

8.0 SPECIAL AREA STUDIES

8.1. SPECIAL AREA STUDY - NORTH MAIN STREET

OBJECTIVE 8.1

A Special Area Study is established at North Main Street and N.W. 53rd Avenue which shall be subject to the policies and standards contained in this section.

8.1.1. General

Policy 8.1.1.1 The Future Activity Center located at North Main Street and N.W. 53rd Avenue shall be removed from the Land Use Plan Map.

8.1.2. Land Use

Policy 8.1.2.1 No development order shall be issued unless a master stormwater management plan affecting the property in question has been approved. Stormwater management plans shall include provisions for implementation, and shall address responsibilities for funding and maintenance of system improvements. Where parcels are to be divided or sold, covenants shall be submitted and approved showing the assignment of implementation responsibilities.

Policy 8.1.2.2 The density or intensity of use of any parcel may be modified as necessary to accommodate limitations imposed by stormwater management and/or the approved stormwater management plan.

Policy 8.1.2.3 Land uses and stormwater management shall provide that improvements and water quality meet all applicable federal, state, regional, water management district and local standards.

Policy 8.1.2.4 Land uses shall be generally distributed as described on the North Main Street Special Area Study Map.

Policy 8.1.2.5 The N.E. 39th Avenue and North Main Street low activity center boundaries shall be adjusted consistent with the Special Area Study Map.

8.2. SPECIAL AREA STUDY - CROSS CREEK VILLAGE

OBJECTIVE 8.2

A Special Area Study is established for Cross Creek Village, which shall be subject to the policies and standards contained in this section.

8.2.1 General Concept.

Policy 8.2.1 This Special Area Study establishes general policies and development guidelines for the Cross Creek Village consistent with its status as a rural cluster under the County's adopted Comprehensive Plan, with special recognition of the unique environmental, cultural, and historical conditions of the area as well as the special opportunities existing within Cross Creek.

Except where specifically modified by the policies in this section, all policies of the Comprehensive Plan shall be applicable within the study area. The study area shall be considered a rural cluster under the provision of Section 6.0.; however, the boundaries of the area and the policies affecting land within the study area shall be as set forth in this section. These policies have been designed for the unique land use requirements of the Cross Creek Area.

Generally, two sets of policies shall apply to decisions affecting the Study Area:

- a. "Village Center Development Area" and "Village Periphery Development Area" policies; as set out in subsection 8.2.2 below; and,
- b. "Resource Protection Area" policies, including: Wetlands, Exceptional Upland Habitats, Hammocks, Active Use Zone, Lake Buffer Areas, Historic Preservation Areas, Bald Eagle Nesting Areas and Water Quality Policies; as set forth in subsection 8.2.3. below. Development regulations for the Cross Creek Special Study Area are set out in a separate Ordinance in the County's Development Regulations.

To help with the identification of the various areas described above, Cross Creek Village Plan maps are attached hereto as Exhibit "A" and, by this reference, made a part hereof.* Because these maps show the general location, character, and extent of environmental and other features important for use in interpreting the policies contained in this section, actual field investigations may be necessary on a case-by-case basis to determine the exact location of features and to establish the effect of these policies and development regulations on any particular property in question.

- c. The policies and guidelines herein shall guide development decision making within the Study Area. Where these policies or specific standards in the development regulations conflict with general policies in the remainder of the Plan, or with the generally applicable development regulations, the more stringent policies and regulations apply. It is further the intent of this Special Area Study that the policies and guidelines recognize the importance of this rural agricultural community, existing land uses, building, and structures and validly existing rights of property owners. It is further the intent that future development in this area be consistent with policies recognizing the importance of resource protection areas and the importance of proper stormwater management, land, and water management associated with future development in the Study Area.

8.2.2 Development Areas

Policy 8.2.2 For the purpose of this Special Area Study, two areas are defined on the Village Plan maps - the Village Center Development Area and the Village Periphery Development Area. The purpose of this section is to describe the intended character of each of these. Additional policies, set forth in later subsections are applicable within each of these areas.

8.2.2.1 Village Center Development Area

Policy 8.2.2.1 The Village Center Development Area includes the most intensely developed areas within the Cross Creek Special Study Area. The Village Center Development Area extends approximately 1/2 mile north and south of the Cross Creek Bridge, the focal point of the Cross Creek rural cluster. See map of the Village Center Development Area, Exhibit C, attached hereto and by this reference made a part hereof.

