustainable local food system.

Policy 1.10.2 Reduce use of and dependence on fossil-fuel based synthetic fertilizers in Alachua County consistent with adopted Best Management Practices and Florida Statutes, incorporating research based information.

Policy 1.10.3 Work with IFAS and local agricultural groups to encourage use of sustainable agricultural practices that maximize carbon sequestration, conserve energy and water, minimize soil erosion and protect ecosystems and water quality.

Policy 1.10.4 Partner with University of Florida IFAS Alachua County Extension and other University of Florida departments and schools, local farmers, and community groups to develop and implement educational strategies on the benefits of purchasing locally grown and/or processed foods.

- (a) County Extension, in partnership with Florida Department of Agriculture, shall provide GAP [Good Agricultural Practices] and BMP training for county farmers to facilitate crop production in partnership with Florida Department of Agriculture.
- (b) Focus efforts of IFAS/County Extension Ag education and Master Gardener program to increase participation of at-risk youth

- (c) Alachua County Extension will work with government agencies, businesses, County departments, schools, farmers, organizations actively working with pollinators, and the public to increase both food resources and suitable nesting habitat for pollinator species. Approaches may include:
 - (1) Adopting and implementing policies that promote pollinator health and habitat;
 - (2) Exploring alterations to current County land management practices that improve habitat of pollinators on County-owned land;
 - (3) Educating the general public and County departments on the issue of pollinator decline and strategies that can be implemented to improve pollinator health and habitat; and
 - (4) Creating and fostering partnerships that assist in the advancement of pollinator health at the local, regional, and federal levels.
- (d) Partner with UF-IFAS Alachua County Extension to promote local programs relating to community gardening, food safety, and nutrition.

Economic Element Definitions *No proposed changes*

COMMUNITY HEALTH ELEMENT

Formatting Key:

- ~~Struck through~~ text is proposed for deletion
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- Regular text is currently adopted language

GOAL

PRESERVE THE HEALTH OF ALACHUA COUNTY RESIDENTS AND PROMOTE HEALTH IN ALL POLICIES AND SERVICE INITIATIVES ~~AFFECTING ALL ASPECTS OF THE BUILT ENVIRONMENT~~, BY FACILITATING HEALTH CARE DELIVERY, IMPROVING THE EQUITY AND LIVABILITY OF THE COMMUNITY, ADDRESSING SOCIAL DETERMINANTS OF HEALTH, PROMOTING ACCESS TO FRESH AND HEALTHY FOOD, AND PROVIDING ALL ALACHUA COUNTY RESIDENTS OPPORTUNITIES FOR ACTIVE LIVING.

OBJECTIVE 1.1

Promote coordination among local health systems and entities, including those that seek to address social determinants of health.

Policies 1.1.1 – 1.1.8. *No proposed changes*

Policy 1.1.9 Alachua County shall support programs and work with partner agencies and non-profit organizations that seek to address and improve social determinants of health for vulnerable populations in the community. Social determinants of health include, but are not limited to, factors such as economic stability, education access and quality, health care access and quality, neighborhood and built environment conditions, and social and community context factors.

Policy 1.1.10 In recognition that the Alachua County Board of County Commissioners has declared gun violence to be a public health crisis affecting the entire county, Alachua County will seek to promote the reduction of gun violence through legislative policies enacted by the County Commission.

- (a) Alachua County shall address and seek to reduce gun violence and its effects on economic development, youth development, and public safety, and will work to establish alliances and partnerships with other agencies and organization that address gun violence, and will encourage other entities to recognize gun violence as a public health crisis.
- (b) Alachua County will establish working relationships with institutional partners, including other local municipalities, health care providers, law enforcement agencies, community partners, and residents to establish an

evidence-based public health response to address the underlying social, economic, and systemic factors that promote gun violence.

OBJECTIVE 1.2

Develop and maintain ongoing County programs and infrastructure designed to support sustainable community health.

Policies 1.2.1 – 1.2.2. *No proposed changes*

Policy 1.2.3 Increase access to health-promoting foods and beverages in the community. Form partnerships with organizations or worksites, such as employers, health care facilities, ~~and schools, and the Alachua County Jail~~ to encourage healthy foods and beverages. Connect with UF/IFAS Extension Office for support in nutrition, horticulture, seasonal produce information and healthy lifestyle programming.

