



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: September 13, 2016
Legislative Hearing

SUBJECT: A request to amend the text of the City of Alachua Comprehensive Plan by adding Policy 1.2.a.1 to the Future Land Use Element

APPLICANT/AGENT: Causseaux, Hewett, & Walpole, Inc.

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the proposed Comprehensive Plan Text Amendment to the City Commission with a recommendation of Approval.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Comprehensive Plan Text Amendment to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed amendment to the City of Alachua Comprehensive Plan is a request by Craig Brashier, AICP, of CHW, Inc., for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the text of the City of Alachua Comprehensive Plan that would limit the density on Alachua County Tax Parcel Numbers 03974-004-000 03974-005-000 to .93 unit per acre. The subject property is approximately 21.64 acres in size, and is located in the 12000 block of NW 157th Street, east of the Savannah Station subdivision. The maximum density proposed as a part of this amendment would result in a maximum of 20 housing units permitted on the subject property. The existing maximum density permitted under the current Future Land Use Designation of Agriculture is .2 unit per acre.

The applicant has submitted a concurrent application for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) from Agriculture to Moderate Density Residential. The applicant has also submitted a concurrent rezoning application, which proposes to amend the zoning designation of the subject property from Agricultural (A) to Planned Development – Residential (PD-R). The proposed PD-R would permit a maximum of twenty (20) single family residential dwellings on the subject property.

Policy 1.2.a of the Future Land Use Element establishes the Moderate Density Residential land use category, and states that this category allows residential development at a maximum density of 4 dwelling units per acre. Policy 1.2.a.1 would further limit this maximum density to .93 dwelling unit per acre for tax parcels 03974-004-000 and 03974-005-000. At this density rate, the maximum number of dwelling units that would be permitted on these two parcels would be twenty (20). The following uses are examples of uses permitted within the Moderate Density Residential land use category: single family, conventional dwelling units; accessory dwelling units; residential planned developments; and supporting community services, such as schools, houses of worship, parks, and community centers.

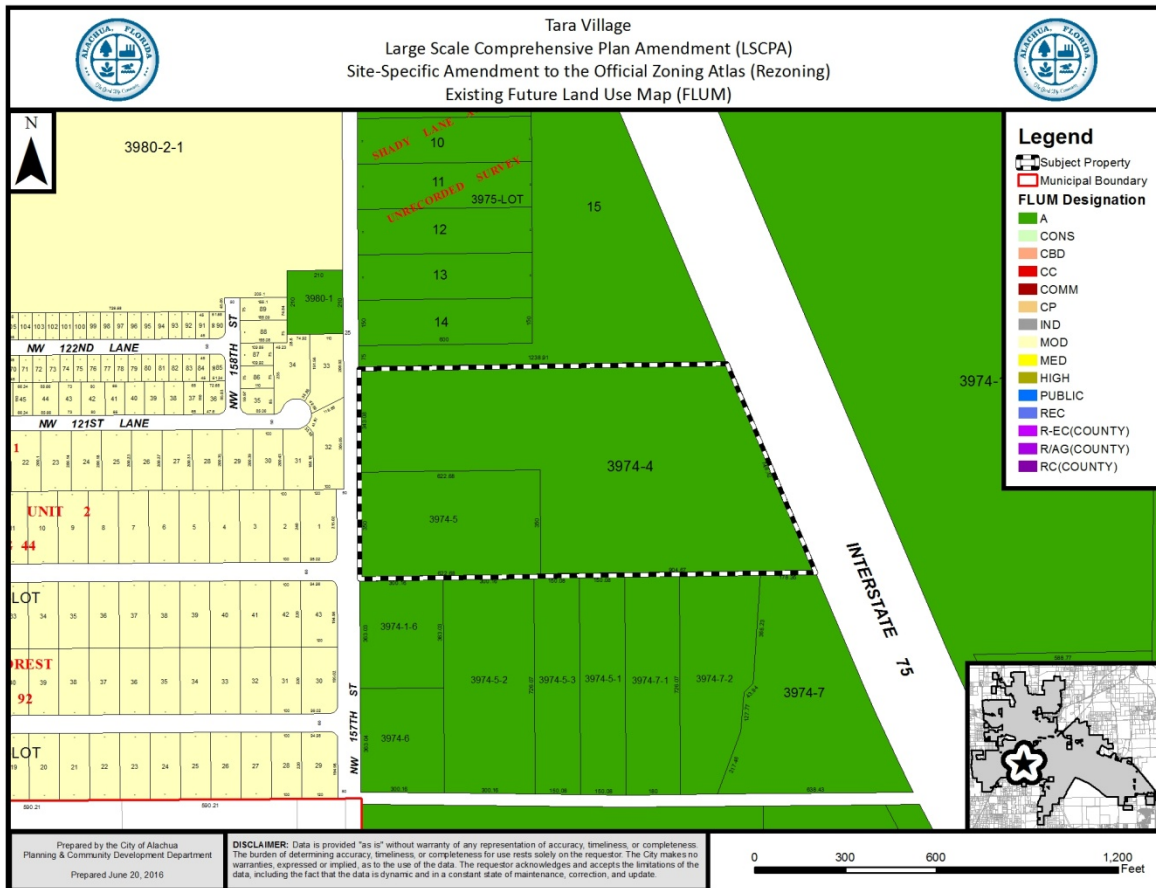
The proposed Policy 1.2.a.1 is as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