Approximately 72 percent of all recorded parcels in the Cross Creek Study Area are located in the Village Center Development Area. This area contains all of the subdivisions in Cross Creek as well as most commercial and tourist entertainment uses. While the Village Center contains 72 percent of all parcels, it comprises only 28 percent of the total land in the study area. Village Center Development Area policies are designed to ensure that the most intense development continues to occur in the village center. The following policies shall apply to development in this area:

- a. Residential uses, including single family residences and single family mobile homes are appropriate for the Village Center. Other residential development shall be limited to group home uses and other uses consistent with the general policies in the Comprehensive Plan.
- b. Commercial and retail development should locate in close proximity to the Cross Creek Bridge, the focal point of the village. These uses shall primarily serve the market made up by the village of Cross Creek and shall be consistent with the general policies in the Comprehensive Plan. No commercial use shall be permitted in the historic preservation area of the Rawlings house in order to preserve the character of the area near the Marjorie Kinnan Rawlings Historic Site.
- c. Tourist/entertainment uses in the Village Center Development Area shall serve the transient population attracted to Cross Creek by the historic and cultural features, as well as by outdoor recreational opportunities. Generally, individual tourist and entertainment uses should be small in scale and should blend in with the character of the village. No tourist/entertainment uses should be permitted in the historic preservation area of the Rawlings house in order to preserve the character of the area near the Marjorie Kinnan Rawlings Historic Site.

8.2.2.2 Village Periphery Development Area.

Policy 8.2.2.2 The Village Periphery Development Area located both to the north and south of the Village Center, is a low density rural area. While the Village Periphery comprises almost 72 percent of the study area, it contains only 28 percent of the land parcels. Large lots, single family residential uses and agricultural uses are characteristic of the Village Periphery Development Area. Here the average parcel size is 23 acres compared to an average size of 3.5 acres in the Village Center.

Policies for the Village Periphery are designed to maintain this area as a low density rural community and to limit sprawl from the Village Center. Ideally, the Cross Creek Plan will result in a strengthening of the contrast between the compact style of the Village Center Development Area and the rural style of the Village Periphery Development Area, while at the same time allowing continuation of agricultural and large lot residential uses that have characterized past land use in this section of the study area. The following policies shall apply:

- a. Appropriate residential uses in the Village Periphery Development Area include single family residential and single family mobile homes. Residential development in the Village Periphery should generally be at densities of one unit per five acres or less. However, in those instances where density is to be transferred from a resource protection area, higher densities may be allowed, up to a maximum of one unit per acre. Other residential uses, including multi-family, group facilities, and institutional residential uses are inappropriate.
- b. Agriculture and forestry activities and limited accessory uses are appropriate, consistent with the character described above and with other policies in this Plan.
- c. Commercial and tourist/entertainment uses, are inappropriate in the Village Periphery Development Area.
- d. Future development shall be encouraged to locate away from County Road 325, in order to reduce the visibility of development from such road. In addition, future development shall minimize the number of roadway entrances to County Road 325.
- e. All forestry activities shall be in accordance with Conservation and Open Space Element Objective 5.5.

8.2.3 Resource Protection Policies.

Policy 8.2.3 The Cross Creek Special Study Area has been divided into four zones on the basis of a general characterization of land and vegetation type using physiographic and ecological criteria. These zones or landscape types consist of wetlands, exceptional upland habitat, other forested uplands (hammock zone), and upland areas which have been cleared for agricultural or residential uses (active use zone). In addition to the zones, three other resource areas have been identified and integrated into the special area study. These three resource areas are the

Lake Buffer Area, the Historic Preservation Area, and the Bald Eagle Nesting Areas. Each zone or resource area has unique characteristics that can support various degrees of alteration and development. At the same time, each requires special protective policies dictated by its unique characteristics. This section presents policies to direct overall land use in the four zones and three resource areas. Specific standards to implement these policies and to guide development activities in these areas are set forth in the development regulations concerning this special area study.

Policy 8.2.3.1 Wetlands. This zone represents wetlands and immediate shore-zone areas. A variety of interior ponds, swamps, bayheads, and flood prone pasture is also included. Wetlands cover approximately 24 per-cent of the study area. Preservation of the wetlands and adjacent shore zones of Orange Lake, Lochloosa Lake, and Cross Creek is essential to the maintenance of water quality and the exceptional wildlife of these Outstanding Florida Waters. The following policies shall apply to all development proposals for this zone:

- a. Wetlands in the study area should be conserved and protected from structural and hydrologic alteration so that their natural function in the landscape is maintained and enhanced.
- b. These policies shall recognize the importance of identifying and preserving submerged lands in the wetland zone which are sovereign lands of the State.

