

**ORDINANCE 20-03**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING GOALS, OBJECTIVES AND POLICIES IN THE ADMINISTRATION AND IMPLEMENTATION, MONITORING AND EVALUATION, FUTURE LAND USE, TRANSPORTATION, HOUSING, COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE, CONSERVATION AND OPEN SPACE, RECREATION, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC SCHOOL FACILITIES ELEMENTS BASED ON THE EVALUATION AND APPRAISAL OF THE PLAN PURSUANT TO SECTION 163.3191 OF FLORIDA STATUTES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. O-91-23 and updated its Comprehensive Plan on September 13, 2004, and on March 11, 2013; and

**WHEREAS**, on June 2, 2011, the Governor of Florida signed House Bill (HB) 7207, known as the Community Planning Act, into law; and,

**WHEREAS**, the Community Planning Act (Section 163.3161 et. seq), Florida Statutes, requires that at least every seven years, local governments determine whether the need exists to amend its comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated; and,

**WHEREAS**, the Evaluation and Appraisal Notification Schedule, published by the Florida Department of Economic Opportunity (DEO), required that the City of Alachua submit notice to the DEO by January 1, 2019, with a determination whether the City of Alachua Comprehensive Plan will need to be amended to comply with new state requirements since the last time it was updated; and,

**WHEREAS**, the City sent its notice to DEO via letters dated December 20, 2018 and January 24, 2019, advising that the City of Alachua's Comprehensive Plan would have to be amended in order to comply with the new State requirements; and,

**WHEREAS**, the City received a letter from DEO dated February 8, 2019 indicating that the City should transmit the proposed comprehensive plan amendments to DEO by February 8, 2020; and

**WHEREAS**, the proposed comprehensive plan amendments are to comply with the changes to Florida Statute, address changes in local conditions, correct internal inconsistencies, and provide clarification to objectives and policies as necessary; and,

**WHEREAS**, a duly advertised public hearing was conducted on the proposed amendment on January 14, 2020, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and found that the proposed amendments are consistent with the City's Comprehensive Plan and recommended approval of the proposed changes; and

**WHEREAS**, the City Commission considered the recommendation of the LPA at a duly advertised public hearing on January 27, 2020, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

**WHEREAS**, the DEO has reviewed the proposed amendment and issued its comment letter on \_\_\_\_\_, 2020; and,

**WHEREAS**, the City Commission considered the comments received from the DEO and reviewing agencies; and

**WHEREAS**, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on \_\_\_\_\_, with no changes since the transmittal hearing; and

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:**

**Section 1. Interpretation of Recitals**

The above recitals are true and correct and incorporated in this ordinance.

**Section 2. Findings of Fact and Conclusions of Law**

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

**Section 3. Proposed Amendments**

The proposed Amendment to the City's Comprehensive Plan attached as Exhibit "A" composite (consisting of Appendices "A" – "M" ) are hereby incorporated herein by reference; and,

**Section 4. Codification of and Correction of Scrivener's Errors**

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

**Section 5. Ordinance to be Construed Liberally**

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 the City of Alachua, Florida.

**Section 6. Repealing Clause**

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

**Section 7. Severability**

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

**Section 7. Effective Date**

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be at the time the state land planning agency issues its Notice of Intent, if the plan amendment is found to be in compliance and no challenge has been filed by an effective party at the time that the Notice of Intent is posted to the state land planning agency's website. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

Passed on First Reading the 27th day of January 2020.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

\_\_\_\_\_  
Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

\_\_\_\_\_  
Adam Boukari, City Manager/Clerk

\_\_\_\_\_  
Marian B. Rush, City Attorney

## EXHIBIT “A”

Exhibit “A” to Ordinance 20-03 consists of the following Appendices, attached hereto:

<b>Appendix “A”:</b>	Administration & Implementation Element
<b>Appendix “B”:</b>	Monitoring & Evaluation Element
<b>Appendix “C”:</b>	Future Land Use Element and Future Land Use Map Series
<b>Appendix “D”:</b>	Transportation Element
<b>Appendix “E”:</b>	Housing Element
<b>Appendix “F”:</b>	Community Facilities Element
<b>Appendix “G”:</b>	Conservation & Open Space Element
<b>Appendix “H”:</b>	Recreation Element
<b>Appendix “I”:</b>	Intergovernmental Coordination Element
<b>Appendix “J”:</b>	Capital Improvements Element
<b>Appendix “K”:</b>	Economic Element
<b>Appendix “L”:</b>	Public School Facilities Element
<b>Appendix “M”:</b>	Data and Analysis for Evaluation & Appraisal Update to the Comprehensive Plan



# Administration and Implementation Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# ADMINISTRATIVE AND IMPLEMENTATION ELEMENT

## I. INTRODUCTION

The City of Alachua Comprehensive Plan (Plan) strives ~~to be a Plan that~~ addresses the needs and desires of the community. Community input and support in the development and implementation of the Plan is essential to the Plan's success, and ultimately the success of the City.

The Plan has its foundation in Florida's growth management system. The Plan is required to be consistent with Florida State Statute Sections 163.3177, 163.3178, 163.3180, 163.3191, 163.3245, and 163.3248 ~~Florida Statutes~~, and the North Central Florida Strategic Regional Policy Plan. The Plan is a critical component of planning efforts in the City as part of the north central Florida region.

The Plan focuses on those issues facing the City over a twenty-year time horizon.

The Plan establishes long-term direction of goals as well as short-term objectives and policies to guide implementation efforts.

## II. SUSTAINABILITY

The ultimate goal of the City's Plan is to create a sustainable community that uses resources to meet current needs while ensuring that adequate resources are available for future generations. As such, the City seeks a better quality of life for all residents by allowing a variety of land use and transportation options, promoting reuse and recycling practices, preventing pollution, ensuring the provision of affordable housing, maximizing conservation, promoting efficiency, promoting green building standards and developing resources to enhance the local economy.

Sustainability will also require that development and redevelopment in the City is coordinated with public investments in infrastructure, which will enable the City to accommodate for the projected population and allow ~~for~~ expanded economic and cultural activity.

## III. OBJECTIVES AND POLICIES

All goals, objectives and policies contained within the City's Comprehensive Plan have been prepared in conformance with the requirements of the Community Planning Act, Chapter 163.3161(1) ~~of~~ Florida Statutes. Consistent with the requirements of Florida Statutes, each goal is followed by one or more objectives that, in turn, are followed by one or more policies.

~~Goals, objectives and policies are generally defined as follows:~~

~~Goal — The long-term result toward which programs or activities are ultimately directed.~~

~~Objective — A specific, measurable, intermediate result that is achievable and marks progress toward a goal.~~

~~Policy — The way in which programs and activities are conducted to achieve an identified goal.~~

It is important to recognize that goals, objectives and policies of the Plan should be applied within the context of the overall intent of the Plan. No policy should be applied in isolation.

#### GOAL 1: *Use of Plan*

The City of Alachua Comprehensive Plan (Plan) will be used primarily:

- as the guiding document for shaping the City's future;
- as a framework to link the planning and implementation of the Vision of the City; and, to review development proposals

#### Objective 1.1: *Planning Program Timing*

The City shall continue to maintain a comprehensive planning program through the year 2035.

Policy 1.1.1: The City shall continue to provide funding for the administration of the Plan. The Planning and Community Development Department will be responsible for administration and enforcement of the Plan.

Policy 1.1.2: The administration of the Plan shall be administered by the Planning and Community Development Department. The Planning and Community Development Director or such person(s) appointed by the Director will be responsible for answering all questions of interpretation and enforcement of the Plan.

Policy 1.1.3: The City shall continue to provide public participation procedures to encourage public participation in the comprehensive planning process, including consideration of amendments to the Plan.

**Objective 1.2: *Updating of Plan***

The City shall provide for annual updating of the Plan, as necessary, through the year 2035.

Policy 1.2.1: The City Commission, the City Manager (or his/her designee) or the real property owner (or his/her designee) is authorized to initiate amendments to the Plan.

Policy 1.2.2: The Planning and Community Development Department shall provide and maintain procedures for processing Plan amendments.

**Objective 1.3: *Planning and Community Development Department***

The Planning and Community Development Department shall work with the staff of other City departments to guarantee that the adopted components of the Plan are updated as necessary and are coordinated and consistent with the supporting documentation of the Plan.

Policy 1.3.1: The Planning and Community Development Department shall prepare and maintain a future land use map, a part of the Future Land Use Element Map Series, and amendments thereto, which shall be the effective future land use map for the City upon adoption by the City Commission.

## DEFINITIONS

The following definitions are provided to clarify terms used in the City's Comprehensive Plan. All other terms not provided herein and defined by the Plan are hereby adopted by reference:

**Adjusted for family size:** ~~means~~—adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

**Adjusted gross income:** ~~means~~—all wages, regular cash or noncash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s.62 of the Internal Revenue Code.

**Affordable housing:** means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed thirty percent of that

amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in s.420.0004, F.S.

**Air pollutant:** ~~a~~Any substance in air that could, if in high enough concentration, harm living things.

**Air pollution:** ~~o~~One or more chemicals or substances in high enough concentrations in the air to harm humans, other animals, vegetation, or materials. Such chemicals or physical conditions (such as excess heat or noise) are called air pollutants.

**Agriculture:** ~~t~~The science, art, or practices of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation and marketing of the resulting products.

**Agricultural uses:** ~~means~~ activities within land areas that are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

**Amendment:** ~~means~~ any action of a local government that has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan or plan element or map or map series, including an action affecting a prior plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.

**Antiquated Subdivision:** a subdivision that was recorded or approved more than 20 years ago that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns, as determined by the respective jurisdiction in which the subdivision is located.

**Annexation:** the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way part of the municipality.

**Arterial street:** ~~means~~ a street which carries large volumes of traffic over long distances. In addition, every United States numbered highway is an arterial street.

**Aquifer:** ~~a~~A natural underground layer of porous, water-bearing materials (sand, gravel) usually capable of yielding a large amount or supply of water (EPA).

**Bicycle and pedestrian ways:** ~~means~~ any road, path or way that is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

**Buffer:** ~~means~~—a strip of land with natural or planted vegetation located between a structure and a side or rear property line intended to separate and partially obstruct the view of two adjacent land uses or properties from one another. A buffer area may include any required screening for the site.

**Capital Budget:** ~~t~~The portion of each local government's budget that reflects capital improvements scheduled for a fiscal year.

**Capital improvement:** ~~means~~—physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Central Business District:** ~~means~~—a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

**Champion trees:** ~~These~~ trees that have been identified by the Florida Division of Forestry as being the largest of their species within the State of Florida or by the American Forestry Association as the largest of their species in the United States.

**Clustering:** ~~means~~—the grouping together of structures and infrastructure on a portion of a development site.

**Collector street:** ~~means~~—a street which serves as the connecting link for local streets and arterials. The traffic characteristics generally consist of relatively short trip lengths with moderate speeds and volumes.

**Commercial uses:** ~~means~~—activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.

**Community park:** ~~means a~~ park located near major roadways, and designed to serve the needs of more than one neighborhood.

**Compatibility:** ~~means a~~the condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

**Composition:** ~~means~~—the make-up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.

**Comprehensive Plan:** ~~a~~A plan adopted pursuant to the Community Planning Act.



**Concurrency:** ~~means that~~ the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

**Concurrency Management System:** ~~means~~ the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**Cone of influence:** ~~means~~ an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

**Confined aquifer:** ~~a~~ An aquifer bounded above and below by impermeable beds or by beds of distinctly lower permeability than that of the aquifer itself.

**Conservation:** ~~t~~ The prudent use and protection or restoration of natural areas and features consistent with the continued functioning of natural areas and features.

**Conservation uses:** ~~means~~ activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

**Currently available revenue sources:** ~~means~~ an existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

**Density:** ~~means~~ an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.

**Development:** has the meaning described in s.380.04, F.S..

**Development Permit:** Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

**Development standards:** ~~means~~ standards in the comprehensive plan which ~~control~~ manage the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the future conditions maps.

**Distribution:** ~~means~~ the spatial array of land uses throughout an area.

**Drainage basin or stormwater basin:** ~~means~~ the area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine



waters, or oceanic waters, including all areas artificially added to the basin.

**Drainage detention structure:** ~~means~~—a structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

**Drainage facilities:** ~~means~~—a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures.

**Drainage retention structure:** ~~means~~—a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

**Ecosystem:** ~~a~~An interacting system of living and non-living components of the environment.

**Educational uses:** ~~means~~—activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

**Endangered species:** ~~a~~Animals, birds, fish, plants, or other living organisms threatened with extinction by anthropogenic (man-caused) or other natural changes in their environment. Requirements for declaring a species endangered are contained in the Endangered Species Act.

**Enclave:** ~~a~~Any unincorporated, improved or developed area that is enclosed within and bounded either on all sides by a single municipality or a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

**Endocrine disruption:** ~~t~~The negative impact of manmade chemicals on typical hormonal function.

**Environmentally significant (sensitive):** ~~n~~Natural features that are essential to conservation of the natural environment and the protection of public health, safety and welfare. These features are prone to damage from development.

**Exotic species:** ~~a~~A species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida.

**Extraction activities:** ~~t~~The use of mining techniques to remove surface and subsurface mineral deposits.

**Facility availability:** ~~means~~—whether or not a facility is available in a manner to satisfy

the concurrency management system.

**Farm:** the land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

**Flood-prone areas:** areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps

**Flood plains:** ~~means~~ any land areas susceptible to being inundated by floodwaters from any source.

**Floor area:** the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, excluding attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures and basement space where the ceiling is not more than 48 inches above the general finished and graded level of the adjacent part of the lot.

**Fragmentation:** 1) refers to the break-up of an organism's population and breeding grounds. 2) refers to the reduction in connectivity among ecosystems within a landscape.

**Geologic feature:** ~~p~~Prominent or conspicuous characteristics of naturally occurring materials in the landscape. These features include, but are not limited to sinkholes, caves, stream bluffs, escarpments, outcroppings and springs.

**Geological resources:** ~~a~~A general reference category that includes the geologic features defined herein.

**Goal:** ~~means~~ the long-term end toward which programs or activities are ultimately directed.

**Governing Body:** board of county commissioners of a county, the commission or council of an incorporated municipality, or any other chief governing body of a unit of local government, however designated, or the combination of such bodies where joint utilization of this act is accomplished as provided herein.

**Governmental Entity:** includes local and regional governmental entities. This does not include a water management district, a water control district established under chapter 298, or a special district created by special act for water management purposes.

**Local Governmental Entities:** includes municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance.

**Regional Governmental Entities:** includes regional planning councils, metropolitan planning organizations, water supply authorities that include more than one county, local health councils, water management districts, and other regional entities that are authorized and created by general or special law that have duties or responsibilities extending beyond the jurisdiction of a single county.

**Greenway:** ~~Greenways are~~ corridors of protected open space managed for conservation and recreation purposes. Greenways often follow natural land or water features, and link nature reserves, parks, cultural features and historic sites with each other and with populated areas. Greenways can be publicly or privately owned and some are the result of public/private partnerships. Some appeal to people, while others attract wildlife (Trailsandgreenways.org).

**Group living:** ~~means~~ a facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**Groundwater:** ~~The~~ supply of fresh water found beneath the Earth's surface, usually in aquifers, which supply wells and springs.

**Habitat:** ~~The~~ physical environment in which organisms live.

**Hazardous waste:** ~~means~~ solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**Heritage trees:** ~~The~~ trees with a diameter of at least thirty (30) inches or seven (7) feet ten (10) inches in circumference, whichever dimension is lesser; measured at a point four and one-half (4.5) feet above ground level.

**High recharge area:** ~~means~~ an area so designated by the appropriate water management district governing board. High recharge and prime recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water.

**Historic resources:** ~~means~~ all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

**Hydric soils:** ~~s~~Soils that are saturated, flooded or ponded long enough during the growing season for the development of anaerobic conditions in the topsoil.

**Hydrologic regime:** ~~n~~Natural phenomena or processes associated with the distribution, properties, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

**Hydro-period:** ~~t~~The annual period of inundation.

**Impervious surface:** ~~a~~A surface that is impenetrable by moisture.

**Industrial uses:** ~~means~~the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infrastructure:** ~~means those~~man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; docks; bridges; and roadways.

**Intensity:** ~~means a~~n objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

**Invasive exotic plant species:** ~~a~~An exotic plant species that has naturalized and is expanding on its own in Florida plant communities.

**Karst topography:** ~~a~~A type of terrain characterized by sinkholes, caves, disappearing streams, springs, rolling topography, and underground drainage systems. Such terrain is created by ground-water dissolving limestone.

**Listed species:** ~~These~~species of plants and animals listed as endangered, threatened, commercially exploited, rare or of special state concern by the Florida Fish and Wildlife Commission in their publication, "Florida's Endangered Species, Threatened Species and Species of Special Concern: Official Lists".

**Level of service:** ~~means~~an indicator of the extent or degree of service provided, or proposed to be provided, by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**Limited access facility:** ~~means~~a roadway especially designed for through traffic, and over, from, or to which owners or occupants abutting land or other persons have no greater than a limited right or easement of access.

**Local Planning Agency:** ~~t~~The agency designated to prepare a comprehensive plan or  
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TRANSMITTAL DRAFT

plan amendment pursuant to the Community Planning Act.

**Local street:** ~~means~~ a street whose primary function is to provide the initial access to the collector and arterial streets. These facilities are characterized by short trips, low speeds and small traffic volumes.

**Low income household:** the meaning provided in s.420.0004, F.S.

**Manufactured home:** ~~means~~ a residential manufactured home meeting the definition in s.320.01, F.S.

**Minerals:** ~~means~~ all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

**Mineral resources:** aA valuable mineral deposit of an area that is presently recoverable and may be so in the future; includes known ore bodies and potential ore.

**Mitigation:** aActions taken to avoid, reduce, or compensate for the effects of environmental damage. Among the broad spectrum of possible actions are those that restore, enhance, create, or replace damaged ecosystems.

**Mobile home:** ~~means~~ a structure meeting the definition in s. 320.01, F.S.

**Mobil source:** mMoving objects that release pollution; mobile sources include cars, trucks, buses, planes, trains, motorcycles and gasoline-powered lawn mowers. Mobile sources are divided into two groups: road vehicles, including cars, trucks and buses, and non-road vehicles, which include trains, planes and lawn mowers.

**Moderate-income household:** has the meaning provided in s.420.0004, F.S.

**Native community:** aA distinct and recurring assemblage of populations of plants, animals, fungi and microorganisms naturally associated with each other and their physical environment.

**Native species:** aA species that's natural range included Florida at the time of European contact in 1500.

**Natural drainage features:** ~~means~~ the naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

**Natural drainage flow:** ~~means~~ the pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to

regrading.

**Natural groundwater (aquifer) recharge areas or groundwater recharge areas:** ~~means~~ areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

**Natural reservations:** ~~means~~ areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under any acquisition programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

**Natural resources:** ~~a~~All land, fish, wildlife, biota, air, water, ground water, drinking water supplies, and other such resources.

**Naturalized plant species:** ~~a~~An exotic that sustains itself outside cultivation. The species is still exotic; it has not become native.

**Mobile park:** ~~means~~ a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**Non-point source pollution:** ~~means~~ any source of water pollution that is not a point source.

**Objective:** ~~means~~ a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Open space:** ~~a~~A vegetated or surface water area set aside for aesthetics, recreation, public gathering, protection of public health and safety, preservation of ecosystem function, or a combination of these purposes.

**Park:** ~~means~~ a neighborhood, community, or regional park.

**Pattern:** ~~means~~ the form of the physical dispersal of development or land use.

**Playground:** ~~means~~ a recreation area with play apparatus.

**Point source pollution:** ~~means~~ any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling rock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.



**Policy:** ~~means~~ the way in which programs and activities are conducted to achieve an identified goal.

**Pollution:** ~~is~~ the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**Potable water facilities:** ~~means~~ a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

**Potable water wellfield:** ~~means~~ the site of one or more water wells which supply potable water for human consumption to a water system which serves at least fifteen service connections used by year-round residents or regularly serves at least twenty-five year-round residents.

**Preservation:** ~~t~~ The perpetual maintenance of areas in their natural state.

**Private recreation sites:** ~~means~~ sites owned by private, commercial or nonprofit entities.

**Public access:** ~~means~~ the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

**Public recreation sites:** ~~means~~ sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

**Public buildings and grounds:** ~~means~~ structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

**Public facilities:** ~~means~~ transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities, telecommunication facilities, and public health systems or facilities.

**Public facilities and services which must be made available concurrent with the impacts of development:** ~~means~~ those public facilities which are subject to concurrency as required by and in accordance with Section 163.3180 Florida Statute and those public facilities which concurrency is applied to as determined by the local government and in accordance with Section 163.3180 F.S.

**Recreation:** ~~means~~ the pursuit of leisure time activities occurring in an indoor or outdoor setting.



**Recreation facility:** ~~means~~ a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

**Recreational uses:** ~~means~~ activities within areas where recreation occurs.

**Regional park:** ~~means~~ a park which is designed to serve two or more communities.

**Regional Planning Agency:** the regional planning council created to pursuant to ss. 186.501-186.515 to exercise responsibilities under ss.186.001-186.031 and 186.801-186.901 in a particular region of the state.

**Relocation housing:** ~~means~~ those dwellings that are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

**Residential uses:** ~~means~~ activities within land areas used predominantly for housing.

**Restoration:** ~~t~~he revival or rehabilitation of a natural area or feature such as a wetland, plant or animal habitat, waterway, etc., to a condition in which the area or feature functions in a relatively self-maintaining, historically natural condition.

**Right-of-way:** ~~means~~ land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated for a transportation or utility use.

**Roadway functional classification:** ~~means~~ the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**Rural areas:** ~~means~~ low-density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

**Sanitary sewer or wastewater facilities:** ~~means~~ structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**Seasonal Population:** part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

**Seepage slope:** ~~w~~etland on or at base of slope with organic/sand substrate; maintained by downslope seepage, usually saturated but rarely inundated; subtropical or temperate; frequent or occasional fire; sphagnum moss, mixed grasses and herbs or mixed

hydrophytic shrubs.

**Services:** ~~means~~—the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

**Sinkhole:** ~~a~~<sup>A</sup> natural depression in a land surface community with a subterranean passage, generally occurring in limestone regions and formed by solution or by collapse of a cavern roof.

**Silviculture:** ~~m~~<sup>M</sup>Management of forest land for timber

**Solid waste:** ~~means~~—sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**Solid waste facilities:** ~~means~~—structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

**Solid waste transfer station:** ~~means~~—a facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

**Species of critical concern:** ~~a~~<sup>A</sup> species that does not clearly fit into the endangered, threatened or rare categories yet, which for certain reasons warrants special concern.

**Steep slope:** ~~a~~<sup>A</sup>Any topography having a slope of greater than or equal to 5%.

**Stewardship:** ~~t~~<sup>The</sup> individual's responsibility to manage life and property with a reasonable regard to the rights of others (NPS).

**Stormwater:** ~~t~~<sup>The</sup> flow of water, which results from, and which occurs during and immediately following a rainfall event (GCP).

**Stormwater facilities:** ~~means~~—manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**Stream-to-sink basins:** ~~a~~<sup>A</sup> drainage basin typified by streams discharging into sinkholes and other karst features.

**Support documents:** ~~means~~—any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.

**Suitability:** ~~means~~ the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

**Threatened species:** ~~a~~ species that is likely to become endangered in the foreseeable future.

**Topography:** ~~t~~he physical features of a surface area including relative elevations and the position of natural and man-made (anthropogenic) features.

**Transfer of development rights:** ~~means~~ a governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.

**Urban area:** ~~means~~ an area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.

**Urban infill or infill development:** ~~means~~ the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, streets, schools, and recreation areas are already in place and the average residential density is at least 5 dwelling units per acre, the average nonresidential intensity is at least a floor area ratio of 1.0 and vacant developable land is not more than 10 percent of the area.

**Urban sprawl:** ~~means~~ a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural use.

**Vegetative communities:** ~~means~~ ecological communities, such as, oak hammocks, which are classified based on the presence of certain soils, vegetation and animals.

**Very low-income family:** ~~means~~ one or more natural persons or a family, not including students, the total annual adjusted gross household income of that does not exceed 50 percent of the median annual adjusted gross income for households within the metropolitan statistical areas (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**Water Resources:** ~~-~~atmospheric, surface or groundwater resources.

**Water recharge areas:** ~~means~~ land or water areas through which groundwater is replenished.

**Water wells:** ~~means~~ wells excavated, drilled, dug, or driven for the supply of industrial,

agricultural or potable water for general public consumption.

**Wellhead protection area:** ~~means~~—an area designated by local government to provide land use protection for the groundwater source for a potable water wellfield, as defined in this chapter, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area commensurate with the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zones of contribution described in existing data.

**Wetland:** ~~These~~—areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

**Wildlife corridor:** ~~a~~ passageway of otherwise isolated units of suitable habitat that have been connected to allow the dispersal of organisms and the consequent mixing of genes, and to benefit plant populations that have been isolated due to fragmentation.

**Xeriscape:** ~~Q~~uality landscaping that conserves water and protects the environment. Xeriscaping involves seven core principles: Planning and design; soil improvement; appropriate plant selection; practical turf areas; efficient irrigation; use of mulches; and appropriate maintenance.

#### IV. ~~COMPREHENSIVE PLANNING PROCESS~~ & PROCEDURES FOR PUBLIC PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning process, the City will adhere to the public participation procedures adopted by the City Commission and contained within this document. Pursuant to the State of Florida's Community Planning Act, these procedures will ensure effective public participation in the comprehensive planning process. The procedures will also ensure that the City will hold all required public hearings, provide ample opportunities for interested parties to ~~provide~~give written and oral comments at the public hearings and consider and respond to such comments.

##### PROCEDURES

1. Comprehensive Plan Amendments shall follow the same public participation procedures as established herein.
2. Amendments to the Comprehensive Plan shall be advertised in accordance with State Statute requirements.

3. Civic Associations that have requested in writing that the Planning and Community Development Department prompt them of proposed Comprehensive Plan amendments shall be notified prior to public hearings being held on the proposed Comprehensive Plan amendments.

## COMPREHENSIVE PLAN PUBLIC HEARINGS

Proposed Comprehensive Plan amendments shall be presented and discussed at the following public hearings:

1. The Planning and Zoning Board, acting as the Local Planning Agency (LPA), shall conduct a public hearing prior to the transmittal hearing for the purpose of making a recommendation to the City Commission; and
2. The City Commission shall hold two Public Hearings for Comprehensive Plan amendments as follows: A) First reading of the ordinance and Transmittal Hearing; B) second reading of the ordinance including final adoption of the proposed amendments.

## PUBLIC INPUT

1. Drafts of the proposed Plan amendments shall be made available for public inspection at the following locations approximately seven days prior to the LPA public hearings:

City of Alachua City Hall  
15100 NW 142nd Terrace Alachua, FL 32615  
City of Alachua website

2. Subsequent revised reports with relevant public comment incorporated or required by Florida State Statutes, shall be available for public inspection and shall be available from the Planning and Community Development Department continuously throughout the Public Hearing process.
3. Written and verbal comments from the public shall be accepted throughout the amendment process, and during the public hearings. Every attempt will be made to incorporate citizen input, which is beneficial and appropriate to the City.
4. Citizen's written comments may be directed to the City Commission, the City Manager's Office or to the Planning and Community Development Department. All comments shall be reviewed and responded to by Planning and Community Development Department.

## REVIEW AND EVALUATION CRITERIA FOR PROPOSED FUTURE LAND USE MAP AMENDMENTS

At a minimum, the City shall review any proposed amendments of the Future Land Use Map based upon the following evaluation criteria, in addition to the requirements of Florida Statute:

- a. Whether the proposed amendment discourages the proliferation of urban sprawl;
- b. Impact of the proposed amendment on the availability of public facilities and services;
- c. Impact of the proposed amendment on surrounding properties;
- d. Impact of the proposed amendment on natural resources;
- e. Consistency of the proposed amendment with the goals, objectives and policies of the Comprehensive Plan;
- f. Consistency of the proposed amendment with the adopted Capital Improvements Plan.

## V. IMPLEMENTATION REGULATIONS AND PROCEDURES

### LAND DEVELOPMENT REGULATIONS (LDR)

The City's Land Development Regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan that shall contain at a minimum the following provisions to:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with the Future Land Use Element to maintain the compatibility of adjacent land uses and provide for open space;
- c. Protect environmentally sensitive lands identified within the Conservation Element;
- d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Provide safe and convenient onsite traffic flow and vehicle parking needs;



and

h. Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

i. Incorporate existing development orders pursuant to 163.3167

## CONCURRENCY MANAGEMENT SYSTEM

The City's Concurrency Management System is described in the Capital Improvements Element. The City's LDRs provide the regulatory procedures and processes to assure that development orders and permits are not issued unless the necessary public facilities and services are available at adopted levels of service, concurrent with the impacts of development, for those public facilities subject to concurrency.

The LDRs provide development review criteria intended to implement the goals, objectives, and policies of the Plan by providing a mechanism and substantive requirements for the review of development permits, so that such services and facilities required from the developer as a condition for a development permit shall be in place and available to serve new development installed and completed prior to the issuance of a Certificate of Occupancy or its functional equivalent.

The City of Alachua will amend or enforce LDRs that are consistent with and implement their adopted comprehensive plan within (1) year after submission of its comprehensive plan or revised comprehensive plan for review pursuant to 163.3191.

A development permit shall only be issued if it is consistent with the City of Alachua Comprehensive Plan, and the City's LDRs.



## Appendix "B"

# Monitoring and Evaluation Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

TRANSMITTAL DRAFT

# MONITORING AND EVALUATION ELEMENT

## I. INTRODUCTION

The City is encouraged to comprehensively evaluate and, as necessary, update the Plan to reflect changes in local conditions. Revisions may come in the form of amendments ~~required to that~~ comply with new Florida State law. This Monitoring & Evaluation Element identifies public participation processes, monitoring and evaluation procedures, and seven-year monitoring, updating and evaluation procedures for maintaining the Comprehensive Plan.

## II. PUBLIC PARTICIPATION IN THE MONITORING AND EVALUATION PROCESS

Public participation in the monitoring, updating and evaluation of this Comprehensive Plan (Plan) will consist of three parts:

1. Opportunities for review and comment by the general public
2. Review and comment by citizens' groups and special interest ~~groups~~
3. Review by the Local Planning Agency and adoption by the City Commission

Procedures used for this three-part public participation process will be generally similar to those described in the Administration and Implementation Element of this Plan; however, the Local Planning Agency shall review the procedures and recommend any modifications to them prior to the commencement of evaluation and update of the Plan.

The City will also maintain a process for public notification and consolidating and tracking information, which will include posting information to the City's website (at [www.cityofalachua.org](http://www.cityofalachua.org)) recording and publishing amendment updates to the Plan, amendment tracking, and Future Land Use Map updates.

## III. CONTINUOUS MONITORING AND EVALUATION OF THE PLAN

The monitoring and evaluation of the Plan following its adoption does not occur ~~but~~ just only once during the evaluation period. Rather, it is a continuous process with many points at which individual goals, objectives and policies can be reevaluated and amended on a case-by-case basis, and at a minimum once every seven (7) years to determine if plan amendments are necessary to reflect changes in state

requirements since the last update of the Plan. Three kinds of continuous monitoring and evaluation are particularly important:

First, amendment applications may be made either by the public in order to accommodate the needs of property owners, citizen groups or special interests, or by the City itself as a result of its on-going monitoring and evaluation of the Plan's effectiveness.

Second, the City is required to maintain a Concurrency Management System that will determine the availability of capacity and monitor the impact that new development will have on the provision of service for the following public facilities: sanitary sewer, potable water, solid waste, and stormwater. The City may maintain a Concurrency Management System for transportation, recreation and schools. A concurrency determination is required for all final development approvals and prior to issuance of a development permit. Solid waste LOS standards will be reviewed for capacity availability and provision of service on an annual basis. A Concurrency Status Report will be prepared each year which addresses the City's ability to achieve and maintain adopted LOS standards for sanitary sewer, solid waste, drainage, and potable water ~~each public facility~~ and the availability of capacity and provision of service for the upcoming year.

### MONITORING AND EVALUATION PROCEDURES

In order to ensure the successful long-term implementation of the City's Comprehensive Plan goals, objectives and policies, the City will monitor the plan on a continuous basis. In this regard, the City will, prior to taking final action, assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the City's Comprehensive Plan goals, objectives and policies. Furthermore, the City will prepare an annual report describing the cumulative impacts upon the City's public services and facilities of all land use plan amendments approved since the Plan's adoption or most recent amendment.

