

ALACHUA COUNTY  
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 11-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN TO ADD A COMMUNITY HEALTH ELEMENT AND AN ENERGY ELEMENT, AMEND THE TEXT OF THE FUTURE LAND USE, HOUSING, POTABLE WATER AND SANITARY SEWER, SOLID WASTE, STORMWATER, CONSERVATION AND OPEN SPACE, RECREATION, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND ECONOMIC ELEMENTS, AND AMEND THE FUTURE LAND USE AND CONSERVATION AND OPEN SPACE ELEMENT MAP SERIES BASED ON THE EVALUATION AND APPRAISAL REPORT, AS PROVIDED BY SECTION 163.3191 F.S.; PROVIDING FOR CODIFICATION AND CORRECTION OF SCRIVENER'S ERRORS; LIBERAL CONSTRUCTION; SEVERABILITY; REPEALING CLAUSE AND RESTATEMENT; AND EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161, et. seq.) Florida Statutes and Chapter 9J-5, Florida Administrative Code, require that each local government prepare and adopt a comprehensive land use plan; and

WHEREAS, the Alachua County Board of County Commissioners adopted its 2001-2020 Comprehensive Plan in 2002, which became effective on May 2, 2005; and

WHEREAS, Section 163.3191 of Florida Statutes provides for periodic evaluation, appraisal, and update of the adopted Comprehensive Plan; and

WHEREAS, Alachua County adopted an Evaluation and Appraisal Report (EAR) on the Alachua County Comprehensive Plan 2001-2020 on August 11, 2009, by Resolution 09-84; and

WHEREAS, the Board of County Commissioners of Alachua County, Florida, wishes to make a large-scale amendment to the Alachua County Comprehensive Plan (CPA-08-10) to implement the recommendations contained in the adopted EAR; and,

WHEREAS, Section 163.3184(15)(a), Florida Statutes, requires that any amendment to the adopted Comprehensive Plan, or any element or portion thereof, must be made by ordinance; and

WHEREAS, this amendment is not exempt from the twice per calendar year limitation on the adoption of comprehensive plan amendments, and

WHEREAS, a duly advertised public hearing was conducted on August 18, 2010 after 5:00 p.m., by the Alachua County Planning Commission serving as the Local Planning Agency (LPA), and the LPA provided its recommendation to the Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the LPA at a duly advertised public hearing held on October 5,

2010 after 5:00 p.m., and approved this plan amendment for transmittal to the Florida Department of Community Affairs (DCA); and,

WHEREAS, the Florida Department of Community Affairs (DCA) completed its review of the proposed Comprehensive Plan amendment and provided objections and recommendations on CPA-08-10 in its Objections, Recommendations and Comments (ORC) Report dated December 17, 2010; and,

WHEREAS, Alachua County prepared a Response to the Department of Community Affairs ORC Report addressing the objections identified in the ORC Report; and also responding to comments from other agencies included with the letter from DCA transmitting its ORC Report; and,

WHEREAS, at a duly advertised public hearing on April 5, 2011, the Board of County Commissioners provided for and received public participation, found CPA 08-10 to be in compliance with Chapter 163, Part II, Florida Statutes and 9J-5, Florida Administrative Code, and adopted the amendment, as embodied in Section 1 below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY:

**SECTION 1. Amendments to the Comprehensive Plan.** The 'Alachua County Comprehensive Plan: 2001-2020', is hereby amended and updated as provided in Attachments "A" through "N", attached and incorporated herein. Such amendments, and the portions of the adopted 'Alachua County Comprehensive Plan: 2001-2020' that are not changed by this ordinance, shall be the updated 'Alachua County Comprehensive Plan: 2011-2030'.

**SECTION 2. Codification of Plan and Correction of Scrivener's Errors.** The County Manager or designee shall cause the Plan as amended hereby to be codified. Sections of this ordinance may be renumbered or re-lettered to accomplish such codification. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the County Manager or designee, without public hearing, by filing a corrected copy of the same with the Clerk of the Circuit Court.

**SECTION 3. Ordinance to be Liberally Construed.** This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

**SECTION 4. Repealing Clause.** All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

**SECTION 5. Severability.** It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

**SECTION 6. Effective Date.** The effective date of these plan amendments shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the adopted amendments to be in compliance in accordance with s. 163.3184(9) or (10), Fla. Stat. No development orders, development permits, or land uses dependent on these amendments may be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, these amendments may nevertheless be made effective upon the adoption of a resolution affirming their effective status and the receipt of written notice from the Florida Department of Community Affairs, Division of Resource Planning and Management, Plan Processing Team, that it has received a copy of the resolution.

Duly adopted in regular session, this 5th day of April, 2011.

BOARD OF COUNTY COMMISSIONERS  
OF ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Lee Pinkoson, Chair  
Board of County Commissioners

ATTEST:

\_\_\_\_\_  
J. K. Irby, Clerk

(SEAL)

DEPARTMENT APPROVAL  
AS TO CORRECTNESS:

  
\_\_\_\_\_  
Director of Growth Management  
or Designee

APPROVED AS TO FORM:

\_\_\_\_\_  
Alachua County Attorney

## ATTACHMENTS 'A' THROUGH 'N'

### Amendments to the Alachua County Comprehensive Plan (CPA-08-10)

Language to be added is shown in underlined text

Language to be deleted is shown in ~~struck-through text~~

New or replacement maps are identified as such on the applicable pages

#### Attachment List

- A. New Community Health Element
- B. New Energy Element
- C. Amendments to Future Land Use Element
- D. Amendments to Future Land Use Element Map Series
- E. Amendments to Housing Element
- F. Amendments to Potable Water and Sanitary Sewer Element
- G. Amendments to Solid Waste Element
- H. Amendments to Stormwater Element
- I. Amendments to Conservation and Open Space Element
- J. Amendments to Conservation and Open Space Element Map Series
- K. Amendments to Recreation Element
- L. Amendments to Intergovernmental Coordination Element
- M. Amendments to Capital Improvements Element
- N. Amendments to Economic Element

# ATTACHMENT 'A'

## NEW COMMUNITY HEALTH ELEMENT

GOAL: PRESERVE THE HEALTH OF ALACHUA COUNTY RESIDENTS BY FACILITATING HEALTH CARE DELIVERY, IMPROVING THE LIVABILITY OF THE COMMUNITY, AND PROVIDING ALL ALACHUA COUNTY RESIDENTS OPPORTUNITIES FOR ACTIVE LIVING.

### OBJECTIVE 1.1.

Promote coordination among local health systems and entities.

Policy1.1.1. Alachua County will promote and support community health through coordination with national, state and local health programs and the local provision of health services, including coordination with municipalities with the County Health Department, UF, School Board of Alachua County (SBAC), and other community based health care providers.

Policy1.1.2. Promote co-location of health programs and services, particularly in underserved areas and in Transit Oriented Development areas, thru county facilities project plans and including incentives in community funding programs.

Policy1.1.3. Utilize the Health Needs Assessment [HNA] and other data to identify areas in need of facilities to meet such needs as a federally qualified health center to provide outpatient medical, dental, and mental health services for low-income populations and other special populations in need; based on this analysis assist with grant efforts to obtain adequate funding.

Policy1.1.4. Planning for public health clinics should include provision of complementary services, such as OB/Gyn services providing Well Child medical care and related social services.

Policy1.1.5. Promote coordination among providers of transitional housing with health care service providers to address special health needs of homeless upon release from hospital.

Policy1.1.6. The Future Land Use Element shall include provisions in land use categories for mixed uses to allow co-location for nursing homes, assisted living facilities and group homes for special needs population in proximity to health services.

Policy1.1.7. Alachua County and community based health care providers shall pursue grant funding to ensure evidence-based health promotion and chronic disease self-management programs are carried out at the community level through schools, senior centers, nutrition programs, senior housing projects, faith-based groups, and other community based health care providers.

Policy1.1.8. Alachua County shall promote Public Safety for a healthy community through coordinating with the Community Traffic Safety Team and the Bicycle Pedestrian Advisory Board to pursue funding for a Pedestrian Safety Action Plan to address

safety issues and to minimize traffic hazards and reduce crashes through design of complete streets. To the maximum extent feasible, Alachua County will assist community and private efforts in applying GIS-enabled pedestrian walkability audit tools to collect and quickly analyze pedestrian infrastructure characteristics so that planners, practitioners, policy makers, and community members can make more effective decisions to improve safe environments for walkability.

## OBJECTIVE 1.2.

Develop and maintain ongoing County programs and infrastructure designed to support sustainable community health.

Policy 1.2.1. Promote a healthy community by encouraging and supporting access to recreation and physical activity through a network of activity based parks and access to resource based recreation facilities.

Policy 1.2.2. Promote a healthy community by planning for and implementing a connected system of walkways and bikeways which will provide alternative modes of transportation while also encouraging recreation, physical activity and exposure to the natural environment.

Policy 1.2.3. Develop and encourage volunteer opportunities in community projects that promote community health. Examples of such programs include creek and lake clean-ups, walk-to-school groups, and helpers for the elderly or disabled.

Policy 1.2.4. Increase access to health-promoting foods and beverages in the community. Form partnerships with organizations or worksites, such as health care facilities and schools, to encourage healthy foods and beverages.

Policy 1.2.5. 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.

## OBJECTIVE 1.3.

Promote a healthy community by providing for obesity prevention and prevention of other chronic illnesses.

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 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 the sale of less healthy foods and beverages as defined by Institute of Medicine within local government facilities including recreational areas.

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 low income 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.

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.

Policy 1.3.2.5. Alachua County should encourage edible landscaping (i.e., fruit trees and scrubs) for landscaping requirements through appropriate policy and standards of the ULDC.

Policy 1.3.2.6. Alachua County community planning efforts and the CHOICES program will encourage participation by health coalitions and networks to create environments that support enjoyable, healthy eating, physical activity and a positive self-image.

#### OBJECTIVE 1.4.

Promote a healthy community by enhancement of school-based health promotion and activities, including for persons with special needs.

Policy 1.4.1. The County should partner with education and governmental organizations to encourage community access to health information and education. Examples include the School Board of Alachua County, UF, Santa Fe College, Alachua County Library District, the State of Florida, and the various private and public educational and health programs available to the Alachua County community.

Policy 1.4.2. Alachua County will assist efforts to promote Safe Routes To Schools consistent with the Transportation Mobility and Public Schools Facilities Elements.

Policy 1.4.3. Co-location of Schools and parks shall be encouraged consistent with the Recreation Element.

#### OBJECTIVE 1.5.

Develop a reporting and monitoring system of indicators designed to assess Alachua County' progress toward sustainable community health, including patient centered primary and hospital care, dental, mental and vision care.

Policy 1.5.1. To assist in planning and coordinating the delivery of countywide healthcare services, Alachua County Health Care Advisory Board, County departments and community partners shall utilize the Health Needs Assessments [HNA], the Alachua County Health and Human Services Master Plan 2005-2015 and Alachua County Health Department DOH Strategic Plan, to provide policy-makers with findings and recommendations that help strengthen local partnerships and reduce health inequalities, and apply this information in decision making processes.

Policy 1.5.1.1. Develop community health indicators designed to measure the County's progress toward a sustainable, efficient and effective community partnership system for community health. These indicators should also include data to help ensure appropriate services in convenient locations to address the health needs of different segments of the County population in a culturally responsive manner.

Policy 1.5.1.2. Use these community health indicators to inform long-term, mid-term (strategic), and budgetary decision-making. Recognize the importance of County services to local community character and sustainability by planning for and integrating public safety and health services into both short- and long-term planning and the budgeting process.

Policy 1.5.1.3. Alachua County will work with County Health Department and other health agencies and non-profit health organizations to determine community design impacts on public health.

#### Community Health Element Definitions

Complete Streets- Streets with safe travel facilities for all users—pedestrians, bicyclists, motorists and transit riders—of all ages and ability levels. Facilities on a complete street include sidewalks, bike lanes, wide shoulders, crosswalks, refuge medians, bus pullouts or special bus lanes, raised crosswalks, audible pedestrian signals, sidewalk bulb-outs or other physical design details to promote mode choice.

Health Needs Assessment [HNA]- Health needs assessment (HNA) is a systematic method for reviewing the health issues facing a population, leading to agreed priorities and resource allocation that will improve health and reduce inequalities. [Update for Alachua County and sub-geographies used to determine priority of local health service needs, March 2010]

Universal Design- Building design that is suitable for all ages and abilities, which includes criteria of equitable use (useful and marketable to everyone), flexible (accommodates many preferences and abilities), simple and intuitive (easy to understand), tolerance for error (minimizes hazards and accidents), and low physical effort (design maximizes efficiency and minimizes fatigue).

Visitability- Although less than the ideal of a universally designed home, visitability is actually universal design practiced through community and neighborhood planning. It ensures that a basic level of accessibility will be provided in all housing, and, it opens opportunities for participation in community life. Key features of Visitability are (1) at least one zero-step entrance to homes; (2) all interior doors providing 32" passage space; and (3) at least a half bathroom on the main floor.

Walkability Audits- a community-based exercise intended to highlight opportunities, identify obstacles, and evaluate how easy it is to get around a neighborhood on foot. Specifically, GIS based walkability audit tools could apply unique sets of walkability measures to different types of walking environments [urban/rural]; perhaps focus auditing activities on major streets and intersections only (e.g. do not audit neighborhood streets where possible); include subjective as well as objective measures of the streetscape; verify the accuracy of digital base maps before widespread implementation; and continuously evaluate whether the simpler technology of pen and paper would be preferable alternatives.

# ATTACHMENT 'B'

## NEW ENERGY ELEMENT

### 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.

### SECTION 1 – 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 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 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 Star<sup>SM</sup>, reductions in potable water use per capita, increased use of reclaimed water for irrigation purposes, or other similar measures.

## **SECTION 2 – 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 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 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.

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 efficient schools, retrofit and upgrade existing schools to be more energy efficient, and use renewable energy sources for school facilities.

### **SECTION 3 – 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:

1. Mix of uses;
2. Transit supportive density;
3. Compact growth patterns;
4. Road connectivity and multimodal efficiency;
5. Pedestrian and transit oriented design techniques; and
6. 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 incentive program 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 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 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 1.6 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 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 of the Stormwater Management Element and Policies 3.6.15 and 4.5.21 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:

1. Urban Cluster Area on Future Land Use Map 2030, FLUE
2. Rapid Transit Corridors, TME
3. Express Transit Corridors, TME
4. Existing and Future Bicycle and Pedestrian Network, TME

5. Preservation Areas on Future Land Use Map 2030, FLUE
6. Strategic Ecosystems, COSE
7. Alachua County Forever Land Conservation Projects  
([http://alachuacounty.us/assets/uploads/images/EPD/Land/Images/ACF\\_Project\\_Map%201001.jpg](http://alachuacounty.us/assets/uploads/images/EPD/Land/Images/ACF_Project_Map%201001.jpg))
8. Alachua County “GeoGreen Mapper” (<http://maps.alachuacounty.us/geogreen>)

## **SECTION 4 – 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 Transportation Mobility Element.

Policy 4.2.1 Reduce vehicle miles traveled per capita within the Urban Cluster by 10% from 2010 levels by the year 2020.

Policy 4.2.2 Increase non-automobile transportation mode share to 5% in the Urban Cluster by 2020 and 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 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.

### **SECTION 5 – 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 a program to mitigate for greenhouse gas emissions and develop project ideas to offset carbon impacts of County operation, such as energy conservation and efficiency projects, ecosystem restoration projects or the County’s Tree Planting Program.

Policy 5.1.3 Alachua County shall develop a Utility Savings Reinvestment account using savings from conservation and efficiency enhancements to County facilities. These funds shall be reinvested in conservation enhancements through each year’s capital improvements program.

Policy 5.1.4 The County shall develop and implement a plan to reduce fossil fuel use in the County fleet by 20% from 2010 levels by the year 2020.

Policy 5.1.5 Energy usage and costs shall be considered as part of the life cycle analysis required for capital project decisions by the County.

Policy 5.1.6 Promote the location and expansion of energy conservation, alternative energy, waste reuse/recycling-based and sustainable food production and processing industries as part of the County's economic development efforts.

Policy 5.1.7 Promote telecommuting and use of teleconferencing in County operations.

#### OBJECTIVE 5.2

Increase the use of renewable energy in County government.

Policy 5.2.1 Alachua County shall purchase or produce renewable energy for at least 10% of total County government (cumulative) consumption by 2015, and 20% by 2020.

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.

### **SECTION 6 – LOCAL FOOD PRODUCTION AND PROCESSING**

#### OBJECTIVE 6.1

Maximize local resource & energy-efficient food production and processing within the County's local foodshed.

Policy 6.1.1 Partner with community groups and other local governments in the region to delineate and promote a local foodshed for the development of a sustainable local food system.

Policy 6.1.2 Work with local governments, institutions and community groups within the defined foodshed area to determine processing facilities and other food-related infrastructure needed to process locally grown foods.