Policy 1.2.4 Promote a healthy community by providing for Aging in Place in residential development designs by allowing a mix of housing types and housing units that take into account visitability criteria and encourage Universal Design.

Policy 1.2.5 The County will explore potential ways, through grant programs and other sources, to assist residents in making necessary safety upgrades to their homes that would help to promote aging-in-place.

Policy ~~1.2.5~~ 1.2.6 Incorporate CPTED (Crime Prevention Through Environmental Design) principles in designing new parks or renovating existing ones, and in County facilities exterior spaces.

OBJECTIVE 1.3

Promote a healthy community by providing for healthy weight management and prevention of obesity and other chronic conditions by addressing nutrition and the built environment.

Policy 1.3.1 Alachua County shall promote access to healthful, affordable and nutritious food.

Policy 1.3.1.1 Promote food security and public health by encouraging locally-based food production, distribution, and choice in accordance with the Future Land Use Element.

Policy 1.3.1.2 Alachua County shall consider programs to encourage property owners to make use of vacant properties as community gardens.

Policy 1.3.1.3 Continue to offer support for home and community gardening through programs offered by USDA Farm to School Programs and the Alachua County Extension Office ~~and target low-income and~~ with a focus on populations at high-risk for health disparity, for programs promoting gardening, healthy food access and nutrition improvement.

Policy 1.3.1.4 Alachua County shall ~~discourage~~ encourage the sale of ~~less~~ healthy foods and beverages as defined by Institute of Medicine within local government facilities including recreational areas.

Policy 1.3.1.5 Support food banks, pantries, and other sources that help provide food assistance to low-income residents so that all families, seniors, schools, and

community-based organizations are able to access, purchase, and increase intake of seasonal and fresh fruits, vegetables, and other nutritious foods.

Policy 1.3.1.6 The County shall support the development and expansion of food system infrastructure, including food hubs, aggregation facilities, processing, storage, and farmers markets, to strengthen market access for local producers.

Policy 1.3.2 Alachua County shall partner with local organizations and develop standards to promote community food systems.

Policy 1.3.2.1 Standards for community agriculture shall be developed in coordination with the UF IFAS and Extension agents and local and regional agricultural organizations. Existing standards will be utilized to the greatest extent possible.

Policy 1.3.2.2 As provided in the Future Land Use and Energy Elements, Alachua County shall promote and develop standards for uses, including produce stands, farmers markets and food cooperatives, to facilitate location of fresh produce providers within or in close proximity to residential areas.

Policy 1.3.2.3 Alachua County shall utilize economic development tools including public/private partnerships, and site facilitation, to promote location of grocery stores and Farmers Markets in proximity to underserved areas.

- (a) Coordinate with Regional Transit System [RTS] and other public transit providers to facilitate access to food shopping for transportation disadvantaged residents through incentives.
- (b) Encourage farmers' markets and other healthy food retailers to accept federal nutrition programs such as WIC and SNAP (food stamps) and encourage information distribution via county offices and website. Continue to work with local organizations to offer incentives for utilizing the nutrition programs.
- (c) Alachua County shall consider a program for partnerships for healthy corner stores, and incentives to attract grocers to food deserts.

Policy 1.3.2.4 ~~Alachua County shall work to implement the 2009 Hunger Abatement Plan and future updates, and shall provide technical assistance for community food access studies.~~ Seek to eliminate food insecurity in Alachua County by 2050, ~~and in the next 5 years by increasing the use of~~ community partnerships to meet food security goals. Encourage public and private efforts that support culturally appropriate food opportunities, including grocery stores, farmers markets, food banks and nutrition programs, especially to meet the nutritional needs of infants, children, elders, and other vulnerable populations in their neighborhoods. ~~[Preliminary measures subject to refinement in study required by Economic Element Policy 1.7.1.]~~

Policy 1.3.2.5 Alachua County should encourage edible landscaping (i.e., fruit trees and shrubs) for landscaping requirements through appropriate policy and standards of the ULDC.