### EVALUATION MEASURES

The City's Plan contains policies to ensure compliance with ~~the~~ requirements of Section 163.3177 and 163.3191 Florida Statutes regarding procedures for monitoring, evaluating and appraising implementation of the Plan.

### COORDINATION ON MONITORING AND EVALUATION

The Planning and Community Development Department "Department" shall be responsible for coordination of the monitoring and evaluation of each element of the Comprehensive Plan. The Department shall periodically review the Plan to:

1. update as appropriate, baseline data
2. update as appropriate, goals, objectives and policies which were not achieved as a result of obstacles or problems.
3. include new or modify existing goals, objectives or policies to correct discovered problems.
4. update and modify objectives and policies to reflect changes in Florida State Statutes.

The update will occur as needed and in coordination with the City's annual budget process, which reflects capital expenditures for capital improvements as identified by the City's Capital Improvements Element. The Department shall work with staff of other City departments to assure that the adopted components of the plan are updated as necessary and are consistent with the supporting documentation of the Comprehensive Plan.

#### IV. MONITORING, EVALUATION, AND UPDATING OF THE PLAN UPDATING OF DATA & ANALYSIS AND GOALS, OBJECTIVES, & POLICIES

The City of Alachua will begin its evaluation and appraisal process at least once every seven years to meet the ~~required~~ timeframe required set by the State. The purpose of the monitoring, evaluation, and updating of the Plan will be to determine if plan amendments are necessary to reflect changes in state requirements since the last time the Plan was updated. Applicable new State and local laws and initiatives will be reviewed and evaluated to determine their impact upon the City's Plan, including the need to revise the plan's goals, objectives and policies. The City may periodically update baseline data and pursue amendments necessary to reflect changes in local conditions. All data and analyses activities will be conducted in accordance with the requirements of Section 163.3177 Florida Statute. The accuracy of the updated baseline data for the monitoring, evaluation, and updating of the Plan will be significantly improved through the use of current U.S. Census data. The City will crosscheck its' development data with Census figures, and any population projections released by the Office of Economic and Demographic Research ~~University of Florida's Bureau of Economic and Business Research (BEBR)~~ and housing figures from the Shimberg Center for Affordable Housing, and any necessary corrections will be made. Twenty-year growth projections for population, seasonal population, housing and other land uses will then be updated. The major emphasis will be on updating the data and analysis sections directly supporting the goals, objectives and policies of the Plan such as the Plan's population projections, analysis of the availability of public services and facilities, and the analysis of vacant land within the City.

Periodic updating of the Plan may occur based on changed conditions, which may include an evaluation of:

- a. new available data and information;

- b. the ability to implement Plan policies based on staffing and available resources; and
- c. changes in agency roles and responsibilities.

## V. NEW OR MODIFIED GOALS, OBJECTIVES AND POLICIES

The end result of the monitoring, evaluation, and updating of the Plan will be the preparation of new or modified goals, objectives and policies needed to maintain compliance with new state requirements or to reflect changed local conditions.

Appendix "C"

# Future Land Use Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

TRANSMITTAL DRAFT



# FUTURE LAND USE ELEMENT

## Goal 1: *Future Land Use Map 20252035*

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, businesses, and visitors.

### 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~~ Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within 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 detached, ~~conventional~~ dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception

Policy 1.1.b: ~~Community Services:~~ Supporting community services such as schools, houses of worship, parks and community centers shall be permitted within the Agriculture land use category.

Policy 1.1.c: *Agri-business and agritourism* uses: Agri-business and agritourism 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 0.50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture production and education;
3. Animal husbandry; Aanimal care; Aanimal 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; and,
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 to 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.

Policy 1.1.e: The City may adopt Land Development Regulations which allow the use of a parcel or property solely as a homestead within the Agriculture land use category by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the lot or parcel by the Comprehensive Plan. Any such provisions in the Land Development Regulations shall apply only once to any individual.

#### Objective 1.2: *Residential*

The City ~~of Alachua~~ shall establish ~~three~~ four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for ~~that makes~~ the best use of available lands for residential development.

Policy 1.2.a: Low Density Residential (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory Dwelling Units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.~~ab~~: *Moderate ~~D~~ensity ~~R~~esidential (0 to 4 dwelling units per acre):* The ~~M~~oderate ~~D~~ensity ~~R~~esidential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the ~~M~~oderate ~~D~~ensity ~~R~~esidential land use category:

1. Single family, ~~conventional~~ detached 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; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Policy 1.2.~~ab~~.1: *—The ~~M~~oderate ~~D~~ensity ~~R~~esidential 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, ~~P~~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 ~~s of Alachua's~~ Land Development Regulations.*

Policy 1.2.~~bc~~: *Medium ~~D~~ensity ~~R~~esidential (4 to 8 dwelling units per acre):* The ~~M~~edium ~~D~~ensity ~~R~~esidential 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 ~~M~~edium ~~D~~ensity Residential land use category:

1. Single family, ~~conventional attached and detached~~ 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; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Policy 1.2.~~ed~~: *High ~~D~~ensity ~~R~~esidential (8 to 15 dwelling units per acre):* The ~~H~~igh ~~D~~ensity ~~R~~esidential 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~~ neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family; ~~conventional-attached and detached~~ 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, where the area dedicated to such uses is less than or equal to under 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, ~~green-grocers, local markets, restaurants, personal services, or business~~ and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.de: The City may adopt Land Development Regulations which allow the use of a parcel or property solely as a homestead within the Agriculture Residential land use categories by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the lot or parcel by the Comprehensive Plan. Any such provisions in the Land Development Regulations shall apply only once to any individual.

### Objective 1.3: *Commercial*

The City ~~of Alachua~~ shall establish three commercial ~~districts~~ land use categories: Community Commercial, Commercial, and Central Business District. These ~~districts-land use categories~~ shall provide a broad range of commercial uses, including retail sales and services, personal services, as well as offices uses, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors 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/offices s and live-work units;
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 bBreakfasts;
11. Supporting community services such as schools, houses of worship, parks, and community centers; and.
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, and 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; and.
14. Eating eEstablishments.

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 ~~C~~central ~~B~~business ~~D~~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 land use category:

1. Single family attached and detached dwelling units;
- ~~4.2.~~ Residential/offices and live-work units;
- ~~2.3.~~ Business and professional offices;
- ~~3.4.~~ Personal services;
- ~~4.5.~~ Financial institutions;
- ~~5.6.~~ Eating establishments;
- ~~6.7.~~ Retail sales and services that serve the community;
- ~~7.8.~~ Single-family and multi-family residential above first floor commercial uses;
- ~~8.9.~~ Supporting community services such as schools, houses of worship, parks, and community centers;
- ~~9.10.~~ Traditional ~~Mixed-use~~ Neighborhood Planned Developments;
- ~~10.11.~~ Convention ~~c~~Centers; and,
- ~~11.12.~~ Hotels, motels, and bed and 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 to 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~~intensities, ~~directions~~ 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 and goals 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; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels ~~10 acres or greater, .50 floor area ratio~~



~~for parcels less than 10 acres but~~ 5 acres or greater, ~~0a-~~.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio ~~to for~~ 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 extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. ~~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~~ Extensions of a commercial land use category 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~~ The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
- ~~1.2.~~ Access points for commercial ~~complexes development~~ shall ~~seek to~~ minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use curb cuts for ingress and egress access driveways connections to roadways. ~~the maximum extent feasible~~
- ~~2.3.~~ Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
- ~~3.4.~~ A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas ~~residents~~ and to reduce traffic volumes on the roadways.

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

1. The City ~~of Alachua~~ shall establish and 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 and maintain 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 land use category: Corporate Park. This district land use category 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; and,
- ~~2.1.~~ \_\_\_\_\_
- ~~3.2.~~ 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, live-work units, 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 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 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 50 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 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for 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	<u>Maximum Area:</u> Manufacturing Area/Storage	<u>Maximum</u> <u>Building Size of</u> <u>Building</u>	<u>Maximum</u> 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	<u>Maximum Building Size</u>	<u>Maximum Area: Manufacturing</u>	<u>Maximum Area: Warehousing</u>	<u>Maximum Building Area Coverage</u>
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 uses in the Corporate Park uses-land use category 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 to ~~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 intensityintensities, directions 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 and goals 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 Corporate Park~~ uses shall be limited to an intensity of less than or equal to 0.50 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 0.75 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; and:-
12. Complementary residential uses.

#### Objective 1.5: *Industrial*

The City ~~of Alachua~~ shall establish one industrial ~~district~~land use category: Industrial. This ~~district~~land use category 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, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

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

Type of warehouse	<u>Maximum Building Size of Building</u>	<u>Maximum Area: Manufacturing</u>	<u>Maximum Building Area Coverage</u>
Regional Warehouse	100,000 sq. ft. <del>Maximum</del>	None permitted	50% <del>maximum</del>
Bulk Warehouse	1.5 million sq. ft. <del>maximum</del>	None permitted	50% <del>maximum</del>
Heavy Distribution	500,000 sq. ft. <del>maximum</del>	None permitted	40% <del>maximum</del>

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

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

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

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

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~~land uses or residential land use categories.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial~~uses~~land use category 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 to~~ 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~~intensities, ~~directions~~ 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, parking, layout, drive aisles,~~ and points of conflict;
8. Landscaping, as it relates to the requirements and goals 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; ~~and,;~~
11. Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels ~~10 acres or greater, 50 floor area ratio for parcels less than 10 acres by~~ 5 acres or greater, 0.75 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. ~~EAn~~ exceptions should may be made for transmission or collection facilities, rights-of-ways, and easements, which may be located in any land use category.
2. Public facility land uses may be ~~considered for locations~~ located within all land use ~~categories 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-anticipated 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<sub>1</sub>
  - g. Where feasible<sub>1</sub>, the proposed site is so located to allow for co-location with parks, libraries<sub>1</sub>, and community centers.
2. 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<sub>1</sub>
  - 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 ever 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.~~ In order to provide the opportunity for recreation activities, and recreational uses may be allowed ~~outside of the Recreation~~ in any land use category provided such uses are compatible with adjacent land uses and are consistent with this Comprehensive Plan.

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 other than the Recreation land use category when compatible with adjacent land uses and 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 0.25 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 ~~r~~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 ~~r~~residential PD are not subject to the permitted uses in the underlying land use category, but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. 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 ~~r~~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, non-vehicular 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) zoning 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 (PD) zoning 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 intended to serve the PD and areas nearby, planned 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 non-vehicular means.

3. Street networks which form public spaces and are interconnected, blocks which are small, ~~and both are~~ designed to adequately accommodate vehicles but, to also respect pedestrians and other means of travel such as bicycles, 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 sub-policy 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) zoning 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 high ~~er~~ 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 which a historic district designation may not be appropriate, 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~~ implemented 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 sSubdivision sStandards*

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. In order to further promote and encourage conservation subdivision design, a density bonus may be established for conservation subdivisions. The yield is~~ plan should be conceptual, yet ~~realistic in nature~~achievable, and does not require ~~specific detailed~~ 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 connected 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 tree-lines 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 and protected in perpetuity. 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, provided however, that the City shall not be obligated or 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 to protect exceptional specimens ~~s 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~~10% of the development site, not inclusive of any designated open space areas. 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: Heritage Trees and Champion Trees* – 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: Regulated Trees* – 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: Removal and Mitigation* – 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.

**Objective 2.7: *Discouragement of Urban Sprawl***

The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

**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: ~~Either any p~~P~~rojects~~ sponsored by or under the authority of the City, financially or administratively, which involves the 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 and implemented when appropriate.

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

#### Objective 3.2: Historic Resources Inventory

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: Designation of Historic Districts and Historic Resources

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: Preservation of Historic Resources

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~~ may incorporate standards into 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: Protection of Historic Districts and Historic Resources**

~~Ensure~~ The City shall ensure that ~~its 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 a historic ~~the~~ district is sensitive to the historic character of ~~any the~~ historic district.

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

**Objective 3.6: Historic Preservation Implementation Strategies**

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: Preservation of Historic Buildings through Innovative Techniques**

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: Support of Historic Preservation Efforts**

~~Encourage—The City shall encourage~~ and support the development and maintenance of present and future historic preservation organizations, ~~especially particularly~~ 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—such organizations~~ 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—such~~ 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: Historic Zoning Overlays and Protection Ordinances**

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: Implementation of Historic Zoning Overlays and Capital Improvement Projects**

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—establish and maintain~~ Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.



Policy 3.10.b: ~~-The City may adopt~~ Upon adoption of architectural design standards for historic districts and overlays, ~~the City shall which may be~~ enforced these standards through an permitting and inspection programs.

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 of the City, 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 ~~d~~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 will be utilized adopted in the Land Development Regulations to protect the traditional character of the residential-existing neighborhoods and development. 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 ~~L~~and ~~D~~evelopment ~~R~~egulations, 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~~ in the Future Land Use Map Series. 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 ~~e~~C~~omprehensive~~ ~~p~~P~~lan~~ amendment process, development review process and in its ~~l~~L~~and~~ ~~d~~D~~evelopment~~ ~~r~~R~~egulations~~ 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 ~~f~~Features*

The City shall coordinate ~~Future Land Use designations~~land use categories 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~~may 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 levels 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, ~~and~~ solid waste, and public schools 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 Chapter 163 ~~De~~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~~Nonconformities ~~and~~, Vested Rights, and Antiquated Subdivisions

The City shall establish standards and processes for addressing ~~nonconforming uses~~nonconformities, ~~and~~ vested rights, and antiquated subdivisions. The City shall strive to eliminate or reduce uses that may be inconsistent with the community's character, ~~and~~ future land uses, and infrastructure facility and service plans.

#### Objective 6.1: ~~Nonconforming uses~~Nonconformities

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

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

Policy 6.1.b: The City's ~~L~~and ~~D~~evelopment ~~R~~egulations 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 ~~L~~and ~~d~~evelopment ~~r~~egulations. 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 ~~L~~and ~~D~~evelopment ~~R~~egulations. 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 ~~L~~and ~~D~~evelopment ~~R~~egulations 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 will~~ establishes the ~~following~~ administrative procedure and standards by which a property owner may ~~demonstrate petition~~ that private property rights ~~have are~~ 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*, ~~—which represents~~ a right to develop or to continue the development of property notwithstanding this Comprehensive Plan. ~~Common law vesting~~ may be found to exist when ~~ever~~ the ~~applicant—petitioner~~ 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.* ~~--- which represents~~ the right to develop or to continue the development of property. Statutory vesting 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 prior to adoption of this Comprehensive Plan or subsequent amendments thereto which may affect consistency or concurrency 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 inside or outside of a subdivision ~~or without~~, but only to the extent ~~of that~~ one single family residence per lot shall be permitted; ~~however, s~~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~~ a building permit for a single family residence.

#### Goal 7: Utilities and ~~w~~Wellfield ~~p~~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 ~~e~~Extension of ~~u~~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 without encouraging urban sprawl to meet future needs.

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 ~~p~~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. ~~where only~~ low impact development ~~that which~~ limits density and ~~conditions~~ uses to those which so that will not present any potential contamination to 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 up flow 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 Annexation~~

~~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.~~

~~The City shall ensure that annexations comply with the requirements of Chapter 171, Florida Statutes, and shall coordinate with Alachua County and surrounding municipalities to ensure efficient service delivery and coordinated planning within each jurisdiction.~~

~~Objective 8.1: Urban Reserve Areas Compliance with Chapter 171, Florida Statutes~~

~~The City of Alachua recognizes the concepts and vision intended to guide annexation, development and land use within its Urban Reserve Areas. All annexation policies are compliant and follow ss. Chapter 171~~

~~. Annexations shall comply with the requirements of Chapter 171, Florida Statutes.~~

~~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. The City shall review all annexations to ensure that the requirements of Chapter 171, Florida Statutes are met.~~

~~Objective 8.2: Coordination of Service Delivery and Planning~~

~~The City shall coordinate with Alachua County and surrounding municipalities to address service delivery and coordinated planning.~~

~~Policy 8.42.ba: 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. The City shall coordinate with Alachua County and with surrounding municipalities to ensure the efficient provision of public~~

services to the residents of the City and to ensure that land uses within each jurisdiction shall be compatible with one another.

~~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: Annexed into Jurisdiction*

~~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 and redevelopment within the corporate limits shall connect to the City's of Alachua's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.ba 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.

#### Objective 9.1: Connections to Water and Wastewater Systems

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Goal 10:  
Limiting 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.~~

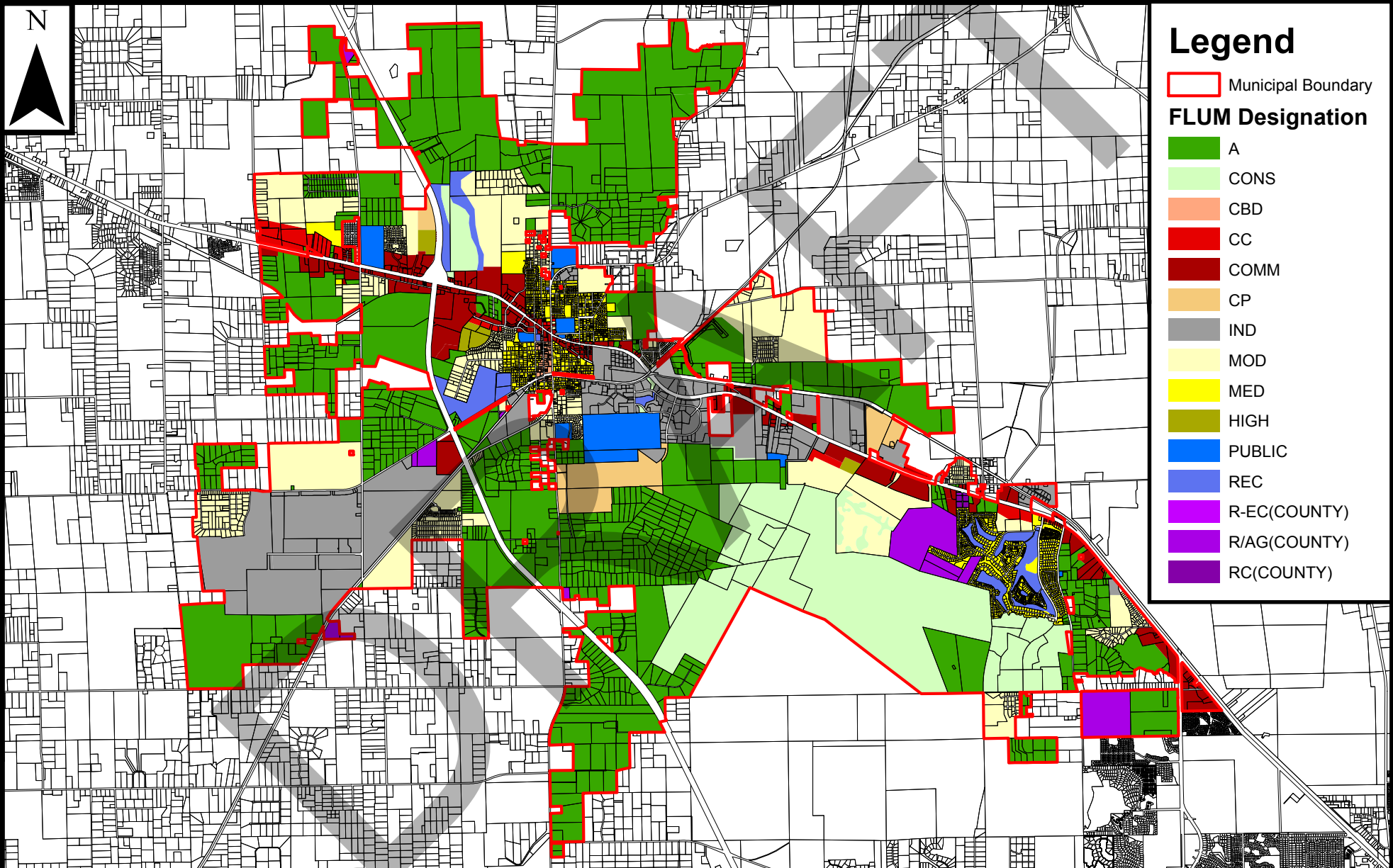
~~Policy 10.1.b: All development associated with the Future Land Use Map amendments, Cycle 1-08 and 1-09, shall be required to connect to and utilize City of Alachua potable water and sanitary sewer services.~~





# CITY OF ALACHUA

## FUTURE LAND USE MAP: 2035

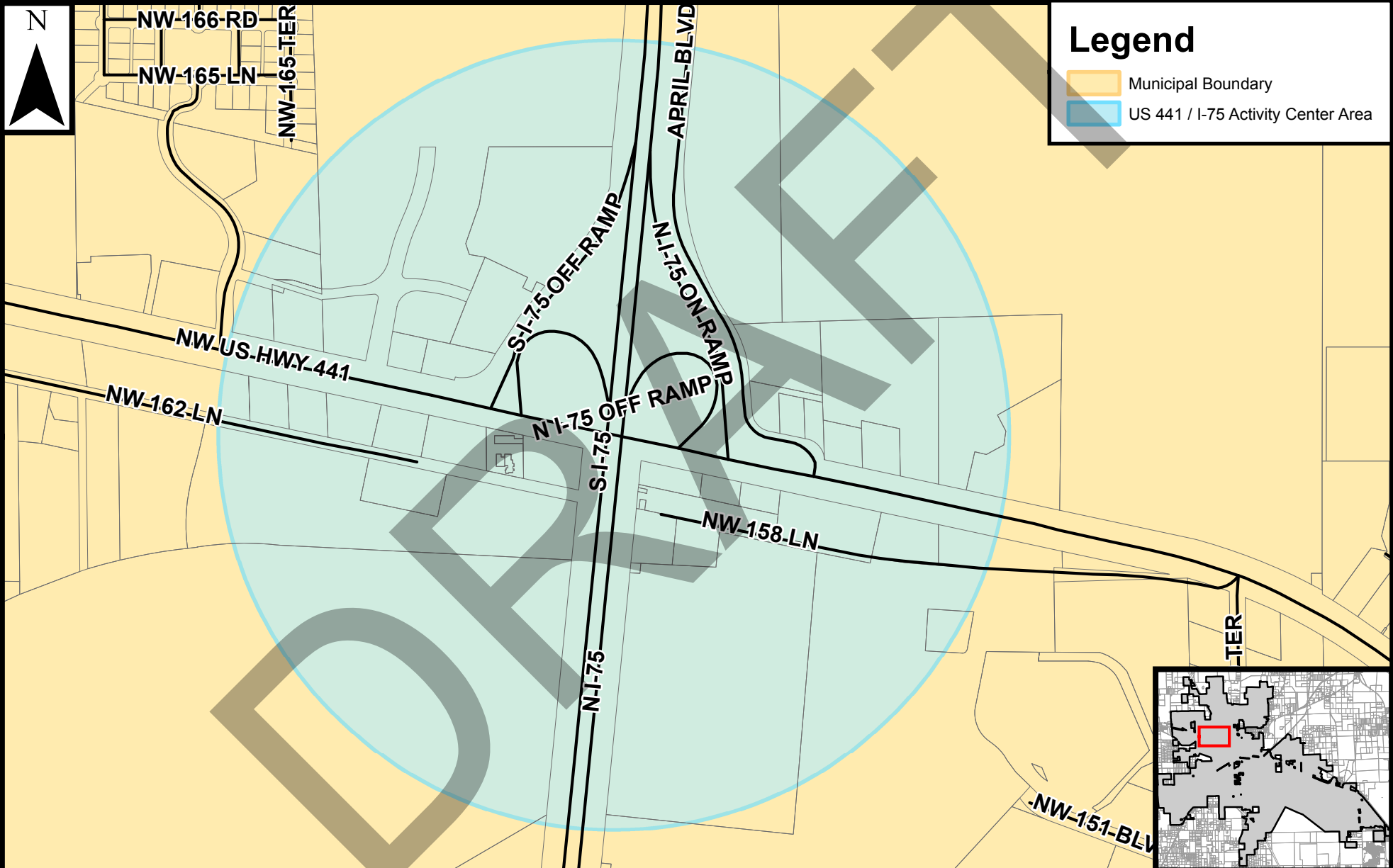








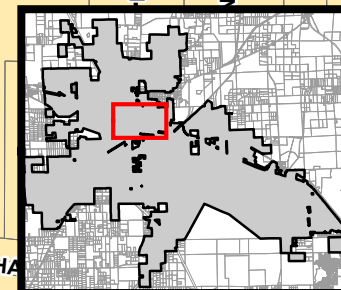
# CITY OF ALACHUA

## US 441 / I-75 ACTIVITY CENTER MAP



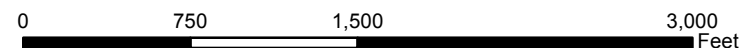


 Municipal Boundary  
 Central City Area






**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

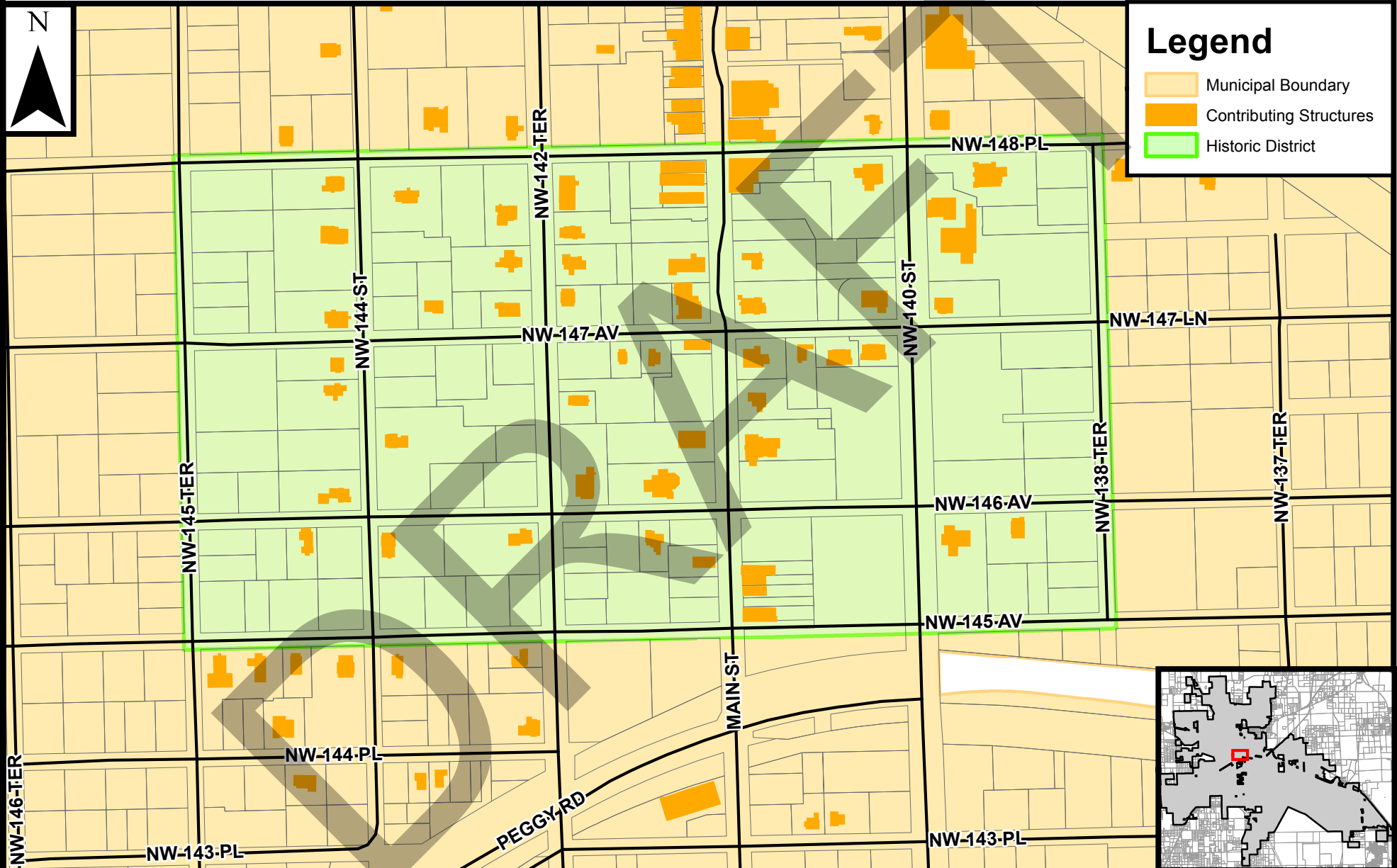
Prepared December 2019





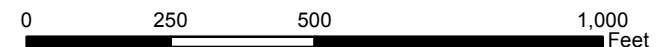
## Legend

-  Municipal Boundary  
 Contributing Structures  
 Historic District



Prepared December 2019

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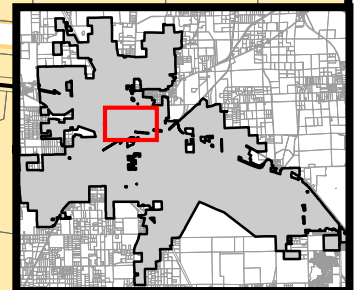
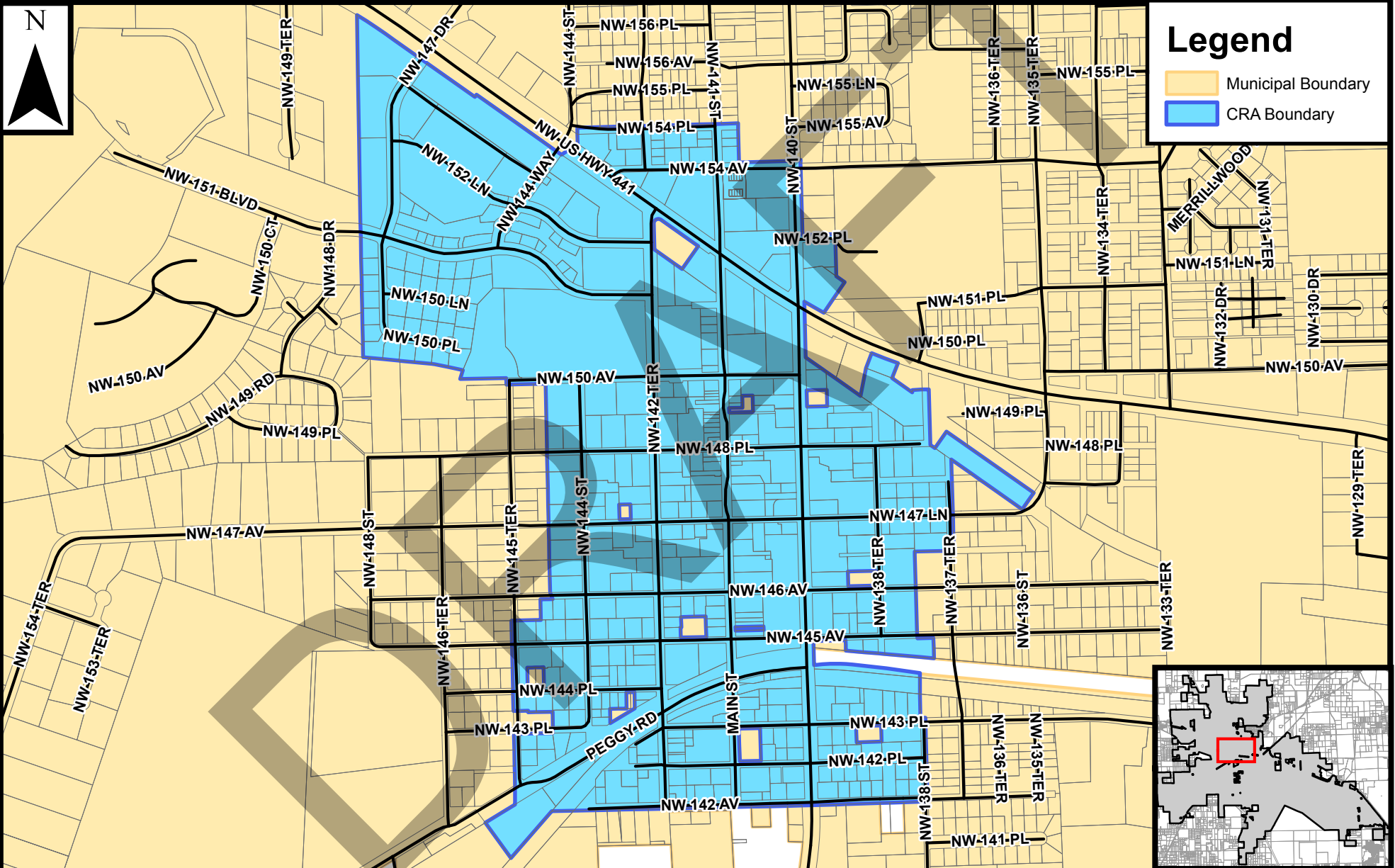