Wetlands zone policies are implemented through the County's development regulations for Cross Creek which include reference to mapped areas, a requirement that wetlands be left undisturbed but with provisions for a gross density of 1 DU/5A, density transfers to contiguous property at a rate of 1 DU/5A and allowance of accessory uses such as boat docks by special use permit.

Policy 8.2.3.2 Exceptional Upland Habitat. This zone supports natural communities of high ecological value which exhibit a combination of significant natural, functional, and structural characteristics. These areas include large patches of relatively undisturbed associations of native vegetation which are key features of the landscape and ecosystem of the study area. Exceptional upland habitat types identified within the study area consist of two forested communities, generally termed hammock and flatwoods. This zone serves key habitat functions by providing linkage between other riparian habitats, as well as directly meeting the habitat requirements of many species native to the area. Approximately 26 percent (822 acres) of the Study Area is comprised of Exceptional Upland Habitat. The following policies shall apply to all development proposals for this zone:

- a. Alachua County shall seek to preserve Exceptional Upland Habitat and natural communities in the Study Area and to ensure that the characteristics of those not preserved are conserved during the land development process.
- b. The perpetuation and enhancement of the habitat values of Exceptional Upland Natural Communities shall receive primary consideration in reviewing development requests for this zone.

- c. It shall be the policy of the County to discourage the removal of the existing indigenous vegetation of this zone.

Exceptional Upland Habitats Zone policies are implemented through the County's development regulations for Cross Creek which include references to mapped areas, restrictions on development for the important animal habitat this zone provides with provision for residential densities of 1 DU/5A with a building impact area of no more than one acre and density transfers to contiguous property at a rate of 2 DU/5A.

Policy 8.2.3.3 Hammocks. This Zone represents that portion of the Cross Creek area which retains a predominance of the natural hammock vegetation. These areas provide wildlife habitat of a generally lesser value than exceptional uplands or wetlands areas and act as a transitional zone between conservation areas and developed areas. Hammocks cover approximately 13 percent (419 acres) of the Study Area. See attached maps. The following policies shall apply to all development proposals in this zone.

- a. Future land use in the hammock zone be managed to achieve a transition between the more highly developed active use zone and the less intensely developed wetland and exceptional upland habitats.
- b. The retention of native vegetation shall be encouraged in this zone, with emphasis on maintaining and enhancing the tree canopy.

Hammock zone policies are implemented through the County's development regulations for Cross Creek which include references to mapped areas, protection of areas with a predominance of hammock vegetation but with a maximum gross residential density of 1 DU/2A in the Village Center area with building impact limited to 1/2 acre and an option to cluster, a maximum gross density of 1 DU/5A in the Village Periphery Area with maximum building impact area of 1 acre. Density transfers may be made to contiguous property at a rate of 2 DU/5A.

Policy 8.2.3.4 Active Use Zone. This Zone contains the land which has been most significantly altered from its natural state and is also the predominant zone in the study area, comprising over 37 percent (1154 acres) of the total area. See attached maps. Within the Village Center, this zone supports the development that is the community of Cross Creek. Within the Village Periphery, this zone supports much of the agricultural activity that gives this area its rural character. These areas have relatively little ecological value and are the areas which should be the focus of future development. The active use zone shall be the preferred location for all future development in the Special Study Area.

Active Use Zone policies are implemented through the development regulations for Cross Creek. The zone allows a maximum residential density of 2 DU/A in the Village Center area with a building impact limited to 1/2 acre and a maximum 1 DU/5A in the Village Periphery with an optional cluster.

Policy 8.2.3.5 Lake Buffer Area. A Lake Buffer Area shall be maintained for identification and proper management of the area landward from the jurisdictional line for demarcation of the landward extent of Waters of the State. Development regulations will provide limited uses for this area. The removal of vegetation and trees from the Lake Buffer Area should be discouraged in order to prevent erosion, maintain habitat for bald eagles and other wildlife, and preserve the aesthetic values associated with the lakes. The landward extent of the Lake Buffer Area shall be determined on a case-by-case basis prior to future development approval by utilizing the criteria and methodology set forth in the development regulations.

Lake Shore buffer zone policies are implemented through the County's development regulations for Cross Creek providing for a minimum 75' wide buffer for Orange Lake, Lochloosa Lake, and Cross Creek that does not permit filling, tree removal, clearing, or building construction without site plan review, and provision for standards consistent with Outstanding Florida Waters state regulations. The buffer may be designated wider than 75' based on specific wildlife, soils, depth to water table, and aesthetics/water quality criteria. Buffers shall be consistent with the requirements of Conservation and Open Space Element Policy 3.6.8. Density transfers may be made to contiguous property at a rate of 2 DU/5A.