Policy 1.3.2.6 Alachua County community planning efforts and community support programs will encourage participation by health coalitions and networks to create environments that support enjoyable, healthy eating, physical activity and a positive self-image.

Policy 1.3.3 *No proposed changes to this section.*

OBJECTIVE 1.4 *No proposed changes to this section.*

OBJECTIVE 1.5 *No proposed changes to this section.*

OBJECTIVE 1.6

Reduce the prevalence and incidence of substance abuse and strive for a drug-free community.

Policy 1.6.1 The County should partner with agencies and community organizations for education, prevention, harm reduction and treatment programs to reduce substance abuse in all neighborhoods and workplaces.

Policy 1.6.2 Alachua County shall coordinate substance abuse programs and policies with local health organizations including Tobacco Free Alachua, University of Florida Health Street, and the ~~HPW~~ Alachua County Health Promotion and Wellness Coalition.

Policy 1.6.3 Alachua County will ~~seek to~~ reduce and maintain low nicotine, tobacco, alcohol, and drug abuse, and drug related crime rates.

Policy 1.6.4 Support efforts to reduce exposure to second-hand tobacco smoke in indoor and outdoor areas, particularly where vulnerable populations, such as children and seniors are likely to be present.

Policy 1.6.4.1 Encourage and support local jurisdictions in establishing smoke-free parks and recreational areas.

Policy 1.6.4.2 Encourage and support cities, workplaces, and multiunit housing to reduce residents' exposure to secondhand smoke by banning use on government property and public spaces and events, including outdoor dining and service areas, entryways, farmers' markets, plazas, and community street fairs.

Policy 1.6.5 Coordinate with cities and other stakeholders to establish tobacco free housing, and prohibit smoking including electronic delivery systems in multi-family residential housing.

Policy 1.6.5.1 Promote tobacco free multiunit housing which shares common walls, such as apartments, duplexes, townhouses, row houses, and condominiums.

~~**Policy 1.6.6** Create a tobacco retail licensing policy that earmarks a portion of the license fee for compliance checks.~~

Policy 1.6.7 Consider the potential negative impacts of proposed uses involving selling or serving alcohol, tobacco products, electronic delivery systems, or any other controlled

substance of a similar nature when a proposed site's proximity to other such uses and to youth serving facilities would result in negative impacts. Establish standards for mitigation of impact or restriction of sales.

Policy 1.6.7.1 Encourage and support cities to restrict the number of tobacco and electronic delivery systems retailers near schools, other youth-populated areas, and areas with a high density of existing tobacco retailers.

Policy 1.6.8 Encourage and support cities, workplaces, and multiunit housing to include limitations or restrictions on electronic smoking devices in all (existing) smoking and tobacco policies, regulations, and educational programs.

Policy 1.6.8.1 Support the elimination of the sale and distribution of mentholated cigarettes and/or other flavored tobacco including electronic nicotine delivery products.

Policy 1.6.9 Support and increase the number of programs, clinics, and social service agencies that implement evidenced-based tobacco cessation treatment services.

OBJECTIVE 1.7

Increase equitable access to affordable mental health services.

Policy 1.7.1 Alachua County shall coordinate with service providers and community organizations to promote Mental Health First Aid and other support programs for children, youth, seniors and at-risk populations.

Policy 1.7.2 Alachua County will support community efforts to provide mentoring of youth in partnership with SBAC, after school non-profit organizations, and the Institute for Workforce Innovation.

Policy 1.7.3 Alachua County will support efforts of health professionals to identify populations at-risk to target mental health services.

Policy 1.7.4 The County will, along with community partner agencies, continue to provide support for individuals experiencing mental health and substance abuse crisis through a Central Receiving Facility which provides a single point of access for individuals in need of emergency evaluation, stabilization, and intervention.

OBJECTIVE 1.8 *No proposed changes to this section.*

OBJECTIVE 1.9

Alachua County shall support programs to reduce poverty and its effects.

Policy 1.9.1 Encourage coordinated service delivery for food, housing, transportation, health and dental care, and other basic necessities for people and families in need, including support of the safety net. Identify and support community based programs and services, such as the Safety Net Collaborative, that address health risks resulting from abuse, poverty, homelessness, and untreated medical conditions. Encourage collaboration between existing partners, prioritize funding initiatives, and organize community resources to intervene for vulnerable individuals to create a comprehensive safety net.