# CITY OF ALACHUA COMMUNITY REDEVELOPMENT AREA



## Legend

- Municipal Boundary
- CRA Boundary

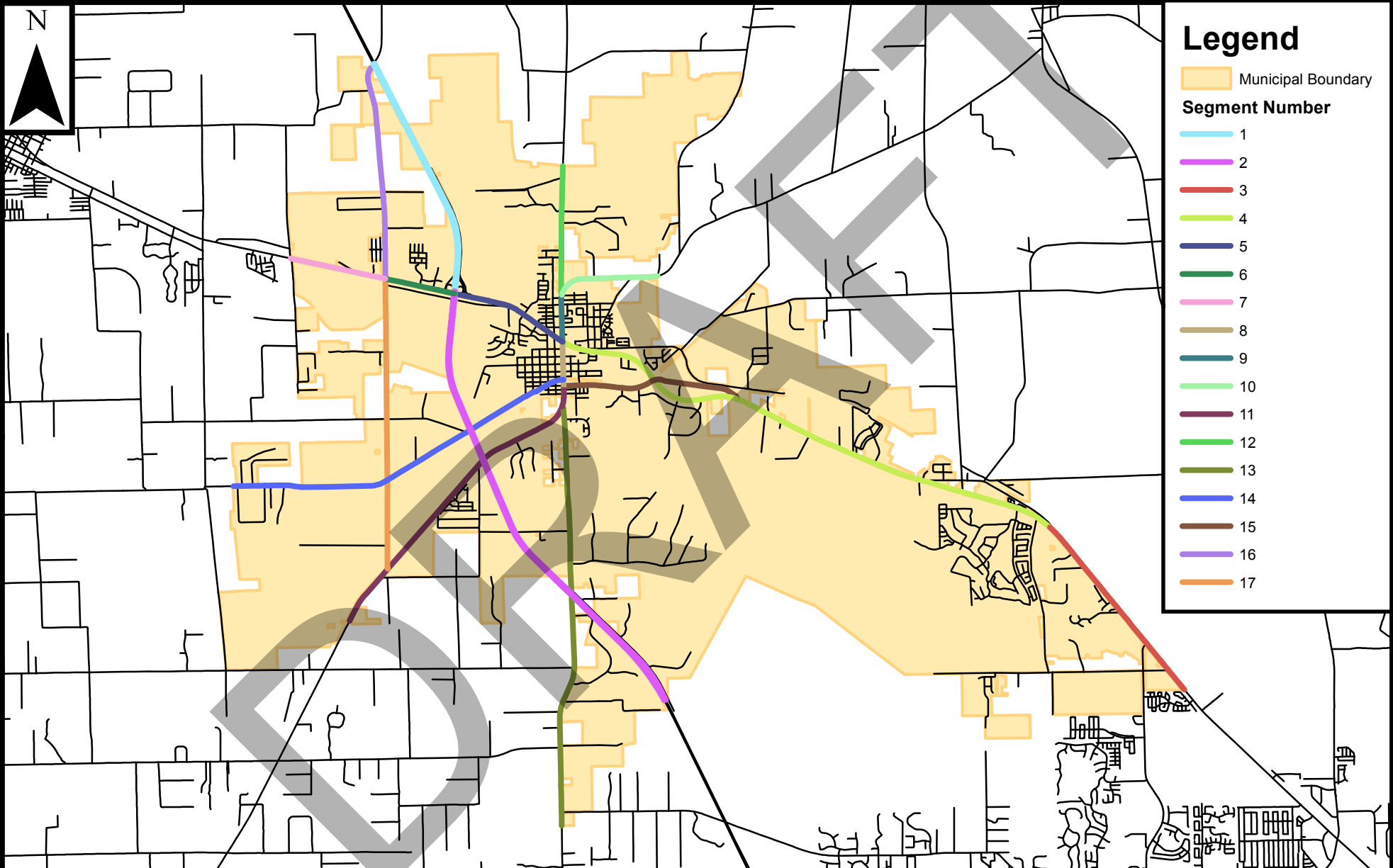






# CITY OF ALACHUA

## EXISTING TRAFFIC CIRCULATION MAP



### Legend

Municipal Boundary

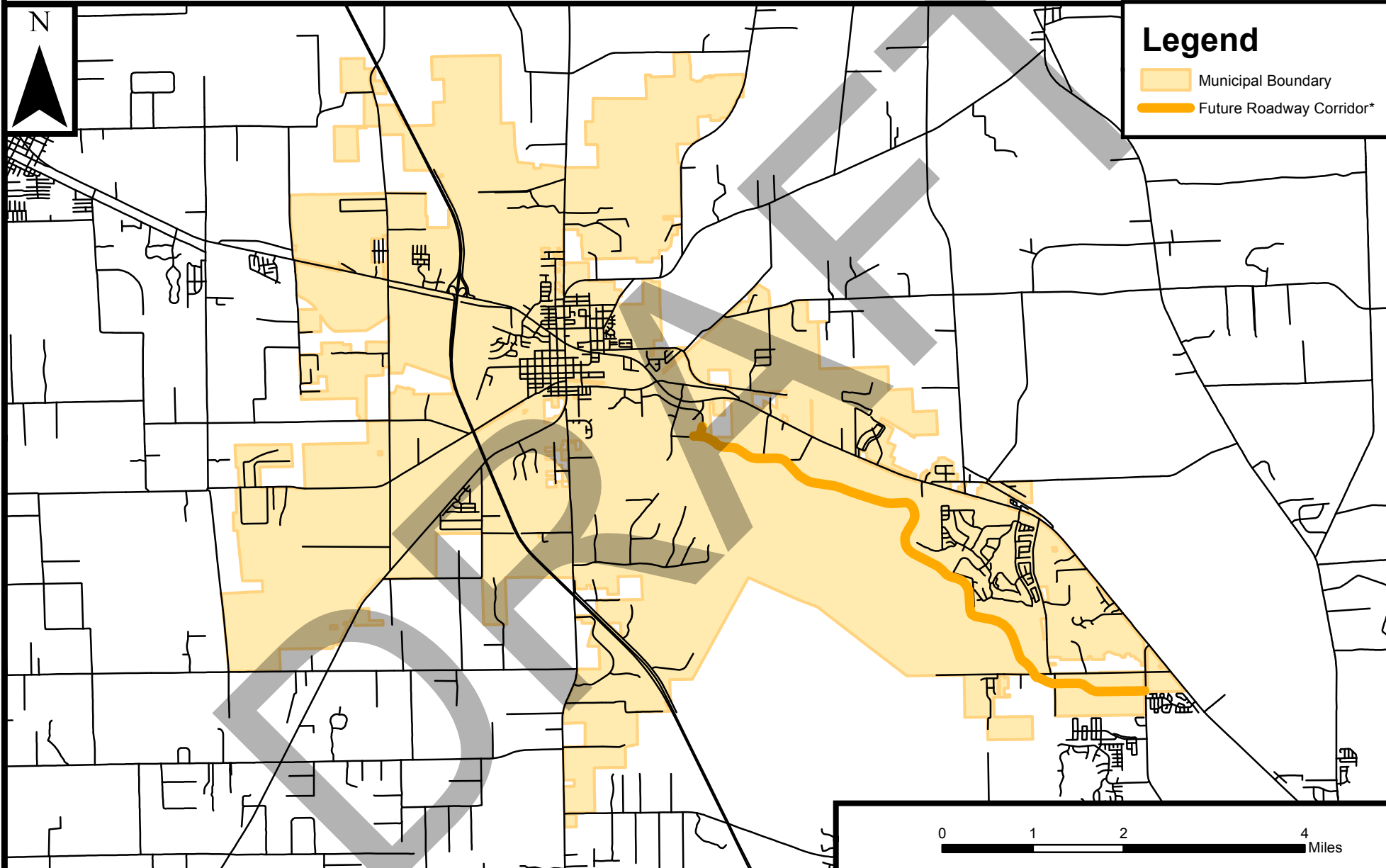
#### Segment Number

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17



# CITY OF ALACHUA

## FUTURE TRAFFIC CIRCULATION MAP: 2035



Prepared by the City of Alachua  
Planning & Community Development Department

Prepared December 2019

**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

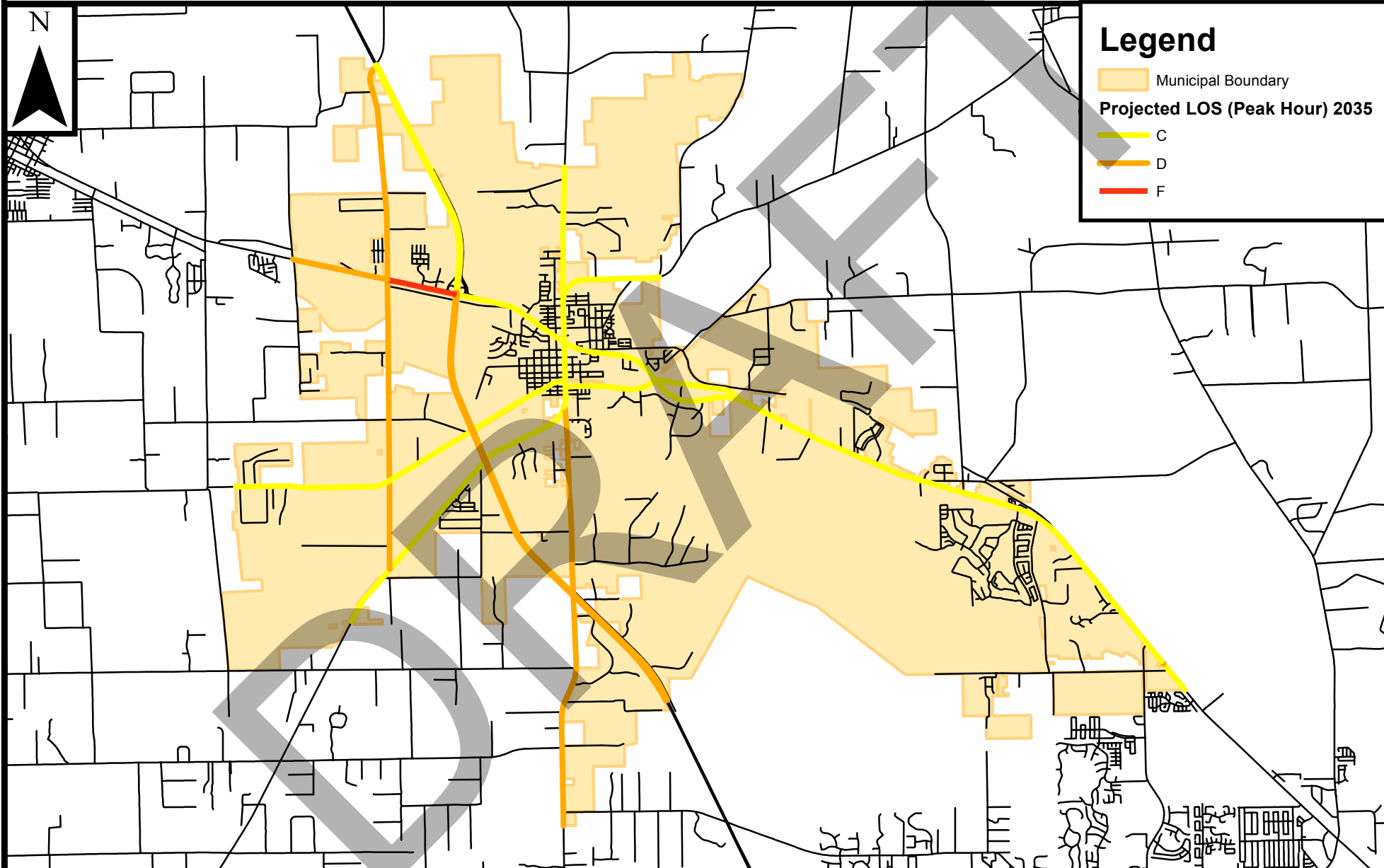
\* The alignment of the future roadway corridor is conceptual in nature. This conceptual map may not account for potential limitations, which may include but are not limited to topography, hydrology, soils, wetlands, and other environmental constraints. Therefore, the actual location of the roadway may vary from the location shown on this conceptual map.





# CITY OF ALACHUA

## PROJECTED PEAK HOUR LEVEL OF SERVICE: 2035



Prepared by the City of Alachua  
Planning & Community Development Department

Prepared December 2019

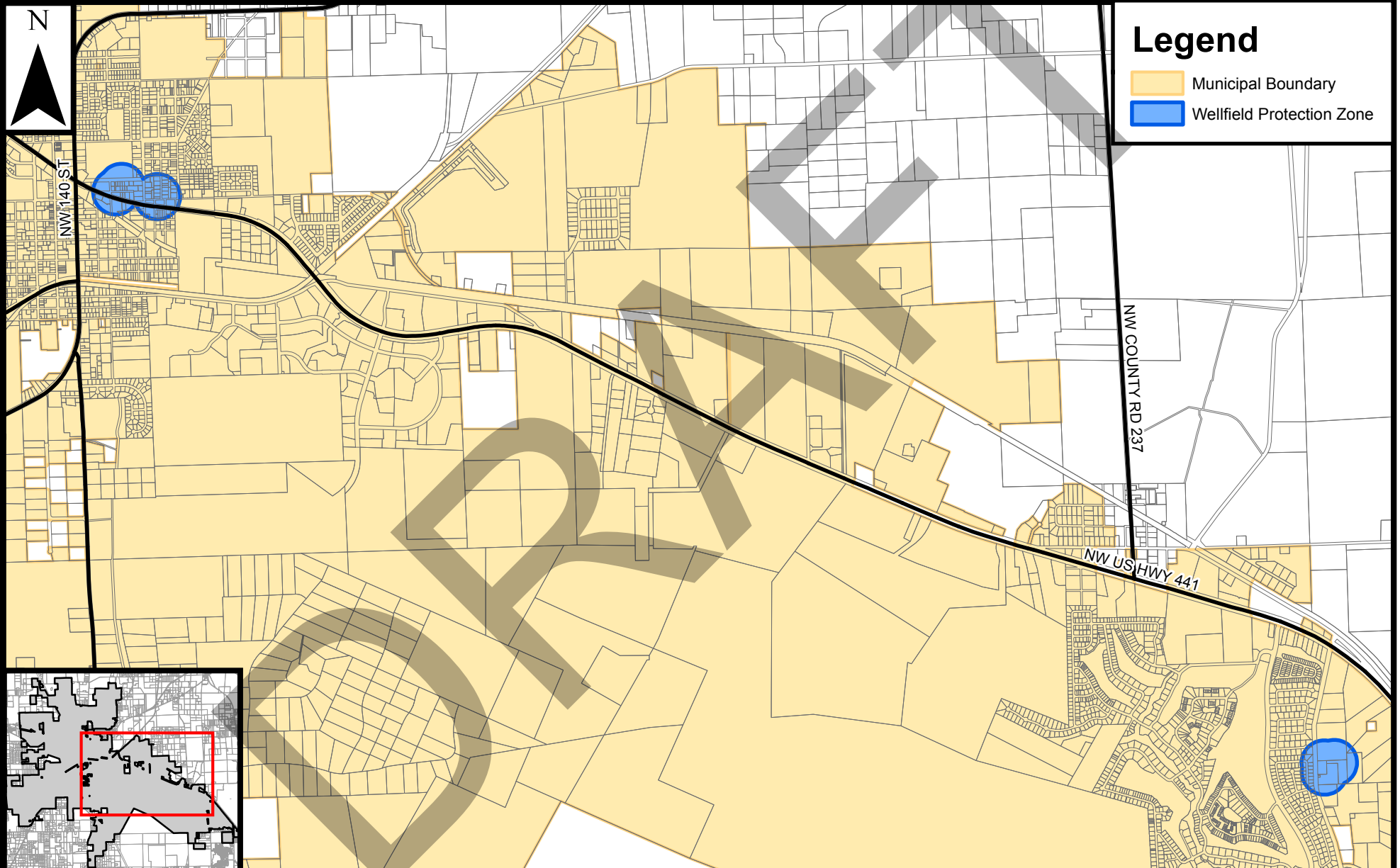
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0 1 2 4 Miles



# CITY OF ALACHUA

## WELLFIELD PROTECTION ZONES



Prepared by the City of Alachua  
Planning & Community Development Department  
Prepared December 2019

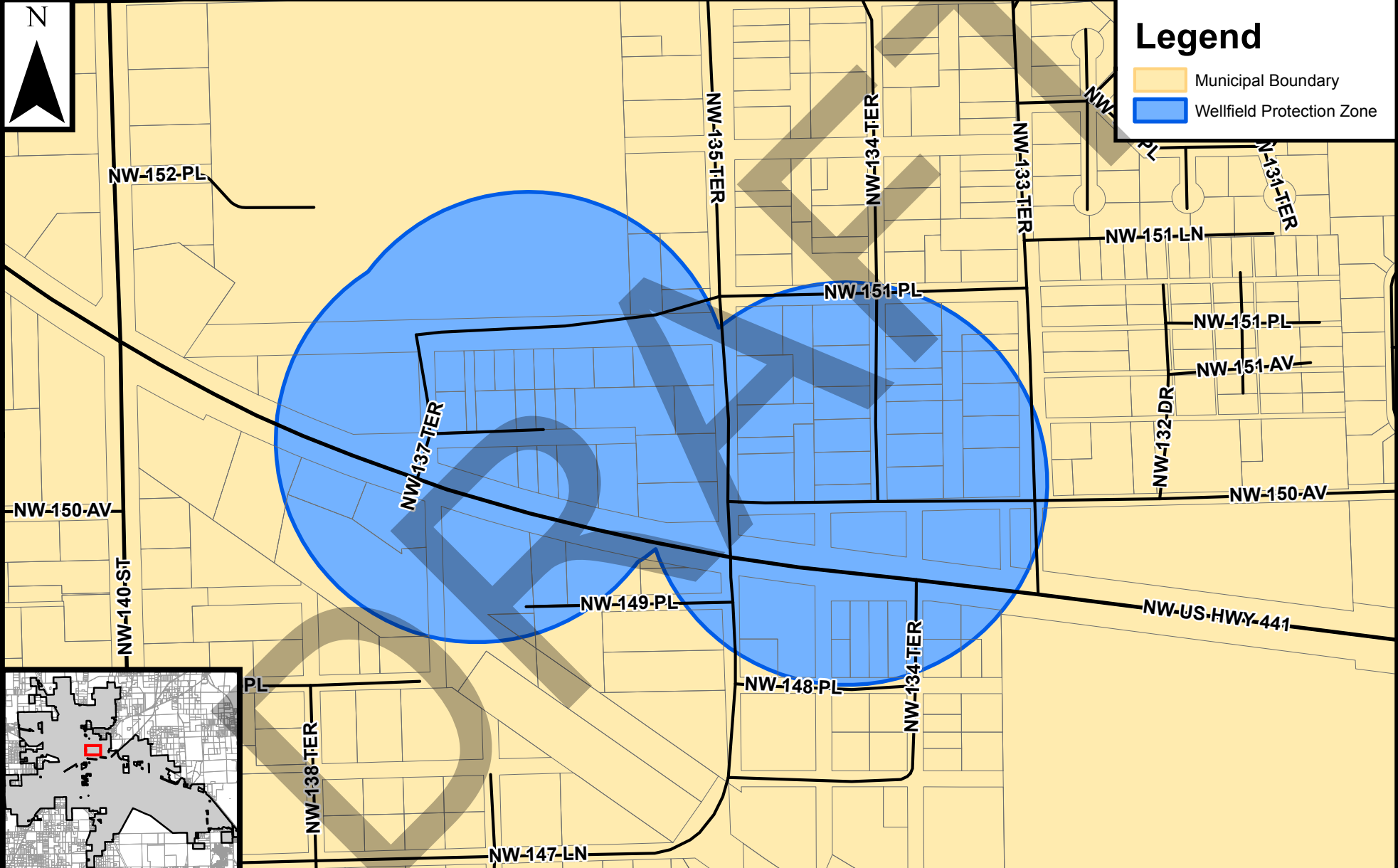
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# CITY OF ALACHUA

## DOWNTOWN WELLFIELD PROTECTION ZONE







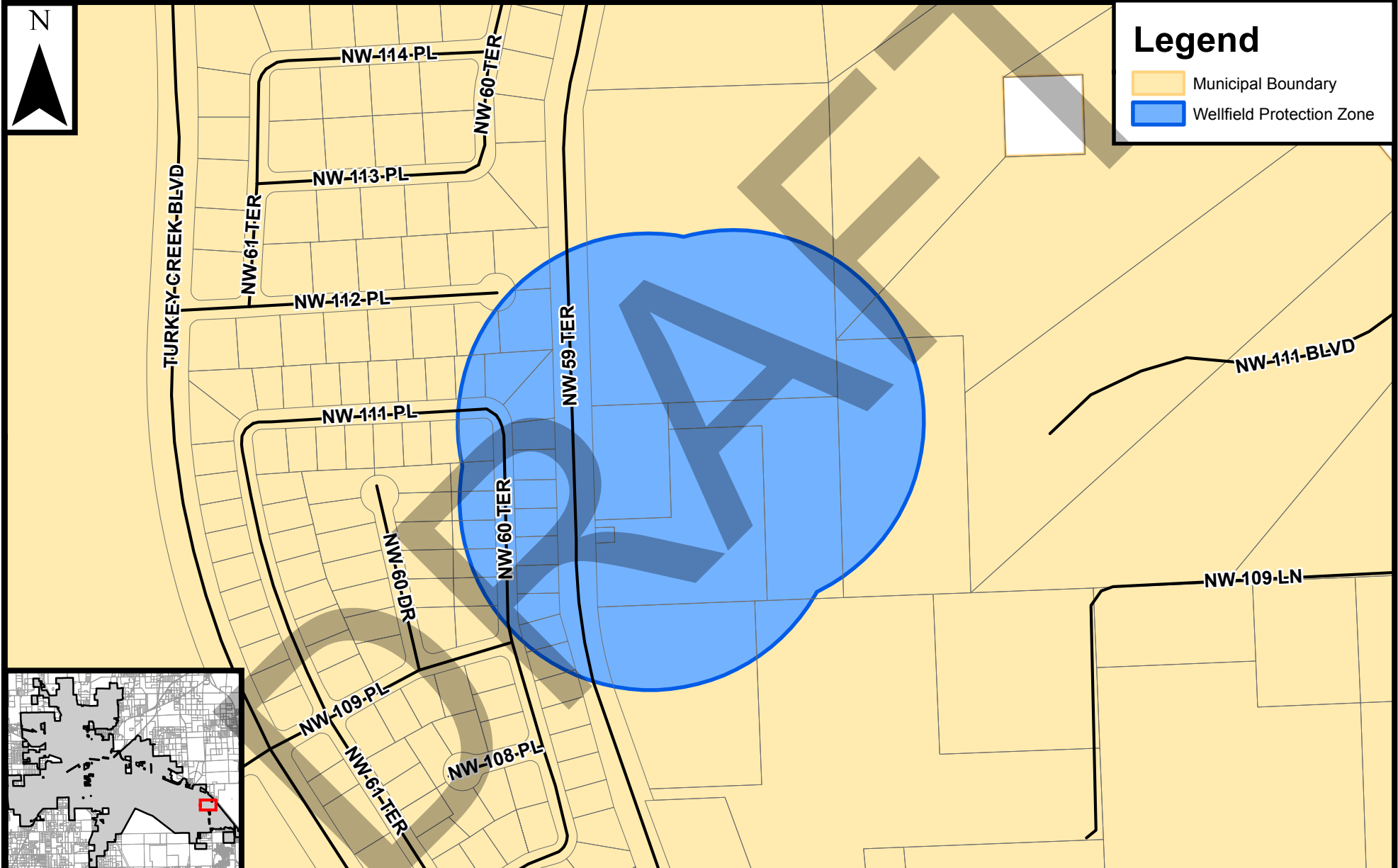
# CITY OF ALACHUA

## NW 59TH TERRACE WELLFIELD PROTECTION ZONE



### Legend

-  Municipal Boundary
-  Wellfield Protection Zone



Prepared by the City of Alachua  
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0 250 500 1,000  
Feet






# CITY OF ALACHUA SPECIAL FLOOD HAZARD AREAS



## Legend

 Municipal Boundary

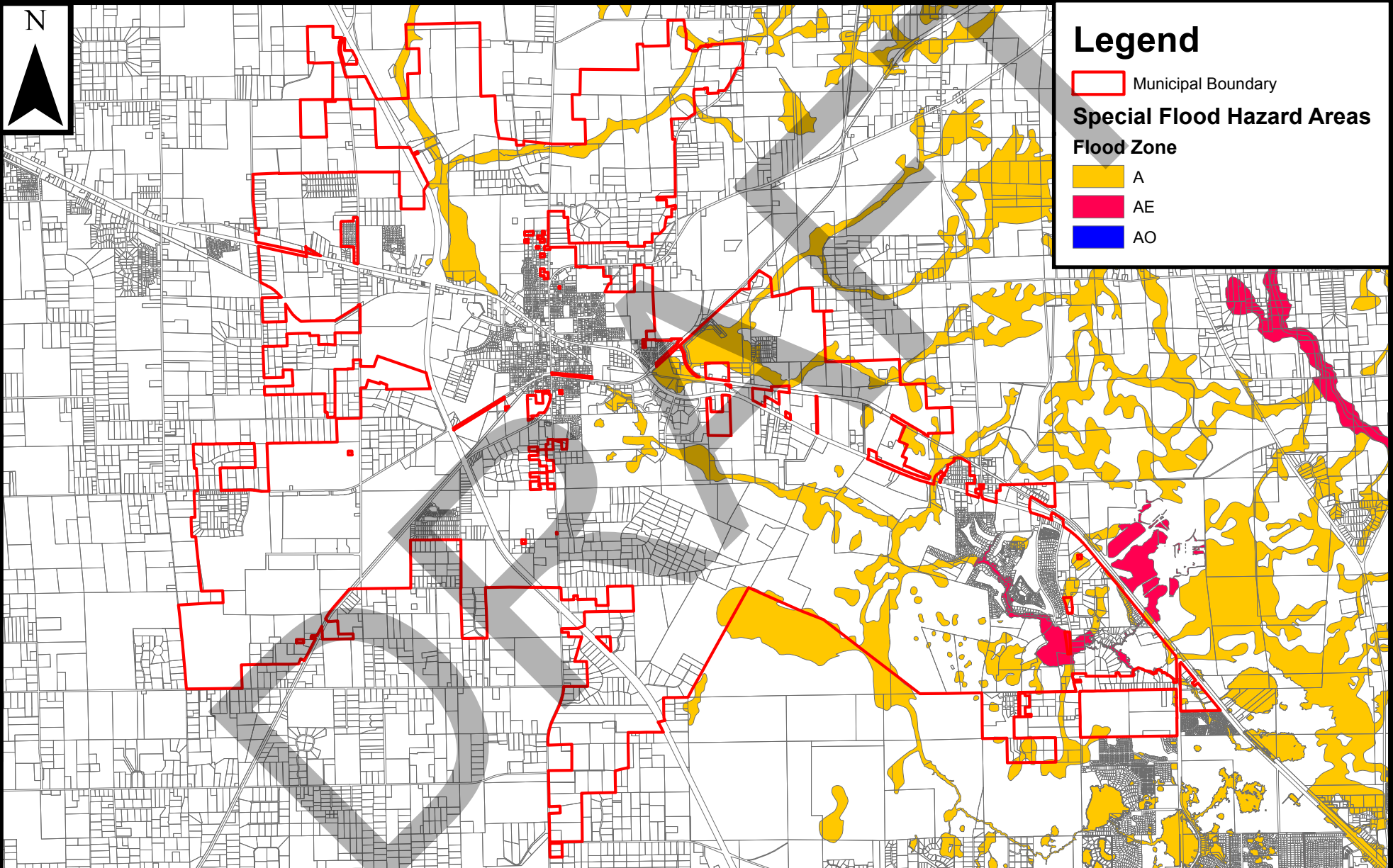
### Special Flood Hazard Areas

#### Flood Zone

 A

 AE

 AO



Prepared by the City of Alachua  
Planning & Community Development Department

Prepared December 2019

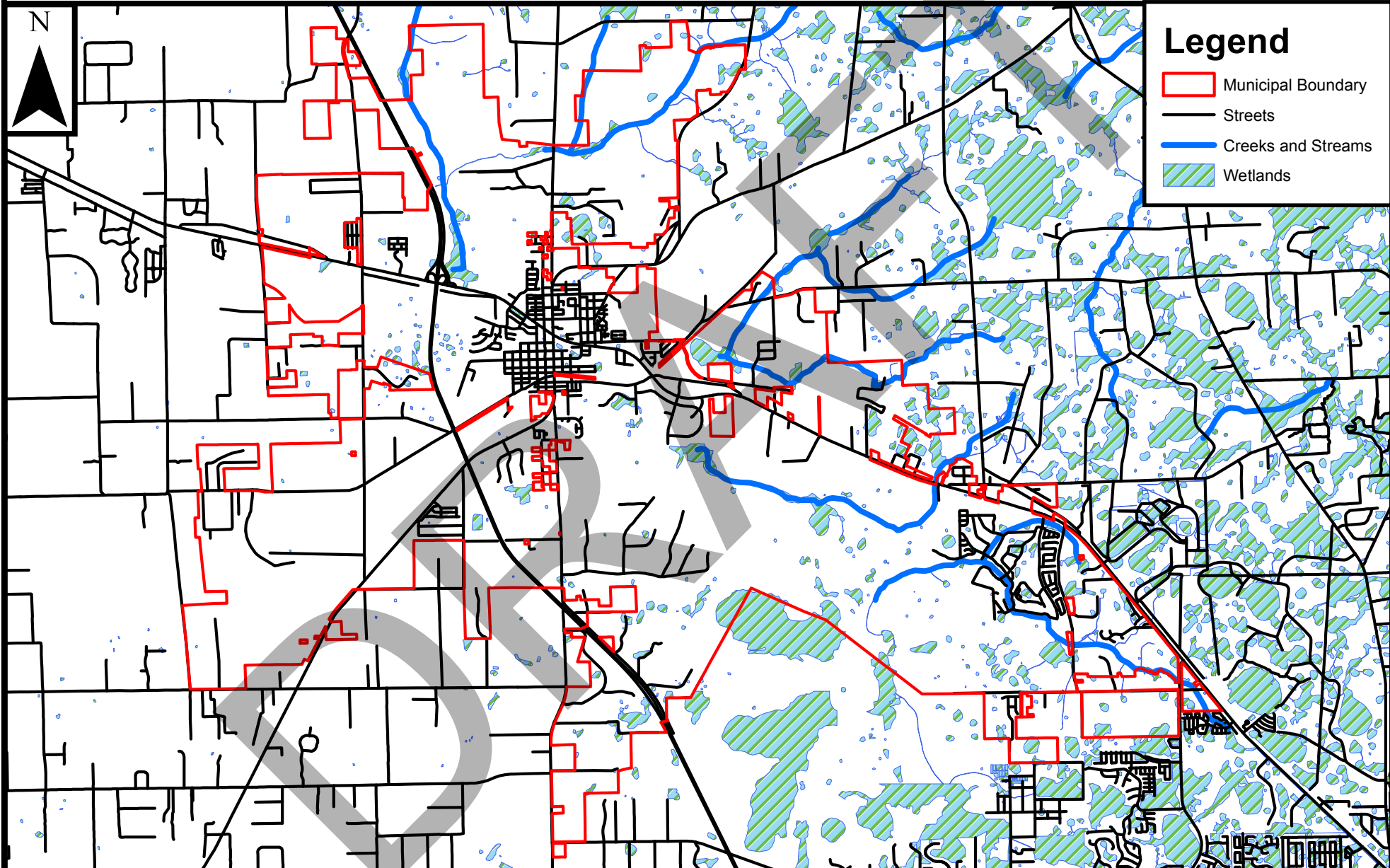
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0 1 2 4  
Miles



# CITY OF ALACHUA

## WETLAND AREAS, CREEKS, STREAMS, & WATER BODIES



Prepared by the City of Alachua  
Planning & Community Development Department

Prepared December 2019

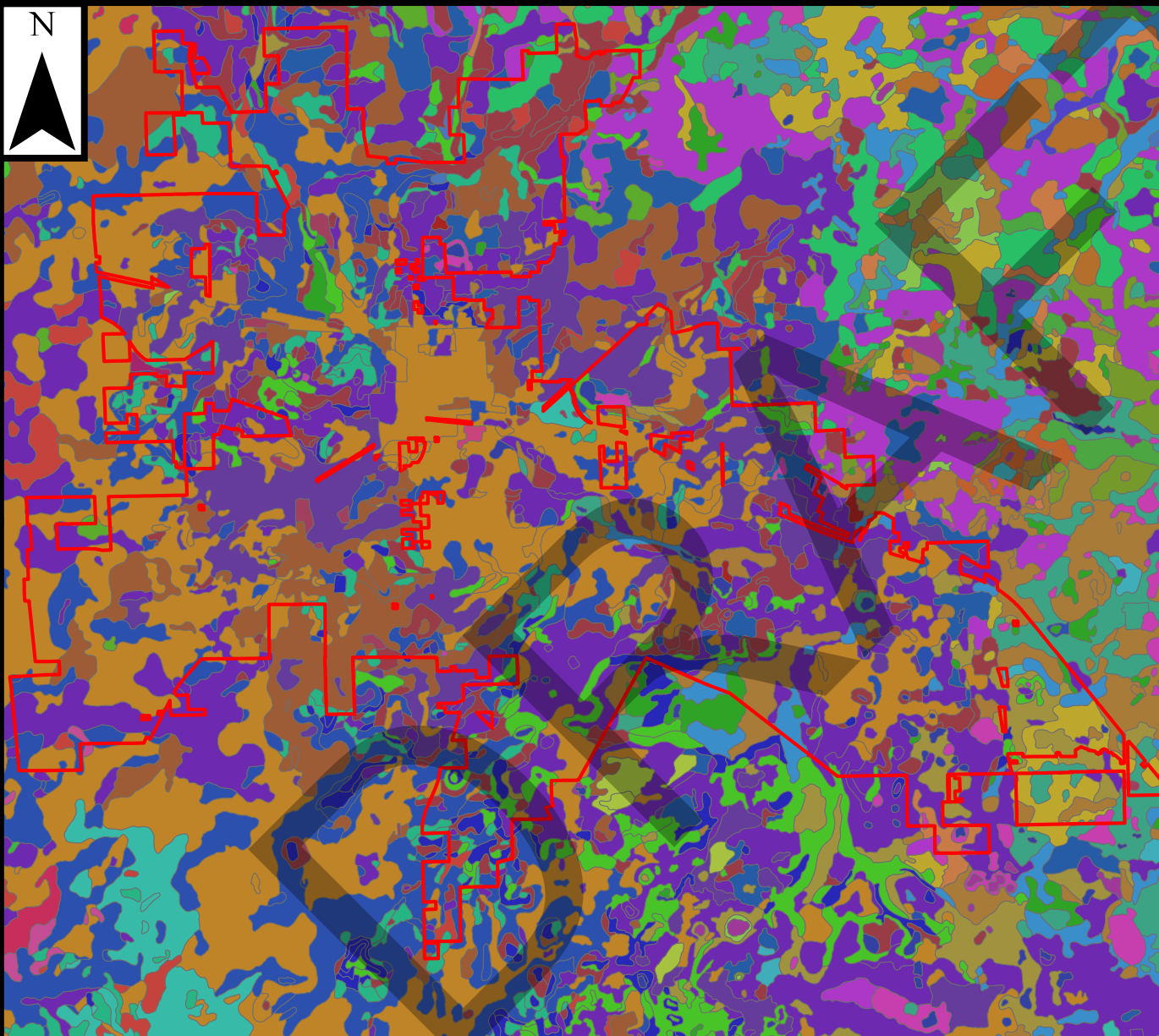
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0 1 2 4 Miles





# CITY OF ALACHUA SOILS MAP



## Soil Type

APOPKA	NEWNAN
ARENTS	NORFOLK
ARREDONDO	OLENO
BIVANS	PEDRO
BLICHTON	PELHAM
BOARDMAN	PITS
BONNEAU	PLACID
CANDLER	PLUMMER
CHIPLEY	POMONA
EMERALDA	POMPAÑO
FLORIDANA	POTTSBURG
FORT MEADE	RIVIERA
GAINESVILLE	SAMSULA
JONESVILLE	SHENKS
KANAPAHA	SPARR
KENDRICK	SURRENCY
LAKE	TAVARES
LEDWITH	UDORTHENTS
LOCHLOOSA	URBAN LAND
MICANOPY	WACAHOOTA
MILLHOPPER	WATER
MONTEOCHA	WAUCHULA
MULAT	ZOLFO
MYAKKA	

# Transportation Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# TRANSPORTATION ELEMENT

## Goal 1: Traffic Circulation System

~~Provide~~ The City shall provide for an efficient traffic circulation system, which serves existing and future land uses.