Policy 6.1.3 The land development regulations shall permit and encourage dispersed, small scale agricultural production and sale direct to the public.

Policy 6.1.4 Increase support for farmers' markets through partnerships with local governments, institutions and community groups.

#### OBJECTIVE 6.2

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 6.2.1 Work with the Alachua County Jail to develop a plan for an agricultural program to grow food onsite and teach sustainable farming methods.

Policy 6.2.2 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 provide healthy, fresh foods in local schools and other institutions.

### OBJECTIVE 6.3

Encourage the use of community gardens, green roofs and edible landscapes by Alachua County residents.

Policy 6.3.1 Identify potential sites for community gardens on appropriate county-owned lands considering areas such as parks, libraries, recreation and senior centers, public easements, rights-of-way and surplus lands.

Policy 6.3.2 In cooperation with the Alachua County Library District, explore the feasibility of a county-sponsored community garden program at District library sites.

Policy 6.3.3 Explore opportunities to incorporate community gardens, perennial edible landscaping and green roofs at county-owned facilities and rights-of-way. Evaluation shall include an audit of all available public spaces on County properties where such uses may be appropriately located.

Policy 6.3.4 The land development regulations shall encourage the use of perennial edible plants in landscaped areas.

Policy 6.3.5 The land development regulations shall address the use of open space areas for community gardens and allow portions of green roofs to count toward the open space required for new developments in accordance with Objective 5.2 of the Conservation and Open Space Element, and Policy 5.2.3 specifically.

### OBJECTIVE 6.4

Support and encourage local agricultural operations in the use of sustainable agricultural practices including organic farming.

Policy 6.4.1 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 6.4.2 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 6.4.3 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.

## **SECTION 7 – RENEWABLE ENERGY**

### **OBJECTIVE 7.1**

Encourage renewable energy production and a countywide system of distributed residential and commercial power generation.

Policy 7.1.1 Encourage all utilities within Alachua County to retrofit existing systems to incorporate net metering and establish net metering agreements.

Policy 7.1.2 Alachua County shall pursue implementation of an efficiency and renewable energy financing program, such as a Property Assessed Clean Energy (PACE) program.

### **OBJECTIVE 7.2**

Increase the use of solar and other forms of renewable energy by County residents, businesses and agricultural operations.

Policy 7.2.1 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 7.2.2 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.

## **SECTION 8 – SOLID WASTE**

### **OBJECTIVE 8.1**

Reduce the solid waste stream generated by Alachua County.

Policy 8.1.1 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 8.1.2 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. 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. non-recycled waste collected at rural collection centers, or similar measures.

Policy 8.1.3 The County shall explore the feasibility of a program that requires source separated organic waste collection and processing.

Policy 8.1.4 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 8.1.5 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.

## **SECTION 9 – EDUCATION AND PUBLIC INFORMATION**

### **OBJECTIVE 9.1**

Provide educational information to the public to promote and encourage energy conservation, energy-efficiency and renewable energy use.

Policy 9.1.1 The County shall work with other local governments, groups and organizations to educate and inform the public regarding energy conservation practices, including strategies identified in Objective 2.2 of the Housing Element.

Policy 9.1.2 Make information available to the community on potential energy conservation incentives such as county recognition of energy efficient homes and developments, credits toward transportation fees, streamlined permitting requirements for redevelopment, and financial incentives available at the state and federal level.

Policy 9.1.3 Partner with IFAS, local farmers, and community groups to develop and implement educational strategies on the benefits of purchasing locally grown and/or processed foods.

Policy 9.1.4 Partner with local utility providers, municipalities and the University of Florida to make information available to the public on their personal energy usage and possible conservation techniques, the benefits of using renewable energy, and the local, state and federal incentives and programs available to assist with the installation of solar and other forms of renewable energy.

## **ENERGY ELEMENT DEFINITIONS:**

Alternative energy: see renewable energy

Carbon sequestration: The placement of carbon dioxide into a repository, such as geologic formations and terrestrial ecosystems, in such a way that it will remain permanently sequestered.

Carbon Sink: A natural or manmade reservoir that accumulates and stores some carbon-containing chemical compound for an indefinite period.

Consumptive water use: Water removed from available supplies without return to a water resources system, e.g. water used in manufacturing, agriculture, and food preparation.

Diversion rate: The percentage of waste materials diverted from traditional disposal such as landfilling or incineration to be recycled, composted, or re-used.

Edible landscaping: The use of food-producing plants yielding vegetables, herbs, fruits, nuts as part of landscaped areas.

Energy Conservation: The implementation of practices or strategies that reduce the amount of energy consumed (e.g. turning off the lights, opening windows in moderate temperatures, weatherization, setting thermostats governing heating systems at lower levels and thermostats governing air conditioning at higher levels)

Energy Efficiency: The implementation of practices, strategies and technologies that reduce the amount of energy consumed to achieve a desired effect (e.g. use of engines that provide more miles per gallon of gas, use of heating or cooling appliances that produce more BTU's per watt of electricity consumed, patterns of land use that result in lower greenhouse gas emissions per household)

Foodshed: The area of agricultural land needed to meet all or a significant portion of a population center's food needs. Commonly used measures for personal foodsheds are a 100 mile radius from a person's home for necessary foodstuffs. Scope and scale of a foodshed area requires input from consumers, producers and the community at large in establishing a vision for the necessary food systems to support the targeted population.

Greenhouse Gases: Gases that trap heat in the atmosphere that are emitted both through natural processes and human activities, including gases such as carbon dioxide, methane and nitrous oxide.

Green roof: A roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Low Impact Development (LID): An approach to land development that preserves and protects natural-resource systems using various site planning and design approaches and technologies to simultaneously conserve and protect natural resource systems while managing stormwater

runoff. The approach includes using engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.

Net metering: A process that enables utility customers to use their own renewable energy generation to offset their consumption and sends excess energy back to the grid thus allowing their electric meters to turn backwards when they generate electricity in excess of the their demand. This offset means that customers receive retail prices for the excess electricity they generate.

Passive solar design: A broad term used to describe non-mechanical design of a building's infrastructure that allows regulation of internal temperature. Principles include orientation of room, location of windows and thermal mass (a material's ability to store heat).

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.

Renewable Energy (see also Alternative Energy): Systems that generate energy from non-fossil fuel resources that are locally harvested, collected or concentrated in such a way as to not deplete nor imperil the resource base from which they are derived. These systems are meant to *supplant* fossil fuel based energy production and are best implemented after conservation and energy efficiency opportunities have been maximized. (e.g. solar photovoltaic panels or solar thermal systems, geothermal energy for heating or cooling of structures, biomass, biodiesel, cellulosic ethanol, wind turbines, methane production via anaerobic digestion from organic materials and discarded foodstuffs)

Sustainability: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs, recognizing the interdependence and mutual importance of environmental, economic and social equity requirements to achieve these ends. The term *sustainability* is used in Alachua County to describe activities that include, but are not limited the following goals:

- Tend to improve social conditions for all kinds of people
- Increase economic opportunities
- Improve environmental protection or restoration efforts
- Will continue to have these effects for the foreseeable future

Weatherization: The practice of protecting a building and its interior from the elements, particularly from sunlight, precipitation and wind, and of modifying a building to reduce energy consumption and optimize energy efficiency.

# ATTACHMENT 'C'

## AMENDMENTS TO THE FUTURE LAND USE ELEMENT

### 1.0 URBAN RESIDENTIAL POLICIES

#### 1.3. DENSITY

##### OBJECTIVE 1.3

Gross residential densities shall be established to serve as a guideline for evaluating development in Alachua County.

Policies 1.3.1 through 1.3.5 – *No change*

Policy 1.3.6 To provide for a greater range of choices of housing types in single family residential areas, affordable housing, and the promotion of infill to new and existing neighborhoods while maintaining single family character, one accessory living 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, 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 living 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. Certification of homestead exemption status to ensure owner occupancy shall be provided to Alachua County on an annual basis. Permanent occupancy by the owner of either the primary or accessory living dwelling unit shall be required for all accessory dwelling units.~~

~~Policy 1.3.6.2 The total gross floor area of the accessory living unit shall not exceed more than 40% of the area of the primary living unit, nor be more than 800 square feet, nor less than 400 square feet or contain more than one bedroom.~~

~~Policy 1.3.6.3 For accessory living units created by internal conversion or by an attachment that is an addition to an existing primary residence, the entrance shall be located on the side or rear of the primary residence.~~

~~Policy 1.3.6.4 One driveway shared by primary residence and accessory living unit shall be permitted. No additional driveway shall be created to serve an accessory living unit.~~

Policy 1.3.6.52 ~~If available, a~~ All accessory living dwelling units shall be required to connect to the municipal potable water and sewer system of the primary residence and shall not have separate services. Where central water and sewer service is not available, the accessory dwelling unit shall be required to connect to the septic system and well of the primary residence in accordance with all applicable requirements of the Florida Department of Health. The septic system shall meet the residential lot requirements for well and septic provided in the land development regulations.

## 2.0 URBAN ACTIVITY CENTERS POLICIES

### 2.1. GENERAL

#### OBJECTIVE 2.1

Promote efficient use of land through designation of Activity Centers within the Urban Cluster which provide for nodes of 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 provide for compact, mixed use, and pedestrian-friendly development, which is functionally integrated with surrounding land uses.

~~Provide for the concentration of mixtures of higher intensity and density land uses through designation of Activity Centers on the Future Land Use Map with standards to ensure pedestrian-friendly, compact, centers connected to a multi-modal transportation system, and integrated with surrounding uses in the Urban area.~~

Policy 2.1.1 ~~Different levels of Activity Centers are identified and designated on the Future Land Use Map. based on the primary and secondary functions, market size and area, and intensity.~~

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 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.

~~High activity centers have cumulative development at the level of a regional shopping center, or have an equivalent concentration of a mix of office, institutional, or industrial activities.~~

~~Medium activity centers have cumulative development at the level of a community shopping center or have an equivalent concentration of a mix of commercial, offices, institutional, or industrial activities.~~

~~Low activity centers have cumulative development at the level of a neighborhood shopping center, or have an equivalent concentration of a mix of commercial, offices, institutional, or light industrial activities.~~

~~Policy 2.1.2. Activity centers shall be further characterized by the concentration of primary and secondary land uses:~~

- a. ~~Retail oriented activity centers shall have commercial activities as the primary use.~~
- b. ~~Employment oriented activity centers shall have institutional, industrial, or office as the primary use.~~
- c. ~~Secondary uses for activity centers may include residential, retail, service, institutional, or office.~~
- d. ~~'Mixed Use' activity centers shall have a balanced mixture of residential, commercial, institutional, and office uses.~~

~~Policy 2.1.43 New development and redevelopment within Activity Centers shall be consistent with the design standards of Policies 2.1.54 – through 2.1.4312. shall apply to any new Activity Center and/or expansion of any existing Activity Center, and to the update of Activity Center Plans provided in Policy 2.1.14. These standards shall also apply to any development or redevelopment within existing Activity Centers, except for development authorized by an approved Final Development Plan or approved Development of Regional Impact Development Order issued prior to May 2, 2005.~~

~~Policy 2.1.5 **Compact Centers.** Activity Centers shall be compact, multi-purpose, mixed use centers which integrate commercial development with residential, civic, and open space. Commercial facilities shall be phased with the residential component of the development.~~

~~Policy 2.1.64 A balanced mixture of residential and non-residential land uses shall be provided in Activity Centers to reduce travel distances between different types of land uses~~

~~overall trip lengths and support pedestrian, bicycle and transit opportunities, and create pedestrian friendly streetscapes.~~

- a. Mixed use development plans, including vertical and horizontal mixed uses, shall be allowable in all areas within Activity Centers.

~~Mixed uses shall be encouraged within individual buildings (e.g. residential above retail or office space).~~

- 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, provided they are located within the same building as the residential uses, and do not exceed one-third of the usable floor area of the building.

- 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.

- ~~b. All Activity Centers shall provide civic uses, such as green spaces, or community centers.~~

- e. ~~Mixed uses shall be integrated within an overall design framework to create a pedestrian friendly, human scale environment, through objective, measurable criteria including size, scale, proportion, and materials detailed in the land development regulations. Flexibility in design shall allow for choice and variety in architectural style.~~

~~Policy 2.1.7 A detailed master plan shall be prepared for each Activity Center. The master plan shall include an overall site plan that incorporates the design standards in Policies 2.1.8. Site and Building Design, 2.1.10. Parking, 2.1.11. Automobile Access, 2.1.12. Community Green Space, and 2.1.13. Surface Stormwater Management Facilities.~~

Policy 2.1.85 ~~Site and Building Design:~~ Development within Activity Centers shall be designed to produce compact, pedestrian-oriented, mixed use development which is Site and building design and scale shall be integrated within the surrounding community. Architectural and site design techniques shall be used to define pedestrian and public space and to provide human scale with the Activity Center. 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. Centers and edges are well-defined. Public or civic space or civic use shall be an organizing element around which other development in the Activity Center is located.
- b. Development is shall be organized along a density and intensity gradient suitable to the site and integrated with which 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 in the

Land Development Code.

- ~~g. Large scale nonresidential establishments shall incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques shall include:~~
  - ~~i.1 creation of a A series of smaller, well defined customer entrances shall be used to break up long facades and provide pedestrian scale and variety, ~~that~~ This may be achieved through the use of liner buildings.~~
  - ~~2. limited number and size of signs.~~
  - ~~3. landscaping and use of pocket parks and courtyards adequate to soften large building masses.~~
  - i. Maximum building setbacks or build-to lines shall be established 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.
- ~~e. The design shall include a pedestrian circulation system to connect the non-residential uses with residential uses and areas. Primary pedestrian routes and bikeways shall coincide with the street system or other public space such as parks or squares, and shall avoid routes through parking lots or at the rear of developments.~~
- ~~d. Streets and roads shall be fronted by design features including sidewalks which define and contribute to a pedestrian street character. Building design, placement, and entrances shall be at a pedestrian scale and oriented towards streets or other public space such as parks or squares.~~
- ~~e. Automobile and non-automobile modes of transportation shall be equitably served by the street system. Development shall provide pedestrian and bicycle friendly access, and shall provide transit facilities to the development and the surrounding community.~~
- ~~h. An "A/B" street grid system may be utilized where "A" streets shall meet all pedestrian oriented Activity Center standards in a continuous uninterrupted pedestrian friendly network, while "B" streets can be assigned to non-pedestrian oriented uses.~~
- ~~i. Crime Prevention Through Environmental Design guidelines shall be incorporated to the maximum extent possible.~~

~~Policy 2.1.9 **Signs:** Signs shall be designed to minimize negative visual impacts through guidelines addressing characteristics such as:~~

- ~~a. uniformity, materials, placement,~~

- b. ~~limits on scale, lighting, height, width, movement, and sign area to facade area ratios.~~

Policy 2.1.446 **Automobile Access:** Activity Centers shall include a multimodal street network which provides interconnectivity of land uses within and surrounding the Activity Center. facilities shall be designed to provide safe access to the development

- a. Activity Centers shall be organized into an interconnected network of streets and blocks in accordance with Policy 2.1.5.c.
- ab. The internal street network shall include a pedestrian and bicycle circulation system that interconnects all 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.

~~Internal traffic circulation systems shall be designed with:~~

- ~~1. traffic calming techniques to maintain safe multi-modal transportation.~~
- ~~2. an interconnected street grid system.~~
- ~~3. maximum use of common access drives~~
- ~~4. convenient access to transit facilities.~~

- bc. Points of individual driveway ingress to and egress from the Activity Center to the arterial and collector roads system ~~carrying through traffic~~ shall be minimized. Common access driveways and shared use public streets shall be utilized to the greatest extent feasible.
- d. The street system shall provide multiple automobile, bicycle, and pedestrian linkages from the Activity Center to local surrounding development destinations, including neighborhoods, 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.
- ee. Automobile-oriented uses shall have a limited number of driveways, and drive-in or drive-up windows shall be located to minimize conflict with pedestrian and bicycle traffic.
- d. ~~Street design shall produce small blocks~~
- e. ~~All new commercial development shall provide vehicular, bicycle, and pedestrian connections to adjacent commercial development and to adjacent residential development, except where such connections are precluded by physical layout of existing development or environmental features.~~

- ~~f. All new residential development shall provide vehicular, bicycle, and pedestrian connections to adjacent residential development and to adjacent commercial development, except where such connections are precluded by physical layout of existing development or environmental features.~~
- 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 Development (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 2.1.40Z ~~7~~ 7 Parking areas shall be designed to minimize intrusiveness and impacts on ~~the~~ pedestrian circulation and accessibility to development character through the following techniques:

- a. On-street parking may ~~shall~~ be allowed included in developments in order to provide with landscaping that affords traffic calming and produces 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, and shall be designed to maintain or enhance the street edge.
- 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.
- f. Parking standards for Activity Centers shall be established in the Land Development Code, and shall address: parking maximums, shared parking to serve multiple uses with different peak usage times, and allowance for the use of semi-permeable paving materials; and limits on the amount of individual contiguous surface area allowed for paved parking.