Policies 1.9.2 – 1.9.4. *No proposed changes.*

Community Health Element Definitions

Aging in Place: Policies, programs, strategies, services, and community planning that enable older adults to remain in their own homes and communities safely, comfortably, and independently for as long as possible, rather than moving to institutional care. It prioritizes maintaining quality of life, autonomy, and social connections through adapted environments, home modifications, and accessible health care. Aging in place is seen as an alternative to other living and care arrangements for older adults, such as continuous care retirement communities, assisted living, shared housing with family or friends, and nursing homes.

ENERGY ELEMENT

Formatting Key:

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GOAL

REDUCE GREENHOUSE GAS EMISSIONS AND FOSSIL FUEL CONSUMPTION; MITIGATE THE EFFECTS OF RISING ENERGY COSTS; AND PROMOTE THE LONG-TERM ECONOMIC SECURITY OF ALACHUA COUNTY THROUGH ENERGY CONSERVATION, ENERGY EFFICIENCY AND RENEWABLE ENERGY PRODUCTION.

STRATEGY

Priority 1. Practice energy conservation.

Priority 2. Maximize energy efficiency.

Priority 3. Promote and invest in renewable energy production.

1.0 REDUCTION GOALS

OBJECTIVE 1.1

Reduce countywide greenhouse gas (GHG) emissions by 80% from 2009 baseline emissions by 2050, with ~~an intermediate goal of a 40% reduction by 2020~~ and a short term goal of 5% annual reduction.

Policy 1.1.1 The County shall implement a plan to reduce GHG emissions per Objective 1.1. To accurately monitor progress, the County shall measure GHG emissions for County operations and implement a method for estimating countywide emissions. ~~Findings shall be released in an annual status report for County operations, with an estimate of community emissions reported biennially (i.e. every two years.)~~ In addition to changes in total GHG emissions, ~~reports shall include indicators of the County shall~~ monitor improvements indicators in of efficiency such as reductions in emissions per person, per employee or per square foot, improvements in building performance ratings, or similar measures.

Policy 1.1.2 The County shall work with other local governments, groups and organizations to achieve Objective 1.1 through coordinated reduction strategies, and to encourage adoption of a common method for estimating local and regional GHG emissions.

Policy 1.1.3 ~~As water conservation contributes to the reduction of greenhouse gas emissions, reduce total water consumption in Alachua County by 10% from 2010 levels by 2020~~

~~through the policies of the Conservation and Open Space and Potable Water and Sanitary Sewer Elements. In addition to changes in total consumption, the County, in coordination with potable water suppliers, shall track and report on indicators of improvements in efficiency such as rates of participation in voluntary conservation programs like Florida Water StarSM or other similar measures.~~

The County shall develop metrics for measuring and ongoing monitoring of overall water consumption in Alachua County using available data on consumptive use permits, water usage information available from local water supply utilities, and other available data sources. These metrics shall be used to measure effectiveness of the County's water conservation programs and policies.

2.0 THE BUILT ENVIRONMENT

OBJECTIVE 2.1 - COMMUNITY

Encourage energy conservation and energy-efficient design in the built environment of Alachua County.

Policy 2.1.1 The land development regulations shall provide, and encourage the use of, energy efficient design techniques such as passive solar design for streets and houses, sustainable landscaping, and techniques identified in Objective 5.1 of the Conservation and Open Space Element and Policy 2.2.5 of the Housing Element.

Policy 2.1.2 Work with the community to develop an incentive program to encourage new structures and retrofits to exceed the required minimum energy and water efficiency standards of the Florida Building Code.

Policy 2.1.2.1 As one incentive, the County shall ~~develop~~ consider a program where the efficiency rating of a structure, such as the Energy Performance Level (EPL) rating for residential structures or the equivalent for non-residential structures, can be used as a basis for recognition of buildings exceeding a defined threshold for efficiency.

Policy 2.1.2.2 Owners of recognized structures shall be encouraged to participate in a performance monitoring program to track the energy usage of the buildings over time, as an indicator of success in achieving reductions.