## Objective 1.1: Level of Service

The City shall establish a safe, convenient, and efficient level of service standard for all motorized and non-motorized transportation systems.

Policy 1.1a: ~~Establish~~ The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
1	I-75 (From <del>NCL of Alachua</del> <u>North City Limit</u> to US 441)	6/D	Freeway	COMM	C	C
2	I-75 (From US 441 to <del>SCL of Alachua</del> <u>South City Limit</u> )	6/D	Freeway	COMM	B	C
<del>3</del>	<u>US 441</u> (From MPO Boundary to CR 25A East Intersection)	<u>4/D</u>	<u>Principle Arterial</u>	<u>COMM</u>		<u>D</u>
<del>34</del>	US 441 (From <del>NW 126<sup>th</sup> Ave</del> to CR 2054 <u>From CR 25A East Intersection to SR 235</u> )	4/D	Principle Arterial	Urban Trans	C	D
<del>45</del>	US 441 (From <del>CR 2054 to SR 235</del> <u>From SR 235 to I-75</u> )	4/D	Principle Arterial	Urban Trans	C	D

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
<u>56</u>	US 441 (From SR 235 to NCL of Alachua From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	<u>C</u>	<u>D</u>
<u>7</u>	US 441 (From CR 235A to NW 188th Street)	<u>4/D</u>	<u>Principle Arterial</u>	<u>Urban Trans</u>		<u>D</u>
<u>6</u>	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	B	D
<u>7</u>	US 441 (From MPO Boundary to CR 25A)	4/D	Principle Arterial	Urban	B	D
<u>8</u>	SR 235 (From 235/241 intersection NW 143rd Place to US 441)	2/U Bays	Major Collector	Comm	<u>C</u>	D
<u>9</u>	SR 235 (From US 441 to NCL of Alachua NW 140th Street)	2/U Bays	Major Collector	Comm	<u>C</u>	D
<u>10</u>	CR 235 (From NW 140th Street to East City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>11</u>	CR 235 (From NW 143rd Place to South City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>12</u>	CR 241 (From NW SR 235 to North City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>13</u>	CR 241 (From CR 235 to South City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>14</u>	CR 2054 (From SR 235 to West City Limit)	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Existing LOS (2012)	Projected 2025 Adopted LOS Standard
<u>15</u>	<u>CR 2054 (From SR 235 to US 441)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>16</u>	<u>CR 235A (From US 441 to North City Limit)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>
<u>17</u>	<u>CR 235A (From US 441 to CR 235)</u>	<u>2/U</u>	<u>Major Collector</u>	<u>Comm</u>		<u>D</u>

~~County-maintained minor arterials (urban and rural): LOS D~~  
~~County-maintained collectors (urban): LOS D~~

~~County-maintained collectors (rural): LOS C~~

#### Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Policy 1.2.b: New ingress / egress connections to arterial and collector roadways shall be designed to conform with the Florida Department of Transportation Access Management Guidebook, as amended. The City shall establish the following access point requirements for ~~City streets~~local roads:

1. permitting 1 access point for ingress and egress purposes along a single local road to a single property or development;
2. permitting 2 access points for ingress and egress along a single local road to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress along a single local road to a single property or development if the minimum distance



between each access point is at least 100 feet for a single residential lot and or 250 feet for non-residential development and new residential subdivision; or

4. permitting more than 3 access points for ingress and egress along a single local road to a single property or development where a minimum distance of 1,000 feet is maintained between each access point.

Policy 1.2.c The City ~~of Alachua~~ will incorporate standards within the Land Development Regulations ~~provisions~~, which address the following:

1. frontage road requirements;
2. mandatory off-street loading and parking, including ADA requirements;
3. distance requirements for access cuts near intersections and interchanges;
4. building setback requirements;
5. design standards (i.e., acceleration and deceleration lanes, turning radii, signalization, etc.);
6. intersection spacing standards;
7. minimum maintenance responsibility requirements;
8. sight distance standards;
9. incentives to mitigate poor traffic access/hazardous situations;
10. standards to eliminate traffic conflicts between vehicular traffic and bicyclists and pedestrians;
11. highway safety;
12. commercial signage/utilities restrictions within rights-of-way;
13. FDOT Access Management Classification System and Standards;
14. traffic calming methods;
15. placement of street trees; and,
16. prioritization of pedestrian and non-vehicular safety over vehicular movement.

### Objective 1.3: *Parking*

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.b: The City shall establish standards that emphasize shared parking and ~~deferred~~ parking facilities reduction incentives to provide flexibility for businesses and to discourage excessive parking areas.

Policy 1.3.c: The City shall establish incentives for the use of pervious surfaces in parking lot design for parking which exceeds the minimum parking standards.



Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

#### **Objective 1.4: *Bicycle and Pedestrian Standards***

The City shall work to develop a network of bicycle, ~~and~~ pedestrian, and other multi-modal (non-vehicular) facilities which connect all areas of the City.

Policy 1.4.a: The City shall require any development which must obtain site plan or subdivision approval to provide additional right-of-way width for bicycle and pedestrian ways along all proposed collector and arterial streets.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Policy 1.4.~~bc~~: The City shall consider establishing regulations to encourage safe and continuous multimodal transportation facilities, including bicycle lanes, pedestrian pathways, trails, and multiple-purpose pathways.

Policy 1.4.~~ed~~: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Policy 1.4.~~de~~: The City shall work with the Suwannee River Water Management District, Alachua County, and other public or private entities to implement accessible, and functional regional trail systems and ~~other~~ transportation plans related to non-~~vehicular~~ transportation.

#### **Objective 1.5: *Linking Land Use and Transportation***

The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.a: The City shall, as part of ~~the scheduling~~ capital improvement ~~scheduling of roadway—improvements projects~~, review all proposed roadway improvements to determine if such improvements will further the direction of the Future Land Use Element. ~~1.~~ Where the roadway is ~~operated and~~ maintained by another jurisdictional authority, the City shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the Future Land Use Element.

Policy 1.5.b: In order to establish the link between land use and transportation, the City shall establish the following roadway classifications and develop design standards for development along each type of roadway. These design classifications will also guide highway and roadway beautification projects:-

1. *Alleys*: One-way or two-way service corridors providing access to the rear of residential lots or commercial buildings. Right of way width of A alleys can be up to 30' ~~in width~~.
2. *Neighborhood Streets*: Roadways with T two-way vehicular movements that serve land immediately adjacent to the roadway. Parallel parking and sidewalks are allowed on one or both sides of the street. Right of way width of N neighborhood streets can be from 30' to 60'.
3. *Drives*: ~~These roadways~~ Roadways that separate a developed area from undeveloped area. May have curb and gutter on developed side and swale on undeveloped side. Right of way width varies based upon the on number of travel lanes.
4. *Roads*: ~~R~~ These roadways that provide access to residential neighborhoods. May have an urban or rural cross-section.
5. *Avenues*: (Equivalent of collector streets) ~~R~~ These roadways that consist of more than one travel lane. The design should emphasize medians with landscaping, and sidewalks should be located on both sides of the roadway, separated from travel lanes by parking or plantings. Sidewalks and bike lanes may be included when right of way widths permit.
6. *Boulevard*: (Equivalent of arterial streets) ~~These R~~ Roadways that are large, multi-lane roadways. The design should emphasize wide, planted medians, with sidewalks separated by a planting verge generous landscape strip with street trees.

Policy 1.5.c: ~~To the extent feasible, t~~ The City shall require new developments and redevelopment which ~~are~~ is compatible with an adjacent existing development(s) to interconnect with ~~one another~~ existing development(s) through one or more of the following methods:

1. Through the extension of a public or private street from ~~one project~~ the new development to the adjacent existing development or adjacent lands another; and/or,
2. Through joint use of driveways and cross access agreements among

adjoining properties to allow circulation between sites;. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

- ~~2. Through the extension of a sidewalk from one project to another;~~
- ~~3. Through the extension of a multi-purpose trail from one project to another.~~

Policy 1.5.d The City shall require new developments which are compatible with adjacent existing development to interconnect with adjacent lands through one or more of the following methods:

1. Through the extension of a sidewalk from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through the extension of a multi-purpose trail from the new development to the adjacent existing development or adjacent lands.

Policy 1.5.e Where feasible, the City will encourage strategies to facilitate development patterns that support multi-modal solutions, including urban design and appropriate land use mixes, including intensity and density.

#### **Objective 1.6: *Coordination with State and County Transportation Plans***

The City shall coordinate its traffic circulation planning efforts with the Florida Department of Transportation and Alachua County for consistency with their Transportation Improvement Plans.

Policy 1.6.a: The City shall, during the capital improvements planning process for roadway improvements, review the proposed roadway improvements that will be completed as part of the implementation of the Florida Department of Transportation 5 - Year Transportation Plan so that such capital project planning is consistent with the state roadway improvement planning.

Policy 1.6.b: The City shall coordinate with Alachua County to ensure that necessary improvements to county-maintained roadways within the City limits are reviewed and scheduled in the County's Transportation Improvement Plan, the County's Mobility Plan, and/or the County's Strategic Intermodal System Mitigation Program.

Policy 1.6.c: ~~—The City shall review the Alachua County Corridor Design Manual for its impact on the design and construction of roadways within the City limits. The City may consider and adopt appropriate design standards from the Corridor Design Manual encourage new roadway design and the redesign of existing roadways to incorporate the principles embodied by the Florida Department of Transportation's Complete Streets approach.~~

**Objective 1.7: Right of ~~way~~Way**

The City shall provide for the protection of future rights of ways and seek out rights of ways for new corridors as necessary.

Policy 1.7.b: The City shall maintain a Future Traffic Circulation Map that delineates approximate locations for new roadway corridors to accommodate future growth and development, while enhancing the traffic circulation system.

**Goal 2: Strategies to Support Long-Term Viability of Transportation Systems**

~~Protect~~The City shall protect and enhance the long-term viability of the roadway networks within the City of ~~Alachua~~.

**Objective 2.1: Programs and Systems to Protect and Enhance Transportation Systems**

The City of ~~Alachua~~ shall continue the application of proportionate share payments and, encourage the use of parallel transportation facilities and the use of Transportation Demand Management and Transportation System Management (TDM & TSM) programs to protect and enhance the long-term viability of the roadway networks of the City of ~~Alachua~~, Alachua County, and the State of Florida.

Policy 2.1.~~a1~~: -Through continued coordination with public and private development, the City of ~~Alachua~~ will incorporate TDM and TSM elements into the provision of establishing multi-modal transportation opportunities where practicable and appropriate.

Policy 2.1.~~b2~~: -TDM strategies shall focus on transportation alternatives, including but not limited to, rail lines, ride sharing, ~~flextime~~, increased transit usage, walking, and bicycling.

Policy 2.1.~~c3~~: TSM strategies shall focus on increasing the efficiency, safety, and capacity of existing transportation systems. Techniques to achieve TSM shall include facility design treatments, access management programs, ~~high occupancy vehicle (HOV) lanes~~, targeted traffic enforcement, and intelligent transportation systems (ITS).

Policy 2.1.~~d4~~: ~~\_\_\_\_\_~~-All modes of transportation shall be analyzed, during the planning and design review stages, for practicability and appropriateness ~~offer~~ inclusion in new development and redevelopment opportunities.

## Appendix "E"

# Housing Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

TRANSMITTAL DRAFT

# HOUSING ELEMENT

## Goal 1:

To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, ~~and~~ cultural diversity, and ~~while~~ protecting the interests of special needs groups, ~~and~~ as well as very low, ~~and~~ low, and moderate-income households.

## Objective 1.1: *Provision of Safe, Affordable, Quality Housing*

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods

- 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.
- Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include, but is not limited to, offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.
- Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.
- Policy 1.1.d: The City shall encourage the rehabilitation of older housing stock into affordable housing.
- Policy 1.1.e: The City shall stimulate the development of affordable housing by converting vacant and underutilized city-owned property to surplus property, when feasible, and making appropriate surplus inventory available for the development of affordable housing.
- Policy 1.1.f: The City shall identify and improve housing and neighborhoods of historical significance by promoting innovative approaches, such as adaptive reuse, wherever possible.



Policy 1.1.g: The City shall provide information to the public about affordable housing, ~~through~~~~on~~ its website, ~~in~~ brochures or ~~through~~ public presentations.

Policy 1.1.h: The City shall explore partnership opportunities with the Alachua- Bradford One-Stop, Santa Fe College, the University of Florida and the Florida Department of Education Vocational Rehabilitation Services, to address labor related housing affordability issues.

Policy 1.1.i: The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j: The City shall consider providing incentives for mixed-use development that includes housing for extremely low, very low, and low-income residents. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

#### *Objective 1.2: Needs of the Homeless Population*

The City shall recognize and address the needs of its present and future homeless populations.

Policy 1.2 a: The City should consider establishing formal procedures, if warranted, for assisting homeless persons seeking shelter and food.

Policy 1.2.b: The City should participate with the City of Gainesville, Alachua County, local food banks and soup kitchens, and regional homeless shelters to provide emergency care to homeless persons, if warranted.

Policy 1.2.c: The City may work with the Alachua County Coalition for the Homeless and Hungry to conduct “point-in-time” surveys to assess the size and needs of the homeless population.

Policy 1.2.d: The City may coordinate with federal, state, and local social service providers to establish protocol for meeting the special needs of homeless persons, such as medical and mental health care.

Policy 1.2.e: The City may address existing codes which could impact the essential needs of the homeless population, ~~when~~ warranted.

Policy 1.2.f: The City may provide educational materials to the public regarding homelessness.

**Objective 1.3: *Special Needs Households***

The City shall coordinate with other government agencies, and private and non-profit entities to ensure the availability of adequate, affordable housing for special needs households, including group home facilities within residential areas or areas of residential character, including group homes or foster care facilities as licensed or funded by the Florida Department of Children and Families.

Policy 1.3.a: The City shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes

- a. The City shall approve the siting of a community residential home, unless the City determines that the siting of the home at the site selected:
  1. does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home; or
  2. would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over-concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low- or moderate-density residential land use category shall be considered to substantially alter the nature and character of the area.).

Policy 1.3.b: The City shall ensure that appropriate land use designations and zoning districts exist to facilitate the provision of adequate sites for the location of foster care facilities and group homes for elderly, non-violent mentally disabled, and physically and/or developmentally disabled residents.

Policy 1.3.c: The City shall ensure that services and facilities are available to accommodate the necessities~~needs~~ of special needs populations. The City shall encourage the placement of public and special needs housing in close proximity to conveniences such as grocery and drug stores, and other major travel routes.

Policy 1.3.d: The City, through its building permit process, shall ensure the compliance

of housing projects with the Americans with Disabilities Act (ADA).

Policy 1.3.e: The City shall coordinate with the Florida Department of Economic Opportunity, ~~and~~ the U.S. Department of Agriculture Rural Development, and the U.S. Department of Housing and Urban Development to investigate the need for rural and farm worker housing in Alachua. If the need is indicated, the City will subsequently institute regulations to provide for such housing.

**Objective 1.4: *Meeting Very-Low, Low and Moderate-Income Housing Needs***

The City may collaborate with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low, ~~and~~ moderate-income households, and housing opportunities for retirees.

Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental- and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.

Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.

Policy 1.4.c: The City shall consider the adoption of affordable housing incentive strategies as specified in Section 420.9076, Florida Statutes, and may appoint a committee to be known as the "Affordable Housing Advisory Committee".

Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures, ~~and~~ internal funding, and planning activities for the provision of affordable housing.

Policy 1.4.e: The City shall work with the Florida Housing Coalition, 1000 Friends of Florida, the local legislative delegation, the Florida Housing Finance Corporation, and local government bodies to protect dedicated affordable housing revenues as provided by the Sadowski Act and funded through the State and Local Government Housing Trust Funds.

Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low, and moderate-income households.

Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate income households, within mixed income developments that include housing priced above the

moderate-income range, or contribute to a fund for offsite development of affordable housing.

Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low, and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.

Policy 1.4.i: The City shall permit the construction of government subsidized housing only within areas ~~that which~~ are served by public facilities that meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

**Goal 2: Reducing Sociological and Environmental Impacts**

To provide safe, sanitary, affordable housing that maximizes resource efficiency while reducing the environmental and sociological impacts of relocation, construction, restoration, rehabilitation, and building removal.

**Objective 2.1: Resource Efficiency**

The City shall maximize resource efficiency in the built environment by establishing a green building program.

Policy 2.1.a: The City shall consider establishing a green building incentive program based on the best available science. The City may work with Alachua County, the University of Florida, Gainesville Regional Utilities, the Florida Green Building Coalition, the Florida Solar Energy Center, the US Green Building Council, the U.S. Department of Energy, and the U.S. Environmental Protection Agency (EPA) to determine the best available ~~science~~design. Green building certification shall consider environmental protection, resource conservation, and human health considerations over the lifecycle of the development and use of building in its lifetime. Dependent on a project's certification, the incentive program may allow for fee relief, expedited permitting and development review, ~~or~~ relaxed lot size and setback requirements.

Policy 2.1.b: The City shall actively seek rebates to offer to residential consumers of alternative and efficient energy design, construction, and operation technologies and methods.

Policy 2.1.c: The City shall promote the incorporation of US EPA Energy Star Building and Appliances programs into construction and rehabilitation practices. The City may make literature regarding US EPA Energy Star Building and Appliances programs available to developers, contractors and the general citizenry. The City shall promote US EPA Green Building, Comprehensive Procurement Guidelines for Recycled Content Materials, and Construction and Demolition (C&D) Waste Management Program.

Policy 2.1.d: The City should educate the public about the economic and environmental benefits of resource efficient design, construction and deconstruction.

Policy 2.1.e: The City may consider providing low cost energy audits to consumers.

### **Objective 2.2: *Materials Conservation***

The City shall conserve the embodied energy of the current housing stock by employing innovative preservation, restoration, renovation, deconstruction, and, when otherwise unavoidable, demolition techniques.

Policy 2.2.a: The City shall establish materials conservation criteria for methods of altering the current housing stock.

Policy 2.2.b: The City shall promote materials conservation and reuse, ~~including materials reuse~~, construction and demolition materials recycling, and use of recycled content materials, as a method for providing quality affordable housing in partnership with the private and non-profit sectors.

Policy 2.2.c: The City should consider implementing code enforcement procedures for demolition to include a review process to determine whether a proposed project meets the threshold.

Policy 2.2.d: The City should consider establishing threshold criteria for deconstruction, in lieu of demolition, and institute a process to determine whether a proposed project meets the threshold.

Policy 2.2.e: The City shall establish and make available best management practices for the otherwise unavoidable elimination of housing stock.

### **Objective 2.3: *Elimination of Substandard Housing***

The City shall provide for the elimination of substandard housing through code enforcement based on established guidelines for conservation, rehabilitation and deconstruction.

Policy 2.3.a: The City shall consider adopting regulations to include evaluation criteria for determining the best approach for eliminating substandard housing. For example, housing with only slight defects, deemed “standard”, would be conserved; housing with major deficiencies that could be repaired economically, would be considered “substandard” and would be rehabilitated; and housing with gross deficiencies that would not be economically sensible to repair would be considered “substandard irreparable”, and would be removed from the housing stock, with a preference for deconstruction in lieu of demolition.



Policy 2.3.b: The City shall monitor the inventory of substandard housing as warranted.

Policy 2.3.c: The City's Code Enforcement staff shall conduct annual housing stock inspections in areas where code violations are most prevalent, and in the City's most blighted neighborhoods (defined within Economic Element).

Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.

Policy 2.3.e: The City shall continue to pursue federal, state, and local funding, including Community Development Block Grant (CDBG) funding, for elimination of substandard housing. The City may choose to operate a low interest revolving loan fund for rehabilitation of housing meeting criteria provided in Policy 2.3.a.

Policy 2.3.f: The City shall consider implementing a neighborhood planning program that will establish protocol for stabilizing, improving, and sustaining at-risk neighborhoods. The program may address issues such as safety, mobility and access, beautification, historic preservation, traffic, culture and character. The City shall actively pursue funding and other assistance from sources, such as the US Department of Justice (DOJ) Weed and Seed Program, to aid in achieving neighborhood planning goals.

#### **Objective 2.4: *Relocation Housing***

The City shall minimize displacement impacts caused by public action, particularly on very low and low-income residents.

Policy 2.4.a: The City shall ensure that affordable, temporary substitute housing, or funding for such housing, is available to low and very-low income residents displaced by public rehabilitation, and condemnation action based solely on the elimination of substandard housing.

Policy 2.4.b: The City shall assist in the relocation of displaced residents by directing affected persons to affordable relocation housing, and pursuing all funding possibilities to cover the temporary and permanent relocation costs of low and very-low income residents. The City may choose to establish a loan fund to subsidize displacement housing costs for low and very low-income persons.

Policy 2.4.c: The City shall protect against the disruption of the neighborhood fabric and community character when providing permanent relocation housing. Every effort shall be made to house displaced residents within the neighborhood they had been living in previously.

Policy 2.4.d: The City shall work with the private and non-profit sectors to provide

relocation housing. The City may offer streamlined permitting at a reduced cost to encourage the provision of acceptable relocation housing.

**Objective 2.5: *Historically Significant Housing***

The City shall encourage the preservation, restoration or rehabilitation for adaptive reuse of historically significant housing, as appropriate.

Policy 2.5.a: The City shall conduct studies as necessary to determine the historical significance of its housing stock.

Policy 2.5.b: The City shall conduct a periodic inventory of its historically significant housing.

Policy 2.5.c: The City shall establish a review process including design criteria for the alteration, restoration or deconstruction of historically significant housing. Review criteria will take into consideration the impact of proposed alterations on the property itself, the surrounding properties, and the historic fabric of the community.

Policy 2.5.d: The City shall assist residents and developers in locating grant funding for historically significant properties. When feasible, the City may apply for or assist others in applying for grants.

Appendix "F"

Community Facilities ~~and~~  
~~Natural Groundwater~~  
~~Aquifer Recharge~~ Element  
~~[CFNGR]~~



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

TRANSMITTAL DRAFT

# COMMUNITY FACILITIES ~~AND~~ ~~NATURAL GROUNDWATER~~ ~~AQUIFER RECHARGE~~ ELEMENT

## Goal 1: *Wastewater*

The City Pshall plan for and provide adequate, ~~high quality~~ and economical wastewater service while protecting the environment, especially groundwater resources.

## Objective 1.1: *Wastewater System Capital Improvements and Level of Service Standards*

The City ~~of Alachua~~ shall examine capital improvements priorities as funded in the Five-Year Capital Improvements Program in order to prevent, or correct, deficiencies in the Community ~~Sanitary Sewer~~Wastewater System to meet projected demands within established service areas at adopted levels of service.

Policy 1.1.a: Capital improvement projects needed for replacement or correction of existing deficiencies shall be given priority over providing for future facility needs; if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy 1.1.b: The City shall continue to implement a long-range wastewater plan; which shall include, at a minimum, an updated database of all wastewater facility locations, line sizes, lift station locations, reuse lines, future facilities locations, and rate analysis.

Policy 1.1.c: Capital facilities fees shall be dedicated to the rehabilitation, replacement, maintenance, and expansion needs of the wastewater system, consistent with the City's long-range wastewater plan. The City may also use impact fees, if such fees are adopted by the City Commission, to further support the rehabilitation, replacement, maintenance and expansion needs of the wastewater system.

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Wastewater System Levels of Service

- a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. Rule 62-600.405, Florida Administrative Code, or subsequent provision. ~~This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.~~
- c) *System capacity*: If the ~~volume of existing use in addition to the volume existing demand and reserved capacity~~ of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in —accordance with a development agreement.

**Objective 1.2: Wastewater Service**

~~Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development.~~ For purposes of this objective, ~~new~~ development does not include ~~remodeling of an addition to an existing developments or additions~~ of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period to existing developments.

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

1. A gravity water main system exists within 100 feet ft. of the property line of any lot with a residential land use category residential subdivision lot or an existing single family residence and wastewater service is accessible 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.



2. Gravity wastewater ~~system-main~~ exists with 500 ~~ft.feet~~ of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible ~~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.
3. A gravity wastewater ~~systemmain~~, wastewater pumping station, or force main exists within ~~¼-mile~~ 2,640 feet of the property line of any proposed residential subdivision ~~with-~~ comprised of 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 main can be accessed~~ is accessible 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.

Policy 1.2.b: ~~—In such instances where the provisions of Policy 1.2.a.1 are not applicable, an isolated vacant lot with a residential land use category may be developed with a single family residences in residential areas may be developed for single family residential under a de minimis exception if wastewater service is not available along the frontage of the lot and if applicable permitting is obtained for an onsite sewage treatment and disposal system.~~ Where no wastewater infrastructure exists along the frontage ~~of the isolated vacant lot of a single existing residential lot zoned for single family use~~, and the owner of the ~~single~~ lot requests service, ~~sufficient~~ wastewater infrastructure shall be constructed by the owner and at the owner's expense to extend service from an existing point to the point of the requested service connection, ~~plus an additional 10 feet. If the City determines that a repayment agreement is practical and the applicant desires to enter into an agreement, the new infrastructure shall be constructed to and across the entire lot frontage.~~

Policy 1.2.c: The City shall prohibit the installation of ~~in-ground septic tanks-~~ an onsite sewage treatment and disposal systems in locations with unsuitable soils, within wetland areas, or where wastewater service is available.

Policy 1.2.d: The City shall permit onsite sewage treatment and disposal systems ~~septic tanks~~ outside the Community Wastewater Service Area, provided that site and soil conditions are suitable for septic tank use as determined by the requirements of Chapter Rule 10D-6, Florida Administrative Code-FAC.

Policy 1.2.e: Existing onsite sewage treatment and disposal systems ~~septic tanks~~ shall be allowed to remain in service until such time as wastewater service is available, in accordance with State regulations.

Policy 1.2.f: The City's Public Services Department shall coordinate wastewater service for new development with the City's Department of Planning and Community Development to ensure compliance with the elements of the Comprehensive Plan.

Policy 1.2.g: ~~To promote compact urban growth, the costs to extend all wastewater lines and service required to serve extensions for~~ new development outside the Community Wastewater Service Area shall be the responsibility of the ~~will be funded by development, developer or permittee.~~

**Objective 1.3: Wastewater By-Products**

Wastewater treatment by-products will be reclaimed or disposed of in an environmentally acceptable ~~sustainable~~ manner ~~while and shall maximizing~~ maximize resource recovery.

Policy 1.3a: Wastewater effluent may be treated and reused for irrigation and aesthetic water features, consistent with requirements of ~~Chapter Rule~~ 62- 610, F.A.C., Florida Administrative Code, or subsequent provisions.

Policy 1.3.b: Sludge from wastewater treatment facilities within the City ~~of Alachua~~ shall be disposed of through such means as land application. Surface water runoff from land application shall ~~not violate~~ comply with state water quality standards.

Policy 1.3.c: The City shall require the land application of sludge and biosolids ~~shall to comply with all applicable regulations established in Florida Statutes, Florida Administrative Code, and by the Florida Department of Environmental Protection. pursue an interlocal agreement with Alachua County for the permitting of any private land application of sludge from septic tanks and private wastewater systems. In the event that an interlocal agreement cannot be accomplished, then the City shall adopt its own standards for regulating the land application of sludge from septic tanks and private wastewater systems.~~

**Objective 1.4: Preventing Additional Nutrients in High Aquifer Recharge Areas**

The City shall prevent additional nutrients from entering high aquifer recharge areas by ~~the encouraging and supporting the connection of central sewer use of~~ existing developed areas to the wastewater system.

Policy 1.4.a: ~~Within the high aquifer recharge areas, the City shall make it a priority to connect~~ ~~areas~~ densely populated areas with ~~septic systems~~ onsite sewage

treatment and disposal systems to the ~~central sewerwastewater~~ system, thereby minimizing the input of nutrients into the groundwater.

**Objective 1.5: Minimizing the Impact of Septic Systems**

The City shall minimize the impact of onsite sewage treatment and disposal systems~~septic systems~~ within ~~the~~ high aquifer recharge areas.

Policy 1.5.a: The City shall require onsite sewage treatment and disposal systems to be inspected in accordance with the provisions established in Rule 64E-6, Florida Administrative Code, or subsequent provision.

~~establish a septic system management program to ensure that these systems are inspected at least once every five years and maintained as needed to assure proper treatment. The City shall require existing systems to be inspected and upgraded to meet current standards whenever a property is sold, modified or expanded to accommodate additional residents, or at least every 10 years.~~

Policy 1.5.b: Onsite sewage treatment and disposal systems~~Septic tanks~~ in high aquifer recharge areas shall be either multi- compartment, multi-tank or aerobic design.