~~Reduction of paved parking areas shall be required wherever practicable through measures such as provision of shared parking to serve multiple uses and alternative paving materials. Large expanses of pavement shall be discouraged. Reduced ratios of required parking for non-residential uses shall be provided in the land development regulations.~~

~~Policy 2.1.12 **Community Green Space.** Landscapes and buffers shall be provided on at least 20% of the Activity Center site, including public open space. Paved areas shall require 50% shading as specified in the land development regulations, based on factors such as scale of development and performance standards.~~

~~Policy 2.1.438 **Surface** Stormwater management facilities shall be sufficient to serve the functional purpose, and shall be designed as an integral part of the Activity Center, as a physical or visual public amenity that provides usable open space or an aesthetic feature that resembles natural areas, to the maximum extent possible. The use of shared stormwater facilities shall be evaluated as part of the development plan process, and utilized to the extent feasible. Low Impact Development (LID) techniques for stormwater management shall be encouraged.~~

Policy 2.1.9 Development standards for Activity Centers shall be adopted into the Land Development Code to implement Activity Center Policies 2.1.1 through 2.1.8. The development standards shall include provisions related to: permitted uses, mixed use ratios and phasing, transportation interconnectivity, block sizes, pedestrian-oriented design features, civic space standards, parking quantity and design, and dimensional standards such as build-to lines, building orientation, lot coverage, building heights, and building footprints. The Land Development Code shall also include alternatives to certain generally required development standards, where appropriate, consistent with Objective 2.1 and the purpose and intent of Policies 2.1.1 through 2.1.8, but provide alternative standards where needed to address unique environmental, topographic, or property boundary

features or characteristics that preclude strict adherence to the generally required development standards.

- a. 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 the Future Land Use this Element.

Policy 2.1.44~~10~~The County shall evaluate and update Activity Center Plans provided for in Section 2.5.6, to bring them into compliance with the mixed use, pedestrian-friendly standards under Policies 2.1.5. - 2.1.13. 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. This evaluation and update 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 2.1.211 ~~Existing Activity Centers are designated on the Future Land Use Map with specific locations and boundaries and have specific Activity Center plan policies in the Comprehensive Plan. 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 2.5.1 through 2.5.9 of this Element. specific Activity Center Plan policies effective prior to January 9, 2009 in Section 2.5 of the Future Land Use 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 2.5 of the Future Land Use Element or in other elements of the Comprehensive Plan.~~

Policy 2.1.312 ~~New activity centers and expansion of the boundaries of existing activity centers shall require A a Comprehensive Plan Amendment shall be required for new, or expansion, or redevelopment of activity centers to establish the Activity Center boundaries and level, type, and uses on the Future Land Use Map and to establish specific activity center Plan policies in the Comprehensive Plan. Such Comprehensive Plan Amendments shall be considered based on the following:~~

- a. The findings of a market study or employment study, such that:
  1. The market study shall document the need for location and type of new Activity Centers or for expansion of existing Activity Centers, through analysis of factors including population projections within the relevant market or service areas, identified in Section 3.0 Commercial Policies, based on estimated build out of the future land uses.
  2. The employment study shall document the need for location and type of new Activity Centers or for expansion of existing Activity Centers, through analysis of factors including employment rates, economic development needs, income levels, and jobs-housing balance within the relevant service area based on estimated build out of the future land uses.
- b. ~~Urban form requirements including, wherever possible, confining sites to~~ Location of new activity centers shall generally be near intersections of multi-modal corridors, and sizing sites shall be adequately sized to allow development of associated activities a mix of non-residential and residential land uses, while providing for integration and interconnectivity with minimizing encroachment on existing and future neighborhoods.
- c. 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.
- e-d. Primary and secondary land uses for new or expanded activity centers shall be determined based upon the needs of the community, character of

the surrounding area, and market considerations identified in a market study.

## **2.2 HIGH ACTIVITY CENTER POLICIES AND STANDARDS**

~~Policy 2.2.1 High Activity Centers are characterized by a concentration of commercial, office, institutional, or industrial activities at the level of a regional shopping center or equivalent concentrations of a mix of uses.~~

~~Policy 2.2.2 There may be two types of High Activity Centers designated on the Future Land Use Map, depending upon the combination of primary and secondary uses planned for the Activity Center.~~

~~a. High Activity Centers/Retail will have commercial activities as their primary use and secondary activities consisting of office, institutional and multifamily higher density residential uses.~~

~~b. High Activity Centers/Employment will have office, institutional, industrial uses, individually or in combination, as their primary uses, and secondary activities consisting of multifamily higher density residential and limited retail and service uses that are supportive of the primary uses. Such supporting uses shall be phased to coincide with the primary uses they are supporting.~~

~~Policy 2.2.3 As part of the Urban Activity Center concept, higher intensities and densities will be encouraged in those high activity centers that are additionally designated as a "Regional Activity Center", defined as a compact, high intensity, high density, multi-use area appropriate for intensive growth (Section 380.06(2)(e), F.S., and Rule 28-24.014(10)(c)2., F.A.C.). The applicable multi-use guidelines and standards may be increased by 100% provided that one land use of the multi-use development is residential, and the residential development amounts to not less than 35% of Alachua County's residential threshold (Section 380.06(2)(e), F.S., and Rule 28-24.014(10)(a)2., F.A.C.). If any portion of the proposed development is located outside the delineated Regional Activity Center, then the increased DRI guidelines and standards shall not apply.~~

~~Policy 2.2.3.1 Pursuant to Section 380.06(2)(e), F.S., and Rule 28-24.014(10)(a)1., F.A.C., the Archer Road/34th Street Regional Activity Center is hereby established to increase the development of regional impact guidelines and standards by 50% for residential, hotel, motel, office, or retail developments within the designated area. These increased thresholds shall apply only to those developments approved after the effective date of the implementing ordinance (Alachua County Ord. 94-9).~~

## **2.3 MEDIUM ACTIVITY CENTER POLICIES AND STANDARDS**

~~Policy 2.3.1 Medium Activity Centers are characterized by the concentrations of commercial, office, institutional or industrial uses at the level of a community shopping center or equivalent concentrations of a mix of uses.~~

~~Policy 2.3.2 There may be two types of Medium Activity Centers designated on the Future Land Use Map depending upon the combination of primary and secondary uses planned for the Activity Center.~~

- ~~a. Medium Activity Centers/Retail will have commercial activities as their primary use and secondary activities consisting of office, institutional and medium to high density residential uses.~~
- ~~b. Medium Activity Centers/Employment will have office, institutional or limited light industrial uses as their primary uses and secondary activities consisting of medium to high density residential, and limited retail and service uses that are supportive of the primary uses. Such supporting uses shall be phased to coincide with the primary uses they are supporting.~~

## ~~2.4. LOW ACTIVITY CENTER POLICIES AND STANDARDS~~

~~Policy 2.4.1 Low Activity Centers are characterized by neighborhood-oriented commercial uses or a mix of limited office, institutional or limited retail and service or light industrial activities.~~

~~Policy 2.4.2 There may be two types of Low Activity Centers designated on the Future Land Use Map depending upon the combination of primary and secondary uses shared for the Activity Center.~~

- ~~a. Low Activity Centers/Retail will have neighborhood-oriented commercial activities as their primary use and secondary activities consisting of office, institutional and residential uses.~~
- ~~b. Low Activity Centers/Employment will have office, institutional or industrial uses as their primary uses and secondary activities consisting of medium density residential, and limited retail and service uses that are supportive of the primary uses. Such supporting uses shall be phased to coincide with the primary uses they are supporting.~~

## 4.0 INDUSTRIAL POLICIES

### 4.1 GENERAL

#### OBJECTIVE 4.1

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.

## **4.2 LOCATION AND COMPATIBILITY**

Policy 4.2.3 Commercial uses within an area designated for industrial land use area 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.

Policy 4.2.4 Alachua County shall utilize a public planning process to evaluate alternatives to the Industrial Future Land Use designation to the southeast of the Gainesville Regional Airport. The process should include private property owners, representatives of the Gainesville Regional Airport, and other interested members of the public. The process shall evaluate the needs of existing residents of the area, as well as evaluating any new regulations related to the airport.

## **4.3 LIGHT INDUSTRIAL**

### OBJECTIVE 4.3

The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts.

Policy 4.3.1 Certain office and light industrial uses, such as research, development, and experimental laboratories and similar uses, or the manufacturing or fabrication of products that have minimal off-site impacts and that do not require specialized sites may also be appropriate within Transit Oriented Developments (TODs) or Activity Centers. Stringent performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards and other methods to limit any adverse impacts and ensure compatibility with adjacent areas. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.

## **4.4 HEAVY INDUSTRIAL**

### OBJECTIVE 4.4

The Heavy Industrial Future Land Use is established to accommodate traditional industrial uses that are dependent on transportation and large volumes of raw materials. Heavy Industrial uses have unique potential impacts on surrounding lands including noise, odor, smoke, vibration and other hazards. Heavy Industrial uses shall be located to provide the most efficient provision of services while minimizing potential impacts to adjacent development and environmental features.

Policy 4.4.1 Heavy Industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts. Land use decisions concerning location of industrial uses shall take into consideration environmental justice.

Policy 4.4.2 Prime heavy industrial locations, pursuant to Policy 4.1.2 above, shall be kept free from encroachment of incompatible land uses.

#### **4.35 DESIGN AND SITE STANDARDS**

Policy 4.35.1 Industrial facilities in the urban clusters shall group together in planned industrial districts on sites capable of being expanded and developed in stages. Criteria for permitting industrial development shall include but are not limited to:

- a. topography and soils--land having stable, well-drained soils, free from flooding;
- b. climate--prevailing wind direction that does not impact adjacent residential areas;
- c. accessibility--access to arterials and highways and, where possible, rail facilities;
- d. utilities--availability of water, sewer, electricity or natural gas in adequate quantities;
- e. size--large enough for proper site design.

Policy 4.35.2 Industrial sites shall be designed to provide for:

- a. adequate off-street parking to meet the needs of the operation;
- b. adequate buffering along roadways and adjacent uses to minimize the effects of lighting, noise and signing.

Policy 4.35.3 When development is located along a railway facility or a railroad-highway intersection, conflicts between the development and the adjacent highway network should be avoided.

#### **4.46 REQUIRED FACILITIES AND SERVICES**

Policy 4.46.1 Industrial development shall be located only in areas where adequate facilities and services exist or will be provided prior to occupancy. These facilities include, but are not limited to:

- a. roadways.
- b. fire service.
- c. water supply.
- d. street lighting.
- e. solid waste collection and disposal.
- f. sewage collection and disposal.
- g. storm water drainage and disposal.
- h. emergency medical service.

Policy 4.46.2 New industrial development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and concurrency provisions of the Plan.

#### ~~4.5~~ ~~LIGHT INDUSTRIAL~~

~~Policy 4.5.1 The light industrial designation is applicable for industrial parks or office parks in a campus-like setting. This designation is intended for use on large tracts of land within the urban cluster or rural employment centers which can provide internal road systems. Stringent performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards and other methods to limit any adverse impacts and ensure compatibility with adjacent areas. Certain research and development, warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.~~

### 5.0 INSTITUTIONAL POLICIES

#### 5.3 EDUCATIONAL FACILITIES

Policy 5.3.10 University of Florida properties which are designated in the Campus Master Plan shall be identified on the Alachua County Future Land Use Map. Development of these properties shall be in accordance with the Campus Master Plan and Campus Development Agreement as provided in Policy 1.7 of the Intergovernmental Coordination Element.

### 6.0 RURAL AND AGRICULTURAL POLICIES

#### ~~6.1~~ ~~GENERAL~~

##### OBJECTIVE 6.1 GENERAL

Rural and agricultural areas shall protect rural and agriculture areas 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 6.1.3 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, including voluntary 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 facilitating participation in 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 for agricultural pursuits and related uses in the Urban Cluster, including but not limited to farmers markets, community gardens, laying hens, and other small scale agricultural uses as allowable uses in appropriate areas.
- Policy 6.1.5.1 In order to provide access to fresh, nutritious local foods in the Urban Cluster, farmers markets shall be allowed in the Cluster within mixed-use and non-residential areas as permitted uses subject to 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 in 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 in residential areas within the Urban Cluster, such as standards for coops/runs, setbacks, and number of hens 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 6.1.8 The land development regulations shall include thresholds that address the size, intensity and impacts of off-site agricultural product packaging and processing facilities, below which such uses shall be appropriately located in areas identified as Rural/Agriculture. Uses exceeding the established thresholds shall either be allowed in areas identified as Industrial on the Future Land Use Map or processed as a materials oriented industrial use in the Rural/Agriculture area subject to a Comprehensive Plan Amendment in accordance with Policy 4.1.1, Section 4.0, Industrial, of the Future Land Use Element.

## **OBJECTIVE 6.2 RURAL/AGRICULTURE**

- Policy 6.2 Areas identified for Rural/Agriculture on the Future Land Use Map are for ~~rural residential uses, home-based businesses, resource-based recreation, outdoor recreation~~ and agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service,

farmers' markets, agritourism activities, composting, limited agricultural processing as provided in policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

## RURAL RESIDENTIAL SUBDIVISIONS

Policy 6.2.12            Open Space Area in Clustered Subdivisions

.....

### 3. Permitted uses.

- a. Permitted uses in the open space area are natural resource conservation areas, nonintensive agriculture including community gardens, silviculture, and common open space, resource-based recreation uses which maintain the undeveloped area in a natural state, permeable stormwater facilities consistent with Stormwater Element Policy 5.11, community renewable energy systems, and common water supply systems and common septic system drainfields. A residential unit used as a homestead just prior to the creation of the clustered subdivision can continue to be used as a homestead within the open space area and not counted toward the total number of units allowed in the rural clustered subdivision.

....

## 6.4. RURAL CLUSTERS

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 or medical or dental offices, hospitality industries supportive of agritourism activities or co-operative or farmers markets to promote the sale of locally grown products. There shall be a maximum of 30,000 square feet of total commercial floor area for such uses.
- b. *No change*
- c. *No change*

- d. *No change*
- e. *No change*

## 7.0 IMPLEMENTATION

### 7.1. GENERAL

Policy 7.1.2 Proposed changes in the zoning map shall consider:

- a. *No change*
- b. *No change*
- c. the relationship of the proposed development to existing development in the vicinity and considerations relating to environmental justice and redevelopment opportunities.
- d. *No change*

~~Policy 7.1.3.A In order to phase development for the Urban Cluster and promote efficient use of land and infrastructure and minimize sprawl, an urban services line is designated in the Future Land Use Map series. This line identifies the limits of the area within the Urban Cluster within which phased development shall be promoted through the year 2010.~~

~~Policy 7.1.3.B Any new development proposals in areas designated for urban residential uses within the Urban Cluster but outside the Urban Services Line shall require special review and approval.~~

- a. ~~Applications for such approvals shall be considered based on the following factors:~~
  - 1. ~~Documented commitment by both the applicant and the provider of centralized potable water and sanitary sewer facilities to connect the new development to such facilities.~~
  - 2. ~~Adequacy of the local road network to serve the development as demonstrated through a transportation impact analysis on the arterial and collector road system, including relationship to existing road network and impacts to Level of Service standards, and an overall plan for the proposed project site and surrounding area, including an interconnected local road and bicycle pedestrian network. Impacts to level of service standards may be addressed through demonstrated compliance with the requirements for Projects That Promote Public Transportation under Policies 1.2.10 through 1.2.12 in the Transportation Mobility Element.~~
  - 3. ~~Existing public transit within 1/4 mile of the development or a planned public transit line, or alternatives, which are funded and~~

- ~~assured to be operational in time to serve the first phase of the development and each subsequent phase.~~
- ~~4. Availability of Neighborhood and Community recreation within effective service areas.~~
  - ~~5. Adequacy of public protection facilities, such as law enforcement, fire services and emergency medical services, to serve the development, including impacts to Level of Service guidelines established in the Capital Improvements Element.~~
  - ~~6. Adequacy of public schools to serve the development and impacts to school capacity per School Board of Alachua County school zones.~~
  - ~~7. A management plan for Conservation areas, as identified in the Conservation and Open Space Element, within the proposed project site, including site planning techniques to preserve environmentally sensitive areas.~~
- b. ~~New development proposals for parcels located outside the Urban Services Line that are included in a development plan with interconnected roads linking the development with property within the Urban Services Line for which Planned Development zoning approval has been granted by the Board of County Commissioners as of plan adoption, or Preliminary Plan review has been completed by the Development Review Committee as of Plan adoption, may be approved by the County's Development Review Committee if the development is demonstrated to meet the requirements of Policy 7.1.3.B.a.1 through 7 above.~~
- c. ~~New development proposals that do not meet the requirements under 7.1.3.B.b. shall be considered by the Board of County Commissioners as part of a Planned Development application. Such a proposal in conjunction with a Planned Development application may be approved after meeting the requirements under Policy 7.1.3.B.a. above, with additional consideration given to the following factors:~~
- ~~1. Enhancement of local jobs-housing mix, including proximity to or inclusion of employment opportunities.~~
  - ~~2. Inclusion of a mixed use village center as part of the development proposal.~~
  - ~~3. Provision of affordable housing.~~
  - ~~4. Purchase of development rights from designated sending areas through the County's Transfer of Development Rights program.~~
  - ~~5. Fiscal impacts to the public of providing services to the proposed development.~~

- ~~6. Applicants for approval of developments under a. through c. above shall conduct a facilitated neighborhood charrette or other similar forum to inform the surrounding neighborhoods of the scope, scale and character of the proposed development and its impacts, and to get input on neighborhood concerns. The LDRs shall specify the minimum requirements and procedures that must be followed to insure the integrity of the process.~~

~~Policy 7.1.3.C The Urban Services Line shall be reevaluated prior to 2006 for adequate capacity, based on factors such as population growth rates and density rates compared to forecasts, build out rates, extent of build out, housing prices, market factors, and effects of environmental constraints on development within the Urban Services Line. In addition this evaluation shall take into account the ability to provide infrastructure and services beyond the Urban Services Line.~~

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 ~~obtained~~.

a. *No Change*

Policy 7.1.21 To encourage higher quality, more energy efficient development, an incentive-based development plan scoring system shall be ~~explored as part of the update of the land development regulations 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, ~~and award incentives based on corresponding scores.~~

Policy 7.1.26 Land development regulations shall set forth required public participation methods for all 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 methods shall include notification by mail or other methods to persons who own real property ~~within 400 feet proximate to~~ of a proposed plan amendment as prescribed in the land development regulations, notifying them of the comprehensive plan amendment, its potential impact, opportunity for written and oral comment to be considered at the public hearings, and the schedule of public hearings.