Policy 8.2.3.6 Historic Preservation Area. Marjorie Kinnan Rawlings, one of Florida's most famous writers, wrote extensively about the character of Cross Creek. That character, developed by Rawlings over three decades and described in her work, still exists today and is an important resource in the Cross Creek area. It includes the people, the houses, and the natural resources. These policies shall apply to all development proposals in the historic preservation area of the Rawlings House Property, a National Historic Site. See attached Exhibit "B". A Historic Preservation Area shall be established in development regulations for land in the vicinity of the Rawlings House Property. The integrity of the historic and cultural resources of Cross Creek should be preserved.

Policy 8.2.3.7 Bald Eagle Nesting Areas.

- a. Endangered Species. The bald eagle is an endangered species that has been protected under the Eagle Protection Act since 1940. The relatively large eagle population around Orange and Lochloosa Lake (at least 20 active nesting sites since 2000 attests to the high quality habitat still provided by this area. The following policies shall apply to all development proposals near bald eagle nesting areas.
 1. The habitats of endangered and threatened fauna, including, but not limited to the bald eagle, shall be protected from the encroachment of development.
 2. Environmental conditions required for the survival and well being of bald eagles shall be maintained, enhanced, or improved.
 3. The County shall rely on the United States Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission for guidance in managing the bald eagle population in the Special Area Study.

- b. Feeding. These guidelines are designed to enhance the quality of bald eagle feeding areas and eliminate or minimize human disturbance.
 - 1. The use of toxic chemicals in watersheds and rivers where bald eagles feed shall be prohibited.
 - 2. Alteration of natural shorelines where bald eagles feed should be prevented or limited. Degraded shorelines should be rehabilitated where possible.
 - 3. Water quality in eagle feeding areas should be monitored and remedial steps taken when needed.
- c. Interpretation. These policies are designed to establish protection for eagles, eagle nests, and eagle habitat. Some flexibility may be available, however, under the federal guidelines and may be considered by the Board of County Commissioners on a case-by-case basis. Any deviation from the standard contained in this section should only be considered where the property is proposed for development under the PD zoning category and only after consultation with the Florida Fish and Wildlife Conservation Commission.
- d. Future Nest Sites. The location of new bald eagle nests in the Study Area, which are not reflected on the attached maps, shall not affect existing land use(s), building(s), or structure(s) of the affected landowner(s), and the location and extent of the primary and secondary zones for new nest sites may be modified on a case-by-case basis, consistent with existing land use(s), building(s), or structure(s).
- e. Guidelines. The County shall rely on the United States Fish and Wildlife Service's Habitat Management Guidelines for the Bald Eagle in the Southeast Region for guidance in managing the bald eagle population in and adjacent to the Special Study Area. The purpose of these policies is to maintain and/or improve environmental conditions required for the survival and well-being of bald eagles in the Study Area. The emphasis is to avoid or minimize detrimental human-related impacts on bald eagles, particularly during the nesting season (October 1 to May 15). The nesting and feeding guidelines from the United States Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission shall be consulted.
- f. General. Individual bald eagle pairs exhibit considerable variation in response to human activity, depending in part upon the type, frequency, and duration of activity; extent of modification of the environment; time in the bird's reproductive cycle; and various other factors not well understood. Therefore, it cannot be predicted with absolute certainty the effects a given disturbance might have on a particular pair of bald eagles. Certain human activities are, however, known to disturb bald eagles more than others, and are addressed in the following section as recommended restrictions. The federal guidelines are divided into sections on nesting, feeding, roosting, and legal consideration. (Only the sections on nesting and feeding are incorporated into this Special Area Study.)