**Goal 2: Solid Waste**

The City ~~of Alachua~~ will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

**-Objective 2.1: Solid Waste Level of Service Standards and Implementation**

~~Continue~~The City shall continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Policy 2.1.b: To coordinate efforts between each jurisdiction, the City may provide to~~Intergovernmental coordination efforts with~~ Alachua County ~~shall include~~ an annual report ~~to Alachua County~~ delineating the City's service area population and the anticipated annual tonnage of solid waste to be disposed of at the New River Solid Waste Landfill.

**Objective 2.2: Reducing Solid Waste Disposal**

~~The City shall support and encourage a reduction~~Reduce in the amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy 2.2.a: The City shall maximize the use of solid waste facilities through implementation of a recycling program.

Policy 2.2.b: The City shall maintain recycling and waste reduction programs in all City facilities.

**Objective 2.3: Siting of Solid Waste and Hazardous Material Facilities**

The City shall ~~avoid-discourage~~ the siting of solid waste and hazardous waste facilities within high recharge areas to minimize the water quality impacts from ~~solid waste and hazardous wastes~~such facilities within ~~the City's~~ high aquifer recharge areas.

Policy 2.3.a: ~~The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment, and transfer facilities within the City. The City may prohibit these facilities in areas shown~~known to be in the unconfined area of the Floridian Aquifer.

**Goal 3: Stormwater**

~~The City shall d~~Develop and maintain a stormwater management system that minimizes flooding and, protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

**Objective 3.1: Drainage and Stormwater Level of Service Standards and Implementation**

~~The City shall e~~Ensure the provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

**LEVEL OF SERVICE STANDARDS**

For all projects which ~~fall totally~~are located completely within a stream, ~~or~~ open lake watershed, detention systems must be ~~installed~~designed such that the peak rate of post- development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service ~~I~~type II distribution falling on average antecedent

moisture conditions for projects serving exclusively agricultural, ~~forests~~silvicultural, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The ~~LOS~~level of service standard for water quality treatment shall be treatment for the “first one inch” of runoff, and shall be in compliance with the design and performance standards established in ~~Chapter Rules~~ 40C-42.025, FAG, and 40C-42.035, FAG Florida Administrative Code to ensure that the receiving water quality standards of ~~Chapter Rule~~ 62.302.500, FAG Florida Administrative Code are met ~~and~~ to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in ~~Chapter Rule~~ 62-302, FAG Florida Administrative Code. These standards shall apply to all new development and redevelopment ~~and any exemptions, exceptions or thresholds in these citations are not applicable~~. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this ~~e~~Comprehensive ~~p~~Plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 3.1.b: ~~-~~The City shall require the construction of roads within new ~~plats or re-plats~~subdivisions to be arranged so that the grades of the streets ~~shall~~ conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy 3.1.c: The City shall require a certification, ~~by the preparer of the permit plans,~~ that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Policy 3.1.d: Priorities for upgrading existing stormwater management facilities shall ~~continue to be scheduled in the Capital Improvements~~ Element of this plan and updated annually ~~Plan as needed~~.

Policy 3.1.e: The City shall provide incentives for the use of pervious surfaces in new developments and redevelopment in order to reduce the size of retention basins and increase the area available to receive runoff.

Policy 3.1.f: ~~-~~The City shall permit the use of off-site retention and detention facilities, ~~if~~ when the off-site facilities ~~y~~ are part of previously approved master



stormwater retention or detention facility designed to accommodate the stormwater runoff generated by the development.

**Objective 3.2: Stormwater Facilities Monitoring and Maintenance**

The City shall maintain a database on records of all existing and newly constructed stormwater systems in the City.

Policy 3.2.a: The City shall quantify and assess any deficiencies ~~in its existing~~ stormwater management system, by requesting funding from the Florida Department of Environmental Protection and/or the Suwannee River Water Management District, to ~~fund and~~ prepare a City-wide stormwater master plan which will ~~to~~ determine necessary design capacities and hydraulic demands for any needed stormwater management facilities and assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the City's surface water and groundwater. As an alternative to a City-wide stormwater master plan, the City may ~~request funding~~ stormwater planning needs through for a comprehensive stormwater assessment program(s). ~~Further, if~~ stormwater management facilities are determined by such plan ~~study~~ to be needed, the City shall seek grant funding to fund and construct such needed facilities.

**Objective 3.3: Stormwater Design Guidelines**

The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:

1. Joint use of retention and detention basins for passive recreation, habitat, and open space.
2. Use of vegetation, and landscaping ~~such as cypress and river birch,~~ in and around retention and detention basin to enhance stormwater management objectives and improve aesthetics.
3. Integration of On-site retention and detention facilities ~~shall be integrated~~ with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetlands ~~s areas which serve stormwater facilities.~~
5. Where retention and detention basins are located along ~~County roads or State roads~~ arterial or collector roads, the basin design shall comply

with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's ~~drainage retention basin landscaping standards~~Urban Design Policy Manual.

**Objective 3.4: Erosion Control**

The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.

Policy 3.4.a: ~~—~~The City shall require development practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment on-site.

**Objective 3.5: Stormwater System Design in High Aquifer Recharge Areas**

The City shall work with the Suwannee River Water Management District and the ~~FDEP Florida Department of Environmental Protection~~ criteria for karst stormwater management system design.

Policy 3.5.a: ~~—~~The following general requirements apply to stormwater management systems ~~throughout the City's~~within high aquifer recharge areas:

1. ~~Stormwater shall not be~~ No directly discharged ~~of stormwater~~ to active sinkholes;
2. When soil and water table conditions allow, the use of offline retention systems for stormwater treatment shall be required;
3. Swale conveyances shall be used to the greatest extent possible and contextually appropriate;
4. Projects in areas zoned for industrial land uses shall ~~assure that not discharge~~ industrial pollutants ~~do not enter into~~ the stormwater system or allow permit pollutants to come in contact with groundwater;
5. Natural depressions ~~shall~~ may be used for stormwater management only when hydrogeological evidence shows that the geologic structure and soils are stable and unlikely to form a direct connection to the groundwater. To verify geologic stability, ~~an applicant~~ the design professional shall provide soil boring information and/or supplemental data such as ground penetrating radar;
6. If the hydrogeological conditions are suitable and ~~the~~ a natural depression is proposed for use as part of the stormwater management system, a spreader swale shall be employed at the inflow location;
7. Regular inspection shall be conducted by developer/ maintenance entity to visibly check for the indicators of or the existence ~~or beginnings~~ of solution pipes; and
8. Remedial plugging activities shall employ methodologies acceptable to the applicable regulatory agency, ~~either~~ (the FDEP Florida Department

of Environmental Protection or the Suwannee River Water Management District.)

Policy 3.5.b: The following general requirements apply to stormwater management systems apply for Class C and Class D storage facilities:

1. More than five feet of material shall exist between the limestone bedrock surface and the bottom and sides of the stormwater basin;
2. Basin liners, ~~—such as~~ clay or geotextile, shall be used;
3. Sediment sumps at stormwater inlets shall be provided;
4. Off-line treatment shall be provided;
5. Special stormwater system treatment train design shall be provided;
6. ~~Ongoing g~~Groundwater monitoring shall occur; and,
7. Paint/solvent and water separators shall be provided.

Policy 3.5.c In addition to the requirements ~~in of~~ Policy 3.5.a, stormwater systems in these high aquifer recharge areas shall:

1. Use swales, preferably with cross block or raised driveway culverts, to promote retention/infiltration within swales; and,
2. Use shallow, vegetated, offline infiltration systems that are incorporated into a project's open space/landscaping areas.

**Goal 4: Potable ~~w~~Water**

~~The eCity shall p~~Provide an adequate supply of ~~high-quality~~ potable water to customers throughout the water service area.

**Objective 4.1: Water System Level of Service Standards**

~~The City shall A~~achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.a: ~~Capital~~ improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facility~~y~~ies needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

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:

1. A water main exists within 100 ~~feet ft~~ of any lot within a residential land use category~~residential subdivision lot~~ or an existing single family residence water service ~~can be accessed~~is accessible 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.

2. A water main exists within 500 ~~feet~~ of any proposed residential subdivision consisting of 5 units or less and water service is accessible ~~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.
3. A water main exists within ~~1/4 mile~~ 2,640 feet 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 is accessible ~~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.

Policy 4.1.c: ~~The City establishes the following level of service standards for potable water:~~

1. *Quality:* Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity:* System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. ~~Plant expansion shall be planned in accordance with Florida Administrative Code.~~
3. *Capacity:* Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the volume of existing use in addition to the volume of the committed use existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 4.1.d: ~~A wellfield protection area shall be established as a minimum of 500' around a community potable water facility wellhead, as shown on the City of Alachua Existing and Planned Water Wells Map~~ in the Future Land Use Map Series.

Policy 4.1.e: In such instances where the provisions of Policy 4.1.c.1. are not applicable, an isolated vacant lots with a residential land use category may be

developed with a single family residence if potable water service is not available along the frontage of the lot and if applicable permitting is obtained for an onsite potable water well. Where no potable water infrastructure exists along the frontage of the isolated vacant lot and the owner of the lot requests service, potable water infrastructure shall be constructed by the owner and at the owner's expense to extend service from an existing point to the point of requested service connection.

**Objective 4.2: Water System Capital Improvements**

The City shall pPrioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element, ~~the~~ and Capital Improvements Program of this Plan, ~~and~~ Regional Water Supply Plans.

Policy 4.2.a: New ~~urban~~ development ~~will~~ ~~may~~ only occur within areas where potable water services ~~are available~~ is available concurrent with or shall be made available as part of the proposed development. For purposes of this policy, new development does not include ~~remodeling of an addition to an~~ existing developments ~~s or additions of less than 33% to existing developments of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.~~

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c: The City shall extend water service in a pattern consistent with the policies of the ~~e~~Comprehensive ~~p~~Plan, ~~especially~~ ~~particularly~~ the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Policy 4.2.d The City shall coordinate the ~~appropriate~~ applicable aspects of the Comprehensive Plan with the Suwannee River Water Management District and the North Florida Regional Water Supply Plan to address water supply planning efforts.

Policy 4.2.e The City shall participate in the development of and updates to the North Florida Regional Water Supply Plan and water supply development-related initiatives.

Policy 4.2.f If an amendment to the North Florida Regional Water Supply Plan identifies a potential traditional or alternative water supply project within the City's corporate limits, the City shall adopt a water supply facilities work plan which shall cover at least a 10-year planning period to meet existing and projected water demand. The work plan shall address those water supply facilities for



which the City has responsibility and shall include the facilities needed to develop alternative water supplies. The work plan shall also identify conservation and reuse measures to meet future needs.

### Goal 5: Natural Groundwater Aquifer Recharge

#### Objective 5.1: Protection of High Aquifer Recharge Areas and Water Bodies

The City ~~of Alachua~~ recognizes the importance of the protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Policy 5.1.a: ~~Until such time as the areas of high aquifer recharge potential are more precisely mapped, the~~ The City shall consider the best available hydrogeological information (e.g, ~~SRWMD Suwannee River Water Management District~~ high aquifer recharge potential maps or ~~site-site-specific~~ data), and may require the collection of site-specific hydrogeological data, such as soil borings or electric resistivity tests, when assessing the impacts of proposed land use changes and developments in areas of high aquifer recharge potential. This information should be used in the determination of land use decisions on a case-by-case basis.

Policy 5.1.b: ~~The City shall prioritize the acquisition of high aquifer recharge areas for protection as conservation or open space areas and investigate consider the future use of bonds, lease agreements, property donations, private or public trusts and partnerships, and grants to achieve these purchases~~ acquisitions.

Policy 5.1.c: ~~The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for to impacting the water resources of the City, to be reviewed by the SRWMD Suwannee River Water Management District, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.~~

#### Objective 5.2: Groundwater Quality and Quantity Protection

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy 5.2.a: In an effort to protect groundwater quality, the City shall:

1. Adopt design criteria for stormwater management practices that minimize the leaching or discharge of nutrients.
2. Promote the Florida Yards and Neighborhoods program and Florida-Friendly landscaping practices to educate the public about proper lawn and landscaped area fertilization and irrigation;
3. Incorporate the principles of the Florida Yards and Neighborhoods and Florida-Friendly Landscaping practices program into local landscaping ordinances;
4. Adopt water conservation programs; and
5. Educate the public about the proper operation and maintenance of onsite sewage treatment and disposal systems; septic tanks.
- 5.6. Implement a local onsite sewage treatment and disposal systems septic management program to assure that these systems are regularly inspected, pumped out, or brought up to current standards whenever a parcel is sold when required by Florida Administrative Code; and.
- 6.7. Participate in intergovernmental efforts which encourage the protection of groundwater quality the Suwannee River Partnership program for the Santa Fe River Basin.

Policy 5.2.b: The City shall require demonstration from engineering design and reports results to demonstrate that post-development recharge volumes will equal pre-development recharge volumes to the Floridian aquifer.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins;
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space;
3. Development of a stormwater pollution prevention plan;
4. Development of a sinkhole remediation plan; and,
5. Development of a groundwater monitoring plan.

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, ~~to~~ minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

#### Objective 5.3: Implementation of Water Conservation Strategies

The City, upon adoption of this Comprehensive Plan, shall assist the Suwannee River Water Management District, with the implementation of its water conservation rules and programs, when water shortages are declared by the District. Whereby, during such water shortage events, the City shall encourage

and promote water conservation measures to shall be implemented for the use and reuse of water ~~of the lowest acceptable quality for the purposes intended. In addition, t~~The City shall ~~assist~~ make educational materials regarding the conservation of water resources available to the the Water Management District with the dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

Policy 5.3.a: The City shall assist in the enforcement of water use restrictions during a declared water shortage ~~Water Management District declared water shortage~~ and ~~in addition, will~~ assist the Suwannee River Water Management District with the distribution dissemination of educational materials regarding the conservation of water prior to peak seasonal demand.

# Conservation & Open Space Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# CONSERVATION AND OPEN SPACE ELEMENT

## Goal 1: *Stewardship*

To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

## Objective 1.1: *Conservation Designations*

The City shall provide additional protection to particularly sensitive natural resources, habitats and ecosystems by establishing conservation designations, with specific uses, buffers and management protocol.

Policy 1.1.a: The City shall establish a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat that require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Policy 1.1.b: The City shall coordinate with the State to designate the portion of San Felasco Hammock Preserve State Park within City limits as Conservation.

Policy 1.1.c: The City shall cooperate with external agencies responsible for managing specific conservation areas to ensure that development activities work to achieve protection and conservation strategies.

Policy 1.1.d: The City shall coordinate with federal, state and local government agencies to appropriately incorporate recreation, observation and learning opportunities afforded by conservation areas into the City's Recreation Program. Further, the Recreation Department may assist in public education and outreach efforts for designated lands

## Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.



- Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.
- Policy 1.2.b: ~~Notwithstanding any site-specific environmental assessment, the City may use the Florida Natural Area Inventory to identify~~ shall work with the County and/or other appropriate agencies to create an updated inventory of native communities, ecosystems, and environmentally sensitive lands. ~~The inventory shall indicate and potential locations of~~ threatened and endangered species, communities and ecosystems. ~~The Florida Natural Areas Inventory (FNAI) may be used in the interim.~~
- Policy 1.2.c: The City shall facilitate the acquisition, protection and maintenance of environmentally sensitive lands through measures such as land banking, conservation easements, grants and matching funds, land donations, and local, state and federal land acquisition funds.
- Policy 1.2.d: The City shall coordinate with the City of Gainesville, the City of High Springs and Alachua County to ensure the protection of native communities and ecosystems that exist across jurisdictional boundaries.
- Policy 1.2.e: The City shall ~~develop~~ maintain any developed management plans for all City owned or managed natural areas as needed. Management plans shall allow for uses that preserve the intrinsic characteristics of the natural area.
- Policy 1.2.f: ~~Where appropriate, the City shall cultivate partnerships with public and private entities, such as the Nature Conservancy and Alachua County~~ Forever, work to acquire, conserve, protect and manage environmentally sensitive lands and native communities and ecosystems.
- Policy 1.2.g: The City shall encourage the eradication of invasive exotic plant species, and whenever possible, recommend their replacement with native plant species alone, or in conjunction with other erosion control techniques. The City shall refer to the Pest Plant List provided by the Florida Exotic Pest Plant Council for guidance.
- Policy 1.2.h: The City shall work with the Florida Yards and Neighborhoods program and incorporate the program's best management practices (BMPs) to promote sustainable landscaping practices.
- Policy 1.2.i: The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

- Policy 1.2.j: The City shall require all new development ~~to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable~~ to maintain internal and external connectivity of all open and natural space to the maximum extent practicable.
- Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.
- Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances to the extent allowed by s.s. by 163.045 and 163.3209, Florida Statutes.

#### Objective 1.3: *Listed Species*

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

- Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.
- Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.
- Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.
- Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
- Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

**Objective 1.4: Air Quality**

The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality Standards (NAAQS).

- Policy 1.4.a: The City shall, where possible, support the Florida Department of Environmental Protection (FDEP) in enforcing air quality standards.
- Policy 1.4.b: The City shall provide notice to land owners to obtain an open burning permit from the State of Florida Division of Forestry for open burns within City limits. Educational materials should be available to residents and business regarding alternative disposal methods, such as mulching of yard waste and recycling of trash, which would be recommended as an alternative to burning.
- Policy 1.4.c: The City shall promote the creation of golf cart, bicycle and pedestrian pathways to reduce automotive air quality impacts.
- Policy 1.4.d: The City shall continue working toward expanded service in the regional transit system.
- Policy 1.4.e: The City shall partner with private, public and non-profit entities to institute local shuttle bus service.
- Policy 1.4.f: The City shall promote mixed use and compact development to promote pedestrian, golf cart and bicycle traffic and reduce automobile dependency.
- Policy 1.4.g: The City shall participate in local mobile source related air quality programs such as the Clean Cities program.
- Policy 1.4.h: The City shall investigate the use of alternative fuel vehicles and create related policies to reduce its fleet's automotive emissions. City vehicles should be properly maintained to increase fuel efficiency.

**Objective 1.5: Soils**

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

- Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils

shall be stabilized in accordance with best management practices (BMPs) identified in “The Florida Stormwater, Erosion, and Sedimentation Control Inspector’s Manual”.

Policy 1.5.c: 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 1.5.e: The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques.

#### Objective 1.6: *Mineral Resources*

The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

Policy 1.6.a: The City shall prohibit commercial mineral extraction in areas designated as conservation on the Future Land Use Map.

Policy 1.6.b: The City shall allow commercial mineral extraction only in specifically designated land uses in the Future Land Use Element (FLUE).

Policy 1.6.c: The City shall regulate and closely monitor commercial mineral extraction activities within areas where the aquifer is unconfined.

Policy 1.6.d: The City shall adhere to federal, state and local regulations regarding mining, reclamation and reuse land excavation and filling activities, and adopt reclamation and reuse standards that are consistent with those authorized by Chapter 378, Florida Statute, or subsequent provisions, and administered by the Florida Department of Environmental Protection and the Bureau of Mine Regulation (BOMR).

Policy 1.6.e: The City shall consult with the Alachua County Environmental Protection Department, Florida Department of Environmental Protection, Florida Geological Survey and the U.S. Geological Survey, to establish commercial mineral extraction standards that minimize impacts on air quality, surface vegetation, topography, surface and subsurface geological structures, and surface and subsurface hydrologic regimes.

**Objective 1.7: *Geological Resources***

The City shall identify, protect and conserve significant geological resources and their natural functions.

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

Policy 1.7.b: The City may utilize FGS Florida Aquifer Vulnerability Assessment (FAVA) maps, in conjunction with site-specific data, when available, to determine karst related aquifer contamination potentials. The City may utilize the FAVA map created specifically for Alachua County.

Policy 1.7.c: The City shall prepare an emergency management plan to address the opening of a sinkhole when it poses a threat to public infrastructure, and the public's health, safety or welfare.

Policy 1.7.d: The City shall review the possibility of acquiring and managing, when feasible, unique geological features and their surrounding natural areas. If a subject feature is privately owned, the City shall encourage the owner to create a management plan in cooperation with the appropriate agencies, and investigate the possibility of acquiring and preserving the surrounding property.

Policy 1.7.e: The City shall utilize regulatory and stewardship techniques to ensure that stormwater, wastewater and landscaping practices do not negatively impact the structural integrity, hydrology, biodiversity and other natural functions of significant geologic resources.

**Objective 1.8: *Hazardous Materials***

The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.

Policy 1.8.a: The City shall comply with the Alachua County Hazardous Materials Management Code.

Policy 1.8.b: The City shall coordinate with the City of High Springs, the City of Gainesville and Alachua County to ensure proper oversight of hazardous materials and waste facilities.



Policy 1.8.c: The City shall periodically obtain an updated inventory of hazardous materials and waste facilities from the Alachua County Environmental Protection Department.

Policy 1.8.d: The City shall provide notice to all hazardous waste collection sites to obtain federal, state and county permitting, as may be required by law. A copy of a site's Hazardous Materials Management Plan shall be submitted to the City.

Policy 1.8.e: The City shall prohibit the unauthorized disposal and burning of waste within the City.

#### **Objective 1.9: *Agriculture and Silviculture***

The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.

Policy 1.9.a: The City shall encourage all agriculture and silviculture ventures to adopt a stewardship approach. Agriculture and silviculture operations will be encouraged to participate in programs offered by the Suwannee River Partnership, and the U.S Department of Agriculture Forest Service.

Policy 1.9.b: The City shall encourage agriculture and silviculture operations to operate under the most applicable and recent best management practices (BMPs). The City shall rely on the following resources: The Florida Department of Agriculture and Consumer Services (FDACS) Silviculture Best Management Practices; Florida Green Industries Best Management Practices for Protection of Water Resources in Florida.

Policy 1.9.c: The City shall promote farming incentive programs, such as the Suwannee River Partnership, which are based on agricultural and silvicultural BMPs.

#### **Objective 1.10: *Wetlands***

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only

minimal ~~residential~~-development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following ~~densities and~~ performance standards:

- I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
  - a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
  - b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
  - c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill if it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
  - d. Drain fields for septic tanks and gray water shall be located outside the wetland.
  - e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:
    - i. Clustering of units shall be located in the perimeter areas of the wetlands; and
    - ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

- II. Residential dwelling units not more dense than 1 dwelling unit per 3 acres such to the following minimum performance standards:
  - a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
  - b. All support buildings and other support facilities shall be constructed outside the wetland.

- c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
- d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
- e. All residences shall be connected to a central sewage system owned and operated by the City.
- f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
  - i. Clustering of units shall be located along the perimeter area of the wetland; and
  - ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

- a. Less than .25 acres in size; and,
- b. Determined to be of poor quality by a certified environmental specialist; and,
- c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
- d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

#### Objective 1.11: *Open and Green Space*

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.11.a: The City shall consider offering incentives to developers to include open green spaces beyond the minimum amount required in new

developments. These open spaces may be either interior or on the perimeter of the development and may be used to serve passive recreational purposes. Ideally, open spaces may be linked throughout the City, providing greenways for pedestrian and bicycle travel.

Policy 1.11.b: The City shall work to acquire properties on the perimeter, adjacent to, or abutting designated conservation areas in order to create linked greenway corridors. The City will explore options, such as grant funding, conservation easements, and fee simple acquisition, for acquiring properties. Acquisition of properties that would aid in the survival of listed species populations shall be a priority to the City.

Policy 1.11.c: The City shall either create, or select and endorse a stewardship program, or a combination of programs, for owners of private property who would rather steward their land than contribute it, by sale or other means, for use as an open or green space. Preferably the stewardship program would incorporate principles of the Florida Yards and Neighborhoods program, the U.S. Department of Agriculture Natural Resources Conservation Service Backyard Conservation program, and the National Wildlife Federation's Backyard Habitats program.

Policy 1.11.d: The City shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands. The City shall provide for protection of natural areas and open space through public acquisition

Natural areas to be acquired shall provide for protection of lakes, creeks and groundwater, protection of habitat for listed animal and plant species and natural communities, and / or provision of new recreational opportunities such as hiking, bicycling, fishing, bird watching, picnicking or nature study. Public acquisitions should be pursued in partnership with Alachua County, the Suwannee River Water Management District, the Florida Communities Trust, non-profit organizations and private individuals.

Policy 1.11.e: The City shall seek to restore natural communities, restore natural hydrology and remove non-native vegetation in accordance with best management practices on public lands acquired for their natural resource value.

#### Objective 1.12: *Water Resources*

The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.



Policy 1.12.a: The City shall recognize the interconnectivity of surface and ground water systems and shall work to minimize degradation of water resources, which extend beyond the City limits.

Policy 1.12.b: The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Policy 1.12.c: The City shall consider, through an interlocal agreement with the Florida DEP, SRWMD or other appropriate agency, the monitoring of surface water bodies within the City, identification of human and ecological health risks, point and non-point pollutant sources, the establishment of remediation protocol, identification of significant aquatic ecosystems and habitats, and the eradication of aquatic pest plant species.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it

preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Policy 1.12.g: The City shall restrict the siting of wastewater treatment plants and spray field areas in flood prone areas.

Policy 1.12.h: The City will attempt to work with groups influencing the water resources of the City.

Policy 1.12.i: The City shall restrict the use of chemical, biological and mechanical agents to control aquatic pest plants, animals, insects and fish to those that are consistent with state and federal regulations and are known to minimize impacts on water quality and surroundings.

Policy 1.12.j: The City shall consider instituting a water conservation program that includes best management practices (BMPs) such as xeriscaping, effluent reuse, and leak detection schedules for all City properties, facilities and infrastructure.

Policy 1.12.k: The City may consult with the Suwannee River Water Management District (SRWMD), the Florida Department of Environmental Protection (DEP) and the Alachua County Environmental Protection Department to ensure that City water resource practices are in compliance with all federal, state and local laws and regulations.

Policy 1.12.l: The City's Public Services Department shall continue to review the domestic per capita water consumption and amend domestic per capita water consumption rates as necessary. The City should consult with the SRWMD and the DEP to determine sustainable consumption values.

Policy 1.12.m: The City shall continue to maintain an emergency action plan to identify protocol for potable water emergencies. The plan shall identify responsible officials and associated functions, information dissemination techniques and availability of alternative resources.

Policy 1.12.n: The City shall maintain a wellhead protection program to protect the public water supply. Under the program, new and existing wells will be inspected on a regular schedule, and abandoned wells will be closed and sealed; technical analysis will be used to determine the suitability of wellfield expansion or additions; and modifications and additions will be reviewed by the County and the SRWMD.

Policy 1.12.o: The City shall prohibit the development or expansion of landfills, wastewater treatment plants, and commercial mining operations, within wellhead protection areas.

Policy 1.12.p: The City shall coordinate with the SRWMD to review plans for new stormwater retention and detention basins, and to monitor existing basins.

Policy 1.12.q: The City may utilize FGS FAVA maps to identify areas requiring additional monitoring and/or regulation in order to protect the City's ground water resources.

Policy 1.12.r: The City shall protect groundwater resources by establishing maximum impervious surface requirements for new development and by providing incentives to developers for utilizing environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design.

The incentives should be based on best management practices for water resources protection recommended by the FDEP, Florida Department of Agriculture and Consumer Services, and Florida Department of Economic Opportunity.

Policy 1.12.s: The City may work with the Alachua County Extension Service to create a sustainable landscaping and yard care program for development within the City. The objective of the program could be to create site elevation, soil, fertilization, irrigation, integrated pest management, stormwater runoff management and plant selection guidelines and best management practices for development within the City. The program may provide continued guidance for long-term yard care, supporting homeowners as they maintain their individual yards. The City may provide educational materials to the public regarding landscaping requirements and recommendations.

Policy 1.12.t: The City shall continue to utilize a utility billing system that encourages reduced consumption.

Policy 1.12.u: The City shall consider adopting an official water conservation policy to prevent drought related water shortages. These procedures should be consistent with applicable SRWMD policy, and should specify the City's role in water conservation and drought management. Prior to establishment of this policy, the City shall use "Waterwise Florida Landscapes: Landscaping to Promote Water Conservation Using the Principles of Xeriscape™".

Policy 1.12.v: The City shall utilize the most current Water Supply Assessment prepared by the Suwannee River Water Management District to plan for the current and projected needs and sources for water resources.

**Objective 1.13: *Energy Conservation***

The City shall encourage and promote the conservation of energy resources to reduce negative impacts upon the environment.

Policy 1.13.a: The City should promote and encourage energy efficient building techniques in new development and redevelopment, which will result in less energy demand.

Policy 1.13.b: The City shall require new development and redevelopment to provide pedestrian and/or multi-use pathways to encourage bicycling and walking, thereby reducing the consumption of fossil fuels.

Policy 1.13.c: The City shall encourage energy conservation through the implementation of a net metering program, which provides for the interconnection of customer- owned renewable generation systems to the City's electric system.

Policy 1.13.d: The City should work to educate the public on energy conservation practices and incentive programs available to reduce energy consumption.

**Goal 2: *Human Interactions and Impacts***

To provide for positive interaction between residents and natural resources, while minimizing negative impacts to the environment.

**Objective 2.1: *Education and Stewardship***

The City shall conserve natural resources by educating the public about the impacts of humans on natural resources and the benefits of employing conservation and stewardship practices.

Policy 2.1.a: The City shall partner with the Alachua County School Board, Alachua County Environment Protection Department, Florida Department of Environmental Protection (DEP), Suwannee River Water Management District, University of Florida Institute of Food and Agricultural Services, Santa Fe College and other appropriate agencies to provide environmental education to residents of all ages.

Policy 2.1.b: The City shall provide developers with best management practices based on the best available science, to ensure that developers are informed of methods for minimizing environmental impacts.

Policy 2.1.c: The City should consider recognizing individuals, organizations, businesses and projects that embody environmental stewardship.

Policy 2.1.d: The City consider providing incentives for developers to enhance natural resources in their developments.

Policy 2.1.e: The City shall coordinate with the FDEP Division of Recreation and Parks, Alachua County, and private entities to provide opportunities for the public to interact with natural amenities.

Policy 2.1.f: The City shall recognize the global nature of environmental protection by providing the public with educational materials about emerging environmental concerns.

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## Appendix "H"

# Recreation Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

TRANSMITTAL DRAFT

# RECREATION ELEMENT

## Goal 1: *Definition of Parks and Recreation System*

To provide a long-range plan that guides development of the City of Alachua's parks and recreation system, establishes funding protocol, and encourages citizen participation to ensure the availability of recreational opportunities for present and future residents and visitors.

## Objective 1.1: *Long Range Planning and Funding*

The City shall secure the provision, coordination and maintenance of recreational and cultural facilities for current and future residents and visitors, and guarantee safe access to these facilities for all persons, regardless of special need or condition.

Policy 1.1.a: The City shall engage the public in the recreation planning process by utilizing public hearings, meetings, ~~and~~ workshops, surveys and other innovative techniques for citizen participation.

~~Policy 1.1.b: The City shall evaluate the need for new and expanded recreational facilities based on the following criteria:~~

- ~~— Proximity to current facilities and the requirements of area for new facilities~~
- ~~— Land Use Compatibility~~
- ~~— Major man-made or natural boundaries or barriers (such as roads and interstates) and neighborhood association boundaries~~
- ~~— Direct feedback and survey input~~
- ~~— Demographic information from the DEO and Census Tracts~~

Policy 1.1.~~bc~~: The City shall provide for future recreation needs and the correction of existing recreation deficiencies in the Capital Improvements Plan, updating the Plan yearly to reflect emergent needs and completed projects.

Policy 1.1.~~de~~: The City shall explore and utilize all appropriate ~~and available~~ means of funding ~~available~~ for recreational facilities, in an effort to reduce the need for additional ad valorem taxes. These sources include

- a. Recreation impact fees on new residential development
- b. Federal and state grants
- c. Bonds and other long-range financing techniques
- d. Acquisition or lease of other government lands
- e. Surplus land/property sales
- f. Private property donations
- g. Public/private trusts and partnerships
- h. User fees

- i. Interlocal agreements with other agencies
- j. Existing City owned properties which could be converted to provide recreation opportunities.

**Objective 1.2: *Facilities, Levels of Service and Hierarchy of Parks***

The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.

Policy 1.2.a: The City shall adopt recreational levels of service that recognize an established hierarchy of parks, and their associated capacities. The hierarchy may include regional, community, neighborhood and pocket parks.

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Policy 1.2.c: The City shall encourage the participation in development and operation of public pocket and neighborhood parks by non-profit organizations and private parties.