~~Policy 7.1.34 Alachua County shall coordinate with the Metropolitan Transportation Planning Organization, the City of Gainesville, FDOT, and other entities, to complete a study for the area identified as Plan East Gainesville. Upon completion, the study shall be considered for adoption in the comprehensive plan as a special area plan.~~

## 8.0 SPECIAL AREA STUDIES

### 8.2. SPECIAL AREA STUDY - CROSS CREEK VILLAGE

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 pollution, 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 8.2.3.7 Bald Eagle Nesting Areas

- a. The land surrounding Orange, Lochloosa, and Newnan's lakes comprises one of 16 core nesting areas for bald eagles in Florida. The intent of the following policies is to ensure compliance with all federal and state bald eagle regulations, guidelines and management plans. It is the further intent of these policies to foster an environment that maintains a stable or increasing population of bald eagles within the study area. The strategy is to avoid and minimize adverse, human-related impacts on bald eagles by maintaining buffers from incompatible land uses and activities of up to 660 feet from nests, particularly during the nesting season (October 1 to May 15).

~~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. The Bald Eagle Management Plan is intended to be compatible with the National Bald Eagle Management Guidelines. The County shall rely on the U.S. Fish and Wildlife Service (FWS) National Bald Eagle Management Guidelines and the Florida Fish and Wildlife Conservation Commission (FWC) Bald Eagle Management Plan for guidance in avoiding and minimizing adverse impacts to bald eagles and bald eagle habitat in and adjacent to the Special Area Study. In the event that federal and state guidelines/management plan provisions cannot be reconciled, the more restrictive provisions shall prevail.
- 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).~~
- c. The location of new bald eagle nests in the Study Area shall not affect existing land use(s), building(s), or structure(s) of the affected landowner(s), and the location and extent of buffer 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).
- d. For new development, expansion of existing development, and other development activities within 660 feet of active or alternate bald eagle nests: FWC Eagle Management Guidelines are standards identified in the Bald Eagle Management Plan that, when followed, are presumed not to result in adverse impacts. Adherence to those guidelines shall satisfy County requirements for eagle protection. Alternatively, if FWC Management Guidelines cannot be met, a FWC permit, or other authorization by FWC, shall be required as a condition to Development Review Committee (DRC), Building

Permit, or administrative approval, as applicable, and shall also satisfy County requirements for eagle protection.

1. ~~All special use permits issued by the BoCC pursuant to paragraph 8.2.3.7.d shall include a condition requiring the applicant to obtain an Eagle Permit or other written authorization from the FWC prior to beginning the development or development activity. The special use permit shall be revoked automatically should the permit application be denied by the FWC.~~
- 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 guide lines 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).~~

## 8.4 SPECIAL AREA STUDY - IDYLWILD/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 4, 2 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 45 2.a, is adopted. ~~incorporated by reference in this Section.\*~~

#### 8.4.2.6 Objective: ~~Endangered and Threatened~~ Listed Species

Policy 8.4.2.6 To protect ~~endangered and threatened~~ listed species through habitat maintenance and appropriate development regulations, policies (a) through (d) c) 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 p~~ Policies within the proposed Conservation and Open Space Element of Alachua County shall apply as they relate to ~~threatened and endangered~~ listed species.
- b. ~~Threatened and endangered~~ Listed 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. Land dDevelopment regulations shall be drafted to provide specific guidelines direction for protection of areas occupied by ~~threatened and endangered~~ listed species and areas immediately adjacent thereto as provided for in State or County management plans. These ~~guidelines shall~~ provisions 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.~~

#### 8.4.3.2 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 46 2, indicating future densities and land uses, is incorporated herein.
- b. through h. – *No change*

### **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~~ requires the collaboration of 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) adopted as part of FLUE Map Series to serve as a guiding vision for East Gainesville. 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 ~~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~~ The Eastside Activity Center should be considered as a foundation for development establishment of a Community Redevelopment Area. 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 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, and support co-location of a library branch or other related community-type facilities and services.

Policy 8.5.5 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. Coordinate with the City of Gainesville and the MTPO to extend East 27th Street from Hawthorne Road to NE 39<sup>th</sup> Avenue.

Policy 8.5.6 Housing

Diversify housing choices in the area by creating incentives for more market rate housing through the County's housing program 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 8.5.8 The County shall seek ways to increase economic opportunities by bringing sustainable and higher paying jobs and providing services.

Policy 8.5.9 The County shall promote and incentivize redevelopment of areas already in development or impacted by prior development.

Policy 8.5.10 The County shall continue to assist property owners and business interests within the Plan East Gainesville area in achieving a balance of sustainable development and natural resource protection, including: actions to increase 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 of ground-truthing (inspecting) of regulated resources on a development site prior to initiating the development process.

## **9.0 TRANSFER OF DEVELOPMENT RIGHTS**

### **9.0. TRANSFER OF DEVELOPMENT RIGHTS PROGRAM**

Policy 9.1.3 Receiving Areas

- a. Any nonresidential or mixed use development, including Transit Oriented Development and Traditional Neighborhood Development, in the unincorporated area may become a receiving area through the purchase of development rights in order to reduce the amount of open space required on the development site, at a transfer rate to be established in the Land Development Regulations.

- b. *No change*
- c. *No change*

## **FUTURE LAND USE ELEMENT DEFINITIONS**

**Accessory Living Dwelling Unit:** An additional living dwelling unit, including a separate entrance and permanent provisions for living, sleeping, eating, cooking and sanitation, kitchens, sleeping and bathroom facilities, attached or detached from the primary residential unit, on a single family lot. Accessory living dwelling units are subordinate in size, location and appearance to the primary unit.

**Low Impact Development (LID)** An approach to land development that preserves and protects natural-resource systems using various site planning and design approaches and technologies to simultaneously conserve and protect natural resource systems while managing stormwater runoff. The approach includes using engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source (also see Energy Element Definitions).

**Green Roof:** A roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems (also see Energy Element Definitions).

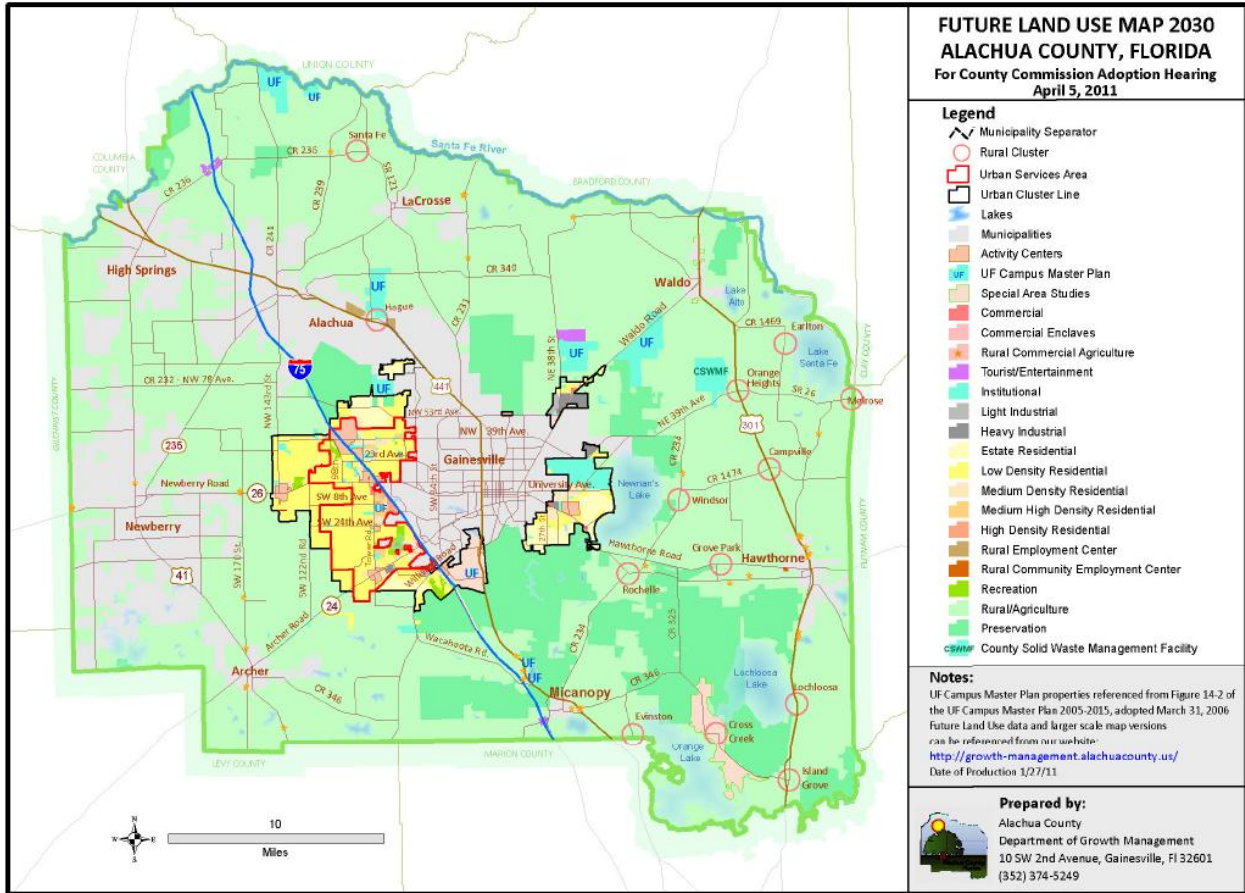
# ATTACHMENT 'D'

## Adopted Maps Future Land Use Element Map Series

- a. Future Land Use Map 202030 Alachua County
- b. Future Land Use Map 2 – Urban Cluster Transportation Mobility Districts
- c. Future Land Use Map 3 - Express Transit Corridors
- d. Future Land Use Map 4 - Rapid Transit Corridors
- e. Future Land Use Map 5 - 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 (~~Black and White~~)
  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. Eastgate Low Activity Center
  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 ~~Boundary~~
  - ~~15a. Cross Creek Special Area Study Maps (Black and White):  
Legend, Index, Maps A-E, Village Center~~
  16. Plan East Gainesville 'Figure A': Recommended Master Plan (Special Area Plan)

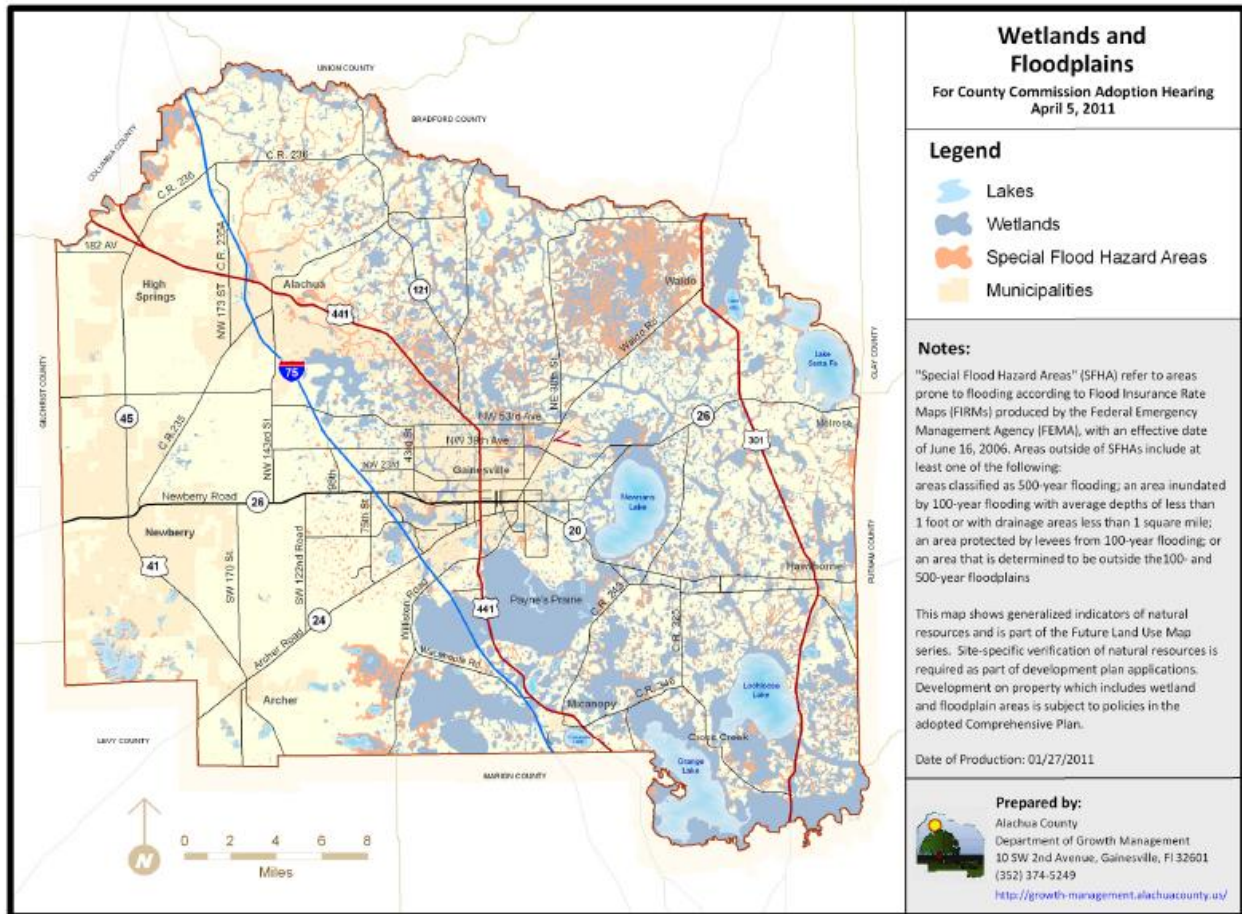
# FUTURE LAND USE MAP 2030

Amends and replaces previously adopted Future Land Use Map 2020  
in Future Land Use Element Map Series