Policy 1.2.a.1: The moderate density residential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, Pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City of Alachua's Land Development Regulations.

A complete strike through/ underline version can be found in Exhibit A to this Staff Report.

The purpose of this text amendment would be to limit the density of these parcels to support compatibility of the proposed development (Tara Village) with surrounding properties.

Map 1. Future Land Use Map with Parcels Subject to the Comprehensive Plan Text Amendment



NEEDS ANALYSIS

Per Chapter 163.3177 (6) (a) 4, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period must be included in the comprehensive plan.

Using Florida Bureau of Economic and Business Research (BEBR) medium projections, the applicant estimates that the City's population will increase by 2,952 by 2045. Using current average household rates, this population increase would necessitate an additional 1,251 dwelling units within the City to accommodate this increased population. This projected population increase can be considered conservative. The proposed amendment would permit the addition of 20 single family lots to the City's inventory of vacant residential lots.

URBAN SPRAWL ANALYSIS

H.B. 7207 changed the requirements of "Urban Sprawl" as was previously defined by Rule 9J-5.003, F.A.C. and incorporated the thirteen primary indicators into Chapter 163.3177, Florida Statutes. Further, H.B. 7207 amended the requirements for Urban Sprawl by establishing eight "Urban Form" criteria in which an amendment to the Future Land Use Map of the Comprehensive Plan must achieve. An amendment to the Future Land Use Map of the Comprehensive Plan need only meet four of the eight urban form criteria to not be considered urban sprawl. Those eight criteria are as follows:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

An evaluation of the eight urban form criteria is listed below. The applicant's analysis of the eight urban form criteria is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Comment: According to the best available data, the subject property is located with Flood Zone "X" (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not present on the subject property. The subject property does not appear to contain sink holes, pits and spoils areas, endangered species, and is comprised of unprioritized FNAI lands. If any environmentally sensitive lands are found during the development phase, applicable protection standards must be followed for any development within those environmentally sensitive lands.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Comment: The subject property is located approximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development if the parcels are within the Water and Wastewater Service Areas as defined in the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or services, and any cost for infrastructure and/or services required as a result of this amendment would be efficient and cost effective.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Comment: The proposed text amendment would provide for larger-lot residential development opportunities similar to those that exist in the immediate vicinity.

4. Promotes conservation of water and energy.

Comment: This section is not applicable to the proposed amendment; however, the City of Alachua has applicable standards in the Housing Element, Community Facilities and Natural Groundwater Aquifer Recharge Element, and Conservation and Open Space Element that will promote the conservation of water and energy resources. Further, applicable protection and conservation standards for water and energy are established within the City of Alachua Land Development Regulations.

- 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

Comment: No current agricultural activities take place on the property subject to this text amendment.

- 6. Preserves open space and natural lands and provides for public open space and recreation needs.**

Comment: The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

- 7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

Comment: The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The increase in higher density residential areas will support existing nonresidential land uses.

- 8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).**

Comment: The proposed amendment would not constitute transit-oriented development or a new town.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the text of the City of Alachua Comprehensive Plan by adding a new policy, Policy 1.2.a.1 to the Future Land Use Element. This amendment would limit the density of Tax Parcels 03974-004-000 and 03974-005-000 to .93 unit per acre. This would support the compatibility of the gross density of future development on these parcels with the gross densities of surrounding developments. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the text of the Future Land Use Element of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Housing Element
- Community Facilities Natural Groundwater Aquifer Recharge Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre):
The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with, Objective 1.2, and Policy 1.2.a: Objective 1.2 of the Future Land Use Element would be impacted by the proposed text amendment to the City of Alachua Comprehensive Plan. The gross maximum permitted density falls under the maximum density in the Moderate Density Residential future land use category (4 units per acre).