Policy 1.2.d: The City shall ensure the provision of parks, trails and recreation facilities, through the inclusion of bicycle and pedestrian paths, and vehicle and bicycle parking areas. All City parks shall conform to the requirements of the Americans with Disabilities Act by providing barrier free facilities and safe, sufficient parking.

Policy 1.2.e: The City shall develop passive parks and greenways that satisfy the established levels of service, and are in harmony with the Conservation Element of this plan.

**Objective 1.3: *New Development Recreation Requirements***

The City shall consider providinge incentives for new development in order to enhance the City's recreation lands and facilities.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.

~~Policy 1.3.b: The City shall require all Developments of Regional Impact to reserve adequate park and recreation land to enhance quality of life for residents.~~

Policy 1.3.~~eb~~: The City shall consider incentives for new industrial, institutional and commercial development to encourage the inclusion of linear and pocket parks, particularly within close proximity to the downtown core.

Policy 1.3.~~ec~~: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments.

Policy 1.3.~~ed~~: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.

#### Objective 1.4: *Partnerships*

The City shall pursue federal, state, regional and local, public and private partnerships to provide recreational facilities to residents and visitors, where~~as~~ available.

Policy 1.4.a: The City shall continue working with the Alachua County School Board to maintain lease and rental agreements for recreation facilities at Alachua Elementary School, W.W. Irby Elementary School, Mebane Middle School and Santa Fe High School.

Policy 1.4.b: The City shall ensure that facilities obtained through interlocal agreement are readily available to all residents on a non-discriminatory basis.

Policy 1.4.c: The City shall coordinate with Alachua County Division of Parks and Recreation-Conservation Lands to create recreation opportunities for City residents in regional parks.

Policy 1.4.d: The City shall participate in land acquisition and management efforts with Alachua County, the Suwannee River Water Management District, Florida Park Service, the Florida Department of Environmental Protection, and other agencies involved in projects that provide recreational opportunities for City of Alachua residents.

Policy 1.4.e: The City shall seek out and promote public/private partnerships that benefit the City's parks and recreation system. Local organizations and associations shall be encouraged to adopt and maintain pocket and neighborhood parks.

#### Objective 1.5: *Cultural Programs and Facilities*

The City shall develop or improve park facilities that allow appropriate public access and use to recreational, cultural, historical and natural resources.

- Policy 1.5.a: The City shall pursue acquisition of culturally, historically and naturally significant properties for inclusion in the parks and recreation system. Appropriate usage fees shall be determined to offset the cost of maintenance and operation. Wherever possible these sites shall be linked through bicycle and pedestrian paths.
- Policy 1.5.b: The City shall create interpretive centers in parks with significant cultural, natural or historical resources.
- Policy 1.5.c: The City shall assist with the Alachua Historical Society, and other local cultural, historical and environmental organizations to aid in development of a cultural program.

Appendix "I"

# Intergovernmental Coordination Element

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City of  
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THE GOOD LIFE COMMUNITY

TRANSMITTAL DRAFT



# INTERGOVERNMENTAL COORDINATION ELEMENT

## Goal 1:

Establish processes among the various governmental entities to achieve coordination of comprehensive planning, promote compatible development, provide public services and promote the efficient use of available resources among governmental entities.

## Objective 1.1:

The City shall enter into interlocal agreements or other formal agreements, as necessary or as required by state law, that describe joint planning processes for collaborative planning and decision-making with the School Board of Alachua County, Suwannee River Water Management District, Alachua County, the City of Gainesville, the City of High Springs and other units of local government providing services but not having regulatory authority over the use of the land.

Policy 1.1.a: The City of Alachua will enter into an interlocal agreement with the School Board of Alachua County which shall describe, at a minimum, processes related to joint meetings, population projections, coordination and sharing of information, site selection, renovations and closures, and shared uses.

Policy 1.1.b: The City shall review all proposals for new school facilities according to the provisions for school siting found in the City of Alachua Land Development Regulations, Future Land Use Element, and Public School Facilities Element.

Policy 1.1.c: The City shall use the North Central Florida Regional Planning Council's dispute resolution process, as established pursuant to s. 186.509 F.S., to resolve intergovernmental disputes in a timely manner.

Policy 1.1.d: The City shall establish interlocal agreements for the provision of services across jurisdictional boundaries, as warranted.

## Objective 1.2:

The City shall provide for coordination and cooperation with other governmental entities which may be affected by comprehensive plan amendments and ~~the City of Gainesville, the City of High Springs, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs~~Economic Opportunity, and any other affected agency the opportunity to comment on

~~Comprehensive Plan amendments, rezonings, and other~~ development proposals.

Policy 1.2.a: The City shall provide notice to and coordinate the review of ~~all~~ proposed comprehensive plan amendments or development proposals which may impact with Alachua County, the City of Gainesville, the City of High Springs, the School Board of Alachua County, the Suwannee River Water Management District, the North Central Florida Regional Planning Council local and regional governmental entities, State and any other units of local government providing services but not having regulatory authority over the use of land.

Policy 1.2.b: The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.

Policy 1.2.c: The City, through the ~~Dd~~development ~~Rr~~review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

Policy 1.2.d: When a development proposal may impact another governmental agency, ~~The City shall, as part of the development review process,~~ provide notice of the development proposal to such governmental agencyies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.

~~Policy 1.2.e: The City shall, as part of the development review process, provide notice of development proposals that may impact the City of Gainesville, the City of High Springs and Alachua County to the applicable local government(s) and provide them an opportunity for concerns to be addressed.~~

Policy 1.2~~f~~-e: The City shall provide information to assist adjacent units of local government manage growth within their respective jurisdictions. Whenever possible, City information will be placed on the City's website, or in some other easily accessible location.

#### Objective 1.3:

The City shall coordinate the establishment and amendment of level of service standards for public facilities with State and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting level of service standards.

- Policy1.3.a: The City, shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards (for a five-year period) with appropriate State, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection Suwannee River Water Management District, North Central Florida Regional Planning Council, the City of Gainesville, the City of High Springs and Alachua County and the School Board of Alachua County prior to adoption of such amendment.
- Policy1.3.b: The City shall work with Alachua County and the Florida Department of Transportation to provide input to the Metropolitan Transportation Planning Organization on any issue that could affect the traffic flows on roadways within the corporate limits ~~and when the City's population becomes more urban in nature.~~ The City shall request continue to further its representation on the MTPO.

**Objective 1.4:**

The City shall coordinate with the Suwannee River Water Management District, Alachua County, the City of Gainesville, and the Florida Department of Environmental Protection regarding all development proposals with the potential for impacting the water resources of the City.

- Policy1.4.a: The City shall coordinate all proposed subdivisions and site plans with the Suwannee River Water Management District for all such proposals to coordinate drainage issues, stormwater pollution prevention, and sinkhole remediation.
- Policy 1.4.b: The City shall set level of service standards for stormwater quality that meet the requirements of the Suwannee River Water Management District for stream-to-sink basins.
- Policy 1.4.c: The City should coordinate with the City of Gainesville, the City of High Springs and Alachua County to ensure that the capacity and function of shared watersheds are maintained, as warranted.

**Objective 1.5:**

The City shall coordinate annexations and joint planning issues with Alachua County and with the other municipalities within the County.

- Policy 1.5.a: The City shall adhere to the provisions and requirements of Chapter 171 F.S. Lands proposed for annexation shall be contiguous to the City's boundaries, reasonably compact and in an area where appropriate municipal services can be provided.  
~~Alachua County Boundary Adjustment Act. Urban areas within the City's Urban Reserve Area that meet the criteria of "urban in character" as defined by the Boundary Adjustment Act may be considered for annexation by the~~

~~City.~~

Policy 1.5.b: The City shall encourage the annexation of all partial or whole enclaves within the City limits of Alachua, in accordance with Section 171.046 F.S.. The City may not annex land that will result in an enclave.

Policy 1.5.c: In the interim period between annexation and amendment of the Comprehensive Plan, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations.

Policy 1.5.d: The City shall work with Alachua County and other municipalities within the County to promote cooperative planning efforts within ~~the Urban Reserve Area.~~ areas that share jurisdictional boundaries.

~~Policy 1.5.fe: The City acknowledges its participation in a countywide, comprehensive visioning and planning process that culminated with the adoption of a county-wide policy statement and conceptual land use map in June 2005. These documents will guide land use and development efforts within our Urban and Extra-Territorial Reserve Areas. In furtherance of this countywide visioning and planning process, the City pledges to continue to work in this collegial setting and to negotiate Joint Planning Agreements with Alachua County in support of that vision.~~

Policy 1.5.ge: Prior to amending the Future Land Use Map to include lands that have been recently annexed ~~and formally included within the Urban Reserve Area,~~ the City shall, upon the owner's application, determine an appropriate Future Land Use Map category based upon compatibility with adjacent map categories and zoning, the character of the surrounding area, environmental features and the availability of facilities and services.

# Capital Improvements Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# CAPITAL IMPROVEMENTS

## ELEMENT

### Goal 1: Capital Improvements Program

The City shall maintain a Capital Improvements Program to provide needed public facilities and services to its citizens in a manner that protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly, compact growth.

### Objective 1.1: Capital Improvements Projects

The City shall provide capital improvements to correct the existing and projected deficiencies, maintain the adopted levels of service, replace or repair obsolete or worn out facilities, and accommodate desired future growth.

Policy 1.1.a: The City shall include all projects of ~~\$25,000~~\$50,000 or larger, identified in the other elements of this Comprehensive Plan as necessary to maintain adopted levels of service or correct existing deficiencies in the five-year Capital Improvements Plan.

Policy 1.1.b: The City shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, This assessment shall occur prior to or concurrent with the City's budget process.

Policy 1.1.b.1: The City shall identify ~~those existing~~ and or projected public facility needs ~~, which that have occurred~~ or are projected to occur, due to deficiencies in the ~~maintenance of~~ adopted level of service standards. Projected needs will be based on growth rate and development approvals.

Policy 1.1.c: The City shall review the 5-year Schedule of Capital Improvements, in accordance with Chapter 163.3177, F.S., Florida Statutes, on an annual basis. The City shall only schedule capital improvement projects consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Further, the City shall consider the financial feasibility of all projects within the Capital Improvements Element. Projects necessary to ensure that any adopted level ~~of~~ service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.



Policy 1.1.d: The City shall prioritize all proposed capital improvement projects according to the following guidelines:

*Priority 1. ~~C~~The capital improvement projects ~~identified~~ which are imminently needed to protect the public health, safety, and welfare ~~shall be given highest priority~~;*

*Priority 2. ~~The c~~Capital improvements projects ~~related which are~~ to maintain the adopted level of service standard for facilities ~~are to be given the second order of priority~~;*

*Priority 3. ~~The c~~Capital improvement projects that replace obsolete or worn out facilities or ~~to~~ make a logical extension of facilities within adopted Community Services Areas ~~shall be given third priority~~; and*

*Priority 4. ~~The c~~Capital improvement projects, which due to deficiencies ~~based upon the established in the adopted~~ level of service standard ~~within the Comprehensive Plan~~, are needed to provide public facilities to areas, which have received prior development approval, ~~shall be given the fourth order of priority~~; and,*

*Priority 5. All other capital improvements ~~projects shall be given the fifth order of priority~~.*

Policy 1.1.e: The City shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, ~~within this plan element~~.

Policy 1.1.f: ~~The City of Alachua~~ hereby adopts by reference the Five-Year District Facilities Work ~~p~~Plan as formally adopted by the Alachua County School Board.

**Objective 1.2: Public Facilities Monitoring and Level of Service Standards**

The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and ~~that availability of~~ public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards ~~adopted for public facilities~~.

Policy 1.2.a.1: Wastewater Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit on an average annual basis. Plant expansion shall be planned in accordance with ~~F.A.C.Rule-~~ 62-600.405, Florida Administrative Code, or subsequent provision.

Policy 1.2.a.2: Wastewater System Capacity: If the ~~volume of existing use in addition to the volume of the committed use~~ existing demand and reserved capacity of the City's wastewater treatment facility reaches 85% of the permitted design capacity, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a.3: Solid Waste: The City shall adopt the following level of service for solid waste for residential uses:

*.73 tons per capita per year*

Policy 1.2.a.4: ~~Stormwater~~. The City shall establish the following level of service for stormwater:

For all projects which ~~fall totally~~ are located completely within a stream, or open lake watershed, detention systems must be ~~installed~~ designed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service ~~T~~ type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, ~~forests~~ silvicultural, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses;
3. The ~~LOS~~ level of service standard for water quality treatment shall be treatment for the "first one inch" of runoff, and shall be in compliance with the design and performance standards established in ~~Chapter Rules 40C-42.025, FAC, and 40C-42.035, FAC~~ Florida Administrative Code, to ensure that the receiving water quality standards of ~~Chapter Rule 62.302.500, FAC~~ Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in ~~Chapter Rule 62-302, FAC~~ Florida Administrative Code. These standards shall apply to all new development and redevelopment ~~and any exemptions, exceptions or thresholds in these citations are not applicable.~~
4. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this ~~C~~ comprehensive ~~P~~ plan, must ensure that its post-development stormwater runoff will not

contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 1.2.a.5: Potable Water. The City shall establish the following levels of service for potable water:

*Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

*Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit on an average annual basis. ~~Plant expansion shall be planned in accordance with, or subsequent provision.~~

*System Capacity*: ~~Plant expansion shall be planned in accordance with Florida Administrative code. Additionally, if the volume of existing use in addition to the volume existing demand and reserved capacity of the committed use of the~~ City's potable water facility reaches 85% of the permitted design capacity, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Policy 1.2.a.6: Recreation: The City shall establish the following level of service for recreation:

*5 acres per 1,000 persons, with 20 percent of this area as improved, passive parks*

Policy 1.2.a.7: Public Schools: The City shall utilize the level of service standards established in Policy 2.2.b of the Public School Facilities Element for Public Schools concurrency.

Policy 1.2.b: ~~The City shall require~~s that public facilities ~~which needed to serve such new development have shall not degrade the adopted level of service standard at the time the development order is granted and that the a capacity, which exists which will~~ meets or exceeds the adopted level of service standard ~~at the time the development permit or order is issued.~~

### Objective 1.3: Maintenance of Public Facilities and Level of Service Standards

The City shall establish a capital improvements budgeting process to manage the fiscal resources of the City, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing development, and future new development, and re-development.

Policy 1.3.1: -The City shall incorporate within the City's annual budgeting process, a capital improvements budget plan that addresses the needed projects found in the schedule of improvements and funding of this plan element to maintain the adopted level of service standards for public facilities.

Policy.1.3.2: -The City shall not issue development orders and permits in areas where when the adopted level of service standards for all public facilities are not met.

Policy.1.3.3: The City shall apply for federal or state grant funding for projects which recognize further the policies of the elements of this the eComprehensive pPlan whenever available and where it has been determined that the City has competitive standing in any ranking process for determining program award.

Policy 1.3.4: The City shall adhere to FEMA, Florida Building Code, and the City's Land Development Regulations requirements for flood plain management when replacing community facilities damaged due to storm surge or flooding.

### IMPLEMENTATION

#### 5-Year Schedule of Capital Improvements

**Table 1: 5-Year Schedule of Capital Improvements to Address Level of Service Deficiencies- FY 2020-2024**

<u>PROJECT DESCRIPTION</u>	<u>SCHEDULE</u>	<u>PROJECTED COST</u>	<u>GENERAL LOCATION</u>	<u>REVENUE SOURCE</u>	<u>CONSISTENCY WITH OTHER</u>
<u>None</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Sources: City of Alachua Five-Year Schedule of Capital Improvements, FY 2020 – 2024; Florida Department of Transportation Five-Year Work Program, 2020 – 2024; Alachua County 2019 – 2024.</u>					

<u>FY 2019/20</u>	<u>20/21FY 21</u>	<u>FUNDING SOURCE</u>	<u>21/22FY 22</u>	<u>22/23FY 23</u>	<u>23/24FY 24</u>	<u>TOTAL</u>
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

**PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT**

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the City's planning program. This is due to the fluctuations in the revenues and expenditures of the City due to market and economic conditions.

The revenues and expenditures of the City will be used to predict fiscal trends in order to maintain the City's adopted level of service standards for public facilities ~~and recreation~~. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the City's Local Planning Agency (LPA). City ~~Staff~~, designated by the City ~~Manager~~ will serve as ~~advisory counsel liaison~~ to the Local Planning Agency to address dealing with all fiscal issues needs required to ensure the adopted level of service standards are maintained and system deficiencies are considered for rehabilitation, replacement, maintenance, and expansion.

The ~~Local Planning Agency~~LPA shall consider the following points during the annual review to assist in the determination of findings and recommendations to the City ~~Council~~Commission:

1. The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
2. The City's effectiveness in maintaining the adopted level of service standards;
3. The impacts of service provisions of other local, regional or state agencies upon the City's ability to maintain the adopted level of service standards.
4. Efforts by the City to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;
5. The consideration of any corrections, updates and modifications concerning costs and revenue sources;
6. The consistency of the Capital Improvements ~~E~~element with the other ~~E~~elements of the Comprehensive Plan, and most particularly its support of the Future Land Use Element;
7. ~~The~~ City's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and
8. The appropriateness of including within the ~~Five Y5~~-year Schedule of ~~Capital~~ Improvements those identified improvements needed for the latter part of the planning period.



The findings and recommendations of the ~~Local Planning Agency~~LPA will be transmitted to the City Commission for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of ~~the the Local Planning Agency~~LPA, the City ~~Council~~Commission shall direct City ~~S~~staff to ~~provide the Local Planning Agency~~include within ~~a 5-year~~the Five Year Schedule of Capital Improvements ~~and any drafts for~~ amendments ~~to the Capital Improvements Element as~~ deemed necessary by the City ~~Council~~Commission to maintain the adopted level of service standards.

~~The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendment to the City's Comprehensive Plan.~~

### CONCURRENCY MANAGEMENT PURPOSE AND OVERVIEW

The City shall require a concurrency review to be ~~made-performed~~ with applications for development approvals and a Certificate of Concurrency Compliance ~~to be~~ issued ~~prior to concurrent with the issuance of final~~ development orders. The review will analyze ~~the new~~a development's impact on ~~traffic-circulation~~transportation, sanitary sewer, solid waste, drainage, potable water, ~~and~~ recreation, ~~and~~ public schools. This review shall determine if the ~~proposed~~ development is concurrent with adopted level of service standards for ~~the above-stated~~all public facilities. If the application is deemed concurrent, a Certificate of Concurrency Compliance will be issued by the Land Development Regulations Administrator. ~~If the development requires any other development permit, a copy of the Certificate of Concurrency Compliance shall be included with any future application for a development permit.~~ A separate concurrency review shall not be required for each development permit for the same project, as long as the previously approved development permit considered the impacts generated by the subsequent development permit(s). ~~Concurrency reviews~~s ~~addresses~~ only the availability of public facilities, ~~and~~ A capacity of services and a Certificate of Concurrency Compliance does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development, the public facilities which were determined to not be concurrent, the level of service deficiency, and the impact assessment that was the basis for the determination. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The LPA and City Commission shall review applications, as applicable, for development, ~~and a final~~ development ~~approval-order~~ shall be issued only if the proposed development ~~does will~~ not ~~lower-degrade~~ the ~~existing~~ levels of service ~~of for all~~ public facilities ~~and services~~ below the adopted level of service standards in the Comprehensive Plan.

The minimum requirements for concurrency within this management system are as follows:



- a) For sanitary sewer, solid waste, stormwater, and potable water facilities, developments shall meet the following standards to satisfy the concurrency requirements:
1. A final development order ~~or permit~~ is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
  2. At the time the final development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S. Florida Statutes, and the City's Land Development Regulations, or an agreement or development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. ~~[Section 163.3180(2), F.S.]~~
- b) For parks and recreation facilities, developments shall meet the following standards to satisfy the concurrency requirement:
1. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are in place or under actual construction; or
  2. A development order ~~or permit~~ is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; ~~or~~
  3. A development order ~~or permit~~ is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the ~~adopted local government 5-year~~ five-year schedule of capital improvements; or
  4. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
  5. At the time the development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S. Florida Statutes, or an agreement or

development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

- c) For ~~road~~transportation, new development shall meet the following standards to satisfy the concurrency requirement, except as otherwise provided:

1. At the time a development order ~~or permit~~ is issued, the necessary facilities and services are in place or under construction; or

2. A development order ~~or permit~~ is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction as provided in the five-year schedule of capital improvements not more than three years after issuance of a certificate of occupancy or its functional equivalent ~~as provided in the adopted local government five-year schedule of capital improvements~~. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

2.3. The Capital Improvements Element and the five-year schedule of capital improvements must include shall address the following ~~policies~~:

a. The estimated date of commencement of actual construction and the estimated date of project completion;~~:-~~

b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; ~~or~~

a.c. At the time a development order ~~or permit~~ is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

d. ~~b.~~ At the time a development order ~~or permit~~ is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes-S., or an agreement or development order issued pursuant to Chapter 380, F.S. Florida Statutes, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. ~~[Section 163.3180(2)(c), F.S.]~~

- d) For the purpose of issuing a development order ~~or permit~~, a proposed development may be deemed to have a de minimis impact and not subject to the concurrency requirements if the proposed development order ~~or permit~~ creates an impact of not more than ten (10) average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.

The minimum requirements shall be ensured as follows:

1. *Building Permits.* The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services beginning place shall be made by the Land Development Regulations Administrator as part of the Certificate of Concurrency Compliance procedure. For ~~road~~transportation, this determination shall apply to the adopted level of service standards for ~~roads~~transportation facilities within the City's ~~jurisdiction~~corporate limits. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographic service area.
2. *Other Types of Development Orders.* Other types of development orders include, but are not limited to approval of site plans, minor site plans, and final plat~~subdivisions, re-zoning, special permits and site and development plan approval~~. These other types of development orders have less immediate impacts on public facilities ~~and services~~ than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of the development permitted by these other types of development orders. Therefore, subject to the Land Development Regulations Administrator determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders:
  - a. Provisions shall be included within the development order which shall require the construction of additional public facility capacity, where ~~public facilities~~, due to the impacts of the development proposal public facilities do not meet the adopted level of service; and
  - b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the public facility ~~to the adopted level of service~~ so that the necessary facilities and services will be in place or

under construction ~~whenbefore~~ the impacts of the development ~~occur~~ are created and within conformance with the five-5-year schedule of capital improvements.

A concurrency test review shall be made of the following public facilities and services for which level of service standards have been established in the Comprehensive Plan, ~~which are:~~ (1) ~~traffic circulation transportation;~~ (2) sanitary sewer; (3) solid waste; (4) drainage; (5) potable water; ~~and~~ (6) recreation; ~~and~~, 7) public schools. The concurrency test review for facilities ~~and services~~ will be ~~determined~~ conducted by ~~comparing~~ evaluating the available capacity of a public facility ~~or service~~ to the demand created by the proposed project and to the reserved capacity of the public facility. Available capacity ~~will be~~ is determined by subtracting the actual demand to a public facility, the reserved capacities for previously approved development orders, and the demand created by the proposed project from the total capacity ~~adding together the total excess capacity of any new facilities that meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.~~

1. For development orders ~~and permits~~, the following determination shall apply:

a. If an applicant ~~desires to determine~~ requests a determination of whether there is sufficient capacity to accommodate ~~their a~~ proposed project, the Land Development Regulations Administrator shall make an informal, non-binding determination of whether there appears to be sufficient capacity ~~in the~~ for each public ~~facilities and services~~ facility to ~~satisfy~~ meet the demands of the proposed project.

b. ~~c.a.~~ If there appears to be insufficient capacity, the Land Development Regulations Administrator shall then ~~make a determination~~ notify the applicant of ~~what~~ public facilities ~~or services~~ which would be rendered deficient by the development ~~if the proposed project were approved~~.

d.b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual or preliminary in nature and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals ~~are~~ include: ~~land use~~ amendments to the ~~Comprehensive Plan~~ Future Land Use Map; ~~and~~ rezonings ~~requests; planned developments; and preliminary plats~~. Those development approvals shall receive a non-binding concurrency determination.

e.c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what the available public facilities ~~and services are available~~ at the date of inquiry. The issuance of a Certificate of

- Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services, and shall be rendered based upon the available capacity of each public facility at the time a Certificate of Concurrency Compliance is granted.
2. For roadways transportation facilities, the following determination procedures shall apply:
- The City shall provide level of service information ~~either~~ as set forth in the most recent reports as provided for in the Land Development Regulations Data and Analysis Report in support of the Comprehensive Plan, or based on the most current data available from Alachua County and the Florida Department of Transportation. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth, or (2) prepare a more detailed analysis for review by City Staff.
  - If the applicant chooses to prepare ~~do~~ a more detailed analysis the -(1) applicant shall: (1) submit the completed alternative transportation analysis to the Land Development Regulations Administrator for review; and, (2) the Land Development Regulations Administrator shall review the alternative transportation analysis for accuracy and appropriate application of the methodology.
  - If the alternative methodology, ~~after review and acceptance by the Land Development Regulation Administrator,~~ indicates an acceptable level of service, as determined by the Land Development Regulations Administrator in his or her sole discretion, the alternative methodology shall be used in place of the most recent level of service report Data and Analysis to support the City Comprehensive Plan.
  - Any proposed development shall be required to provide a trip distribution model, in addition to the requirements outlined above.
3. For sanitary sewer, solid waste, drainage, potable water, and recreation the following determination procedures shall apply:
- The City shall provide level of service information as adopted in the Plan and the most current capacity data available for potable water and sanitary sewer.
  - If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would indicate that adequate facility capacity at acceptable levels of service was available.
  - If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that



adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

In such cases where there are competing applications for public facility capacity, the following order of priority shall apply:

1. A development has received the issuance of a building permit based upon previously approved development orders~~permitting redevelopment~~;
2. A development has received the issuance of new-a development orders~~permitting order permitting~~ redevelopment;
3. A development has received the issuance of new-a development orders permitting new development.

In addition, the following conditions apply to the City's concurrency management system:

1. No development order or development permit shall be issued which would require the City Commission to delay or suspend construction of any capital improvements projects identified in -on the five5-year schedule of cCapital iImprovements.
2. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the ~~affected~~ development application or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

#### CERTIFICATE OF CONCURRENCY COMPLIANCE

A Certificate of Concurrency Compliance shall only be issued concurrent with the issuance of a upon final development approval order. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order, Chapter 163 development agreement, or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for twelve (12) one (1) year months from the date of issuance by the Land Development Regulations Administrator.



# Economic Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# ECONOMIC ELEMENT

## Mission Statement

The economic mission of The City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

## Goal 1: *Economic Principles*

To emphasize economic principles consistent with the City's Vision that support ~~the~~ prosperity of the community and enhance its quality of life.

## Objective 1.1: *Partnerships*

The City of Alachua shall utilize all opportunities to partner with local, state, and national economic development governmental and non-profit organizations. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.1.a: Actively work with local, state, regional, and national economic development organizations to provide the City of Alachua community with current and accurate information about business opportunities.

Policy 1.1.b: Actively work with ~~the~~ Alachua County's primary economic development organization (EDO), the Council for Economic Outreach (CEO) and other EDO's as directed by the City Commission to market the community as an attractive location for compatible business and industry and to provide necessary support for existing business and industry.

Policy 1.1.c: ~~By October 2007, The City will continue to~~ consider incorporating into its annual budget funds to carry out the implementation of policy 1.1.b of the Economic Element.

## *Measurements*

- a) *Number of new developments initiated by economic development organizations*
- b) *Number of shared economic development meetings held*
- c) *Number of inquiries about Alachua's economic climate made to local economic development organizations*

**Objective 1.2: *Marketing Analysis***

The City of Alachua shall anticipate the future economic needs of the community by analyzing the past, current, and future economic trends of the local, state, and national environment. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.2.a: Perform an analysis at least concurrent with the City's Evaluation and Appraisal Report (EAR) of the city's competitiveness in economic development on a local, regional, state, and national basis. Such an analysis should include but not be limited to:

- a. The city's tax and fee structure
- b. The city's zoning and land use regulations
- c. The city's urban service boundary and future land use designation
- d. The city's enclaves and annexation plans
- e. The city's utility infrastructure, including rates and capacity levels
- f. The city's available commercial and industrial buildings and land
- g. The city's labor force characteristics
- h. The city's community redevelopment plan and boundary

Policy 1.2.b: Work with the CEO and other interested economic development agencies to develop a plan to address any deficiencies found in the analysis designated in policy 1.2.a. of the Economic Element.

Policy 1.2.c: Use quality of housing inventory or residential land inventory as part of the marketing materials to entice targeted companies to relocate to our area.

***Measurements***

- a) *Number of commercial and industrial site plan approvals*
- b) *Timeliness and accuracy of City of Alachua business inventory*
- c) *Distribution of marketing material produced by the City*

**Objective 1.3: *Small, Women, and Minority Owned Businesses***

The City of Alachua will encourage a business climate conducive to but not limited to the development, retention, expansion, and creation of local jobs and encouraging small, women, and minority owned businesses. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.3.a: Promote small business owner information and training.

Policy 1.3.b: Update the Comp Plan to include provisions to support the creation of home-occupations by the time of the next EAR.

Policy 1.3.c: Support and encourage the development of public/private partnerships which assist small and minority businesses with access to affordable capital and/or technical assistance that may otherwise not be available for startup, retention and/or expansion.

Policy 1.3.d: Through the LDR maintain a diverse business mix in addition to the City's Technology Activity Center.

*Measurements*

- (a) *Number of resources identified to address small business owner needs*
- (b) *Number of new public/private partnerships identified to assist with capital and technical assistance needs*

**Objective 1.4: *Agricultural Analysis***

The City of Alachua shall strengthen the city's agricultural economic base and maintain the community's agricultural character. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.4.a: Allow for flexible, reasonable, and complimentary non-conforming uses on land with agricultural land use and zoning to maintain the economic viability of the land.

Policy 1.4.b: Recognizing that Agriculture is a significant component of the current economic base, the City shall analyze the economic trends over the next five years to better protect the agricultural community.

Policy 1.4.c: Recognizing the economic value of Alachua's environmental character, the City shall ~~through FLUM designations, land acquisition and other regulatory tools,~~ protect Alachua's scenic surroundings to maintain the City's economic competitiveness through use of FLUM designations, land acquisition and other regulatory tools.

Policy 1.4.d: ~~By the date of the next EAR, c~~Consider creation of a Transfer of Development Rights (TDR) program to protect undeveloped agricultural land.

Policy 1.4.e: ~~By the time of the next EAR-based amendments, The City may consider the~~ development of sending and receiving zones to implement ~~the an~~ adopted TDR program.

*Measurements*

- a. *Number of agricultural land use acres*

- b. *Number of agricultural land use acres amended to different land use type*
- c. *Number of agricultural land use acres added to the municipal boundaries*
- d. *Growth rate of agricultural loans*
- e. *Success of agricultural loans*

#### Objective 1.5: *Economic Rehabilitation*

The City of Alachua shall uphold a productive economic climate in all areas of the City. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.5.a: ~~By the date of the next EAR, it~~ identify blighted or nearly blighted areas that can be included in an inventory of existing structures that are candidates for remodeling and/or ~~r~~Redevelopment.
- Policy 1.5.b: Seek funding to aid in transforming structures in objective 1.5 of the Economic Element into ~~the their highest and best~~ possible use.
- Policy 1.5.c: Identify areas that have access to existing infrastructure that is undeveloped or underdeveloped and consider, ~~if appropriate,~~ incentives that encourage enhancements to these parcels, if appropriate.
- Policy 1.5.d: Evaluate the need to expand and/or create other Redevelopment Districts to eliminate slum and blight.
- Policy 1.5.e: Include a demonstration of ~~financial feasibility~~funding for redevelopment and development projects requiring land use amendments in the City to the Mayor and Commission.

#### *Measurements*

- a) *Number of structures renovated with public funds*
- b) *Number of derelict areas: Existing conditions (existing use) survey results*
- c) *Growth rate of property value relative to the rest of the City*
- d) *Number of building permits obtained in target areas*
- e) *Growth rate of or number of occupational licenses issued in target area*

#### Objective 1.6: *Mixed Use, Workforce Housing*

The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.6.a: ~~By the date of the next EAR-eC~~create inventory of parcels, including the required infrastructure needed to facilitate single-family and multi-family dwellings in a well-defined residential development.
- Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.
- Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.
- Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.
- Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.
- Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.
- Policy 1.6.g: Encourage the education of prospective low- to moderate-income first time home-buyers about the availability of financial and homeowner workshops that will help move them from renters to homeowners.
- Policy 1.6.h: Seek funding to aid in mixed-use neighborhood development.