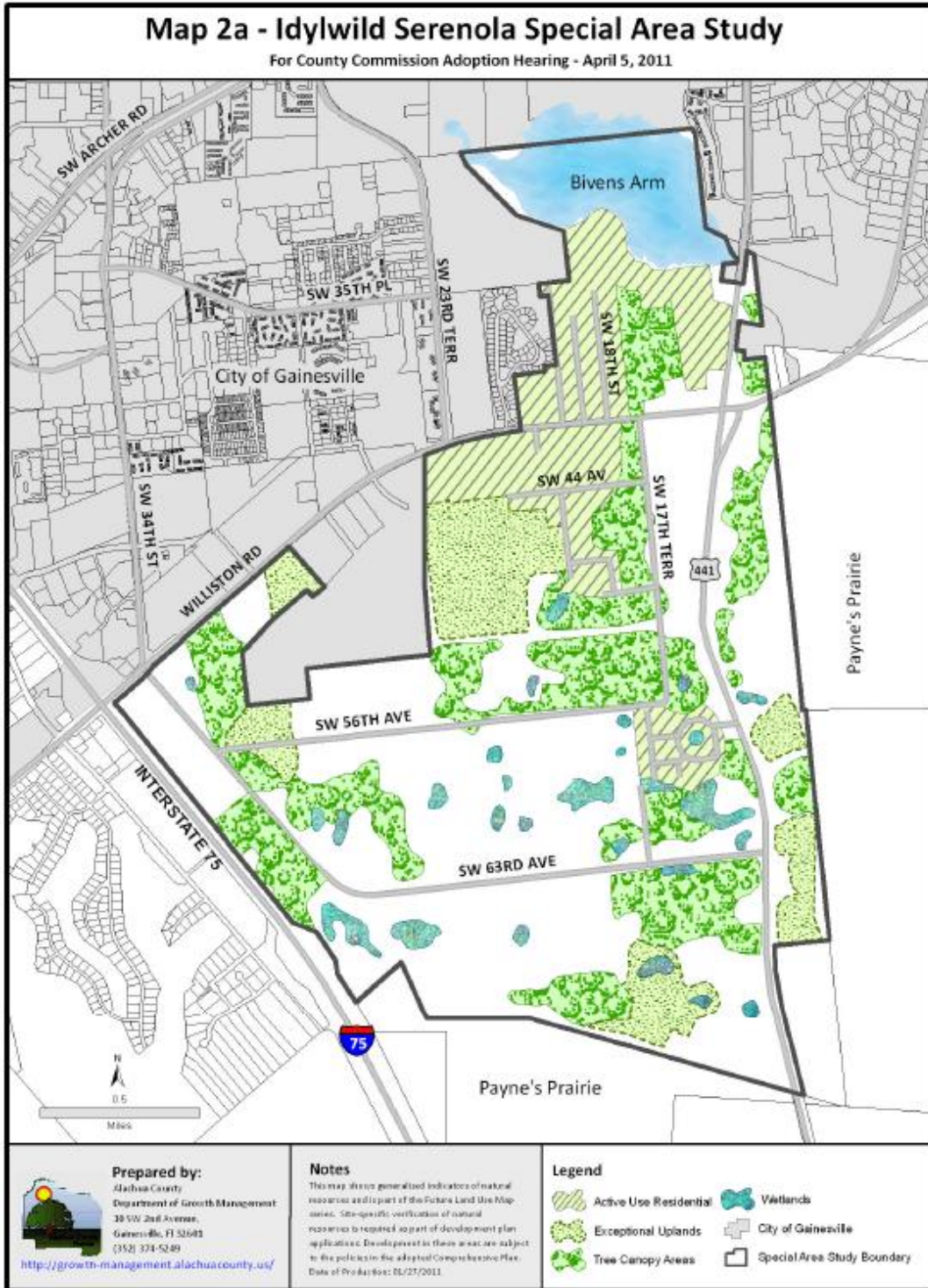
# WETLANDS AND FLOODPLAINS MAP

Amends and replaces previously adopted Wetlands and Floodplains Map  
in Future Land Use Element Map Series



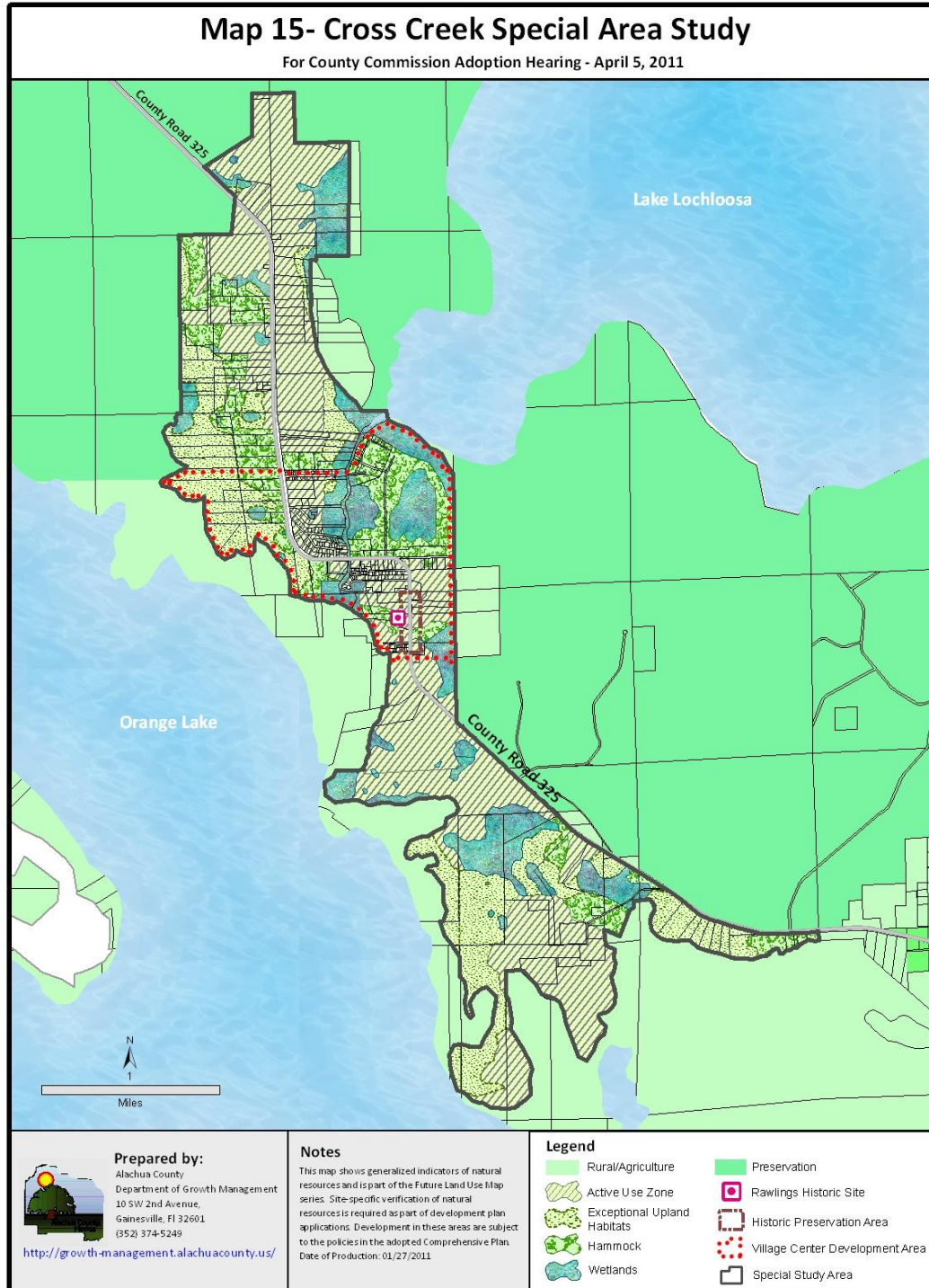
# IDYLWILD SERENOLA SPECIAL AREA STUDY ENVIRONMENTAL RESOURCES MAP

*Amends and replaces previously adopted Idylwild-Serenola Special Area Study Environmental Resources Map (Map 2.a of Future Land Use Element Map Series)*



# CROSS CREEK SPECIAL AREA STUDY MAP

*Amends and combines previously adopted Cross Creek Special Area Study Maps (Maps 15 and 15.a of Future Land Use Element Map Series)*



# ATTACHMENT 'E'

## AMENDMENTS TO HOUSING ELEMENT

Policy 1.2.5 Alachua County's building permit and development review processes shall include ~~performance standards~~ an incentive based scoring system that ~~reward~~ recognizes developers who use 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.

Measure: ~~By 2002, identify appropriate building technologies and revise the appropriate land development regulations or building codes to implement this policy.~~

### GOAL 3:

TO ENSURE ACCESS TO HOUSING OPPORTUNITIES FOR THOSE RESIDENTS WITH SPECIALIZED HOUSING NEEDS, ~~PARTICULARLY THE ELDERLY, THE HOMELESS, PERSONS WITH DISABILITIES, OR FARM WORKERS~~, ALACHUA COUNTY SHALL IMPLEMENT THE FOLLOWING POLICIES:

#### OBJECTIVE 3.1

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

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~~ Family Services (DCFS) 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 funding and assistance through the SHIP (State Housing Initiatives Partnership) program to homeless shelters or transitional housing providers ~~that support the "working homeless"~~.

## 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 3.2.3. In accordance with Florida Statutes Section 419.001, the development regulations shall provide that homes falling within the statutory definition of a community residential home which has six or fewer residents shall be allowed in any single or multifamily zoning district. In accordance with Florida Statutes Section 419.001, community residential homes which have ~~between 7 and 14~~ seven or more residents shall be allowed in multifamily zoning districts, and may be allowed in other districts by special exception or other appropriate mechanism. The County's development regulations with respect to community residential homes shall be consistent with Florida Statutes Section 419.001 and the State's implementing regulations.

## OBJECTIVE 3.3

Alachua County shall provide a dedicated funding source 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, ~~including the homeless, the elderly, and the disabled.~~

## HOUSING ELEMENT DEFINITIONS

Special Needs Households: Special needs households include persons who are elderly, physically disabled, homeless, at risk of being homeless, or have extremely low incomes. These special needs populations may include more specifically defined subgroups such as farm workers, ex-felons re-entering the community, youth aging out of foster care, survivors of domestic violence, persons with severe and persistent mental illness including co-occurring disorders, or persons with developmental disabilities.

# ATTACHMENT 'F'

## AMENDMENTS TO POTABLE WATER AND SANITARY SEWER ELEMENT

### OBJECTIVE 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 The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity, adequate water supply, and the demand generated by a development within the appropriate service area for the providers listed below for purposes of issuing development orders or building permits.

#### GAINESVILLE REGIONAL UTILITIES

---

##### **Potable Water**

<u>Raw Water Supply:</u>	<u>Average Daily Flow</u>
<del>Raw water and Treatment capacity:</del>	<u>Peak Day Daily Flow</u>
Pumping and distribution capacity:	<del>Peak hourly flow = 1.3 times the peak day</del>
Storage capacity:	One-half of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power.
Minimum pressure:	The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions.
Fire demand:	As determined using Insurance Services Organization guidelines
Potable Water:	
<u>Average Day (gross)</u>	<u>147 gallons per capita per day (including residential and non-residential uses)</u>
Peak Day Residential (gross):	<u>200 gallons per capita per day (including residential and non-residential uses)</u> <del>317</del> daily gallons per dwelling unit;
<del>Peak Day Non-residential:</del>	<del>Average daily demand multiplied by 1.3 as estimated for plant connection fees.</del>

## Sanitary Sewerage

Collection System:	<u>Peak Hourly Flow</u> ( <del>2.5</del> <u>1.5</u> times the <u>average daily flow</u> <del>peak day</del> )
Treatment and Disposal:	Annual average daily flow which allows for anticipated peak hour flow
Sanitary Sewerage:	
<u>Average Peak Day (gross)</u>	
Residential:	<u>106 gallons per capita per day</u> ( <del>200 daily gallons per dwelling unit;</del> )
Peak Day Non-residential:	<del>Average daily flow multiplied by 1.15 as estimated for plant connection fees.</del>

---

- Policy 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, will monitor the system's level of service status to determine the impact of any requested 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.
- Policy 1.3 The LOS standards adopted in Policy 1.1 shall be used as the criteria to measure the available supply and capacity of the potable water and/or sanitary sewer system(s), and shall, in consultation with the applicable water supplier, be used to verify that adequate water supplies are in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy. A development order will not be approved unless adequate supply and capacity will be available concurrent with the impacts of development based on the following standards:
- Policy 1.3.1 The necessary facilities and services are in place at the time the final development order is issued; or
- Policy 1.3.2 The final development order is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
- Policy 1.3.3 The necessary facilities are under construction at the time the final development order is issued; or
- Policy 1.3.4 The necessary facilities and services are guaranteed in an enforceable development agreement that includes provisions of subsections 1, 2, and 3 above, and that guarantees that the necessary facilities and services will be in place when the impacts of development occur.
- Policy 1.4 Alachua County will encourage and provide relevant information to any provider of potable water and/or sanitary sewer service, in order to adequately project future development patterns and to program improvements necessary to maintain an adequate buffer of supply and/or capacity for the future. Information

such as future land use, population projections, and public service improvements or expansions will be provided on an annual basis to the potable water supplier and/or sanitary sewer collector in order to enable accurate forecasting.

## OBJECTIVE 2

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 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 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 for non-residential uses, 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 subdivisions of 3 or more lots.

Exceptions to this requirement may be provided for certain non-residential uses 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 or public health and safety effects; or
- e. The inability to obtain rights through adjacent properties necessary for connection.

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 specified in the Unified Land Development Code ~~including the posting of a bond or similar financial guarantee to cover the costs of future connection, utility system retrofitting, and the abandonment of any on-site private wells and septic systems in accordance with Florida Statutes and~~

~~Administrative Codes. Additionally, facilities such as dry lines needed for connection shall be constructed on the property receiving the exception .~~

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 Water Star<sup>SM</sup> standards by the St. Johns River Water Management District 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.

### **OBJECTIVE 3**

Policy 3.4      Extension of potable water or sanitary sewer lines within areas designated on the Future Land Use Map as the ~~urban service area~~ Urban Cluster shall be allowed by Alachua County provided there are no adverse impacts on environmentally-sensitive lands.

### **OBJECTIVE 8**

To promote the increased conservation and reuse of water.

Policy 8.4      Restrictions established by applicable water management districts or water districts shall be adhered to. These restrictions shall be enforced by the County or other government organization. ~~Whenever possible, outdoor use of water for turf areas shall occur in the morning hours.~~ Alachua County shall also encourage large scale commercial and institutional users of outdoor water to utilize early morning consumption as part of its public awareness efforts.

# ATTACHMENT 'G'

## AMENDMENTSTO SOLID WASTE ELEMENT

### OBJECTIVE 1.5

The County shall develop and implement a waste reduction strategy that includes waste prevention, source reduction, reuse, recycling and biological disposition, resulting in a reduction of solid waste disposed per capita.

Policy 1.5.1.1 ~~Beginning in the year 1999, the County will monitor the change in per capita waste disposal as described in 1.5.1, for five consecutive years. In 2005, a waste reduction goal will be established using the year 1999 as the baseline year and establishing 2010 as the target year. Analysis of the change in annual per capita waste disposal will be used to establish the waste reduction goal for 2010.~~

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.~~The County will achieve and maintain a 30% recycling goal by the year 2005. Only those materials that would otherwise be destined for disposal through the transfer station will be included in the calculation. Special waste being recycled such as tires, appliances, yard trash and construction & demolition debris will not be included. The calculation will be made annually by dividing the tons recycled by the sum of tons disposed plus tons recycled. 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 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 ~~implement a~~increase enforcement of the mandatory commercial recycling program that includes apartments, multi-family complexes, businesses, institutions and manufacturers ~~in the year 2004~~for full compliance by the year 2020.

Policy 1.5.6 The County shall provide coordination and assistance to all local municipalities, the University of Florida and Santa Fe ~~Community~~ College and the local United States Postal Service to maintain effective and efficient recycling programs.

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. ~~Currently available programs include the FDEP Recycling and Education Grants, FDEP Waste Tire Grant, FDEP Innovative Recycling Grant, and FDEP Litter Control Grant.~~

# ATTACHMENT 'H'

## AMENDMENTS TO STORMWATER ELEMENT

### OBJECTIVE 5

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 5.11 Stormwater management facilities shall utilize contours of the site and minimize disturbance to existing natural features to maximum extent feasible. The county shall develop land development regulations that incentivize, encourage, and require where necessary, environmentally sensitive approaches to stormwater management, including Low Impact Development (LID) techniques and the protection of natural areas and features.

Policy 5.12 The proportion of the area of stormwater management facilities to the area of the site shall be limited to the maximum extent practicable through LID techniques, the reduction of impervious surfaces via vertical construction and the use of alternative parking surfaces in order to preserve the existing pre-development hydro-period from discharge to wetland systems and adequate existing vegetation on the site.

# ATTACHMENT 'I'

## AMENDMENTS TO CONSERVATION AND OPEN SPACE ELEMENT

### 2.2. EDUCATION AND OUTREACH

Objective 2.2:

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 2.2.3 The County shall actively pursue interactive public involvement and functional partnerships with the School Board of Alachua County, private schools, ~~area~~ colleges 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.

### 3.0 ENVIRONMENTAL LAND USE CATEGORIES

#### 3.6 RESOURCE PROTECTION STANDARDS

Objective 3.6: Protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards.

Policy 3.6.15 The County shall identify and protect green infrastructure through the development review process by protecting conservation resources and natural areas and allow and encourage proven environmentally-friendly development techniques, like low impact development that minimize impacts to natural resources and water quality and maintain existing hydrologic conditions.