Policy 2.1.2.3 The incentive program shall be evaluated periodically to determine whether adjustments to the established threshold are warranted.

Policy 2.1.3 Alachua County shall work with other local governments and local groups and organizations to develop a community weatherization program to improve the energy efficiency of existing structures.

OBJECTIVE 2.2 - COUNTY GOVERNMENT

The County shall explore new opportunities and adopt measures to conserve energy, maximize energy efficiency and use renewable energy in County facilities.

Policy 2.2.1 Weatherize all County buildings to the maximum extent practical.

Policy 2.2.2 The County shall incorporate into its annual Capital Improvements budget ~~a category~~ for energy and water conservation and efficiency projects for County facilities.

Policy 2.2.3 Construct ~~all~~ new County facilities to conform to a nationally recognized, high performance energy efficiency standard and to Florida Water StarSM standards to the extent that it is practical and financially feasible for the specific facility.

Policy 2.2.4 The County shall work with the School Board of Alachua County and other local governments to seek funding and develop strategies to build energy and water efficient schools, retrofit and upgrade existing schools to be more energy and water efficient, and use renewable energy sources for school facilities.

3.0 ENERGY EFFICIENT LAND USE

OBJECTIVE 3.1

Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.

Policy 3.1.1 Promote energy efficient land use patterns through the policies of the Future Land Use Element, Transportation Mobility Element and this Element, including measures such as:

- (a) Mix of uses;
- (b) Transit supportive density;
- (c) Compact growth patterns;
- (d) Road connectivity and multimodal efficiency;
- (e) Pedestrian and transit oriented design techniques; and
- (f) Clustering techniques in the rural area.

Policy 3.1.2 The Unified Land Development Code shall be reviewed for opportunities to promote the goals, objectives and policies of this Element, and updated as needed.

Policy 3.1.3 Work with the community to develop ~~an incentives program for~~ encouraging energy efficient, sustainable developments that exceed the minimum standards of the Comprehensive Plan and Unified Land Development Code.

Policy 3.1.3.1 As one incentive, the County ~~shall~~ should develop a program recognizing sustainable development projects incorporating the techniques identified in Policy 3.1.1.

Policy 3.1.3.2 Owners of structures within participating developments ~~shall~~ should be encouraged to participate in ~~a performance monitoring program~~ to track the energy usage of the development over time, as an indicator of success in achieving reductions.

Policy 3.1.4 Promote redevelopment and infill within the Urban Cluster, and within municipal boundaries ~~consistent with Policy 1.1.7 of the Intergovernmental Coordination Element.~~

Policy 3.1.5 The County shall work with the School Board of Alachua County and coordinate through the Elected Officials' Group and Staff Workgroup to evaluate the energy efficiency of the school siting standards in the Interlocal Agreement for Public School Facility Planning and Public School Facilities Element, and encourage siting of new

schools in locations that promote infill and compact growth patterns, minimize vehicle miles travelled, and promote walking and bicycling opportunities for students.

OBJECTIVE 3.2

The County shall encourage long-term carbon sequestration practices on both public and private land.

Policy 3.2.1 Promote retention of sustainable agriculture and conservation land uses that serve as stable carbon sinks.

Policy 3.2.2 The County shall protect and seek to increase tree canopy in the Urban Cluster.

Policy 3.2.2.1 The County shall partner with local groups and organizations to develop a community outreach program that encourages the public to plant trees and retain existing trees, and provides information on the resulting energy conservation and carbon sequestration benefits.

Policy 3.2.2.2 Periodic reports on tree canopy coverage in the Urban Cluster shall be provided to the County Commission.

Policy 3.2.3 Promote and provide incentives for the use of Low Impact Development strategies in new developments to protect natural ecosystems in accordance with Policies ~~5.11 and 5.12~~ 5.1.9 and 5.1.10 of the Stormwater Management Element and Policies ~~3.6.15 and 4.5.24~~ of the Conservation and Open Space Element.

Policy 3.2.4 Alachua County shall develop and maintain a carbon sequestration inventory map to be used as a basis for long range planning and development of partnerships with other local governments to encourage carbon sequestration.