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the Community Wastewater Service Area, and any future development on the subject property will be required to connect to the wastewater system.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the Community Potable Water Service Area, and any future development on the subject property will be required to connect to the potable water system.

Housing Element

Policy 1.1.a

The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This proposed amendment would provide additional housing within the City, supporting Policy 1.1.a.

**EXHIBIT “A”
TO
TARA VILLAGE, INC.**

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

**TARA VILLAGE
STAFF REPORT**

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: Future Land Use Map 2025: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.1: Agriculture

The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;

7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.a.1: The moderate density residential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, Pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City of Alachua's Land Development Regulations.

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;

6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;
4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship, parks, and community centers;
12. Traditional Mixed-use Neighborhood Planned Developments;

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Policy 1.3.c: Central Business District: The Central Business District land use category is established to provide an area that forms the City's center for financial, commercial, governmental, professional, and cultural activities. This category is to encourage the development of a central business district as a focal point for the community that provides the services for people to live, work and shop. The following uses are allowed in the Central Business District:

1. Residential/office;
2. Business and professional offices;
3. Personal services;
4. Financial institutions;
5. Eating establishments;
6. Retail sales and services that serve the community;
7. Single-family and multi-family residential above first floor commercial uses;
8. Supporting community services, such as schools, houses of worship, parks, and community centers;
9. Traditional Mixed-use Neighborhood Planned Developments;

- 10. Convention Centers
- 11. Hotels, motels, bed & breakfast inns;

Policy 1.3.d:

Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible
2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.
3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

Policy 1.3.f: The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall consider establishing the boundaries of the activity center and relevant regulations through a public planning process. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Policy 1.3.g: The Parker mixed-use development which includes parcels 03044-010-001, 002, 003, 03044-011-001, 002, 003 03044-012-001, 002, 003, 004, and 005 to a combined maximum of 250,000 square feet of building area. Combined uses in this development must be pedestrian oriented and bicycle accessible. The commercial portions of the development must be linked to internal roads and pedestrian paths of the new residential development and existing external roads and pedestrian paths abutting the development.

Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Manufacturing Area/Storage	Size of Building	Building Area Coverage
Regional Warehouse	None permitted	100,000 sq.ft	50%
Manufacturing / Assembly	75% of total area	100,000 sq.ft	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Building Size	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq.ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq.ft.	None permitted	60% retail / 40% warehousing	50%

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Clustering of residential uses.

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy	500,000 sq.ft.	None	40%

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Size of building	Manufacturing	Warehousing	Building Area Coverage
Manufacturing/Assembly	300,000 sq.ft. maximum	75% of total area maximum	No Maximum	40% maximum

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of building	Manufacturing	Warehousing	Building Area Coverage	
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum	
Office Showroom	150,000 sq.ft. maximum	None permitted	60% warehousing/ 20% retail showroom maximum	50% maximum	
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	50% maximum	

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Objective 1.6: Public:

The City of Alachua shall designate a Public land use category. Appropriate locations for public facility land uses, to include all lands owned and managed by a governmental entity, should be based upon the following minimum criteria:

1. Public facilities are those uses which, at a minimum, relate to government owned and managed transportation, sanitary sewer, potable water, solid waste, drainage, conservation, education, government service systems, and other utilities such as gas, electric, telephone and cable. An exception should be made for transmission or collection facilities, rights-of-ways, and easements.
2. Public facility land uses may be considered for locations within all land use designations on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City of Alachua shall encourage the use of common corridors for utility systems, including sanitary sewer, potable water, re-use, electricity, gas and other utilities.

Policy 1.6.a: Education

1. The City shall require the location of public, private and charter school sites to be consistent with the following criteria:
 - a. The proposed school location shall be compatible with present and projected use of adjacent property;
 - b. Adequate public facilities and services are, or will be available concurrent with the development of the school;
 - c. There are no significant environmental constraints that would preclude development of an educational facility on the site;
 - d. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;
 - e. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
 - f. The proposed site can accommodate the required parking and circulation of vehicles on the site; and

- g. Where feasible the proposed site is so located to allow for co-location with parks, libraries and community centers.

1. The City shall require the development of public, private and charter school sites to be consistent with the following standards:

- a. Middle and high schools shall be located on collector or arterial streets, as functionally classified within this comprehensive plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;
- b. The location, arrangement, and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and
- c. All structural setbacks, building heights, and access requirements shall be governed by the City's Land Development Regulations.