### 4.0 NATURAL RESOURCES

#### 4.1 AIR RESOURCES

Objective 4.1: 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 4.1.1 Alachua County shall maintain a local air quality program that emphasizes pollution prevention, monitors ambient air quality, regulates air emission sources, and educates the public about air quality concerns.~~

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 4.1.2—The air quality program shall include the following monitoring components:~~

- ~~1. Maintain the County air monitoring network and upgrade air monitoring stations as new standards or procedures are promulgated by the U.S. Environmental Protection Agency (EPA) or Florida Department of Environmental Protection.~~
- ~~2. Develop, using a combination of ambient air monitoring data and computer modeling, the spatial and temporal variations of air pollution levels.~~
- ~~3. Evaluate the incremental and cumulative air quality impacts of individual land use and transportation decisions in Alachua County.~~

~~Policy 4.1.43 The air quality program shall include the following County shall maintain an air quality public education function that has the following components:~~

- ~~1. Establish an A general air quality website to provide the public with educational information program, including a County-maintained website about air quality, radon and indoor air pollution issues.~~
- ~~2. Include a component that informs the public of indoor air pollution concerns.~~
- ~~3. Continue the A radon information education program that informs the public about the soil radon potential in different areas of Alachua County.~~
- ~~4. Every two years, beginning in 2002, publish a status report on local air quality which assesses the effectiveness of the existing air quality program and the need for revised or additional program elements. The status report should also provide an overview of activities of the air quality program, ambient air quality levels, air emission sources, and other such information.~~

~~Policy 4.1.3—The air quality program shall include the following regulatory components:~~

- ~~1. Adopt state air pollution control and air quality regulations within one year of the effective date of such rules.~~
- ~~2. Communicate and work with federal, state, and local governmental agencies in pursuing regional improvements in air quality.~~
- ~~3. Regulate land use and development activities to protect and enhance the quality of the air resources.~~
- ~~4. Develop strategies for reducing EPA criteria pollutant emissions and hazardous air pollutant emissions.~~

- ~~5. Study the levels and sources of hazardous air pollutants in the County.~~
- ~~6. Pursue state delegation for an approved local air quality program from the Florida Department of Environmental Protection.~~
- ~~7. Inventory greenhouse emissions (GHG) and implement a plan to reduce County GHG emissions by 20% of year 1990 baseline emissions by 2010.~~

Policy 4.1.54 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.

1. through 3. – *No change*

Policy 4.1.65 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:

1. through 4. – *No change*

5. Promotion of industries that exceed Federal and State air quality and emission standards. ~~Existing and new industries shall be regulated as follows:~~

~~a. Existing industries not meeting these standards shall be brought into compliance under a specified schedule.~~

~~b. New industries shall be designed to exceed the specified standards.~~

Policy 4.1.76 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 4.1.87 Asbestos shall be surveyed for and removed by a licensed contractor prior to demolition or renovation of all buildings.

Policy 4.1.98 The County shall establish a tree planting program to improve air quality in designated areas.

Policy 4.1.409 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.

#### **4.5 GROUNDWATER AND SPRINGS**

Objective 4.5:

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 4.5.5 Appropriate local planning, development design standards, and special construction practices shall be required to ensure both short and long-term mitigation of impacts on groundwater created by activities occurring in high aquifer recharge areas. The following provisions shall apply:

1. *No change*
2. All stormwater basins in high aquifer recharge areas shall be designed and constructed to provide for at least three (3) feet of unconsolidated solid materials such as sand, silts, and clays between the surface of limestone bedrock and the bottom and sides of the stormwater basin. Utility lines shall not be installed beneath stormwater basins in karst sensitive areas. Any lines for temporary irrigation of vegetation in and around stormwater management systems shall be installed to minimize excavation in karst sensitive areas.
3. through 7. – *No change*

Policy 4.5.9 In accordance with Florida Statutes for Water Supply Planning, the County shall cooperate with the St. Johns River and Suwannee River Water Management Districts WMDs and adjacent local governments in the evaluation of current and projected water needs and sources in the evaluation of updates of applicable data and analysis of current and projected water needs for at least a 10-year period; initiate Comprehensive Plan amendments to incorporate appropriate water supply projects, including conservation and reuse projects, identified in regional water supply plans; and coordinate WMD updates of the water supply plans and County comprehensive plan amendments with Gainesville Regional Utilities.

Policy 4.5.10 ~~Large volume w~~Withdrawals of ground water have the potential to that could result in significant adverse impacts on potable water supply and natural ecosystems due to cone of depression effects shall be evaluated for their effect on municipal wellfield supplies and natural ecosystems before being permitted. Development shall occur only when adequate water supplies are concurrently available to serve such development without adversely affecting local or regional water sources or the natural ecosystem, as determined in accordance with local and state law.

- ~~1. The St. John's River Water Management District has declared the entire district a water resource caution area in recognition that, within recent history, all parts of the district have been subject to a declaration of water shortage on more than one occasion. Since insufficient supply has been documented, and reductions in use have been required to protect water resources from serious harm, Alachua County shall take steps to implement reuse, provide for the greater availability of reclaimed water, and otherwise conserve available water resources in accordance with Chapter 62-40, F.A.C.~~
- ~~2. The County shall request the water management districts to expedite a groundwater basin resource availability inventory for Alachua County which will identify, in addition to the location of recharge areas, site specific areas prone to overdraft, areas suitable for future water resource development, existing sources of wastewater discharge suitable for reuse, and potential~~

~~quantities of water available for consumptive use, in accordance with section 373.0395 F.S.~~

~~1.3~~—The County shall take an active role in ~~participating in~~ providing input to the water management districts review, ~~permitting process for activities that use large volumes of groundwater and maintenance of operations such as bottled water plants and mining activities that use large volumes of ground water on an ongoing basis.~~

~~2.3~~ The County shall support the efforts of the Alachua County Health Department to seek delegation of water well construction permitting responsibility from both the St. Johns River and Suwannee River Water Management Districts to ensure that all new wells are properly constructed, modified, sealed or abandoned.

Policy 4.5.11 ~~Large volume transfers of water out of Alachua County shall be allowed in emergencies only for private and municipal drinking water purposes and only in counties contiguous to Alachua County. Any emergency supply transfer to a public system of a contiguous county for an extended, indeterminate period of time shall be made only when Alachua County supplies will not be endangered by the transfer, and only when the receiving entity demonstrates that local government growth management policies have been reasonably implemented to ensure that future demand will be provided within that jurisdiction. The County shall encourage the development of local and regional water supplies within water management districts further seek to protect its water resources from being exported to other regions of the state through several~~ the following strategies, including:

1. Participating in the development of the water supply assessments, regional water supply plans, and five year work plans of the Suwannee River and St. John's Johns River Water Management Districts;
2. Requesting to receive water management district notice of any consumptive use applications for that involve the transfer of water, where that transfer originates within the jurisdictional boundaries of the County's waters, and advocating for water conservation and reuse, and the development of alternate supply sources (such as desalinization) by such applicants;
3. Considering the establishment of a regional water supply authority ~~pursuant to section 373.1962, F.S.;~~ and
4. Amending existing legislation regarding consumptive use permitting and exercising vigilance through the County's legislative delegation.

Policy 4.5.19 Disposal of effluents of wastewater treatment processes shall be accomplished by environmentally sound procedures consistent with FDEP regulations which may include land application, deep well injection, and reuse or wetlands disposal. New deep well injection shall be prohibited except for the return of non-contact water from residential and commercial heat pumps, and injection of "high-quality" treated water and for the purpose of aquifer storage and recovery. Expansion or renewal of existing deep well injection operations shall require a special use permit through

which monitoring conditions will be established. All new wastewater treatment plants in high aquifer recharge areas shall provide advanced treatment including nutrient removal prior to discharge. All existing wastewater treatment plants in high aquifer recharge areas shall be encouraged to upgrade to provide for advanced treatment. Alachua County shall emphasize the reuse of water where economically feasible. ~~For the purposes of this policy, slow rate land application of treated effluent shall be considered a form of advanced treatment and nutrient removal.~~ High rates of infiltration shall not be permitted in high aquifer recharge areas unless the effluent has received advanced treatment and nutrient removal and the wastewater treatment plant has been built and is being operated according to DEP Class I reliability standards. ~~Acceptable rates of land application shall be included in the County's land development regulations to implement this policy. In the vulnerable zone of the Alachua County Floridan Aquifer High Recharge Area map, the above standards shall be met unless it can be demonstrated that the proposed effluent disposal site is not located in a high aquifer recharge area.~~

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 Star<sup>SM</sup>, Florida Friendly Landscaping, LID techniques, installation of water efficient fixtures, soil moisture sensors and smart irrigation systems, and landscape irrigation restrictions.

1. The County shall update its landscape code to require a reduction in irrigated areas for all new residential and commercial development.

2. Indoor and outdoor use of water should, at a minimum, meet or exceed Florida Water Star<sup>SM</sup> criteria (goal of 40% reduction in outdoor water use and 20% reduction in indoor water use) 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 Star<sup>SM</sup>.

3. 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.

4. 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 Star<sup>SM</sup> commercial criteria by 2015.

5. The County shall encourage the public and private water suppliers in the County to implement aggressive water conservation pricing rate structures.

Policy 4.5.22 The County shall establish a comprehensive springshed protection program to protect the resource from potential adverse effects from incompatible land uses and activities.

- a. Springshed protection areas shall be identified for all springs in the County; springsheds within the County that extend from springs located outside the County shall also be identified.
- b. The latest scientific modeling shall be reviewed and, as necessary, updated to assist in the identification of springshed, springs, and Floridan aquifer high recharge areas.
- c. For these springs and groundwater protection areas, land development regulations shall specify the size, location, and applicable requirements of protection zones, including specific requirements on activities associated with domestic waste treatment including septic tanks, package plants, and regional wastewater treatment facilities and their effluent disposal practices.
- d. Fertilizer shall be regulated to ensure that excess nitrogen and phosphorus are not leached into the Floridan aquifer.
- e. The County shall provide municipalities with current modeling and protection standards for their use in protecting these resources.
- f. The following new uses or expansions of existing uses shall be prohibited in designated springsheds, springs buffers, and Floridan aquifer high recharge areas:
  - (1) Rapid infiltration basins (RIBs) for wastewater effluent disposal.
  - (2) New or expanded surface water discharge of treated wastewater.
  - (3) Large scale land application of Class A or B biosolids.
  - (4) Land application of septage.
- g. The County shall develop effluent discharge standards for new and existing wastewater treatment plants in springshed protection areas for inclusion in the Land Development Code.
- h. Reclaimed water standards in Policy 4.6.16 item 4. shall apply.

#### **4.6 SURFACE WATER SYSTEMS**

Objective 4.6:

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

Policy 4.6.12 Alachua County shall continue to participate in multi-agency task forces and working groups established to address specific surface water quality concerns in the County, including nutrients in the Santa Fe River, Possum, Hogtown, and Little Hatchet Creeks, and coliform and bacteria in Tumblin Creek and Sweetwater Branch. ~~Alachua County shall continue to work towards the restoration of impaired water bodies and to meet Total Maximum Daily Loads (TMDL) in the County.~~

Policy 4.6.13 ~~At the completion of the Orange Creek Basin Study, Alachua County shall review its surface water monitoring program and, where feasible, implement the recommendations that emerge from the Orange Creek Basin Study.~~ Alachua County shall continue to coordinate with the water management districts on activities in the Orange Creek and Santa Fe River basins. Alachua County shall continue to work with the water management districts toward meeting Minimum Flows and Levels (MFLs) as established by the districts.

Policy 4.6.16 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.

1. 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.
2. 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.
3. The use of pesticides and fertilizers shall be discouraged in buffers.
4. 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.
5. 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.
6. 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.
7. 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.
8. The use of performance based treatment systems may be required in highly

sensitive areas, such as in proximity to Outstanding Florida Waters, impaired waters, in springsheds where karst features are prominent and conduit flow is known to exist, or where the 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 under a defined performance standard criterion (e.g. Secondary or Advanced Secondary treatment standards). This measurable performance standard can be adopted as a risk based mitigation strategy for site specific concerns.

## 5.0 HUMAN-RELATED RESOURCES

### 5.2 OPEN SPACE

#### Objective 5.2

Preserve open space within developments to ensure public health, safety, and welfare; protect and enhance natural resources; provide public gathering spaces; promote pedestrian and bicycle connectivity; and enhance recreational opportunities.

~~Preserve or establish open space within developments to ensure public health, safety and welfare and to protect recreational and natural resources and functions.~~

- Policy 5.2.2 Pervious open space shall be provided on at least 20% of the development site through a variety of features such as:
1. Open spaces dedicated primarily to public, recreation, or pedestrian use, such as community gardens, community fields, greens, plazas, and squares.
  2. Natural areas of non-invasive trees and plants.
  3. Landscaped areas, including street trees, utilizing a variety and balanced mix of canopy and understory trees, shrubs, and groundcovers, consistent with xeriscape principles and emphasizing native species.
  4. Linkages to larger open space corridors.
  5. Portions of stormwater management areas that meet conservation, recreation, or open space design criteria ~~to be~~ as specified in the Land Development Code regulations.
  6. Portions of green roofs that meet open space design criteria to be specified in the Land Development Code.

Policy 5.2.6 Nonresidential and mixed use developments, including TOD or TND, may reduce the amount of open space maintained onsite by participating in the County's Transfer of Development Rights Program and purchasing development rights in accordance with Section 9.0 of the Future Land Use Element. The purchase of development rights shall be recorded on the Final Development Plan in the manner provided in the Land Development Regulations.

Policy 5.2.7 Within Transit Oriented Developments, Traditional Neighborhood Developments,

and mixed use development within Activity Centers, a portion of public plazas or squares which combine natural areas with permeable paved surfaces may be counted toward the required amount of open space to be maintained onsite, provided that the open space requirements of this section are fulfilled first with conservation areas in accordance with Policy 5.2.3. Design standards for plazas and squares which may qualify as open space shall be provided in the Land Development Code, and shall include: (1) minimum and maximum size thresholds and dimensions; (2) maximum area which may be applied toward the open space requirement based on development size; (3) allowance for the use of permeable paved surfaces; and (4) standards for general public accessibility and functional integration with surrounding development.

## 6.0 LAND CONSERVATION PROGRAM

### 6.3 LINKED OPEN SPACE NETWORK

Objective 6.3:

Develop a linked open space network, or greenways system, that can be managed to support the protection, enhancement and restoration of functional and connected natural systems while providing unique opportunities for recreation, multi-modal transportation, and economic development.

Policy 6.3.2 The County shall prioritize maintenance of ecologically functional linkages between ecological corridor core areas as shown on the Critical Ecological Corridors Map through various programs and activities, including: (a) implementation of development review, special area planning for Strategic Ecosystems, land acquisition programs and associated management plans, and the Transfer of Development Rights program (see Future Land Use Element Section 9.0); (b) various intergovernmental coordination efforts with municipalities, adjacent counties, regional entities, state and federal agencies to promote maintenance of linkages of ecological core areas; and (c) outreach programs to promote the value of conserving linked ecosystems/corridors and support tax incentives that promote the preservation of mapped ecological core areas.

~~Policy 6.3.2 The greenways system shall be designed to interconnect existing greenways components. Other lands may be included in the system based on connectivity or value as a natural resource buffer. The greenways system shall be identified as an overlay on the Future Land Use Map. The greenways system overlay shall be used to identify potential open space linkages for planning purposes. Open space linkages shall be provided through available opportunities in the development approval, land acquisition, special area planning, and similar processes.~~

## CONSERVATION AND OPEN SPACE ELEMENT DEFINITIONS

**Bioretention:** Filtering stormwater runoff through a terrestrial aerobic (upland) plant/soil/microbe complex to remove pollutants through a variety of physical, chemical, and biological processes.

**Green Infrastructure:** An interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations.

**Green Roof** A roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems (also see Energy Element Definitions).

**Low Impact Development (LID):** An approach to land development that preserves and protects natural-resource systems using various site planning and design approaches and technologies to simultaneously conserve and protect natural resource systems while managing stormwater runoff. The approach includes using engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.

**Minimum Flows and Levels or MFLs:** are the minimum water levels and/or flows adopted by the water management district governing boards to prevent significant harm to the water resources or ecology of an area resulting from water withdrawals permitted by the districts.

**Onsite sewage treatment and disposal system:** a system that contains a standard, subsurface, filled, or mound drainfield system; an aerobic treatment unit; a graywater system tank; a laundry wastewater system tank; a septic tank; a grease interceptor; a pump tank; a solids or effluent pump; a waterless, incinerating, or organic waste-composting toilet; or a sanitary pit privy that is installed or proposed to be installed beyond the building sewer on land of the owner or on other land to which the owner has the legal right to install a system. The term includes any item placed within, or intended to be used in conjunction with, the system. This term does not include package sewage treatment facilities and other treatment works regulated under Chapter 403, F.S.

**Performance-based treatment system:** a specialized onsite sewage treatment and disposal system designed by a professional engineer with a background in wastewater engineering, licensed in the state of Florida, using appropriate application of sound engineering principles to achieve specified levels of CBOD5 (carbonaceous biochemical oxygen demand), TSS (total suspended solids), TN (total nitrogen), TP (total phosphorus), and fecal coliform found in domestic sewage waste, to a specific and measurable established performance standard. This term also includes innovative systems.