1. Nesting. In the Southeast, the bald eagle nesting period is usually from October 1 to May 15. Individual pairs return to their same territories year after year, and often territories are inherited by subsequent generations. Eagles are most vulnerable to disturbance early in the nesting period, i.e., during courtship, nest building, egg laying, incubation, and brooding (roughly the first 12 weeks of the nest cycle). Disturbance during this critical period may lead to nest abandonment and/or chilled or overheated eggs or young. Human activity near a nest later in the nesting cycle may cause premature fledglings, thereby lessening the chance of survival.
2. Loss of Nests or Nest Trees. Although bald eagle nests are legally protected, a nest in and of itself, from a biological perspective, is relatively inconsequential to a given pair of eagles (a pair can construct a nest in less than a week). It is the nest site that originally attracted the pair that is of critical importance. It is not uncommon for nests to be blown from trees by storms, after which the resident pair typically re-nests on the same site, often in the same tree. Therefore, in instances where nests and even nest trees are lost, these guidelines should continue to apply to their absence for a period extending through at least two complete breeding seasons subsequent to the loss.
3. "Abandoned" Nests. Bald eagles often use alternative nests in different years. Although all nests used by a given pair are situated in the same general vicinity, some nests go unused for several consecutive years, often due to the death of one member of the resident pair, and then are reoccupied by either the original pair or one member of the original pair with a new mate. Even in instances where both members of a pair have died, the site would likely be taken over by another pair if no habitat degradation occurs. For these reasons, these guidelines should apply to apparently "abandoned" nests for a period extending at least through five consecutive breeding seasons of non-use.

Bald Eagle Nesting Zone policies are implemented through the County's development regulations for Cross Creek which reference mapped areas, prohibit specific uses without a special use permit in the primary zone (750' outward from the nest tree) and secondary zone (between 750' and 1500' outward of the nest tree). These regulations were adopted from the Southeastern Bald Eagle Nesting Guidelines of the Game and Freshwater Fish Commission. Transfer of density from these zones to contiguous property is permitted as follows: 2 DU/5A (secondary zone) and 3 DU/5A (primary zone).

Policy 8.2.3.8 Water Quality. Special consideration should be given to the unique condition of Orange and Lochloosa Lakes and Cross Creek, and, in particular, to the sensitivity of these waters to the effects of nutrient pollution. The County recognizes the addition of Orange Lake, Lochloosa Lake, Cross Creek, and the River Styx to the list of Outstanding Florida Waters (OFWs). The

County shall rely on the rules and regulations promulgated by the Florida Department of Environmental Protection for Outstanding Florida Waters to maintain water quality in the study area.

8.3 SPECIAL AREA STUDY - WALDO/301

OBJECTIVE 8.3

A Special Area Study is established for the County/301 area, which shall be subject to the policies and standards contained in this Section.

8.3.1 General Provisions

Policy 8.3.1 The provisions of the adopted Plan shall prevail except where specifically modified by this Section. The boundaries of this special area study shall be as set forth on the Waldo/301 Special Area Study Map.

8.3.2 Land Uses

Policy 8.3.2.1 Areas described on the attached map as "flood prone" and all areas meeting the definition of "conservation area" pursuant to the Future Land Use Element and/or the Conservation and Open Space Element shall be subject to the development limitations set forth in the Conservation and Open Space Element. Development of such areas for industrial or commercial uses is not appropriate. Development of residential uses in these areas should be limited to the densities established in the Future Land Use Element and all applicable policies of the Conservation and Open Space Element. Where the presence of conservation areas is indicated, a field investigation shall be required to determine the actual boundaries of the areas within which development is to be restricted. Where such areas appear to be as marginally environmentally sensitive as to prevent the reasonable use of land, the Board of County Commissioners may permit modifications to the boundaries of said areas. In so doing, the Board shall consider the degree to which the proposed modifications will interfere with the natural drainage systems, the ability of the natural flood storage system to operate, and any adverse impacts on significant wetland ecosystems which might result.

Policy 8.3.2.2 Other property within the study area may be considered appropriate for designation as a "Rural Employment Center." Land uses should be reviewed according to the provisions of Section 6.3. The primary focus of development should be on industrial and employment uses, as well as tourist/entertainment uses (see Section 3.10 of the Future Land Use Element), except tourist/entertainment uses shall not be permitted in the approximate 29 acres of the Special Area Study designated on the Waldo/301 Special Area Study Map around the intersection of US 301, County Road 1471 (previously CR NE 11) and County Road 1469 (NE 114th Avenue). Significant retail activities are not consistent with the Plan's intent for the study area, however minor retail commercial activities intended primarily to service industrial uses and the rural service area are appropriate. Residential development within the study area shall conform to the policies for Rural Employment Centers and Rural Clusters.

Policy 8.3.2.3 Any new non-residential development or any expansion of an existing non-residential development shall be subject to site plan review. Such expansion of existing non-residential development shall not exceed twenty-five (25) percent of the existing level of intensity or use. At the time of site plan approval, the Board of County Commissioners may require perimeter buffers and/or landscaping and reduction in signage (both number and area of signs) to meet County ordinances and/or Plan standards applicable to new development.