Policy 1.6.b: Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy 1.6.c: In addition to consistency with the Comprehensive Plan, the proposed location of a new or expanded public education facility shall be reviewed and considered in accordance with the standards and procedures prescribed in the Public School Facilities Element.

Policy 1.6.d Public schools are encouraged to be located proximate to urban residential areas when possible.

Objective 1.7: Recreation:

The City of Alachua shall designate a Recreation land use category for all publicly or privately owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category.

Policy 1.7.a: City-owned recreation facilities: The City of Alachua shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource based recreation activities to residents inside and outside of the City limits.

Policy 1.7.b: Community gardens: Community gardens shall be allowed throughout existing and new residential areas to provide residents with an opportunity to grow vegetables, herbs and flowers, learn about nutrition and the environment, beautify the neighborhood, and build a sense of community.

Policy 1.7.c: Other recreation uses in all districts: Recreation uses, such as neighborhood parks or commercial recreation, shall be allowed in other land use categories as appropriate.

Policy 1.7.d: Publicly owned recreation uses shall be limited to an intensity of less than or equal to .25 floor area ratio while privately owned recreation uses within this land use category shall be limited to less than or equal to 0.05 floor area ratio.

Objective 1.8: Conservation:

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: Planned Development (PD) Standards:

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Policy 2.1.b: Employment Center Planned Development (PD): The City shall establish employment center planned development (PD) district regulations as a development option for planned office and industrial park development for use within commercial and industrial land use categories. Those regulations shall be developed to achieve the following:

1. Planned office and industrial park development in a campus-like setting. A limited percentage of medium or high-density residential development may be integrated or mixed with office and/or industrial park development.

Policy 2.1.c: Traditional Neighborhood Design Planned Development (PD): The City shall establish traditional neighborhood design planned development district regulations that may be used within the residential and commercial land use categories. Those regulations shall be developed to achieve the following:

1. A mix of high quality neighborhood residential uses and a limited amount of supporting retail and office services in a traditional neighborhood design.
2. A fully integrated, mixed use, pedestrian-oriented neighborhood designed with identifiable centers and edges. Edge lots should be readily accessible to retail, office and recreation by nonvehicular means.
3. Street networks are interconnected, blocks are small, and both are designed to adequately accommodate vehicles, to respect pedestrians, and to form public spaces.
4. Civic buildings and public squares or recreation areas are given prominent sites throughout the development.
5. Developments seamlessly linked to its surroundings. Edge areas should be compatible with surrounding uses and designed to provide for a seamless transition. This subpolicy does not mean that the density or lot size or use of the edge will be the same as the surrounding use.

Policy 2.1.d Commercial Planned Development: The City shall establish commercial planned development (PD) district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to higher density residential development may be integrated with commercial and retail uses.

Objective 2.2: Neighborhood Conservation Districts:

For neighborhoods that do not qualify for historic district designation or that do not opt for historic designation, the City may develop an optional neighborhood conservation overlay district to protect special character and physical features.

Policy 2.2.a: Program: The City shall establish neighborhood conservation overlay district regulations that would allow for the establishment of design and development standards that are unique to a particular area or neighborhood in order to protect special characteristics or physical features. Once established, this program would be initiated by interested neighborhoods.

Policy 2.2.b: The City shall consider implementing Neighborhood Conservation districts to strengthen and beautify existing residential neighborhoods, protect important neighborhood values and character, and promote appropriate infill.

Objective 2.3: Conservation subdivision standards:

The City shall develop conservation subdivision regulations for use within the Agriculture land use category. These regulations shall establish a process for designing residential developments around the principle of the conservation of sensitive environmental features, areas of open space and rural character that define Alachua, and areas of active agricultural pursuits.