**Rain garden:** A planted depression that allows rainwater runoff from impervious areas like roofs, driveways, walkways, and compacted lawn areas the opportunity to be absorbed. This reduces rain runoff by allowing stormwater to soak into the ground (as opposed to flowing into storm drains and surface waters which can cause erosion, flooding, water pollution, and diminished ground water recharge

**Rapid Infiltration Basins (RIBs):** An artificial impoundment similar to a holding pond for which the design and operation provides for fluid losses through percolation/seepage in addition to evaporative losses, and includes also called a “percolation pond”.

**Septic System:** An onsite sewage treatment and disposal system that consists of a watertight septic tank that receives wastewater from the home plumbing system. The tank is followed by an underground drainfield consisting of a network of perforated pipe or chambers for distributing partially treated water from the septic tank to the soil for final treatment and disposal.

**Septic Tank:** A watertight receptacle constructed to promote separation of solid and liquid components of wastewater to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

**Total Maximum Daily Load (TMDL):** determined by the Florida Department of Environmental Protection and adopted by the Environmental Regulatory Commission (ERC) to establish the maximum amount of a pollutant that a water body can assimilate without causing exceedances of state water quality standards.

**Wastewater:** The combination of liquid and water-carried pollutants from residences, commercial buildings, industrial plants, and institutions together with any ground water, surface runoff or leachate that may be present.

# ATTACHMENT 'J'

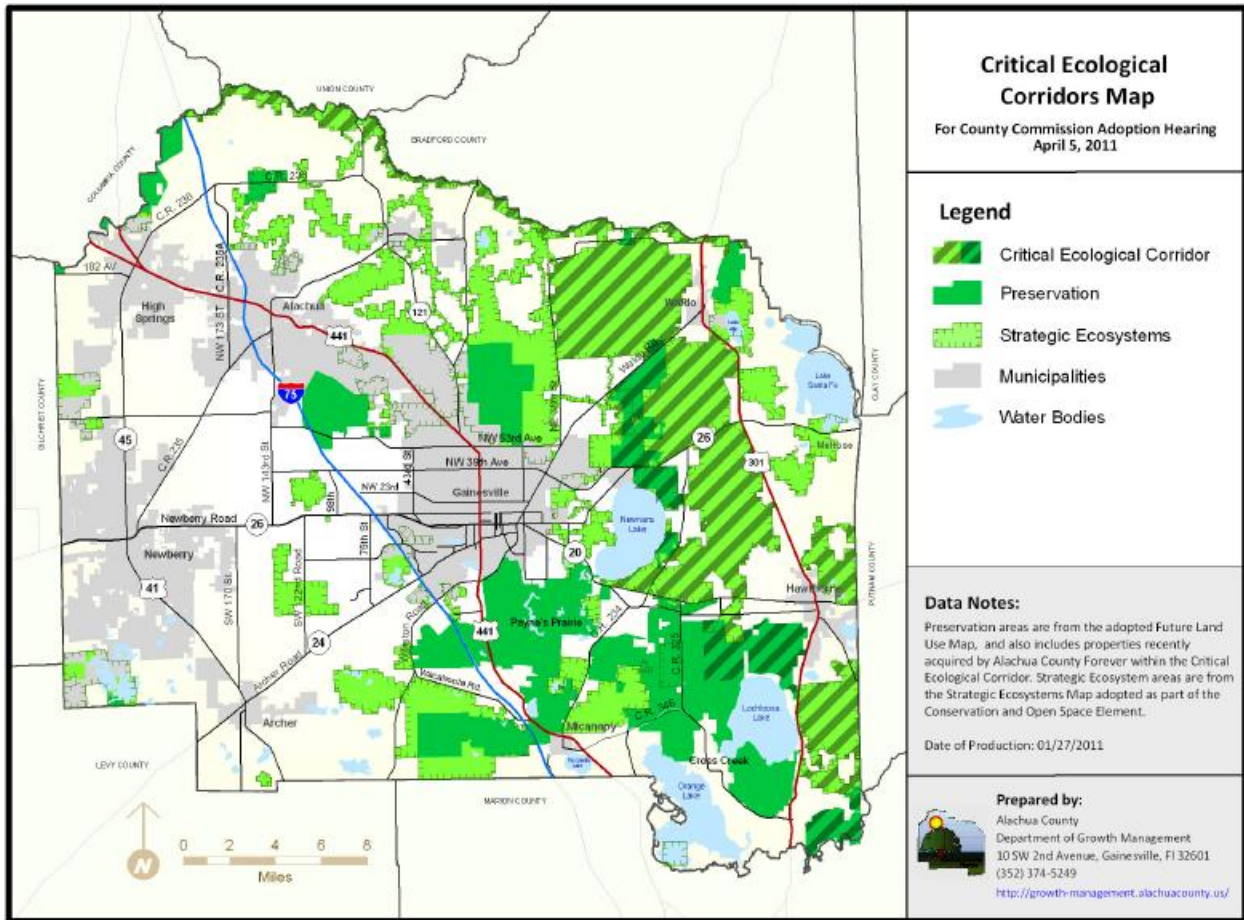
## ADOPTED MAPS

### CONSERVATION AND OPEN SPACE ELEMENT MAP SERIES

1. Murphree Well Field Management Zones (part of Future Land Use Map Series)
2. Alachua County Floridan Aquifer High Recharge Area
3. USDA Soils Map (Adopted by Reference) (part of Future Land Use Map Series)
4. Strategic Ecosystems, Alachua County, Florida (part of Future Land Use Map Series)
5. Critical Ecological Corridors

# CRITICAL ECOLOGICAL CORRIDORS MAP

New map to be added as Map #5 of Conservation and Open Space Element Map Series



# ATTACHMENT 'K'

## AMENDMENTS TO RECREATION ELEMENT

### 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 ~~By the end of 2003, the County shall complete a countywide Recreation Master Plan for meeting future recreation facility and program needs. The Master Plan shall be based on existing and projected demographic characteristics and geographic concentrations of population. The Master Plan shall include a financial component for both capital and maintenance/operations costs.~~

The County shall use the Park Planning Districts identified in the Alachua County Recreation Master Plan as service areas to analyze the recreational needs of different geographic areas throughout the County.

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. ~~Within twelve (12) months of completion and adoption of a county-wide Recreation Master Plan, the County shall pursue a comprehensive plan amendment to revise the level of service standards and Table 1.~~

Policy 1.1.4 The criteria for the acquisition and development of recreation sites shall be determined by the Recreation 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 ~~shall be~~ were established 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 recreation facilities and programs.

### 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 1.3.5 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, ~~or located within three miles of a regional park. Within twelve (12) months of completion and adoption of a county-wide Recreation Master Plan, the County shall pursue a comprehensive plan amendment to revise Table 1 of this 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 1.5.2 ~~Upon implementation of a funding mechanism, based on the Recreation Master Plan, for the operation and maintenance of new parks and recreation facilities, the County will consider adopting a higher level of service standard and county-wide impact fees to maintain that level of service standard. If park impact fees are adopted, t~~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 as ~~amended pursuant to this policy.~~

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.

**TABLE 1. RECREATION SITE CLASSIFICATION FOR ALACHUA COUNTY**

<u>SITE TYPE</u>	<u>TYPICAL LOCATION</u>	<u>TYPICAL SIZE (ACRES)</u>	<u>AVERAGE POPULATION SERVED</u>	<u>AREA PER 1000 POPULATION</u>	<u>TYPICAL FACILITIES/ CHARACTERISTICS</u>
<u>Tot Lot</u>	<u>Within .25 mile distance in residential setting</u>	<u>1 acre</u>	<u>2,500 maximum</u>	<u>.5 acre</u>	<u>Play structures, benches, picnic areas, open spaces, landscaping.</u>
<u>Pocket Park</u>	<u>Within .25 mile distance; usually located in high-density areas</u>	<u>Less than 5 acres</u>			<u>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.</u>
<u>Neighborhood Park</u>	<u>Within .25 to .5 mile distance in neighborhood area</u>	<u>Minimum of 5 acres</u>	<u>5,000 maximum</u>	<u>2 acres</u>	<u>Play structures, recreation buildings, court games, hard courts, tennis courts, internal trails, shuffleboard, volleyball courts, picnic areas, open areas, landscaping.</u>
<u>Community Park</u>	<u>Within .5 to 3 miles distance for urban areas and up to 6 miles for rural areas; usually serves two or more neighborhoods</u>	<u>Minimum of 20 acres</u>	<u>5,000 maximum</u>	<u>2 acres</u>	<u>Athletic fields, swimming pools, multi-purpose fields, recreation centers, picnic areas, open space areas.</u>
<u>Special Use Activity Park</u>	<u>Strategically located community-wide facilities</u>	<u>Minimum of 20 acres</u>	<u>County-wide Service Area</u>		<u>May include a single purpose or activity such as soccer complex, golf course, senior center, etc.</u>
<u>Special Use Resource Park</u>	<u>Located contiguous to or encompassing natural resources</u>	<u>(Varies - depends on resource)</u>	<u>County-wide Service Area</u>		<u>Natural resources – lakes, rivers – or cultural resources such as museums, historical sites, etc. Include picnic areas, boating, swimming, hiking, camping and play areas.</u>

Sources: Alachua County Recreation Master Plan, Phase I, March 2002;  
Alachua County Recreation Master Plan, Phase II, October 2005;  
Florida's Statewide Comprehensive Outdoor Recreation Plan, Outdoor Recreation in Florida – 2008.

# ATTACHMENT 'L'

## AMENDMENTS TO INTERGOVERNMENTAL COORDINATION ELEMENT

### OBJECTIVE 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 1.4 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 Acquisition-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) through e) – *No change*

Policy 1.6 Alachua County shall ~~establish a mechanism to~~ promote intergovernmental coordination through regular joint meetings of the ~~City of Gainesville Plan Board and the Alachua County Planning Commission and regular meetings of planning staff of the County, municipalities within the County, and the North Central Florida Regional Planning Council~~ 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 1.7 a) Development of University of Florida properties designated in the Campus Master Plan and included in the Campus Development Agreement (CDA) shall be consistent with the CMP and CDA. Alachua County shall consider the Campus Master Plan (CMP) for the main campus of the University of Florida approved by the Board of Regents as the basis for development covered by the Campus Master Plan. Development of any University of Florida properties in unincorporated Alachua County, not covered by the CMP shall be consistent with the

Alachua County Comprehensive Plan.

b) *No change*

Policy 1.9. Alachua County, with other local, regional and state agencies, will prepare and implement hazard mitigation plans to reduce and minimize the exposure of Alachua County citizens and local economy to future natural or man-induced disasters or hazards. This interagency process will seek grant funding for projects listed in the County's adopted Local Mitigation Strategy.

**OBJECTIVE 2**

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 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. ~~Differences regarding the identification in the NCFSRPP of high aquifer recharge areas based on the work of the St. Johns River Water Management District shall be addressed as part of the update of the County's Conservation & Open Space Element.~~

Policy 2.3 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.

- 1) Municipalities in Alachua County,
- 2) North Central Florida Regional Planning Council,
- 3) School Board of Alachua County,
- 4) Gainesville/Alachua County Regional Airport Authority,
- 5) State Department of Environmental Protection (local office),
- 6) State Department of Transportation,
- 7) St. Johns River Water Management District,
- 8) Suwannee River Water Management District,
- 9) University of Florida, and
- 10) Local utility companies including Gainesville Regional Utilities, Clay Electric and Progress Energy.

Policy 2.4 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 inter-local or other formal agreement within one year of adopting the update of this element.

Policy 2.5 In the case when a proposed development has been determined to be incompatible with the comprehensive plan of ~~the~~another governmental unit, Alachua County and the governmental unit shall work together to resolve this conflict in the following manner:

- 1) Staff at all levels in all departments shall initially work with staff of the other governmental unit.
- 2) 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 process established pursuant to S. 186.509, F.S., or any other mutually acceptable mediation process.

### OBJECTIVE 3

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 3.4 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.

### OBJECTIVE 5

Coordinate the provision of services and information.

Policy 5.1 Alachua County shall continue to establish through inter-local agreement an information exchange network among governmental agencies to:

- 1) establish common data bases.
- ~~2) establish coordinated boundaries for planning districts using Year 2000 Decennial Census data.~~
- 3) promote compatibility between geographic information systems.
- 4) establish regular and ongoing provision of service, geographic and other informational maps.

Policy 5.10 Alachua County shall continue to negotiate inter-local agreements with its municipalities, the University of Florida, Santa Fe ~~Community~~ College and the School Board of Alachua County to coordinate recycling efforts. Such inter-local agreements shall set forth methods of funding disbursement for Federal or State grants received for recycling programs.

## OBJECTIVE 8

Coordinate the protection of the environment.

Policy 8.1 Alachua County shall coordinate the environmental protection of land, air, and water with the appropriate agencies and jurisdictions for the benefit of people, wildlife, and plants.

- a) The County shall coordinate with the Countywide Visioning and Planning Committee or similar entity, Non-governmental organizations, State, federal municipal and adjacent counties to extend ecologically functional linkages between ecological core areas on the Critical Ecological Corridors Map in accordance with Policy 6.3.2 of the Conservation and Open Space Element.
- b) The County shall pursue development of an interdisciplinary team to address protection of strategic ecosystems and other natural resources within each city's reserve area.
- c) The County shall encourage establishing a subcommittee of the Countywide Visioning and Planning Committee (CVPC) or similar entity to implement relevant guiding principles and action strategies in the CVPC Conceptual Plan Objectives to protect natural resources countywide. Such a subcommittee shall consider inclusion of environmental analysis and environmental protection standards/requirements in the Boundary Adjustment Act (BAA) or related interlocal agreements.

Policy 8.2 For State, Federal, and other publicly-funded development and transportation projects, the County shall coordinate with appropriate agencies to ensure that all projects within the County demonstrate leadership standards by incorporating the highest environmental standards, while meeting or exceeding the County's minimum standards.

### **Adopted Map**

#### Intergovernmental Coordination Element

- 1.) Alachua County Reserve Areas and Extra-Territorial Areas – *No change*

# ATTACHMENT 'M'

## AMENDMENTS TO CAPITAL IMPROVEMENTS ELEMENT

### OBJECTIVE 1.2

Alachua County shall define types of public facilities and establish the standards or guidelines for level of service (LOS) by facility type to be used in developing and updating the five year capital improvement program and the 2030 Multi-Modal Transportation Capital Improvement Program to implement this element.

Policy 1.2.4 B. Recreation LOS Standards: The County shall adopt and maintain, at a minimum, the following level of service standards for recreation of: (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. ~~Within twelve (12) months of completion and adoption of a County-wide Recreation Master Plan, the County shall pursue a comprehensive plan amendment to revise the level of service standards and Table 1 of the Recreation Element.~~

Policy 1.2.4.E Potable Water and Sewer LOS Standards (based on Potable Water and Sanitary Sewer Element): The following level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County are hereby adopted, and shall be used as the basis for determining the availability of facility capacity, adequate water supply, and the demand generated by a development within the appropriate service area for the providers listed below for purposes of issuing development orders or building permits.

### GAINESVILLE REGIONAL UTILITIES

---

#### Potable Water

<u>Raw Water Supply:</u>	<u>Average Daily Flow</u>
<del>Raw water and T</del> reatment capacity:	<u>Peak Day Daily Flow</u>
Pumping and distribution capacity:	Peak <u>hourly flow</u> = <del>1.3 times the peak day</del>
Storage capacity:	One-half of peak day volume in gallons. This requirement may be met by a combination of storage and auxiliary power.
Minimum pressure:	The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions.
Fire demand:	As determined using Insurance Services Organization guidelines
Potable Water:	
<u>Average Day (gross)</u>	<u>147 gallons per capita per day (including residential and non-residential uses)</u>

Peak Day Residential (gross): 200 gallons per capita per day (including residential and non-residential uses) ~~317 daily gallons per dwelling unit;~~

Peak Day Non-residential: ~~Average daily demand multiplied by 1.3 as estimated for plant connection fees.~~

**Sanitary Sewerage**

Collection System: Peak Hourly Flow (2.5 ~~4.5~~ times the average daily flow peak day)

Treatment and Disposal: Annual average daily flow which allows for anticipated peak hour flow

Sanitary Sewerage:  
Average Peak Day (gross)

Residential: 106 gallons per capita per day (200 ~~daily gallons per dwelling unit;)~~

Peak Day Non-residential: ~~Average daily flow multiplied by 1.15 as estimated for plant connection fees.~~

Policy 1.2.5 Alachua County shall adopt LOS guidelines for Category "C" public facilities, and include those facilities in the CIP. These LOS guidelines are to be used for analysis and identification of Capital Improvement Project needs for these facilities to be included in the Capital Improvement Program. These level of service guidelines shall be for advisory purposes only. The LOS guidelines for Category "C" public facilities are the following:

A. *No change*

B. *No change*

C. Government buildings and facilities - LOS guidelines based on Alachua County Master Space Plan adopted by the Board of County Commissioners on June 13, 1995, and any amendments thereto. Facilities shall incorporate and recognize urban design principles. Life cycle costs ~~should~~ shall be considered in the design and construction of government facilities. The County shall implement an Energy Conservation Plan including a program to track the use of energy and water in facilities owned by the County and reducing energy consumption as it relates to budgetary constraints. The County shall require energy efficient retrofits of existing facilities and will ensure energy efficient objectives are met in the planning and construction of any new facilities.