8.3.3 Transportation

Policy 8.3.3.1 Access to U.S. 301 shall be limited to one driveway not exceeding forty (40) feet in width every 200 feet, provided that each lot or parcel of land existing at the time of the adoption of this amendment shall be permitted at least one entrance (two if the parcel is over 500 feet in width). It is the intent of this Section that driveways be shared between adjoining parcels (particularly between parcels less than 150 feet in width), and that corner lots have their primary access from the side street.

Policy 8.3.3.2 At the time of site plan review for any expansion of development, the Board of County Commissioners may require a reduction in the number and/or width of driveways and the relocation of existing driveways to better meet the provisions of the previous subsection.

8.3.4 Community Facilities

Policy 8.3.4.1 Extension of water and sewer service to serve this Rural Employment Center is encouraged. Extensions beyond the study area are not encouraged, however, and should be reviewed according to the policies contained in the Potable Water and Sanitary Sewer Element.

8.3.5 The Waldo/301 Special Area Study shall be reevaluated. At a minimum, such reevaluation shall include consideration of a statement of the goals and intent of the special area study, success of the special area study in dealing with development issues within the study area, and the feasibility or appropriateness of expanding the concept of the study area to facilitate development of a U.S. 301 corridor study and plan through additional areas of the County.

8.4 SPECIAL AREA STUDY - IDYLVILD/SERENOLA

OBJECTIVE 8.4

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

8.4.1 General

Policy 8.4.1 The Special Area Study is established to develop specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, Gainesville City limits to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Study Area map, designated Map 1, is incorporated by reference in this Section. Except where specifically modified by the policies herein, all policies of the Plan shall be applicable within the study area. Where the specific policies conflict with general policies in the remainder of the plan, the policies herein shall prevail.

8.4.2 Goal: Environmental Resources

Policy 8.4.2 It is the goal of this Special Area Study to conserve, manage, and restore or enhance the natural and cultural resources of the Idylwild/Serenola neighborhood, to ensure long-term environmental quality for the future. To help with the general identification of some of the specific areas described herein, an Environmental Resources Map, designated Map 15, is incorporated by reference in this Section.*

8.4.2.1 Objective: Significant Natural Upland Communities

Policy 8.4.2.1 To preserve and conserve significant uplands, policies (a) through (c) below shall apply.

Significant uplands are defined as forested upland communities (associations) of plants and animals, which, because of their great variety of species are deemed to be of exceptional quality and richness (community completeness). These habitats are typically of sufficient size to maintain normal flora and fauna have actual or potential linkages to other significant natural areas and contain sufficient diversity among species and communities.

- a. Preservation of upland communities shall be encouraged through public/private acquisition where possible, and other appropriate methods of preservation.
- b. Appropriate conservation strategies shall be developed and utilized to permit appropriate development where preservation cannot be accomplished. These development regulations are addressed in the Conservation and Open Space Element.
- c. Criteria for the conservation of significant uplands shall be developed and included as a part of the development review process.

8.4.2.2 Objective: Tree Canopy Areas

Policy 8.4.2.2 To preserve, maintains, and restore where necessary, areas containing extensive tree canopies, policies (a) and (b) below shall apply. Tree canopy areas are major existing areas containing a significant population of trees of a size and condition to be considered a resource.

- a. The development regulations shall require a tree survey be submitted for all development proposed within designated "Tree Canopy Areas". The survey shall be submitted at the time of development application.
- b. Development within Tree Canopy Areas shall utilize "cluster" design concepts, concentrating development within given areas to eliminate or minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.

8.4.2.3 Objective: Active Use Residential Zones

Policy 8.4.2.3 To maintain developable or already developed lots in as much of a natural state as possible, the following policy shall apply in the active use residential zones. The active use residential zones contain the densely tree-canopied, developed areas of the Idylwild, Serenola, and Malore Gardens neighborhoods.

- a. Innovative lot designs shall be encouraged through flexibility in the development regulations to maintain the natural character of the individual lots within designated "Active Use Residential Areas".

8.4.2.4 Objective: Paynes Prairie

Policy 8.4.2.4 To conserve, preserves, and maintains the character of Paynes Prairie, policies (a) and (b) below shall apply. Paynes Prairie is an extensive State Preserve area of approximately 18,000 acres extending around the eastern and southern portion of the Study Area.

- a. The removal of natural vegetation and trees adjacent to Paynes Prairie shall be prohibited in an effort to prevent erosion, maintain habitat, and preserve aesthetic values of Paynes Prairie. Specific development regulations shall be adopted which provide for the appropriate buffers adjacent to the Prairie. The development regulations shall establish a minimum buffer westward and northward of Paynes Prairie State Preserve and landward from the jurisdictional line for demarcation of waters of the State.
- b. Natural drainage and surface water runoff into Paynes Prairie shall not be altered where possible. Where alteration is necessary the water treatment and flood control characteristics shall be maintained or enhanced.