- Policy 2.3.a: Lot sizes in a proposed conservation subdivision shall be determined through the preparation of a yield plan, which must show at a minimum lot and street layout, basic topography, wetlands, special flood hazard areas susceptible to the one percent (1%) annual chance flood, slopes exceeding 4:1, soils, and sinkholes. In no case shall the maximum density exceed 0.2 dwelling units per acre. This plan should be conceptual, yet realistic in nature, and does not require specific engineering.
- Policy 2.3.b: The City shall consider establishing incentives for the endowment of a permanent maintenance fund for the open space areas, for the provision of additional open space to encourage public access, the provision of open space from lands that are otherwise buildable, and for the provision of affordable housing. Affordable housing for this policy shall be defined as the provision of units to be sold or rented to families earning 70 to 120% of the county median income, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development.
- Policy 2.3.c: Residential development in conservation subdivisions shall be compact. There will be two categories of open space: primary conservation areas (environmentally sensitive areas) and secondary conservation areas (areas of active agriculture, particular rural character or quality, and areas for recreation). Open space areas shall be located in undivided preserves, which may adjoin housing areas that have been compactly designed to create a larger area for the enjoyment of the residents. No open space parcel shall be less than 3 acres in size. Open spaces shall constitute a minimum 50% of the total tract area.
- Policy 2.3.d: A minimum 50% of land shall be designated as permanent open space or for active agricultural operations, not to be further subdivided, and protected through a conservation easement. The ultimate percentage of open space shall be determined by the extent of unbuildable lands on the site, such as wetlands, floodplains, land with slopes exceeding 4:1, soils subject to slumping, land required for street right of way, and land under permanent easement for drainage, access and utilities.

Policy 2.3.e: The City shall employ the following evaluation criteria in reviewing the conceptual yield plan:

1. The plan protects and preserves floodplain, wetlands, steep slopes, and sinkhole features.
2. The plan protects and maintains existing mature woodland forests, fields, pastures, meadows, and farms, and creates sufficient buffer areas to minimize conflicts between residential and agricultural uses.
3. The plan maintains or creates an upland buffer of natural native species vegetation adjacent to wetlands or surface waters.
4. The plan incorporates hedgerows and treelines between fields, pastures or meadows into the design.
5. The plan minimizes impacts on large woodlands, defined as areas greater than 5 acres, especially containing mature trees and wildlife habitat.
6. The plan leaves scenic views and vistas unblocked and uninterrupted.
7. The plan protects wildlife habitat areas of listed species.
8. The plan designs around and preserves sites of historic, archeological and cultural significance.
9. The plan protects rural roadside character by avoiding development fronting directly onto rural roads or buffering.
10. The plan calls for landscaping of common areas and streets.
11. The plan provides active recreational areas.
12. The plan includes a pedestrian circulation system to provide safe passage from the residential areas to open space areas.
13. The plan provides reasonably contiguous open spaces.

Policy 2.3.f: The open space created through the development process shall remain undivided. The open space may be owned and managed by a homeowners' or master owners' association, the City, or a recognized land trust or conservancy through, but not limited to, the following methods:

1. Offer of dedication to the City, however, the City shall not be required to accept the open space. The City may consider acceptance of dedication only if the open space will be made accessible to all City residents, and if there is no cost to acquiring the property. If accepted the City would provide for maintenance of the open space.
2. Held in common ownership by a homeowners' or master owners' association.
3. Use of a condominium agreement approved by the City.
4. Dedication of easement to the City. The title to the open space would be held by the association. However, the open space would be accessible to all residents of the City. A maintenance agreement would be developed between the developer, association and the City.
5. Transfer of easement to a private conservation organization.

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Objective 2.5: Open Space Standards:

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Objective 2.6: Large Scale Retail Design Standards:

The City shall establish large scale retail design standards to protect the City's small-town character and to promote the architectural design features as a theme for commercial development within the City.

Policy 2.6.a: The large scale retail design standards shall contain, at a minimum, architectural character, color and materials, relationship to surrounding community and streets, pedestrian flows and parking.

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: Historic Preservation Districts:

The City of Alachua shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.1.a: Street, sidewalk, utility, and other improvements undertaken by the City in designated historic districts shall be consistent, where practical, with the historic character of those districts.

Policy 3.1.b: Any project sponsored by or under the authority of the City, either financially or administratively, which involves rehabilitation or construction of new buildings within a designated historic district shall be consistent, where practical, with the historic character of those districts.

Policy 3.1.c: In consultation with the Florida Department of Transportation and Alachua County where appropriate, the City shall evaluate traffic circulation patterns and plans in designated historic districts in order to slow or limit cut-through traffic.

Policy 3.1.d: To protect and preserve historic resources, the City shall consider measures, such as Transfer of Development Rights, cluster developments, easements, loan pools, revolving funds and conservation areas or districts for historic or archaeologically significant lands in its land development regulations.

Policy 3.1.e: The use of tax increment financing as a mechanism to promote the improvement of deteriorated designated historic districts shall be considered.

Policy 3.1.f: The City shall continue to improve and develop parks in designated historic districts, and it shall also plan the creation of multi-use paths in such areas.