D. *No change*

E. *No change*

## OBJECTIVE 1.5

Establish priorities for capital improvement projects in a manner that achieves and maintains adopted LOS standards, addresses future growth and remedies existing deficiencies within the shortest time frame possible consistent with fiscal capacity and priorities adopted for elimination of deficiencies, while maintaining and protecting the County's investment in existing capital facilities.

Policy 1.5.2 Alachua County shall set the relative priorities for improvement projects within types of public facilities as:

- A. Capital improvements to be funded with a funding source other than impact fees shall be evaluated in accordance with the criteria listed below. Projects eligible for the use of impact fees shall be evaluated consistent with Policy 1.8.2.

Priority 1 - The repair, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining adopted LOS standards.

Priority 2 - New public facilities and improvements or modifications to existing public facilities that eliminate or mitigate public natural, societal or technological hazards, ranked according to the Project List in the approved Local Mitigation Strategy.

Priority 3 - New public facilities and improvements or modifications to existing public facilities that are needed to maintain health, safety, and welfare.

Priority 4 -New public facilities or improvements to existing public facilities that are required by contractual obligation or legal mandates.

Priority 5 - New and expanded facilities that reduce or eliminate deficiencies relative to LOS standards for existing demands. Projects to address deficiencies to serve existing development or approved vested development in urban service areas designated in the Future Land Use Element shall have priority within this category.

Priority 6 - New or expanded facilities, including land acquisition, that are needed to maintain adopted LOS for new development and redevelopment during the next five years. Projects to serve new development within urban service areas designated in the Future Land Use Element shall have priority within this category. In the event that capacity of public facilities is insufficient to serve all applicants for development orders, the priorities shall be as follows:

1. Capital Improvements to serve DRIs and vested (i.e., where development has commenced and is continuing in good faith) final development orders issued prior to plan adoption.

Criteria to rank the following shall be established in the Concurrency Ordinance: Projects subject to development agreements. Final development orders not vested. Non-final development orders. Other categories of development based on the Comprehensive Plan policies.

OBJECTIVE 1.6

Programming and funding of capital projects consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and Future Land Use Map, to maintain adopted LOS standards, and/or meet other public facility needs not dictated by LOS standards.

Policy 1.6.7 Adequately address financing for major public facility needs not related to maintaining an adopted level of service standard, including projects from the adopted Alachua County Local Mitigation Strategy. Those needs should be addressed annually during the update of the Capital Improvement Program.

Policy 1.6.13 Alachua County shall consider life cycle costs in decisions on capital projects.

# ATTACHMENT 'N'

## AMENDMENTS TO ECONOMIC ELEMENT

### 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 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; 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.

~~Policy 4-5-2~~ 1.1.2 Alachua County shall promote economic development efforts that build on and complement existing commercial, industrial and agricultural assets in the local economic system.

~~Policy 4-5-3~~ 1.1.3 Alachua County shall implement the goals of the Alachua County Visitors and Convention Bureau to promote North Central Florida as a tourism destination through events, advertising and accessible recreation sites. The County shall promote tourism, including eco-tourism, agritourism, heritage tourism and tourism-related businesses which complement the County's environmental, social and economic quality.

Policy 1.1.4 Alachua County shall promote partnerships with local arts/cultural organizations and sports organizations, and promote unique recreational tourism opportunities including agritourism, paddling trails, the African American Heritage Trail and the Old Florida Heritage Highway master plan.

~~Policy 4-5-4~~ 1.1.5 Alachua County shall expand its economic base by creating an environment which encourages entrepreneurship through strong partnerships with FloridaWorks, the University of Florida, Santa Fe College, the School Board of Alachua County and related organizations that provide education and training to the community.

Policy 1.1.6 Consistent with Energy Element Objective 2.2 and Future Land Use Element Objectives 6.1 and 6.2, Alachua County shall encourage the location and development of energy conservation, alternative energy, reuse/recycling based industry and sustainable food production and processing businesses and industry clusters in order to achieve a higher level of sustainable economic development.

Policy 1.1.6.a Alachua County shall promote a Recycling Market Development Zone (RMDZ)/Resource Recovery industrial park focused on sustainable production of goods or materials that may include recycled content or resources collected by the County curbside recycling program or otherwise removed from the County's waste stream.

Policy 1.1.6.b Consistent with Future Land Use Element Policy 6.1.4, industries and business sectors ~~which that~~ create a market for local agricultural products shall be encouraged to locate or expand existing local business in Alachua County.

Policy 1.1.6.c Highlight local specialty foods and farmers markets as part of the County's tourism marketing efforts.

Policy 1.1.7 Alachua County shall establish and maintain land uses and zoning regulations that will facilitate telecommuting, home based occupations, 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 4.3.5~~ 1.1.8 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 Consistent with Energy Element Policy 3.1.4, Alachua County shall promote redevelopment and infill within the Urban Cluster. Recognizing that such redevelopment and infill is an efficient use of land, infrastructure, energy resources, and existing public services, redevelopment of existing sites and buildings shall be encouraged. The County will encourage redevelopment by establishing strategies, such as mixed-use and increased densities, in the goals, objectives, and policies of the Future Land Use Element.

Policy 1.1.10 Recognizing constraints such as location, site access, existing utility infrastructure, or other conditions that may constrain redevelopment in compliance with generally applicable standards, the County shall establish criteria for sites where it would be appropriate to facilitate redevelopment of existing properties based on alternative standards.

OBJECTIVE 1.2      ECONOMIC DEVELOPMENT STRATEGY

Provide a comprehensive economic development strategy for Alachua County.

Policy ~~4.1.3~~ 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.

Policy ~~4.1.4~~ 1.2.2      Alachua County shall coordinate its economic development activities with its municipalities and the appropriate federal, state, regional and local agencies including Florida Works, the University of Florida, Santa Fe College, the School Board of Alachua County and economic development organizations.

Policy ~~4.1.2~~ 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.

Policy ~~4.1.4~~ 1.2.4      Alachua County may elect to implement all or part of this element through a contractual agreement with another agency or agencies engaged in the business of economic development. Specific responsibilities shall be set forth in such an agreement to ensure compliance with this plan.

Policy ~~4.1.5~~ 1.2.5      The Alachua County department or the agency contracted to implement this plan shall develop an annual program to retain, expand and develop local businesses. This program shall also explore opportunities for attracting appropriate businesses and industries. This program shall encourage the availability of economic opportunities for all segments of the community, monitor and reduce the extent of underemployment in the community, ~~and~~ recruit businesses and industries that will utilize and train the local labor force as their employees, and retain existing talented workforce.

This program shall:

- a.      Provide current informational material to prospective businesses and industries that includes but is not limited to:
  1.      An inventory of available commercial and industrial land and vacant buildings.
  2.      Analysis of labor force characteristics and needs.
  3.      Availability and cost of electricity, water, sewer, natural gas, and essential infrastructure

4. Analysis of community characteristics (e.g., quality of public schools and cultural amenities).
  5. Provide site location and development review assistance.
- b. Advise the Local Planning Agency and the Board of County Commissioners on economic development issues that affect comprehensive planning and land development regulation activities.
  - c. Participate in the review of grant proposals relating to economic development.
  - d. Provide a review of barriers to employment and economic prosperity (e.g., transportation, child-care, education, employability and health-care) and ways to overcome those barriers.

Policy 1.2.6 Alachua County shall pursue incentive programs such as Tax Increment Financing (TIF), Community Development Block Grant (CDBG), Qualified Target Industry Tax Refund program, an impact fee financing fund, a revolving capital loan fund, and land acquisition that will allow businesses and employers to invest in retaining and creating high wage job opportunities and value-added businesses. Alachua County shall study economic incentives utilized by various communities and seek to implement those incentives that are appropriate for Alachua County.

~~Policy 4.1.14~~ 1.2.6.a In order to determine whether incentives are provided to a project, the County shall conduct a cost/benefit assessment of any financial incentives proposed to be provided by the County to support the retention, expansion or development of local business or to attract new business. Such an assessment shall factor in the financial costs as well as the social equity and environmental impacts of proposed incentives.

~~Policy 4.1.7~~ 1.2.7 Alachua County, or the agency contracted to implement its economic development strategy, shall establish criteria for ranking future economic development proposals/initiatives and requests for funding from economic development organizations based on their contributions to sustainable economic development.

~~Policy 4.1.8~~ 1.2.8 Priority should be given to businesses and industries that would contribute to the flow of income into the local economy through the sale of goods and services outside of the County, or that would produce goods and services that would otherwise be imported into the County and such firms should be encouraged to locate or expand existing local business in Alachua County

~~Policy 4.1.9~~ 1.2.9 Alachua County recognizes Research and Technology Parks as valuable economic assets to the community that are particularly appropriate in transit

oriented developments and mixed-use activity centers. Development of such parks and other similar ventures through expansion, development and recruitment of appropriate businesses and industries shall be given high priority.

Policy 1.2.10 Alachua County recognizes the business incubators such as the Gainesville Technology Enterprise Center (GTEC) as valuable economic assets to the community and shall encourage the development of additional incubators and similar ventures through expansion, development and recruitment of appropriate businesses and industries, where consistent with the Future Land Use Element. The County shall strive to retain in the community the businesses that are established and grow from the incubators by assuring that an adequate amount of land properly designated for manufacturing and commerce activities related to the incubated enterprises is available.

Policy 1.2.11 Alachua County recognizes the value of industries related to the development of energy conservation, alternative energy, reuse/recycling based products and sustainable food production and processing and encourages the location of these businesses and industry clusters consistent with Energy Element Objective 2.1. These industries shall be given high priority.

Policy 1.2.12 Alachua County shall promote industries and businesses that support cultural, nature-based and/or eco-tourism activities.

~~Policy 4.1.10~~ 1.2.13 Alachua County shall support the development and expansion of small and minority businesses.

~~Policy 4.1.14~~ 1.2.14 To further support local and minority business efforts, Alachua County's purchasing policies shall provide the maximum opportunity for increased participation by local, small and minority business.

~~Policy 4.3.5~~ 1.2.15 Alachua County shall maintain ~~develop~~ a system for registering all businesses operating in the County.

~~Policy 4.1.12~~ 1.2.16 Alachua County shall promote methods of financing infrastructure and public services that will minimize costs to current and future taxpayers, such as bond issues when the market is favorable.

~~Policy 4.1.13~~ 1.2.17 Alachua County shall initiate efforts and support the efforts of other agencies to obtain grant funding (e.g., Community Development Block Grants) and other sources of funds designed to assist local economic development projects.

~~Policy 4.1.15~~ 1.2.18 A comprehensive annual "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 such as the Chamber of Commerce/CEO, with input from

the appropriate County advisory committees such as the Economic Development Advisory Committee ~~Manager or his designee in cooperation with any agency which may be contracted to implement this element.~~ This report shall include at a minimum:

- a. A review of the annual economic development program for Alachua County as it relates to the objectives and policies set forth in this Economic Element.
- b. 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.
- c. A report of existing business expansions and new business starts within the County.
- d. A report on businesses attracted to the County through the recruitment efforts of Alachua County ~~or the agency.~~
- e. A report on vocational training opportunities, including identification of needed job skills reported by businesses during the recruitment or expansion process.
- f. The number of new jobs created.
- g. A report on 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.
- h. A report on 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.

### 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 ~~(and the expansion of existing businesses and industries)~~ will 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 be 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 Alachua County shall adopt objective standards for timely decisions on applications for development approval for business and industrial uses that correspond to Alachua County's Comprehensive Plan and Zoning Ordinances. Such standards and procedures shall be reviewed on an annual basis to determine their effectiveness in facilitating the permitting process and protecting the environment. The County shall develop and maintain, as a mechanism for expediting the development review process, an inventory of suitable potential business locations which would include information on the infrastructure available and the environmental conditions of the site. This inventory may be contained within or accessed from the County's Geographic Information Systems database and public applications and viewers. The County may coordinate with the municipalities to include their suitable location information within this inventory.
- Policy 1.3.2 Alachua County shall encourage the development and expansion of business and industry in appropriate locations that make efficient use of existing public services and infrastructure.
- Policy 1.3.3 Industries or businesses generating hazardous wastes shall follow procedures and guidelines for the use, storage, and disposal of such materials as set forth by ordinance and in accordance with the Solid Waste Element and Objective 5.7 of the Conservation and Open Space Element of this plan.

#### 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.

~~Policy 1.2.1~~ 1.4.1 Alachua County shall assist in the coordination of educational, professional, technical, and vocational training of the labor force with the needs of businesses and industries. This assistance shall include, but not be limited to, disseminating information about the vocational and other programs available through Florida Works, Santa Fe College, and the School Board of Alachua County, the Chamber of Commerce/CEO and the University of Florida to prospective businesses and industries and disseminating statistical data on population and employment relating to labor markets for use by potential employers and vocational programs.

~~Policy 1.2.2~~ 1.4.2 Alachua County shall foster collaboration among the workforce development organizations and the educational institutions, the employees and employers to ensure that the skills of the County's labor force closely match the demand for labor.

~~Policy 1.2.3~~ 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.

Policy 1.4.4 ~~Assist startup companies and encourage business retention through support of incubators consistent with Policy 1.2.10 and workforce education/training initiatives.~~

#### OBJECTIVE 1.5 EXPAND ECONOMIC OPPORTUNITIES AND REDUCE POVERTY

Provide sustainable economic opportunities for all segments of Alachua County. 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 ~~eliminate blighted commercial and industrial uses~~. 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 1.4.8~~ 1.5.1 Alachua County shall support existing businesses and encourage new business development in economically distressed areas of the County by coordinating with other economic development initiatives at the local, state, or regional level.

Policy 1.5.2 ~~The County shall make information available to the community on potential incentives such as reduced impact and/or mobility fees, streamlined permitting requirements for redevelopment within the Urban Cluster, and financial incentives available at the state and federal level for redevelopment of brownfield sites.~~

~~Policy 1.4.4~~ 1.5.3 The County shall ~~create~~ pursue ~~incentives~~ funding opportunities, including grants and other funding sources, for the extension of essential infrastructure to encourage development or redevelopment in specific economically distressed areas. ~~for the development or redevelopment of specific economically distressed areas by sharing or incurring the cost of extending essential infrastructure to those areas.~~

~~Policy 1.4.4~~ 1.5.4 Businesses and industries that meet the demands of the existing labor force by providing employment opportunities and equitable salaries shall be given a high priority in recruitment efforts and in provision of support for expansion of existing local business.

Policy ~~1.4.2~~ 1.5.5 Businesses and industries that are willing to participate in the training of skilled and unskilled workers through the local Workforce Investment Act (WIA) and/or other similar programs, shall be given a high priority in recruitment efforts and strongly encouraged to locate in Alachua County, and in provision of support for expansion of existing business.

Policy ~~1.4.3~~ 1.5.6 Alachua County shall support and encourage the development of public/private partnerships which assist small and minority businesses that may otherwise not have access to adequate start-up capital.

Policy ~~1.4.5~~ 1.5.7 Alachua County shall support Welfare Transition Program employment/training projects in the County.

Policy ~~1.4.6~~ 1.5.8 Alachua County shall collaborate with local businesses and organizations, including builders, developers, contractors and labor unions, to create or support programs that enhance apprenticeship opportunities for vocational trades.

Policy ~~1.4.7~~ 1.5.9 Alachua County shall support the development of micro-enterprises and small businesses by coordinating with other economic development initiatives.

~~Policy 1.4.9 In order to redevelop the County's economically distressed areas, Alachua County shall pursue appropriate grant funds to acquire for re-development at least one blighted commercial or industrial property per year.~~

Policy ~~1.4.10~~ 1.5.10 Alachua County shall strive to compensate its employees with a combination of wages and benefits needed to cover the costs of life's basics, including shelter, food, clothing, utilities, transportation, child care and health care and is based on economic conditions of North Central Florida.

Policy 1.5.11 Alachua County shall promote affordable, diverse housing choices throughout the community to enhance the viability of the workforce.

## OBJECTIVE 1.6 LIVABLE COMMUNITIES

Create livable communities that are attractive to diverse populations and new economic development opportunities.

Policy 1.6.1 The County shall encourage expanded and new businesses to locate in well-designed, compact mixed-use communities as encouraged in the Future Land Use Element.

Policy 1.6.2 The County shall promote reduced work to home commuting distances through encouragement of Traditional Neighborhood and Transit Oriented Developments and compact, mixed-use Activity Centers.

Policy 1.6.3 The Land Development Regulations shall include standards to ensure that new and expanded businesses provide for the health of the community by providing access to bicycle and pedestrian transportation facilities as well as roadways.