#### *Measurements*

- a. *Jobs/housing balance: number of people working in Alachua divided by workforce population*
- b. *Rent/income ratio: The ratio of median annual rents of dwellings to the median annual household incomes of renters (US Dollars)*
- c. *Average travel time to work*
- d. *Amount of public funds spent on mixed-use or mixed income development*

#### **Objective 1.7: Central City Business District (CCBD) /Historic Preservation**

The City of Alachua shall encourage the preservation of its historic and cultural resources to strengthen the economic viability of Alachua's Central Business District and Downtown. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:



- Policy 1.7.a: Enhance the economic vitality of the historic areas by considering incentives to locate diverse pedestrian friendly and culturally-oriented businesses in the historic district.
- Policy 1.7.b: Analyze the use of funds from a variety of sources to consider providing incentives for business location and expansion within the CCBD.
- Policy 1.7.c: Through innovative design, encourage pedestrian friendly and culturally oriented events in the historic district.
- Policy 1.7.d: Prioritize investing in projects in the historic and downtown redevelopment area districts.
- Policy 1.7.e: Encourage small business and entrepreneurial investors by providing promotional signs and materials that market the development of Alachua's downtown character. Funding sources will include redevelopment district tax increment funds. This may include uniform streets signage, marker plaques, or a welcome gateway sign.
- Policy 1.7.f: Consider creating a sign ordinance specifically for properties in the historic district, Redevelopment district, and/or CCBD.
- Policy 1.7.g: Strive to preserve the stability of Alachua's historic charm.
- Policy 1.7.h: Evaluate the economic conditions and appearance of the historic district at least current with the EAR review.
- Policy 1.7.i: Utilize the resources of the Community Redevelopment Agency to encourage existing and new business investments and establish revitalization in the downtown area.
- Policy 1.7.j: Evaluate implementing the Main Street program.

*Measurements*

- a. *Number of historic buildings*
- b. *Number of events held in central city business district and historic district*
- c. *Number of public dollars spent to remodel historic structures*
- d. *Growth rate of property values in historic area, downtown, and central city business district*
- e. *Number of new or replaced City signs*
- f. *Growth rate of or number of occupational licenses issued in target area*

**Objective 1.8: Real Estate Analysis**

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.8.a: Prepare a highest and best use analysis of the four corners of the US 441/I-75 Activity Center.
- Policy 1.8.b: Streamline the review of Site Plans in the US 441/I-75 Activity Center.
- Policy 1.8.c: Prepare a business inventory, organized according to the North American Industrial Classification System, at least current with the EAR review.
- Policy 1.8.d: Prepare a biannual real estate market analysis, which reviews retail, office, residential, and industrial land use needs.
- Policy 1.8.e: Consider providing incentives to attract development types identified as underprovided in the biannual real estate market analysis. Redevelopment district tax increment funding is an ~~excellent~~appropriate, variable source of such funds.
- Policy 1.8.f: Identify land with an Agricultural land use designation that is not being used for an active agri-business activity that may be converted to residential or commercial use and consider providing incentives to owners to convert these identified parcels to the residential or commercial designation without promoting urban sprawl.

*Measurements*

- a) *Number of site plan approvals in target areas*
- b) *Growth rate of property values in target areas*
- c) *Growth rate of or number of occupational licenses issued in target area*

**Objective 1.9: Education**

The City of Alachua should provide an educational climate in the city conducive to offering and improving economic opportunities to the citizens that will ensure a high quality of life for all of the community. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

- Policy 1.9.a: Promote and enhance educational and vocational customized training opportunities for workforce development in the city.
- Policy 1.9.b: Consider providing incentives for Santa Fe Community College to locate and sustain an educational center in the city.

Policy 1.9.c: Work with Santa Fe Community College to reduce barriers to college attendance that face community members.

Policy 1.9.d: Work with private and corporate businesses to reduce barriers to college attendance that face community members.

Policy 1.9.e: Partner with private and corporate businesses and Santa Fe Community College to ensure maximum use of the facilities and services at Santa Fe Community College's City of Alachua educational center.

Policy 1.9.f: Work with private and corporate businesses, Santa Fe Community College, and the community to promote and improve education for all the city's citizens.

Policy 1.9.g: Work with the University of Florida, Santa Fe Community College, and the Alachua County School Board to promote and improve education for all the city's citizens.

Policy 1.9.h: Encourage a technology entrepreneurship hub in partnership with the Progress Corporate Park, Santa Fe Community College, and the University of Florida.

Policy 1.9.i: Create a technology activity center to stimulate cooperative learning, research, entrepreneurial activities, and associated businesses on the US Highway 441 corridor.

*Measurements:*

- a) attendance rates at the city's various educational facilities*
- b) graduation rates from the city's various educational programs*
- c) variety of courses and programs offered at city's various educational facilities*
- d) variety of times the city's various educational facilities are used*
- e) types of class schedules used by city residents*
- f) student profiles of citizens who use the city's educational facilities*
- g) demographic surveys of city's businesses that use the city's educational facilities*

**Objective 1.10: Recreation**

The City of Alachua should provide recreational facilities and opportunities to all citizens of Alachua to enhance the quality of life and attract high quality growth to the city. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.10.a: Provide appropriately funded and high quality facilities for recreation.

Policy 1.10.b: Promote use of city facilities by persons of all ages and economic groups.

Policy 1.10.c: Seek grant funding as available to enhance recreational facilities and funding of events.

Policy 1.10.d: Promote a variety of parks and open space including large scale parks and neighborhood parks.

Policy 1.10.e: Pursue public/private partnerships to improve recreation opportunities within the city.

Policy 1.10.f: Work with organizations such as the Alachua Chamber of Commerce and Alachua Business League to sponsor events such as and including the July 4th Celebration, the Christmas Parade, Main Street Festival, and the Spring Festival.

Policy 1.10.g: Explore and utilize all appropriate means of funding available for recreational facilities concurrent with all development orders and Florida State Statutes.

Policy 1.10.h: Consider establishing a fund to bring youth tournaments to Alachua, with emphasis on overnight stays that will use the city's motels, restaurants and stores, such as the Babe Ruth Softball Series.

Policy 1.10.i: Recognize the value of private recreation, such as golf courses, dining, and movies, and more, in attracting visitors and high quality growth and provide a business friendly environment.

#### *Measurements*

- a) *Usage of the city's recreation facilities by persons of all ages*
- b) *Usage of the city's recreation facilities for diverse types of recreation opportunities*
- c) *Number of persons attending events sponsored by the city and public/private partnerships*
- d) *Variety of times the city's recreation facilities are used*
- e) *Success of private recreational and cultural enterprises*

#### **Objective 1.11: Transportation**

The City of Alachua should provide Alachua's residents transportation access to neighboring communities and link available workers in neighboring communities to available employment opportunities in Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Policy 1.11.a: Seek appropriate mass transit to service employment opportunities available in the City.

Policy 1.11.b: Collaborate with the Gainesville Metropolitan Transportation Planning Organization (MTPO), Regional Transit System, Florida Department of Transportation, Workforce Development Board and private service providers to offer mass and public transportation options from Gainesville to Alachua.

Policy 1.11.c: Seek funds to support alternative transportation options.

*Measurements*

- a) *Number of metropolitan bus stops in Alachua*
- b) *Number of people with access to public transportation within ½ mile of home*
- c) *Number of people employed in Alachua that take public transit to work*
- d) *Number of bus routes in Alachua*
- e) *Monthly ridership rates in Alachua*
- f) *Number of people repetitively traveling between the City of Alachua and neighboring municipalities, such as Gainesville.*

## DEFINITIONS

**Blight (Slum and Blight):** ~~“Blighted” definition~~ per State Statue, Chapter 163.340

~~“Blighted area” means a~~ an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or

- municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

**Development:** Carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into 3 or more parcels. Uses of development follow the ss. 380.04 definition.

**Economic base (model):** The companies that provide jobs in a given community or geographic location.

The economic base model uses a multiplier to link changes in a regional economy to changes in export activity (basis) and (2) changes in demand for more local activity (non-basic). The model assumes that money earned through exports generates demand for more local, or non-basic, activity.

**Economic development:** A process that begins when a community makes itself ready to accommodate the retention, startup, location, or expansion of an enterprise. Economic development occurs when a local economy is vitalized by the creation of one or more jobs, an increase in community wealth, or the useful distribution of capital that arrives from outside sources.

**Economic ddevelopment organization (EDO):** A group working together for economic development. ~~At the time the Economic Element was adopted (2005), the Council for Economic Outreach (CEO) was the City of Alachua's primary EDO.~~

**Incentive:** A motivational offer intended to persuade a prospective development to choose one location over another.



**Industry classifications:** A list of the types of operations or enterprises that exist under the term industrial (industry). Industrial classification is the act of organizing a list of the types industrial operations or enterprises. For example, the North American Industry Classification System.

**Main Street program:** A technical assistance program administered by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, to traditional historic commercial corridors. The Bureau conducts statewide programs aimed at identifying, evaluating, and preserving Florida's historic resources. Main Street, with its emphasis on preservation, is an effective strategy in achieving these goals in Florida's historic retail districts.

**Mixed-use:** Live/Work, Retail/Office, Residential/Retail and Residential/Office development. Its purpose is to increase the types of spaces available for living and working to encourage a mix of compatible uses in certain areas, and to encourage the upgrading of certain areas with buildings designed to provide a high quality pedestrian- oriented street environment. Mixed Use may include permitted activities mixed within the same building or within separate buildings on the same site or on nearby sites.

*Live/Work* refers to one or more individuals living in the same building where they earn their livelihood, usually in professional or light industrial activities.

*Retail/Office, Residential/Retail, and Residential/Office* provide other variations to Mixed Use with Retail typically on the ground floor and Residential on upper floors. Design standards ensure that development is compatible and contributes to the character of the street and neighborhood.

**Pedestrian-oriented development:** Development that is designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building(s), rather than emphasizing personal-vehicle access and parking. Buildings generally are placed close to the street and the main entrance is oriented to the street's sidewalk. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size and are located at the side or rear of the buildings. This type of development also is characterized by the mix of uses within walking distance of one another, allowing people to move easily among many destinations.

**Target area:** An identified region or list of potential locations to be considered for expanding or relocating the operations of an enterprise or for starting up a venture. Targeting an area in preparation for doing location work generally comes at the second stage of the site selection process as described in the definition of a site search.

**Transfer of Development Rights (TDR):** A TDR program seeks to preserve landowners' asset value by moving the right to develop from a location where

development is prohibited (e.g., for environmental reasons) to a location where development is encouraged. TDR works as follows: developers in urban “receiving” areas buy development rights to land in rural “sending” areas; the transfer of rights allows the developers to increase the density and intensity of their developments.

**Sending zone:** The environmental protection zone where development rights are separated. It is called a sending zone because the development rights are “sent” out of it.

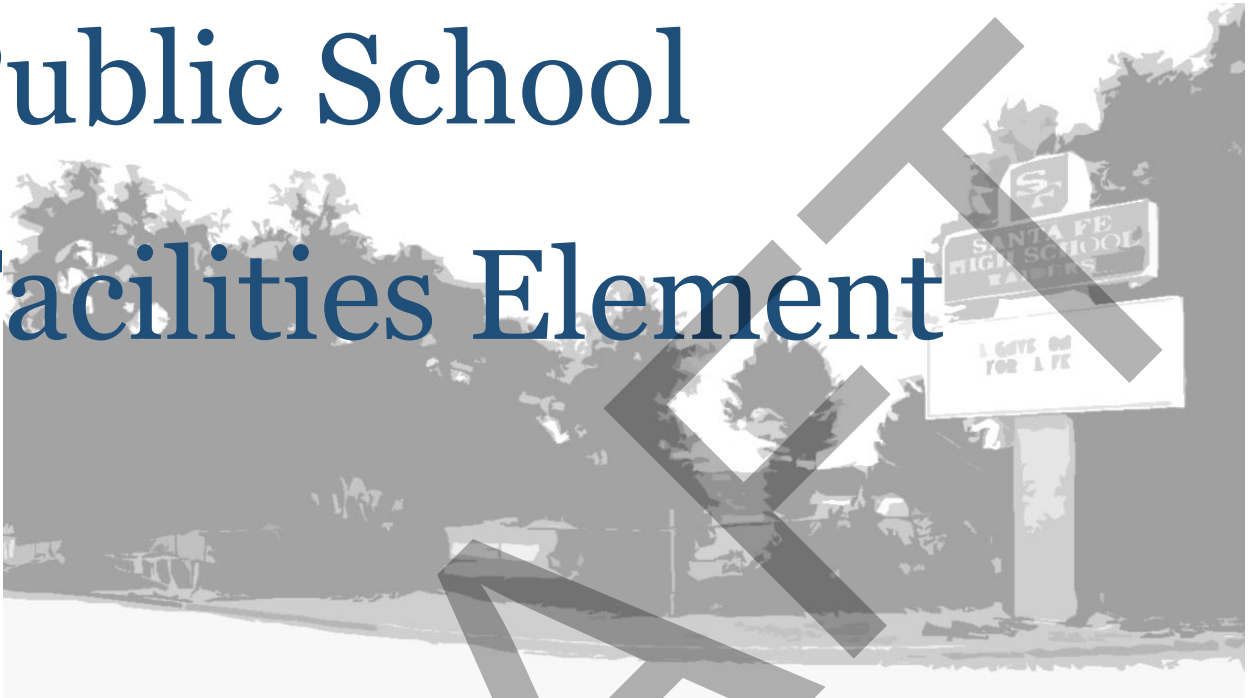
**Receiving zone:** A zone where a developer buys a right to build more units than currently permitted in the local zoning ordinance. These zones “receive” development rights.

**Walkable:** Refers to a single route, or a system of routes, between points that is relatively short, barrier-free, interesting, safe, well-lighted and comfortable, inviting pedestrian travel.

**Workforce:** All workers in a location (workforce) or defined geographic area; a count or projection of the number of people working in an area.

**Workforce housing:** Housing that is: 1) affordable to households of low and moderate income in a range of 80 -120% of area median income (AMI) and 2) in a location proximate to employment centers.

# Public School Facilities Element



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# PUBLIC SCHOOL FACILITIES

## ELEMENT

### GOAL 1: School Capacities

The City shall collaborate with the School Board of Alachua County (School Board) to plan for public school capacity to accommodate projected enrollment demand within the five--year, ten--year, and twenty--year planning periods.

#### Objective 1.1: *Coordinate Land Use and School Capacity*

It is the objective of the City of Alachua to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished ~~through~~by recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny applications for future land use, rezoning, and subdivision and site plans for residential development that generate students and impact the Alachua County school system.

Policy 1.1.a: *Coordinated Map Series*: The City, in conjunction with the SBAC and ~~the~~ Municipalities, shall annually update and maintain a public school facilities map series as supporting data and analysis. This map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, will be coordinated with the City's Future Land Use Map or Map Series. The Map Series shall include at a minimum:

1. Map(s) ~~or maps~~ which identifiesy the existing location of public school facilities by type and existing location of ancillary plants;
2. A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five year planning period, and for the end of the long range planning period of the City; and,
3. A map or map series which depicts School Concurrency Service Areas (SCSAs) for high schools, middle schools and elementary schools.

Policy 1.1.b: *Coordinating School Capacity with Planning Decisions*: The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and re-zonings that would increase residential density. This

shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

Policy 1.1.c: *Geographic Basis for School Capacity Planning*: For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools, as part of the Interlocal Agreement for Public School Facility Planning, shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact ~~on (1) on (1)~~ the school system as a whole and (2) ~~on~~ the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

Policy 1.1.d: *Criteria for Evaluating Land Use Decisions*: In reviewing land use decisions the School Board may address the following issues as applicable:

- a. Available school capacity or planned improvements to accommodate the enrollment resulting from the land use decision;
- b. The provision of school sites and facilities within neighborhoods;
- c. The co-location of parks, recreation and neighborhood facilities with school sites;
- d. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe pedestrian access;
- e. Traffic circulation, in the vicinity of schools, including the provision of off-site signalization and crossing guards, signage, access improvements, sidewalks to serve schools and the inclusion of school bus stops and turnarounds;
- f. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- g. Whether the proposed location is consistent with any local government's school design and planning policies.

Policy 1.1.e: *School Board Report to City*: The School Board shall report its findings and recommendations regarding the land use decision to the City. If the School Board determines that capacity is insufficient to support the proposed land use decision, the School Board shall include its recommendations to remedy the capacity deficiency including estimated cost. The School Board shall forward said ~~the~~ Report to all municipalities within the County.

Policy 1.1.f: *City to Consider School Board Report:* The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

Policy 1.1.g: *Capacity Enhancement Agreements:* Where feasible and agreeable to the City, School Board, affected jurisdictions and the applicant, ~~the~~ Capacity Enhancement Agreements shall be encouraged to ensure adequate capacity is available at the time the school impact is created. The School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods shall be amended to incorporate capacity modification commitments established by Capacity Enhancement Agreements.

Policy 1.1.h: *School Board to Report to the Elected Officials Group:* The School Board will annually provide a cumulative report of land use decisions and the effect of these decisions on public school capacity to the Elected Officials Group, comprised of representatives of the School Board, the County and the municipalities within the County, established by the Interlocal Agreement for Public School Facility Planning.

#### Goal 2: Enrollment demand

Provide adequate public school capacity to accommodate enrollment demand within a five- year district facilities work plan.

#### Objective 2.1: Implementation of School Concurrency

~~The Concurrency:~~ The City shall coordinate with the School Board to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.

Policy 2.1.a: *Interlocal Agreement:* The City shall maintain the Interlocal Agreement for Public School Facility Planning to implement school concurrency in concert with the School Board and the Local Governments. The Interlocal Agreement shall be consistent with the goals, objectives and policies of ~~this~~ Element.

Policy 2.1.b: *Ordinance Implementing School Concurrency:* The City shall implement the provisions for public school concurrency management through its land development regulations.

#### Objective 2.2: Level of Service Standards

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.



Policy 2.2.a: *Uniform Application of Level of Service (LOS) Standards:* The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: *Level of Service (LOS) Standards:* The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement.

For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Policy 2.2.c: *Amendment of LOS Standard:* If there is agreement to amend the LOS standards, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the local government comprehensive plans.

The amended LOS standard shall not be effective until all plan amendments are effective and the amendment to the Interlocal Agreement for Public School Facility Planning is fully executed. Changes to LOS standards shall be supported by adequate data and analysis showing that the amended LOS standard ~~can is~~ be achieved and maintained within the period covered by the applicable five years of the School Board Five-Year Work Program.

### Objective 2.3: *School Concurrency Service Areas*

The City shall, in coordination with the School Board and municipalities, establish School Concurrency Service Areas (SCSA's), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.

Policy 2.3.a: *School Concurrency Service Areas Maps:*

SCSA's for high, middle and elementary schools shall be as adopted in the Interlocal Agreement.

SCSA boundaries shall be included as a part the Data and Analysis supporting this Element and included in the PSFE Map Series as part of that supporting data.

Policy 2.3.b: *Criteria for School Concurrency Service Areas:*

SCSAs shall be established to maximize available school capacity and make efficient use of new and existing public schools in accordance with the LOS standards, taking into account minimization of transportation costs, limitations on maximum student travel times, the effect of court approved desegregation plans, and recognition of the capacity commitments resulting from the development approvals by the local governments within Alachua County.

SCSA boundaries shall consider the relationship of school facilities to the communities they serve ~~including reserve area designations established under the “Alachua County Boundary Adjustment Act” and the effect of changing developments.~~

Policy 2.3c: *Modifying School Concurrency Service Areas:* The City, in coordination with the School Board and the Municipalities, shall require that prior to adopting a modification to SCSAs, the following standards will be met:

- a. Potential modifications to the SCSAs may be considered annually.
- b. Supporting data & analysis for modified SCSA's shall be included in the annual update to the School Board's 5 –Year Work Program.
- c. Modifications to SCSA boundaries shall be based upon the criteria as provided in Policy PSFE 2.3.b.
- d. Any party to the adopted Interlocal Agreement may propose a modification to the SCSA boundary maps.
- e. At such time as the School Board determines that a SCSA boundary change is appropriate considering the above criteria, the SBAC shall transmit the proposed SCSA boundary modification with data and analysis to support the changes to the Elected Officials Group.
- f. The Elected Officials Group shall review the proposed SCSA boundary modifications and send its comments to the School Board and the parties to the Interlocal Agreement.
- g. Modifications to a SCSA shall become effective upon final approval by the School Board and amendment of the Interlocal Agreement for Public School Facility Planning by the parties to the agreement.

**Objective 2.4: School Concurrency Review Process**

In coordination with the School Board, the City will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.

Policy 2.4.a: *Development Review*: The issuance of final subdivisions or plats and site plan approvals for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Element.

Policy 2.4.b: *Exemptions*: The following residential developments are exempt from the school concurrency requirements:

- a. Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE, or single family subdivisions or plats actively being reviewed at the time of adoption of the PSFE that have received preliminary plat approval and the approval has not expired.
- b. Multi-family residential development that received final site plan approval prior to the effective date of the PSFE.
- c. Amendments to subdivisions or plat and site plan for residential development that were approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development.
- d. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.
- e. Group quarters that do not generate students that will be housed in public school facilities, including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.4.c: *Student Generation Rates and Costs per Student Station*: Student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station shall be determined in accordance with professionally accepted methodologies and adopted annually by the School Board in the 5-Year Work Program.

Policy 2.4.d: *School Capacity and Enrollment*: The School Board shall determine the level of service or utilization rate of each school using a uniform methodology. The School Board shall use permanent program capacity as the methodology to determine the capacity of elementary, middle, and high school facilities. School enrollment shall be based on the enrollment of each individual school based on counts reported by the School Board to the Department of Education.

Policy 2.4.e: *Determination of Adequate Capacity*: The School Board shall establish methods and procedures for the concurrency review for all development plan approvals. Within the scope of this responsibility, the School Board may delegate the authority to the City to approve development plans where student generation projections are below established thresholds.

Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected CSA.

The School Board's findings and recommendations shall address whether adequate capacity exists for each type of school, based on the level of service standards. If adequate capacity does not exist, the School Board shall identify mitigation options that may be applied consistent with the policies set forth within Objective 2.5.

The City will issue a concurrency determination based on the School Board's findings and recommendations.

Policy 2.4.f: *Concurrency Availability Standard*: School concurrency applies only to residential development or a phase of residential development requiring a subdivision or plat approval, site plan, or its functional equivalent, proposed or established after the effective date of the Public School Facilities Element (PSFE).

The City shall amend the concurrency management systems in its land development regulations to require that all new residential development be reviewed for school concurrency no later than the time of final subdivision, final plat or site plan approval. The City shall not deny a final subdivision, final plat or site plan for residential development due to a failure to achieve and maintain the adopted LOS standards for public school capacity where:

1. Adequate school facilities will be in place or under construction within three years, as provided in the School Board 5-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or site plan approval for residential development; or,

2. Adequate school facilities are available in an adjacent SCSA, and when adequate capacity at adopted LOS Standards will be in place or under construction in the adjacent SCSA within three years, as provided in the School Board 5-Year District Facilities Plan for School Concurrency adopted as part of the Capital Improvements Element, after the issuance of the final subdivision, final plat or site plan approval; or,
3. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by development of the property subject to the final subdivision, plat or site plan (or functional equivalent) as provided in this element.

Policy 2.4.g: *Subdivision and Site Plan Standards*: In the event that the School Board determines that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either

- (1) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation under Objective PSFE 2.5; or
- (2) the final site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured.

Policy 2.4.h: *Capacity Availability*: In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years.

#### Objective 2.5: *Proportionate Share Mitigation*

The City of Alachua, in coordination with the School Board, shall provide for mitigation alternatives that are determined by the School Board to achieve and maintain the adopted LOS standard consistent with the adopted School Board's ~~financially feasible-~~ funded 5-Year District Facilities Work Program.

Policy 2.5.a: *Mitigation Options*: Mitigation may be allowed for those developments that cannot meet the adopted LOS Standards. Mitigation options shall include options listed below for which the School Board assumes operational responsibility through incorporation in the adopted School Board's Five-Year District Facilities Work Program and which will maintain adopted LOS standards.

1. The payment of a proportionate share amount as calculated by the formula prescribed in Section 8.6.3 of the Interlocal Agreement for Public School Facility Planning or the equivalent. Donation, construction, or funding of school facilities or sites sufficient to offset the demand for public school facilities created by the proposed development;
2. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits; and
3. The establishment of a charter school with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF);

Policy 2.5.b: *Mitigation Must Enhance Capacity*: Mitigation must be directed toward a program capacity improvement, which satisfies the demands created by the proposed development consistent with the adopted LOS standards.

Policy 2.5.c: *Calculating Proportionate Share*: The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following:

NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) = NUMBER OF DWELLING UNITS BY HOUSING TYPE X STUDENT GENERATION MULTIPLIER (BY HOUSING TYPE AND SCHOOL TYPE)

PROPORTIONATE SHARE AMOUNT = NUMBER OF STUDENT STATIONS (BY SCHOOL TYPE) X COST PER STUDENT STATION FOR SCHOOL TYPE.

The above shall be calculated for each housing type within the proposed development and for each school type (elementary, middle or high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.

The School Board average cost per student station shall only include school facility construction and land costs, and costs to build schools to emergency shelter standards when applicable.



The applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

#### Objective 2.6: Adoption of School Board five –year district work program

The City shall reference the School Board's annually updated Five-Year District Facilities Work Program in its Capital Improvements Element.

Policy 2.6.a: *Development, Adoption and Amendment of the School Board Five-Year Work Program*: The School Board shall annually update and amend the Five-Year District Facilities Work Program to reflect the (LOS) standards for schools to add a new fifth year, which continues to achieve and maintain the adopted LOS for schools. The Five-Year District Facilities Work Program ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. The Five-Year Work Program shall also address the correction of existing facility deficiencies and facilities needed to meet future needs. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within the subsequent 5-year schedule of capital improvements necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standards. The City shall have neither obligation nor responsibility for funding the Five-Year District Facilities Work Program by referencing the School Board's Five-Year District Facilities Work Program in the Capital Improvements Element.

### GOAL 3: Safe and Secure Public Schools

Provide safe and secure public schools sited within well designed communities.

#### Objective 3.1: School Location

The City shall establish standards and criteria to guide the location of future schools.

Policy 3.1.a: *Coordination of Existing School Facilities and Sites*: Standards regarding existing and future public school facilities and sites in the City of Alachua shall be as provided in the Future Land Use Element of the City of Alachua Comprehensive Plan, specifically, Policy 1.5a and related sub-policies. The Future Land Use Element includes the identification of Future Land Use categories where public educational facilities may be allowable uses.

Policy 3.1.b: *Coordination of Future School Facilities and Sites*: All new public schools built within the City of Alachua will be coordinated by the School Board with the City to verify consistency between the location of public schools

with the City's Comprehensive Plan, ensure that the new schools are proximate and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and shall have the on-site and off-site infrastructure necessary in place to support the new school. The Future Land Use Element includes criteria related to the location and development of public, private and charter schools including consideration of compatibility, environmental constraints, drainage, parking and circulation and co-location.

**Objective 3.2: *Encourage schools as focal points of community planning and design.***

Policy 3.2.a: *Enhance Community/ Neighborhood Design:* The City, in conjunction with the School Board, shall promote the neighborhood concept in new developments or redevelopment by encouraging the use of existing schools as neighborhood centers or focal points.

Policy 3.2.b: Location of Elementary and Middle Schools

Elementary and middle schools are encouraged to locate:

1. within existing or proposed areas designated for moderate or medium density residential development.
2. existing or designated public facilities such as parks, recreational areas, libraries and community centers to facilitate the joint use of these areas.

**Objective 3.3: *Standards for School Site Design***

The City will establish standards for school siting and site design to provide security and safety of children and to provide a functional educational environment.

Policy 3.3.a: *Land Development Regulations to Provide Reasonable Standards:* Land development regulations for public and private educational facilities should include reasonable development standards and conditions, and may provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent properties.

**Objective 3.4: *School Siting Standards***

The City will establish siting standards for schools.

Policy 3.4.a: Evaluation of Potential School Sites:

Potential school sites shall be consistent with the following school siting standards, to the extent practicable:

1. The location of school proximate to urban residential development and contiguous to existing school sites, and which provide potential focal points for community activities, including opportunities for shared use and co-location with other community facilities.
2. The location of elementary schools proximate to and, within walking distance of the residential development served;
3. Elementary schools should be located on local or collector streets.
4. Middle and high schools shall be located on collector or arterial streets.
5. Compatibility of the school site with present and future land uses of adjacent property considering the safety of students and the effective provision of education;
6. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
7. Site acquisition and development costs;
8. Safe access to and from schools by pedestrians, bicyclists and motor vehicles;
9. Existing or planned availability of adequate public facilities and services to support the School;
10. Environmental constraints that would either preclude or render infeasible the development or significant expansion of a public school on the site;
11. Adverse impacts on archaeological or historic sites listed in the national Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;
12. The proposed location is consistent with the City's comprehensive plan, stormwater management plans, or watershed plans;

13. The proposed location is not within a velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the applicable comprehensive plan or land development regulations;
14. The proposed site can accommodate the required parking, circulation and queueing of vehicles; and
15. The proposed location lies outside the area required by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

#### Objective 3.5: *Coordinate Supporting Infrastructure*

The City shall coordinate with the School Board plans for supporting infrastructure.

Policy 3.5.a: *Coordination of Planned Improvements*: The City shall adopt by reference within the Capital Improvements Element the School Board's 5-Year District Facilities Work Program to reflect the infrastructure required to support new school facilities.

Policy 3.5b: To address disparities in Public School facilities, the City shall review the School Board's annual Five Year Work Program and Educational Plant Survey to provide input and ensure that adequate school building conditions and design are provided districtwide, recognizing that the conditions of the physical learning environment are related to the equitable treatment of students.

#### GOAL 4: *Intergovernmental Cooperation*

Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.

#### Objective 4.1: School Board Representation

Policy 4.1.a: Appointed Local Planning Agency (LPA) Members: As provided in the Interlocal Agreement for Public School Facility Planning, the City shall include a representative appointed by the School Board on the Local Planning Agency (LPA) to attend those meetings at which the agencies consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application.

Policy 4.1.b: Development Review Representative: As provided in the Interlocal Agreement for Public School Facility Planning, the School Board will appoint

a representative to advise the Local Government review committee, or equivalent body on development and redevelopment which could have a significant impact on student enrollment or school facilities.

#### Objective 4.2: Joint Meetings

The City shall participate in meetings and other actions established to promote coordination and the sharing of data and information. The School Board shall provide adequate public notice within the City's jurisdiction.

Policy 4.2.a: *Staff Working Group*: As provided in the Interlocal Agreement for Public School Facility Planning, a staff working group of the County, School Board and municipalities will meet on a semi-annual basis to identify issues and assemble and evaluate information regarding the coordination of land use and school facilities planning including population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. A staff representative from the Regional Planning Council will also be invited to attend. A designee of the School Board shall coordinate and convene the semi-annual meeting.

Policy 4.2.b: *Annual Meeting of Elected Officials*: One or more representatives of the County, each City, and the School Board will meet at least annually in joint workshop sessions. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will be opportunities for the County Commission, the City Commissions or Councils, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Superintendent of Schools, or designee, shall be responsible for making meeting arrangements and providing notification to the general public of the annual meeting.

#### Objective 4.3: Coordinate Student enrollment and population projections.

The City will coordinate with the School Board, Alachua County and the municipalities to maintain and update student enrollment and population projections.

Policy 4.3.a: *Annual Revision and Distribution*: The City will coordinate and base its plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide 5-year population and student enrollment projections shall be reviewed and updated annually.

Policy 4.3.b: *Enrollment Projections*: The School Board shall use student population projections based on information produced by the demographic and

education estimating conferences pursuant to Section 216.136, Florida Statutes and the Department of Education Capital Outlay Full-Time Equivalent (COFTE). The School Board may request adjustment to the projections based on actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends, enrollment projections and future population projections.

Policy 4.3.c: *Planning Data on Growth and Development:* As provided in the Interlocal Agreement for Public School Facility Planning, the City will provide to the School Board, on an annual basis, a report on growth and development trends for the preceding calendar year. The City will generate data on growth and development for the School Board's consideration in allocating the projected student enrollment into school attendance zones.

Policy 4.3.d: *The School District's Five-Year Facilities Work Program:* No later than August 15th of each year, the School Board shall submit to the City the district's tentative Five Year Facilities Work Program. The program will be consistent with the requirements of Sections 1013.33 and 1013.35, F.S., and include projected student populations apportioned geographically, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5-, 10-, 20-year time periods, and options to reduce the need for additional permanent student stations. The program will be financially feasible for a five-year period. The City shall review the program and provide comments to the School Board within 30 days on the consistency of the program with the local comprehensive plan, including the capital improvements element and whether a comprehensive plan amendment will be necessary for any proposed educational facility.