OBJECTIVE 3.3

Identify key features within the County that help to further the energy conservation goals of the Comprehensive Plan in accordance with Florida Statutes.

Policy 3.3.1 The following maps identify energy conservation features and facilities that contribute to energy conservation, greenhouse gas reductions and carbon sequestration in Alachua County:

- (a) Urban Cluster Area on Future Land Use Map
- (b) Rapid Transit Corridors, TME
- (c) Express Transit Corridors, TME
- (d) Existing and Future Bicycle and Pedestrian Network, TME
- (e) Preservation Areas on Future Land Use Map
- (f) Strategic Ecosystems, COSE
- (g) Alachua County Forever Land Conservation Projects
- (h) ~~Alachua County “GeoGreen Mapper”~~
(<http://maps.alachuacounty.us/geogreen>)

4.0 ENERGY EFFICIENT TRANSPORTATION SYSTEM

OBJECTIVE 4.1

Develop a diversified transportation system that reduces per capita and total fossil fuel consumption through mechanisms that reduce vehicle miles travelled, enhance walking, cycling and transit opportunities, and encourage renewable fuel vehicles.

Policy 4.1.1 Implement transportation mobility and capital improvements plans that promote compact, mixed use development patterns in accordance with Policies 3.1.1 of this Element. Plans shall include funding for transportation modes that provide an alternative to single occupant automobiles.

Policy 4.1.2 The County shall collaborate with other local governments to investigate the use of alternative fuel sources such as biofuel, methane, electric and/or solar in government fleets.

Policy 4.1.3 Work with other local governments and agencies to promote and expand use of fixed rail transportation.

OBJECTIVE 4.2

Reduce vehicle miles of travel and increase non-automobile mode share in accordance with the policies of the Future Land Use and Transportation Mobility Elements.

Policy 4.2.1 ~~Reduce vehicle miles traveled per capita within the Urban Cluster by 10% from 2010 levels by the year 2020. The County shall develop metrics for measuring and ongoing monitoring of community-wide fossil fuel consumption and greenhouse gas emissions associated with automobile usage using available data sources. Such metrics may focus on factors such as, but not limited to, trip length, trip duration, accessibility to destinations, and bicycle, pedestrian, and transit mode share.~~

Policy 4.2.2 Increase non-automobile transportation mode share ~~to 5% in the Urban Cluster by 2020 and to 10% by 2030.~~

Policy 4.2.3 ~~To measure success in achieving the goals of this Objective, the County shall include analysis of vehicle miles traveled and non-automobile mode share within the Urban Cluster as part of the annual update of the Capital Improvements Element in accordance with Policy 1.1.6.1 of the Transportation Mobility Element.~~

Policy 4.2.4 The County shall work with the Metropolitan Transportation Planning Organization and other local governments to develop a baseline estimate of vehicle miles traveled and non-automobile mode share Countywide and adopt a long-term goal for reduction of vehicle miles traveled from the established baseline.

OBJECTIVE 4.3

Encourage alternative transportation options not dependent on fossil fuels.

Policy 4.3.1 ~~Maintain and publish online a map that identifies~~ Maintain an inventory of roads where low speed, neighborhood electric vehicles can be legally driven.

Policy 4.3.2 Identify areas with barriers to multimodal connectivity in the Urban Cluster and work to eliminate those barriers.

Policy 4.3.3 Require new development to accommodate bicycle and pedestrian modes and seek opportunities to create connections to existing facilities in accordance with the policies of the Future Land Use Element and Transportation Mobility Element.

5.0 COUNTY GOVERNMENT INITIATIVES

OBJECTIVE 5.1

Adopt and implement practices within Alachua County Government that contribute to the energy conservation goals of the Comprehensive Plan.

Policy 5.1.1 The County shall collaborate with other local government entities to share information and strategies on energy saving practices, and pursue joint funding opportunities.

Policy 5.1.2 The County shall ~~pursue development of~~ maintain a program to mitigate for greenhouse gas emissions and develop project ideas to offset carbon impacts of County operation, ~~such as through~~ energy conservation and efficiency projects, ecosystem restoration projects ~~or~~ and the County's Tree Planting Program.