Objective 3.2:

The City shall continue to update the historic resources inventory.

Policy 3.2.a: The City shall work to expand its inventory of historic properties which may be accomplished by preparing new Florida Site Files for previously undocumented properties as they become 50 years old and by updating existing site files for properties that have undergone alterations or demolitions.

Objective 3.3:

The City shall endeavor to increase the number of historic resources listed in the Local or National Register of Historic Places.

Policy 3.3.a: The City may consider evaluating the levels of significance of potential historic districts for listing in the Local or National Register of Historic Places.

Policy 3.3.b: The City may evaluate the eligibility of individual historic resources for listing in the Local or National Register of Historic Places.

Objective 3.4:

The City shall promote the reduction of the number of historic resources in need of stabilization and rehabilitation.

Policy 3.4.a: The City shall continue to study and, where necessary, amend its land development regulations to encourage historic preservation.

Policy 3.4.b: The City shall consider studying the use of other tools, such as preservation easements, to protect historic and archaeological resources.

Objective 3.5:

Ensure that the City's land use, transportation, housing, and economic development policies and regulations are consistent with and adequately facilitate historic preservation.

Policy 3.5.a: The City shall ensure that future development within the district is sensitive to the historic character of any historic district.

Policy 3.5.b: The character of an historic district shall be protected from encroachment of incompatible uses.

Objective 3.6:

The City shall provide education to citizens and property owners on awareness, value, use and protection of historic and archaeological resources.

Policy 3.6.a: The City shall consider coordinating with historic preservation organizations to conduct informational workshops on historic preservation.

Policy 3.6.b: The City shall produce, or make accessible, educational materials on the preservation of historic and archaeological resources.

Policy 3.6.c: The City shall work with state and local governmental organizations and other interested parties, as appropriate, to promote historic preservation.

Policy 3.6.d: The City shall consider developing and maintaining a list of historic properties that are threatened with demolition due to neglect.

Policy 3.6.e: The Planning & Community Development Department shall provide information and technical assistance to individuals and organizations seeking to identify, document and evaluate historic resources.

Objective 3.7:

The City shall encourage the preservation of historic districts and buildings by removing obstacles to the rehabilitation of qualified historic buildings and urging their continued use or adaptive reuse.

Policy 3.7.a: The City shall pursue alternatives that encourage preservation, as opposed to the demolition, of buildings located in designated historic districts. The City shall encourage owners to consider transfer of the properties under favorable terms with attached covenants for preservation.

Objective 3.8:

Encourage and support the development and maintenance of present and future historic preservation organizations, especially those with specific neighborhood identities.

Policy 3.8.a: The Planning & Community Development Department will provide technical information to organizations and serve as a liaison between them and the state and federal historic preservation offices, if requested.

Policy 3.8.b: The City shall assist neighborhood preservation organizations in identifying existing and potential local historic preservation problems and in identifying potential solutions to those problems.

Policy 3.8.c: The City will assist local historic preservation organizations in attracting funding support from federal, state, and private grant sources and may award matching funds, if available, for historic preservation projects.

Objective 3.9: The City shall continue to include and revise, as necessary, provisions in the Land Development Regulations for the designation of significant historic resources and districts, in order to ensure that the maintenance, alterations, additions, relocation or demolition of significant historic resources and construction of new structures within the boundaries of those historic resources will be in accordance with adopted standards.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.9.b: An historic landmark ordinance shall be used to designate and protect historic resources.

Objective 3.10:

The City's Land Development Regulations shall include review procedures to determine the appropriateness of construction, alteration, or demolition of significant historic resources.

Policy 3.10.a: The City shall have Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Policy 3.10.b: Upon adoption of architectural design standards, the City shall enforce these standards through an inspection program.

Policy 3.10.c: All capital improvement projects within historic districts shall be reviewed to ensure compatibility with historic structures, sites, and areas.

Objective 3.11:

Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.

GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development:

Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density, but design standards shall be utilized to protect the traditional character of the residential neighborhood. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Policy 4.1.b: The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.2: Community Redevelopment Area:

The City of Alachua shall encourage development and redevelopment within the Community Redevelopment Area in accordance with the adopted redevelopment plan.

Policy 4.2.a: The City shall include the Community Redevelopment Area in its Future Land Use Map Series.

Policy 4.2.b: The City shall consider establishing standards and regulations to promote a vibrant mix of land uses, including commercial, residential and public spaces, establish design guidelines for building renovation and new construction, provide for increased landscaping standards, flexible parking requirements, pedestrian amenities, lighting, and requirements for stormwater management, including opportunities for off-site stormwater management.