8.4.2.5 Objective: Scenic Roads

Policy 8.4.2.5 To preserve the natural, historical, and aesthetic value of scenic roads, policies (a) through (c) below shall apply. Crown Road (56th Avenue and 17th Terrace) within the Study Area has been identified by Alachua County as a scenic road having historic or cultural significance and/or natural beauty.

- a. Scenic roads shall not be altered unless the health, safety, and welfare of the community are jeopardized.
- b. Development activities occurring along scenic roads shall be consistent with the Scenic Road Ordinance of Alachua County.
- c. Development regulations shall be prepared which establish limitations on development adjacent to scenic roads.

8.4.2.6 Objective: Endangered and Threatened Species

Policy 8.4.2.6 To protect endangered and threatened species through habitat maintenance and appropriate development regulations, policies (a) through (d) below shall apply. The Study Area contains habitat areas of two wildlife species -- sandhill crane and bald eagle -- listed as either threatened or endangered.

- a. The policies within the proposed Conservation and Open Space Element of Alachua County shall apply as they relate to threatened and endangered species.
- b. Threatened and endangered species listed in official Federal, State, or international treaty lists, i.e., "listed" species, shall be afforded the legal protective status provided by law.
- c. Development regulations shall be drafted to provide specific guidelines for protection of areas occupied by threatened and endangered species and areas immediately adjacent thereto. These guidelines shall include standards to eliminate or minimize adverse impact on those species and their habitat.
- d. The encroachment of development upon areas of threatened and endangered species shall be discouraged.

8.4.2.7 Objective: Archeologically Significant Areas

Policy 8.4.2.7 Individual sites and areas of archeological significance shall be preserved, protected, or acquired, and wherever possible, enhanced. Policies (a) through (d) below shall apply to archeologically significant areas.

- a. The relocation of construction sites which coincide spatially with identified historical and archeological sites shall be encouraged.
- b. The development regulations shall establish minimum buffer areas around known archeologically significant areas.
- c. Alachua County shall develop a program of seeking all federal, state, and private funds in order to perform a systematic survey for archeological and historical sites.
- d. Alachua County shall address Archeological and Historic Preservation as part of its Comprehensive Plan.

8.4.3 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.

8.4.3.1 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.

8.4.3.2 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 16, 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. Techniques such as step-up in residential density, buffers, setbacks, screening, and low-intensity lighting between uses based on performance standards to be defined in the development regulations may be utilized to provide 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.

8.4.4 Goal: Infrastructure

Policy 8.4.4 It is the goal of this Special Area Study to provide the necessary infrastructure to sustain and support development which maintains/enhances the quality of life within the neighborhood.

8.4.4.1 Objective: Roadway Network

Policy 8.4.4.1 To provide for safe movement of traffic within and through the neighborhood, while maintaining the unique characteristic of the scenic road, policies (a) through (d) below shall apply.

- a. Monitor average daily traffic flow and peak hour traffic movements to allow easy identification of capacity problems or safety hazards.
- b. Provide the appropriate connection of 35th Place between 34th Street and 23rd Terrace.

- c. Maintain 56th Avenue and 17th Terrace as a scenic road.
- d. Pave 35th Avenue when funding is available.

8.4.4.2 Objective: Water and Sewer

Policy 8.4.4.2 To provide for public water and centralized sewer system of adequate size and capacity to protect the sensitive environmental structure of the area, policies (a) through (e) below shall apply.

- a. Extend existing public water lines to all existing and proposed development within the Idylwild/Serenola neighborhood, appropriately looped to enhance flow.
- b. Extend centralized sanitary sewer facilities to all existing and proposed development.
- c. Coordinate the extension of water and sewer facilities with the expansion of the GRU treatment plant.
- d. Require all development to tie into the extended water and sewer lines when capacity is available.
- e. Prohibit new development within the neighborhood unless it is connected to a public water supply and a centralized sewer facility unless:
 - 1. the development is single family in nature; and
 - 2. is being constructed on a lot of 3 acres or more; and
 - 3. receives the appropriate permits for either well use and/or on-site treatment.
- f. Development regulations shall be written to address existing lots of less than three acres as provided for within the context of 8.4.4.2.(e).

8.4.4.3 Objective: Schools

Policy 8.4.4.3 To provide adequate school facilities to meet the needs of the neighborhood, policies (a) through (b) below shall apply.