Policy 4.3.e: *Educational Plant Survey:* At least one year prior to preparation of each Educational Plant Survey, the Staff Working Group established Policy PSFE 4.2.a will assist the School Board in an advisory capacity in preparation of the survey. The Educational Plant Survey shall be consistent with the requirements of Section 1013.33, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with local government comprehensive plans. The Staff Working Group will evaluate and make recommendations regarding the location and need for new schools, significant expansions of existing schools, and closures of existing facilities, and the consistency of such plans with the local government comprehensive plan.

Policy 4.3.f: *Growth and Development Trends:* The City will provide to the School Board on an annual basis and in accordance with a schedule described in the Interlocal Agreement, a report on growth and development trends for



the preceding calendar year within their jurisdiction. These reports will include the following:

- a) The type, number, and location of residential units which have received development plan approval;
- b) Information regarding comprehensive land use amendments which have an impact on school facilities;
- c) Residential building permits and / or certificates of occupancy issued for the preceding year and their location;
- d) The identification of any development orders issued which contain a requirement for the provision of a school site as a condition of development approval.
- e) Other information relevant to monitoring for school concurrency.

#### **Objective 4.4: School Site Selection, Expansions and Closures**

The City, in conjunction with the School Board, shall implement an effective and equitable process for identification and selection of school sites and for the review of significant expansions and closures

Policy 4.4.a: *Advisory Committee*: The School Board will establish a School Planning Advisory Committee (SPAC) for the purpose of reviewing potential sites for new schools, proposals for significant school expansions and potential closure of existing schools. Based on information gathered during the review, the SPAC will submit recommendations to the Superintendent of Schools. The SPAC will be a standing committee and will meet on an as needed basis. In addition to appropriate representatives of the School Board staff, the SPAC will include at least one staff member of the County, a staff representative from each of the Cities, and a diverse group of community members.

Policy 4.4.b: *New School Sites*: When the need for a new school site is identified in the Five Year Facilities Work Program, the SPAC will develop a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the City with jurisdiction for an informal assessment regarding consistency with this Element. Based on the information gathered during this review, and the evaluation criteria set forth in this Element, the SPAC will make a recommendation to the Superintendent of one or more sites in order of preference.

Policy 4.4.: *Expansions and Closures*: For significant expansions and potential closures, the SPAC will make appropriate recommendations to the Superintendent.

Policy 4.4.d: *Expeditious Consistency Review*: At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board shall provide written notice of its intent to the City. The City

shall notify the School Board within 45 days of receipt of this notice if the proposed new public education facility site is consistent with the local government's comprehensive plan. This notice does not constitute the local government's determination of consistency of any proposed construction pursuant to Section 1013.33 (12), (13), (14), (15), F.S.

**Objective 4.5: Maximize Co-location Opportunities**

The City shall maximize co-location opportunities between the City, the School Board, and other jurisdictions.

Policy 4.5.a: *Co-location of Facilities*: The City shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible. The City will seek opportunities to co-locate and share use of City facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy 4.5.b: *Collaboration on Co-location*: Upon notice by the School Board that it is considering acquisition of a school site, the City shall promptly notify the School Board of the City's interest, if any, in joint acquisition or co- location for other public facilities.

Policy 4.5.c: *Joint Use Agreements*: The City and the School Board shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 4.5.d: *Emergency Preparedness*: To build new school facilities, and rehabilitate existing facilities and expansions, to be designed to serve as and provide emergency shelters as required by Section 1013.72, Florida Statutes. The City will coordinate with the SBAC and adjacent municipalities on requirements for such efforts.

**GOAL 5: Monitoring and Evaluation of Public School Facilities Element**

**Objective 5.1: Coordinate the Comprehensive Plan ~~w~~With School Facilities Plans**

On an ongoing basis, the City shall evaluate the comprehensive plan with the school facilities plans of the School Board to ensure consistency with the comprehensive plan.

Policy 5.1.a: *Coordination of Plan Amendments*: The City and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public School Facilities Element will be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the

School Board's adopted Work Program shall occur prior to December 1st of each year.

Policy 5.1.b: *Annual Meeting of the School Working Group*: Consistent with the Interlocal Agreement for Public School Facility Planning, the Staff Working Group will meet at least once per year to discuss issues related to the effectiveness of implementing the Public School Facilities Element and Interlocal Agreement and discuss recommendations for change.

Policy 5.1.c: *Annual Meeting of the City and the School Board*: On an annual basis, the City and the School Board will conduct a workshop on implementing the Public School Facilities Element and Interlocal Agreement.

## DEFINITIONS

The terms used in this element shall be defined as follows:

**Adequate school capacity**: the circumstance where there is sufficient school capacity by school type, based on adopted Level of Service (LOS) standards, to accommodate the demand created by a proposed residential development.

**Affected jurisdictions**: local governments that are parties to the Interlocal Agreement for Public School Facilities Planning and are physically located within the same SCSA(s) as the area affected by a land use decision that may increase public school enrollment.

**Capacity**: "capacity" as defined in the FISH Manual.

**Capacity enhancement agreement**: an agreement between the School Board, affected jurisdictions and a private entity (land owner, developer, applicant, etc.) for the mitigation of school capacity deficiencies that are anticipated to result from a land use decision.

**Existing school facilities**: school facilities constructed and operational at the time a completed application for residential development is submitted to the County and Cities.

**Final Subdivision or Plat / Final Site Plan**: the stage in residential development where permits or development orders are approved authorizing actual construction of infrastructure, the recording of a final plat or the issuance of building permits.

**FISH Manual:** the document entitled "Florida Inventory of School Houses (FISH)," 2006 edition, and that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual").

**Land Use Decisions:** future land use amendments, developments of regional impact, rezonings and other residential development approvals under the Land Development Code that precede the application of school concurrency and do not require a Certificate of School Concurrency.

**FISH capacity:** capacity that is provided by "buildings and facilities," as defined in the FISH Manual.

**Program capacity:** capacity that is provided by "buildings and facilities" as defined in the FISH Manual and modified by the School Board to reflect measurable programmatic changes

**Planned school facilities:** school facility capacity that will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, pursuant to the School Board's adopted Five Year Facilities Work Program.

**Preliminary Subdivision or Plat / Preliminary Site Plan:** any conceptual approval in residential that precedes the review of detailed engineering plans and/or the commencement of actual construction of infrastructure.

**State Requirements for Educational Facilities:** standards established by the State of Florida for the design and construction of public educational facilities.

**Total school facilities:** existing school facilities and planned school facilities.

**Utilization of capacity:** current enrollment at the time of a completed application for residential development.

**Work program:** the financially feasible School District's Five Year Facilities Work Program adopted pursuant to section 1013.3, F.S.

**Measurable programmatic change:** means a change to the operation of a school or the use of the school facility that has consistently and measurably modifies the capacity such as the use of classrooms for special education or other special purposes.

**School type:** Elementary Schools are grades Pre-Kindergarten Exceptional Student Education (PK- ESE) through 5; Middle Schools are grades 6 through 8; and High School are grades 9 through 12.

# Data and Analysis for Evaluation & Appraisal Update to the Comprehensive Plan



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# DATA AND ANALYSIS FOR EVALUATION & APPRAISAL UPDATE FOR THE COMPREHENSIVE PLAN

## I. City Description

### Geography

The City of Alachua is located in the northwest quadrant of Alachua County and is part of the Metropolitan Statistical Area of Gainesville. The incorporated jurisdiction of the City of Alachua is approximately 36.3 square miles. The City of Alachua borders the City of High Springs to the northwest and the City of Gainesville to the southeast, and is proximate to the City of Newberry to the southwest and the City of Lacrosse to the northeast.

### Overview

Founded in 1905, the City of Alachua's humble beginnings was that of a farming community and railroad town. Area farmers hauled their produce by wagons to packing sheds, and from there to the railroad in Alachua for transport to hungry markets north, east, and west. As the town grew and the economy evolved, almost half of the town's workers were employed by the Copeland Sausage Company. In 1976 when Copeland Sausage closed, hundreds of people were out of work, and the local economy came to a grinding halt. The downtown Main Street area, the previous center of the bustling small town, all but closed its doors and rolled up the street.

Present day Alachua is a thriving community where residents have access to vital community services; modern healthcare facilities; emergency services; water, wastewater, electric, telecommunications services; affordable housing, and education. With its small-town charm and its prime location at the intersection of Interstate 75 and U.S. Highway 441, the City of Alachua has uniqueness like no other. Through economic development and job creation, residents now have a variety of employment choices locally. Investment in local housing rehabilitation has assisted in the availability of affordable housing for residents, in conjunction with rural rental housing for low income residents.



Alachua is the second largest city in Alachua County and has partnered with many agencies such as United State Department of Agriculture Rural Development, Department of Economic Opportunity, Department of Transportation, U.S. Housing & Urban Development, Department of Environmental Protection, Office of Tourism, Trade and Economic Development as well as others to promote economic development and enhance the quality of life for its citizens.

Alachua has a rich past in providing a community where residents can raise a family without the hustle and bustle that comes with living in larger cities. Alachua has a diverse revenue stream with a \$49.5 million budget in Fiscal Year 2019-2020. Alachua is home to several major distribution centers that have broadened the tax base, provided tax revenue, utility revenue, thousands of jobs and furthered economic development in the area. Dollar General, Wal-Mart and Baugh Southeast (Sysco) have distribution centers in the southwest industrial park area of Alachua providing over 2,500 jobs to the area and accounting for an economic impact of over \$3.8 million dollars per year.

Since 2002, the City of Alachua has been aggressive in obtaining state and federal level grants to benefit residents and businesses in the community. Those funds have assisted in everything from the construction of new roads, to housing rehabilitation, to infrastructure expansion. In 2018, the City was awarded a \$6.75 million grant under the Florida Job Growth Grant Fund for the construction of the San Felasco Parkway and nearby utilities. This project was one of nine applications to be awarded a grant under the \$35 million dollar program, and connects Progress Park, which includes the University of Florida Sid Martin Biotechnology Institute, to a shovel-ready site of 280 acres.

Several major companies are based in Alachua including Sandvik and world renowned ship-building giant Marlowe-Hunter Marine. South of the center of town, Progress Park houses 30 companies and 1,500 employees within its 200 acres in addition to being the home of internationally recognized biotechnology firms specializing in world-leading research and discovery.

Main Street Alachua is a winding vision of classic small-town America with businesses ranging from restaurants, salons and specialty retail shops to newspaper offices, real estate firms, and professional services offices. In 1989, thanks to the City of Alachua Community Redevelopment Agency, Main Street was reengineered to promote economic growth and stability. Now, Main Street is the center of events in the City of Alachua and is home to over 25 businesses.

The City of Alachua has also made strides in ensuring educational opportunities for its citizens. Santa Fe College's Alachua campus opened in Summer 2009. The college offers classes specializing in biotechnology. Santa Fe High School, located on the northern side of the City offers a curriculum for students interested in the biotechnology field, helping to create a pipeline to the college and then the biotechnology firms at Progress Park.

There are four public schools in the City of Alachua, including Irby Elementary School, Alachua Elementary School, Mebane Middle School, and Santa Fe High School, in addition to several other private and charter schools throughout the City. The City continues to partner with the School Board of Alachua County to improve and further enhance the public school facilities located within its jurisdiction.

Shopping in the City of Alachua is convenient, with grocery stores, business plazas, and the assorted offerings of Main Street. In addition, the City of Alachua has been of interest to major retail outlets interested in locating along the U.S. Highway 441 corridor.

Alachua has its own recreation facilities with courts and fields for many sports as well as parks and courts throughout the City. Alachua has its own community center, offering entertainment and resources for all ages. In 2016, the City completed Phase 1 of Legacy Park. Phase 1 of this facility includes a 42,000 square foot multipurpose center which can be used for a variety of recreational and cultural functions. Bicycle and horse trails can be found in Alachua as part of the San Felasco Hammock Preserve State Park within the southern region of the City.

Those who are new and old to Alachua have ample choices in terms of housing within the City. The City of Alachua prides itself on a variety of housing options, from luxury estates on rolling hills to modest income homes just a short distance from downtown. There are several subdivisions within the City of Alachua that provide housing on open acreage while still providing a neighborhood feeling. Many residents enjoy living near downtown shopping and area parks, thus taking advantage of sidewalk neighborhoods and Victorian style homes. Alachua also has several apartment complexes within its limits, offering units to those who may choose to rent.

While much has been accomplished, in order for the City of Alachua to continue to thrive, the City will continue to work towards strengthening the community through job creation and small business development, investments in infrastructure and neighborhood revitalization, affordable housing, preservation of the natural environment and providing for alternative modes of transportation.

## II. General Assessment of Plan Data

### Population, Demographic, and Economic Conditions

The estimated population for The City of Alachua in 2019 was 10,298. This is an increase of over 1,200 people from the 2010 US Census (9,059). Consistent with Chapter 163.3177(6)(a)4., and Florida Statutes, the City shall continue to designate an amount of land for future planned uses to provide for a balance of uses that fosters vibrant, viable communities and economic development opportunities and addresses outdated development patterns and shall accommodate at least the minimum amount of land necessary to accommodate the medium population projections as published by the Office of Demographic Research for at least a 10-year planning period.

As part of the ongoing efforts associated with the Strategic Initiative to Develop a Long-Range Plan for Alachua's Future, the Planning and Community Development Department has produced projections related to the City's projected population. These projections are based on accepted planning methodologies, but are not intended or guaranteed to represent precise future data. The projections should, however, give the City a general indication of demographic trends the City can expect to experience over the next 25 years. A single, accepted methodology for forecasting the population of a given area does not exist. Instead, multiple models using different methodologies are built that generally provide for a range of potential population totals in the future. Figure 1 below shows the results of the four models used for this analysis. A more detailed explanation of the methodologies is provided below.

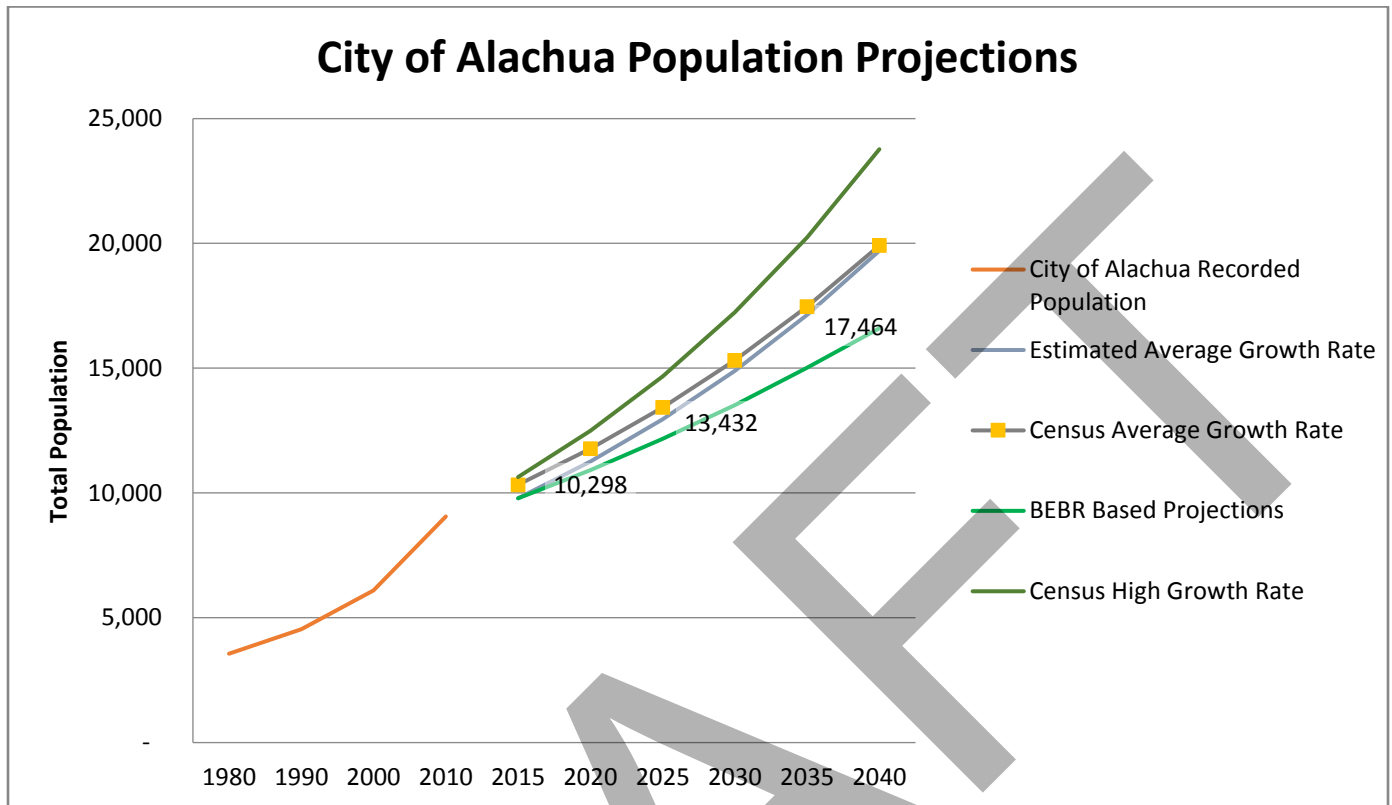
#### **Summary of Population Projections Analysis**

Based on the projections completed, it is reasonable to assume that the City of Alachua will, by 2035:

- Grow by approximately 7,100 people;
- Become a more diverse city, both racially and ethnically; and,
- Become a city with a significantly larger older population

Data and analysis for each of these claims will be presented and supported below.

**Figure 1. Population Projections for the City of Alachua**



Generally, there are no long-term population or demographic projections for a jurisdiction the size of the City of Alachua. There are, however, long term demographic projections for Alachua County. Using these projections, and estimating what share of those population projections the City of Alachua will have, a projected population for the City of Alachua can be determined. This is generally referred to as the shift-share method. There are several ways that the share of the total County population can be estimated. One approach is to assume that the City's population will continue to comprise x % of the County's population. Another approach is to assume that the City's share of the County's population will continue to grow at historical average rates or mathematically extrapolated rates. The models used to calculate the City's population projections through 2035 include: estimated average growth rate; census average growth rate; BEBR based projections; and census high growth rate.

#### *Estimated Average Projection*

Under this methodology, it is assumed that the County's population would continue to grow at the average rate derived from the County population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.45% annual population growth rate. It is also assumed that the City's share of the County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. That is the City's

share of the County population increases at a rate of 1.35% of the previous population share each year. Under this model, the City of Alachua's population would be approximately 5.02% of the County's projected population in 2035.

#### *Census Average Projection*

Under this methodology, it is assumed that both the City and the County's population would continue to grow at the growth rate derived from an average of the last four censuses (1980-2010). The County's census average growth rate is 1.48% annually, and the City's census average growth rate is 2.59% annually. Under this model, the City of Alachua's population would be approximately 4.34% of the County's projected population in 2035.

#### *BEBR Based Projection*

Under this methodology, it is assumed that the City's share of the County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. Using the projected populations for the County from the University of Florida- Bureau of Economic and Business Research (BEBR), the projected share of the County population is applied to these projections to derive the projected City population. Under this model, the City of Alachua's population would be approximately 4.69% of the County's projected population in 2035.

#### *Census High Projection*

Under this methodology, the City's growth rates were based on the annual growth rate derived from the 2000 and 2010 Census populations. This is a 3.17% annual population growth rate. It is assumed that the County population growth rate would be the average from the past four censuses (1980-2010). This is a 1.48% annual population growth rate. Under this model, the City of Alachua's population would be approximately 5.17% of the County's projected population in 2035.

#### *Summary*

The City of Alachua can anticipate having a population between 15,316 and 20,243 by the year 2035, based on the models used. Table 1-1 shows the predicated population of the City in five year intervals for each model. In no model is the City's population anticipated to decrease between any five year interval.

Table 1-1  
Population Projections for the City of Alachua

Year	City of Alachua Recorded Population	Estimated Average Growth Rate	Census Average Growth Rate	BEBR Based Projection	Census High Growth Rate
1980	3,561				
1990	4,547				
2000	6,098				
2010	9,053				
2019				10,298	
2025		12,950	13,432	12,175	14,675
2030		14,895	15,316	13,523	17,236
2035		17,133	17,464	15,016	20,243

Because of its basis on reliable data (Censuses 1980, 1990, 2000, and 2010), and its relation to a linear trend line of this data, the use of the Census Average Growth Rate projection for planning purposes is recommended. Under this projection, the City's population will grow to 13,432 in 2025, to 15,316 in 2030, and to 17,464 in 2035. This would mean a population increase of 7,166 people over the next 15 years.

Table 1-2 below identifies the projected population of the City of Alachua and Alachua County for years 2025, 2030, and 2035.

Table 1-2  
Population Projections, City of Alachua & Alachua County

Year	<u>2010</u>	<u>2019 (Est.)</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
<b>City of Alachua Population</b>	9,059*	10,298**	13,432	15,316	17,464
<b>Alachua County Population</b>	247,336*	267,306**	296,900^	314,500^	330,700^

Sources:

\* US Census Bureau, 2010

\*\* University of Florida, Bureau of Economic & Business Research

^ University of Florida, Bureau of Economic & Business Research; Projections of Florida Population by County, 2020 – 2045, with Estimates for 2018

Table 1-3 summarizes demographic, economic, and housing characteristics in City . In the City of Alachua, persons under 18 years of age comprise 28% of the total population, while median age is 39.5 years. A notable characteristic of the City is the higher proportion of single-family dwelling units. More than 75 percent of the housing in the City is comprised of single-family units, as opposed to less than 50 percent for the County.



The City averages 2.65 persons per household as opposed to 2.54 for the County. The median per capita household income for the City is \$59,819 in 2018 dollars. For the County, the median per capita household income is \$49,078 in 2018 dollars.

The City of Alachua's population is comprised almost entirely of year-round residents. A very negligible percentage of the population is represented by seasonal residents who live in the City during winter months but claim another place as their permanent residence.

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**Table 1-3**  
**Demographic, Economic, and Housing Characteristics**

Statistics	City of Alachua	Alachua County
Population	10,298 <sup>†</sup>	267,306 <sup>†</sup>
Male	46.3%*	48.3%*
Female	53.7%*	51.7%*
Aged by Category		
Under 18	%*28.0%^	18.0%^
+ 65	13.3%^	14.0%^
Median Age	39.5*	30.1*
Education		
Bachelor's degree or higher	37.4%*	42.5%*
Number of students enrolled in school (K – 12)	2,332 <sup>††</sup>	26,375 <sup>††</sup>
Income		
Per Capita Income	\$33,911**	\$27,896**
Median Family Income	\$59,816**	\$49,078**
Percent of population living below the poverty level	18.0%*	19.8%*
Housing Units, total	3,770*	111,002*
Single-family units	3,061*	59,162*
Mobile Homes	231*	9,703*
Multiply-family units, including duplex	478*	42,131*
Persons per household	2.65*	2.54*

Sources:

† University of Florida, Bureau of Economic & Business Research

†† School Board of Alachua County, 2019 Annual Report, School Concurrency

\* US Census Bureau, 2010

\*\* US Census Bureau, 2010 in 2018 dollars

^ US Census Bureau, 2014 – 2018 estimates

^^ US Census Bureau, 2018 estimate

### Existing Land Use and Development Characteristics

Table 1-4 summarizes the current land use as generalized from GIS data published by the Alachua County Property Appraiser. The land use classifications utilized by the Department of Revenue identify specific uses were used to identify the existing land use.

Agricultural land continues to serve as the dominant feature within the City, accounting for approximately 51 percent of existing land use. There is currently vacant residential, commercial and industrial land within the City, however, based upon historical development trends and as evidenced within the past ten (10) years, additional land may be required through the planning horizon to account for future growth. Vacant residential areas are primarily located in the City's center and the southern part of the City.

**Table 1-4  
Existing Land Use**

Land Use	Acreage	Percentage of Land Area
Agriculture	11,262.71	51.15
Commercial	320.45	1.45
Conservation	3,272.54	14.86
Industrial	1,251.04	5.68
Institutional	521.01	2.67
Recreation	299.54	1.36
Residential (Moderate Density)	3,533.55	16.05
Residential (Medium Density)	38.48	0.17
Residential (High Density)	16.21	0.07
Common / Open Areas	130.22	0.59
Vacant	1,367.01	6.21
<b>Total</b>	<b>22,018.10</b>	<b>100.00</b>

Source: Alachua County Property Appraiser, City of Alachua

Map 1-1, Existing Land Use Map

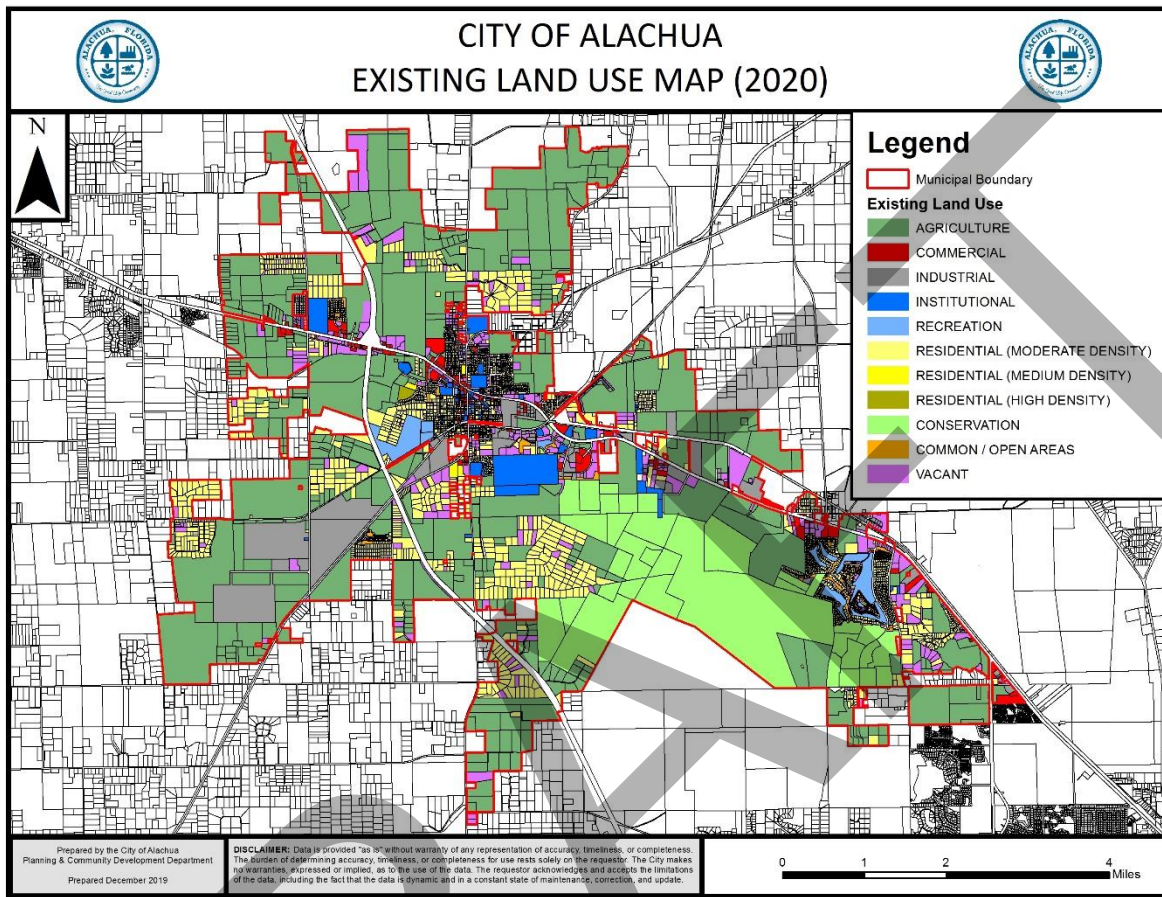


Table 1-5 identifies FLUM Designation amendments in the City of Alachua since the last major update to the Comprehensive Plan in 2013. These land use changes also include amending the Future Land Use Designations from a County designation to a City designation for those properties identified in Table 1-6. The total change in FLUM Designations consisted of 1,871.96 acres.

Table 1-5  
**Land Use Changes from Large and Small Scale Amendments**

From	To	Acreage	Total
Agriculture (A)	Industrial (IND)	45.54	
	Medium Density Residential (MED)	5.0	
	Moderate Density Residential (MOD)	21.64	
	Public (PUBLIC)	187.45	
			259.63
Commercial (COMM)	Corporate Park (CP)	10.0	
	High Density Residential (HIGH)	19.09	
	Public (PUBLIC)	0.32	
			29.41
Industrial (IND)	Commercial (COMM)	11.72	
	Corporate Park (CP)	45.42	
	Public (PUBLIC)	10.93	
			68.07
Medium Density Residential	Corporate Park (CP)	27.88	
	High Density Residential (HIGH)	27.88	
	Moderate Density Residential (MOD)	35.82	
	Public (PUBLIC)	9.67	
			101.25

From	To	Acreage	Total
Moderate Density Residential (MOD)	Conservation (CONS)	376.58	
	Recreation (REC)	106.29	
			482.87
Rural/Agriculture (R/AG)	Agriculture (A)	558.25	
	Community Commercial (CC)	76.44	
	Industrial (IND)	6.94	
	Moderate Density Residential (MOD)	162.46	
			804.09
Rural Employment Center (R-EC)	Community Commercial (CC)	1.0	
	Commercial (COMM)	18.02	
	Corporate Park (CP)	26.98	
	Industrial (IND)	80.65	126.64
Total			1,871.96

Source: City of Alachua

Several annexations have occurred since the plan's amendment in 2013. Table 1-6 identifies annexations of land into the incorporated jurisdiction of the City of



Alachua since 2013. The total changes in The City of Alachua's area amounted to 622.5 acres.

**Table 1-6**  
**Annexations from 2013-2019**

<b>Ordinance Number</b>	<b>Acreage</b>
16-08	10.00
18-04	0.95
18-09	9.28
18-10	182.40
18-11	5.91
18-12	0.36
18-13	1.20
18-14	63.24
18-15	148.24
18-16	11.20
18-17	353.72
<b>Total</b>	<b>622.50</b>

Source: City of Alachua.

Table 1-7 provides a compilation of the FLUM Designations as set forth in the Future Land Use Element, the acreage of each FLUM Designation which exists within the City, and the percentage of total area of the City for each FLUM Designation.

The Agriculture FLUM Designation continues to serve as the dominant designation within the City, accounting for approximately 46 percent of the FLUM Designations. The City is not completely built-out. New and continuous redevelopment of developed land is and will continue to be encouraged by the Comprehensive Plan and Land Development Regulations.

**Table 1-7**  
**Future Land Use Map Categories, 2020**

<b>Future Land Use Map (FLUM) Designation</b>	<b>Acreage</b>	<b>Percentage</b>
Agriculture (A)	10,219.8	46.54
Central Business District (CBD)	27.67	0.13
Community Commercial (CC)	168.49	0.77
Commercial (COMM)	1,040.65	4.7
Conservation (CONS)	2,719.59	12.39
Corporate Park (CP)	387.42	1.76
High Density Residential (HIGH)	86.72	0.39
Industrial (IND)	2,450.12	11.16
Medium Density Residential (MED)	789.10	3.59
Moderate Density Residential (MOD)	2,875.25	13.09
Public (PUBLIC)	389.5	1.77
Rural Employment Center (R-EC) (County Designation)	0	0.0
Rural/Agricultural (R/AG) (County Designation)	490.51	2.23
Rural Cluster (RC) (County Designation)	8.99	0.01
Recreation (REC)	391.59	1.78
<b>Total</b>	<b>21,958.68</b>	<b>100.00</b>

Table 1-8 identifies vacant potentially developable land within the City. Data obtained from the Alachua County Property Appraiser was utilized to determine the location of vacant landS based upon standard property use codes contained within the reference data. After vacant land was identified, the City identified the land within this data set with an urban Future Land Use Map Designation (Central Business District, Community Commercial, Commercial, Corporate Park, Industrial, Moderate Density Residential, Medium Density Residential, or High Density Residential) which are greater than or equal to 10 acres in size. Map 1-2 identifies the location of vacant potentially developable land.

**Table 1-8**  
**Identification and Analysis of the Extent of Vacant and Potentially Developable Land**

<b>Future Land Use Map Designation</b>	<b>Acreage</b>	<b>Percentage of Overall City Land Area</b>
Community Commercial	81.87	0.37
Commercial	487.64	2.21
Corporate Park	340.64	1.55
Industrial	753.56	3.42
Moderate Density Residential	1,537.65	6.98
Medium Density Residential	71.91	0.33
High Density Residential	56.88	0.26

Map 1-2, Vacant Urban Land with an Urban FLUM Designation