Policy 5.1.3 – 5.1.7. *No changes proposed*

OBJECTIVE 5.2

Increase the use of renewable energy in County government.

Policy 5.2.1 The County's goal by 2030 is that 100% of energy purchased or produced for County facilities be from solar photovoltaic sources, ~~with an interim target of 50% by 2025.~~

Policy 5.2.2 The County shall incorporate renewable energy production into County facilities where appropriate.

Policy 5.2.3 Pursue funding to develop alternative energy facilities that would be capable of producing energy from anaerobic digestion, solar energy, biodiesel or other forms of sustainable energy resources.

6.0 RENEWABLE ENERGY

OBJECTIVE 6.1

Encourage renewable energy production and a countywide system of distributed residential and commercial power generation.

Policy 6.1.1 Encourage all utilities within Alachua County to retrofit existing systems to incorporate net metering and establish net metering agreements.

Policy 6.1.2 ~~Atachua County shall pursue~~ Consider potential options for implementation of an efficiency and renewable energy financing program, ~~such as a Property Assessed Clean Energy (PACE) program.~~

OBJECTIVE 6.2

Increase the use of solar and other forms of renewable energy by County residents, businesses and agricultural operations.

Policy 6.2.1 Encourage and provide incentives for installing solar arrays on rooftops and other impervious spaces, and remove any barriers to their installation in such areas.

Policy 6.2.2 Provide incentives for use of open space areas within Rural Clustered Subdivisions for renewable energy production in accordance with Policy 6.2.12 of the Future Land Use Element.

7.0 SOLID WASTE

OBJECTIVE 7.1

Reduce the solid waste stream generated by Alachua County.

~~**Policy 7.1.1** To help achieve the 75% waste recycling goal mandated by the state by 2020 and reduce greenhouse gas emissions associated with the transport of municipal solid waste, promote a cluster of waste to wealth industries at the Resource Recovery Park to make useful products from recycled materials. As a component of this, work to direct municipal solid waste to the Leveda Brown Environmental Park.~~

~~**Policy 7.1.2** Achieve a diversion rate from disposal of 40% by December 31, 2012; 50% by December 31, 2014; 60% by December 31, 2016; 70% by December 31, 2018; and 75% by December 31, 2020. Special waste being recycled such as tires, appliances, yard trash and construction and demolition debris will be included. The calculation will be made in accordance with the accepted methodology of the State of Florida Department of Environmental Protection. In addition to changes in total waste diversion, the County shall track and report on indicators of improvements in waste diversion such as percentage of businesses in compliance with the mandatory commercial recycling program, percentage of residential users voluntarily recycling, rates of recycled vs. disposed waste collected at rural collection centers, or similar measures.~~

Policy 7.1.1 The County shall promote strategies to create and grow a circular economy as described in the Solid Waste Element; such strategies shall focus on waste prevention, source reduction, reuse, recycling, the purchase of goods made from recycled materials, composting and pollution prevention as part of the County's solid waste operations and public education programs.

~~**Policy 7.1.3**~~ **Policy 7.1.32** The County shall explore the feasibility of a program that requires source separated organic waste collection and processing.

~~**Policy 7.1.4**~~ **Policy 7.1.43** The County shall use a portion of the waste stream, such as food waste and brush cuttings, for composting and work with other local groups to make it available for use by community gardens and local farms.

~~**Policy 7.1.5**~~ **Policy 7.1.54** The County shall seek ways to reduce the amount of yard waste collected and transported to the Leveda Brown Environmental Park, including encouraging composting, mulching, and other onsite methods of yard waste disposal.

8.0 EDUCATION AND PUBLIC INFORMATION

OBJECTIVE 8.1 *No proposed changes to this section.*

ENERGY ELEMENT DEFINITIONS

~~**Property Assessed Clean Energy (PACE) Program:** A financing structure that enables local governments to raise money through the issuance of bonds or other sources of capital to fund energy efficiency and renewable energy projects. The local government establishes an assessment district and issues bonds to fund renewable energy projects. The property owners that benefit from the improvement repay the bond through property assessments, which are secured by a property lien and paid as an addition to the property tax bill.~~