- a. Establish an ongoing dialogue with the School Board to plan for adequate school facilities based on anticipated growth within the area.
- b. Identify areas within the study area which may be suitable for acquisition and use for either an activity or resource-based recreation facility.

8.4.4.4 Objective: Public Safety

Policy 8.4.4.4 To provide adequate public safety facilities to meet the needs of the neighborhood, policies (a) and (b) below shall apply.

- a. Enhance the existing Police and Fire protection capability by tying unconnected streets together and paving appropriate roadways
- b. Monitor the volume of responses and travel time of the Police, Fire and EMS facilities to determine if additional staffing or units are necessary to meet the needs of the neighborhood.

Objective 8.5 Plan East Gainesville

Alachua County has established a special area plan, Plan East Gainesville, for the East Gainesville area. This plan was established in collaboration with the City of Gainesville and other stakeholders and would require the collaboration of 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 (Figure A Recommended Master Plan) adopted as part of FLUE Map Series to serve as a guiding vision for East Gainesville.
- Policy 8.5.2 Update the plan for East Side Activity Center to incorporate the design standards, site and buildings design, parking, automobile access, community green space, and surface stormwater management facilities to be consistent with policies 2.1.8, 2.1.10, 2.1.11, 2.1.12 and 2.1.13 of the Future Land Use Element. Use the updated Eastside Activity Center as a foundation for development of a Community Redevelopment Area.
- Policy 8.5.3 Coordinate with the City of Gainesville and other stakeholders in the development of a strategy for the Alachua County Fairgrounds for possible conversion to a mixed-use employment center.
- Policy 8.5.4 Coordinate with the City of Gainesville to evaluate the site east of Fred Cone Park as a potential cultural or recreational center to be compatible and complementary with the existing uses at Cone Park.
- Policy 8.5.5 **Transportation**
Coordinate with the MTPO and the City of Gainesville to establish a Bus Rapid Transit system connecting east Gainesville with centers of employment and commerce. Coordinate with the City of Gainesville and the MTPO to extend East 27th Street from Hawthorne Road to NE 39th Avenue.
- Policy 8.5.6 **Housing**
Diversify housing in the area by creating incentives for more market rate housing through the County’s housing program such as State Housing Initiative Partnership (SHIP).
- Policy 8.5.7 **Capital Improvement**
Assign priority, in County’s economic development budget, to capital improvement projects that enhance the implementation of Plan East Gainesville.

8.6 URBAN SERVICE AREA

OBJECTIVE 8.6

To provide for higher density and intensity infill and redevelopment within the built up portion of the Urban Cluster served by a range of public facilities and services by designating an urban service area as defined in F.S. 163.3164(29) to promote healthy, compact mixed-use centers served by a multimodal transportation system. Within the Urban Service Area designated on the Future Land Use Map the following policies shall apply.

- Policy 8.6.1 All development and redevelopment, other than a single-family home, shall be designed in accordance with 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 Code shall include alternatives to specific Traditional Neighborhood Development design standards consistent with the intent of those standards as appropriate, where small size parcels have unique characteristics such as environmental, physical or topographic constraints which preclude strict adherence to the generally required standards. In addition, notwithstanding minimum parcel size requirements per Policy 1.6.1, all development shall have the option of developing as a Traditional Neighborhood Development consistent with Future Land Use Element Objective 1.6 and its policies.
- Policy 8.6.2 All non-residential development or redevelopment on 25 developable acres or more in size and all residential developments with 150 or more units 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.
- Policy 8.6.3 Development or redevelopment contiguous with a rapid or express transit corridor that exceed 1,000 dwelling units or 350,000 sq ft of non-residential shall be developed as a Transit Oriented Development (TOD) consistent with Future Land Use Element Objective 1.7 and its policies.
- Policy 8.6.4 To encourage infill development, redevelopment and integration of existing development within a proposed development plan, buildings existing as of July 1st, 2010, at the discretion of the developer, may be excluded from or included in the calculation of the thresholds provided in Policy 8.6.3 of this Element and Policy 1.1.10.3 of the Transportation Mobility Element.
- Policy 8.6.5 All development and redevelopment shall be exempt from Transportation Concurrency consistent with Transportation Mobility Element Policies 1.1.10-1.1.10.9. All development and redevelopment shall meet all other concurrency and affordable housing requirements of the Alachua County Comprehensive Plan.
- Policy 8.6.6 Development and redevelopment shall be exempt from the state Development of Regional Impact (DRI) process in accordance with Florida Statute 380.06 (29) (c) 3.