Objective 4.3: Redevelopment:

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

Policy 4.3.a: The City shall encourage redevelopment through special development regulations incorporated into the land development regulations, which include but are not limited to, flexible landscaping and buffering requirements, flexible setbacks, reduced parking requirements, increased densities and/or intensities, where appropriate, and priority reservation of facility capacity. Where possible, the City will coordinate with the developer and the Suwannee River Water Management District to implement reduced, off-site, or alternate stormwater facilities.

Objective 4.4: Central City Area:

The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

Policy 4.4.a: The City shall consider establishing a Central City Area overlay district in accordance with the conceptual area map contained herein. The Central City Area shall encompass those areas within the original city limits that are not a part of the Community Redevelopment Area or the Historic District.

Policy 4.4.b: The Central City Area overlay district will promote infill and redevelopment that is consistent with and respectful of the existing housing and commercial development.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Objective 5.1: Natural features:

The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Objective 5.2: Availability of facilities and services:

The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.

GOAL 6: Nonconforming Uses and Vested Rights: The City shall establish standards and processes for addressing nonconforming uses and vested rights. The City shall strive to eliminate or reduce uses that may be inconsistent with the community's character and future land uses.

Objective 6.1: Nonconforming uses:

The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Policy 6.1.a: The City shall reduce existing land uses that are deemed to be inconsistent with the provisions of this Comprehensive Plan through regulations addressing them as non-conforming land uses.

Policy 6.1.b: The City's land development regulations shall include the following provisions for nonconforming lots, structures and uses of land or structures:

- a. Nonconforming lots of record shall be recognized within any zoning district in which single-family dwellings are permitted. A single-family dwelling may be erected, expanded, or altered on any single lot of record, subject to other restrictions in the land development regulations. Such lots must be in separate ownership and not contiguous to other lots in the same ownership.
- b. Nonconforming uses of land shall be recognized where the lawful use of land exists which is not permitted by the land development regulations. Such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.

- c. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure. Such structures may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Objective 6.2: Vested Rights:

The City hereby establishes the following administrative procedure and standards by which a property owner may demonstrate that private property rights have vested against the provisions of this Comprehensive Plan. These administrative procedures shall provide determination for the consistency of development with the densities and intensities set forth in this Comprehensive Plan.

Policy 6.2.a: Applications for vesting determinations shall be evaluated pursuant to the following criteria:

- a. Common law vesting - a right to develop or to continue the development of property notwithstanding this Comprehensive Plan may be found to exist whenever the applicant proves by a preponderance of evidence that the owner or developer, acting in good faith and reasonable reliance upon some act or omission of the City, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.
- b. Statutory vesting - the right to develop or to continue the development of property shall be found to exist if: 1) a valid and unexpired final development order was issued by the City prior to adoption of this Comprehensive Plan or subsequent amendments; 2) substantial development has occurred on a significant portion of the development authorized in the final development order and is completed; or, 3) development is continuing in good faith as of the adoption of this Comprehensive Plan. A "final development order" shall be any development order which approved the development of land for a particular use of uses at a specified density of use and which allowed development activity to commence on the land for which the development order was issued.

"Substantial development" shall mean that all required permits necessary to commence and continue the development have been obtained; permitted clearing and grading has commenced on a significant portion of the development; and the actual construction of roads and the stormwater management system, on that portion of the development is complete or is progressing in a manner that significantly moves the entire development toward completion.

- c. Presumptive vesting for consistency and concurrency - any structure on which construction has been completed pursuant to a valid building permit shall be presumptively vested for the purposes of consistency and concurrency and shall not be required to file an application to preserve their vested rights status.
- d. Presumptive vesting for density only - the following categories shall be presumptively vested for the purpose of density and shall not be required to file an application to preserve their vested rights in this regard:
 - (1) all lots of record as of the adoption of this Comprehensive Plan, whether located within a subdivision or without, but only to the extent of one single family residence per lot; however, such lots shall not be contiguous as of the adoption of this Comprehensive Plan to any other lot(s) owned by or under contract for deed to the person(s) applying for the single family residence building permit.

GOAL 7: Utilities and wellfield protection: The City shall ensure the availability of suitable lands for utility facilities necessary to support development, as well as protecting existing wellfield sites and future wellfield sites.

Objective 7.1: Expansion and extension of utilities:

The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

Policy 7.1.a: The City shall require utility easements as part of the development review process.

Policy 7.1.b: The City shall aggressively plan for the acquisition of future sites for utility facilities, such as potable water well sites, potable water storage tanks and plants, wastewater treatment facilities, lift stations, stormwater facilities, electric facilities, and telecommunications facilities.

Policy 7.1.c: The City shall limit any extension of public centralized potable water and sanitary sewer geographic service areas to the corporate limits of the City unless issues of public safety arise.

Objective 7.2: Wellfield protection:

The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Policy 7.2.b: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

Policy 7.2.c: The City shall coordinate with the Suwannee River Water Management District on a plan to utilize the wellfield site located to the northwest of the city limits, or any future sites.

GOAL 8: Countywide Visioning and Planning Process (CVPC) Conceptual Urban Reserve Land Use Map: The City of Alachua shall recognize the CVPC Conceptual Land Use Map adopted on May 19, 2005, and as may be revised pursuant to the Boundary Adjustment Act (BAA), in order to implement its vision for the City of Alachua and to guide land use and future development within its Urban and Extra-Territorial Reserve Areas.

Objective 8.1:

The City of Alachua recognizes the concepts and vision intended to guide annexation, development and land use within its Urban Reserve Areas.

Policy 8.1.a: The area along CR 235 to the east of CR 241 and west of CR 237 is historically and environmentally sensitive. Special consideration must be given to this area to preserve its historic and environmentally sensitive characteristics. Future land uses within this area may also take into account long term preservation objectives, such as creation of the San Felasco Conservation Corridor.

Policy 8.1.b: The area along CR 237 to the south of CR 235 should remain Agricultural and become an area where the City could promote Agri-Business activities.

Policy 8.1.c: The area located north of US Highway 441, south of the CSX rail line, and between the intersections of US Highway 441 and Southern Precast Drive and US Highway 441 and NW 77th Terrace should be designated as Industrial.

Policy 8.1.d: The area located north of the City's urban core along CR 241 should remain Agricultural in order to preserve the rural character and natural features of the area.

Policy 8.1.e: The San Felasco Hammock State Park shall be designated as Conservation.

Objective 8.2:

The City of Alachua recognizes the concepts and vision intended to guide development and land use in areas which have been annexed into its jurisdiction.

Policy 8.2.a: The area surrounding the intersections of CR 235A and CR 235 and CR 235A and CR 2054 should be designated to support mixed use development which will promote housing locations close to major employment centers.

Policy 8.2.b: The area to the west of the Turkey Creek Development of Regional Impact and north of San Felasco Hammock State Park (SFHSP) should be designated as Moderate Density Residential, with a 100 foot minimum conservation buffer along all property lines adjacent to SFHSP.

Policy 8.2.c: The area south of US Highway 441 between the intersections of US Highway 441 and Cellon Creek Boulevard and US Highway 441 and Turkey Creek Boulevard should support mixed use development. This designation would allow for residential opportunities in close proximity to major employment centers, such as Progress Corporate Park and Santa Fe College's Perry Center for Emerging Technologies, supported by commercial development that serves these residential areas.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

GOAL 10: Limit development potential and impacts for the properties associated with the Large Scale Comprehensive Plan Amendments, Cycle 1-08 and 1-09, listed on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06.

Objective 10.1:

The City of Alachua shall limit the development potential for each of the properties on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 to less than 1,000 dwelling units per property and less than Development of Regional Impact thresholds.

Policy 10.1.a: Development applications for each of the properties listed on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 shall *NOT* exceed 1,000 dwelling units and shall NOT exceed the Development of Regional Impact (DRI) thresholds as set forth in Florida Statutes, Chapter 380, (2007) and as specified in Florida Administrative Code, Chapter 28-24, (2007). In addition, each property on exhibit "A" shall undergo a DRI threshold review by the Department of Community Affairs (DCA) if requested by the City of Alachua, in the City's sole discretion, to ensure that any proposed development will be below the DRI thresholds for Alachua County. Dwelling unit shall mean a single room or unified combination of rooms, regardless of form of ownership, that is designed for residential use by a single family. Dwelling unit shall include, but is not limited to, condominium units, individual apartments and individual houses.

Policy 10.1.b: All development associated with the Future Land Use Map amendments, Cycle 1-08 and 1-09, shall be required to connect to and utilize City of Alachua potable water and sanitary sewer services.



**EXHIBIT “B”
TO
TARA VILLAGE, INC.**

LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

**TARA VILLAGE
STAFF REPORT**