

Future Land Use Element



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FUTURE LAND USE ELEMENT

Goal 1: *Future Land Use Map 2035*

The City 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 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*: Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached 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; Animal care; Animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;

8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities; 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 shall establish 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 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 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

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

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

1. Single family attached and 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. 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.d: *High Density Residential (8 to 15 dwelling units per acre)*: The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional 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 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, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.2.e: The City may adopt Land Development Regulations which allow the use of a parcel or property solely as a homestead within the 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 & Mixed-Use*

The City shall establish three commercial and mixed-use land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, and the potential for mixed-use developments 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 while diversifying the housing stock.

Policy 1.3.a: *Community Commercial*: The Community Commercial land use category is a mixed-use land use category established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas while allowing for the development of a diverse and affordable housing stock. The Community Commercial land use category also serves as a transitional land use category between residential and commercial land use categories. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/offices 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. Visitor accommodations;
11. Supporting community services such as schools, houses of worship, parks, and community centers;
12. Traditional Neighborhood Planned Developments;
13. Single family attached units;
14. Apartments and townhomes; and,
15. Duplexes and quadplexes.

Development in the Community Commercial land use category may occur as mixed-use or non-mixed-use.

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. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,
20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

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

1. Single family attached and detached dwelling units;
2. Residential/offices and live-work units;
3. Business and professional offices;
4. Personal services;
5. Financial institutions;
6. Eating establishments;
7. Retail sales and services that serve the community;
8. Single-family and multi-family residential above first floor commercial uses;
9. Supporting community services such as schools, houses of worship, parks, and community centers;

10. Traditional Neighborhood Planned Developments;
11. Convention centers;
12. Visitor accommodations;
13. Apartments and townhomes;
14. Duplexes and quadplexes; and,
15. Indoor recreation and entertainment.

Development in the Central Business District land use category may occur as mixed-use or non-mixed-use.

Policy 1.3.d: *Design and performance standards*: The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed-use future land use categories:

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 to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate 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, 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.

Policy 1.3.e: *Density and intensity standards.*

1. *Non-mixed-uses.* The following density and intensity standards shall apply to non-mixed-use development proposals in the commercial & mixed-use land use categories:
 - a. *Density.* Residential uses are limited to a density of 10 dwelling units per acre in the Community Commercial land use category and 15 dwelling units per acre in the Commercial and Central Business District land use categories.
 - b. *Intensity.* Non-residential uses are limited to an intensity of less than or equal to 0.5 floor area ratio for parcels 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.
2. *Mixed-uses.* The following density and intensity standards shall apply to mixed-use development proposals in the commercial & mixed-use land use categories:
 - a. *Density.* Residential uses are limited to a density of 15 dwelling units per acre in the Community Commercial and Commercial future land use categories and 20 dwelling units per acre in the Central Business District land use category.
 - b. *Intensity.* Non-residential uses are limited to an intensity of 0.6 floor area ratio for parcels 5 acres or greater, 0.85 for parcels less than 5 acres but greater than 1 acre, and 1.25 floor area ratio for parcels less than 1 acre.

Policy 1.3.f: 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. Extensions of a commercial land use category shall not encroach into a residential area. 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.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.

3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

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

1. The City 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, and to promote Alachua as an attractive, vibrant, and economically prosperous community.
2. The City shall establish and maintain the US 441 corridor as a Corporate Corridor Activity Center. 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.h: 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.

Policy 1.3.i: The following sub-policies shall be applicable to Tax Parcel 03020-000-000 or any subset of the parcel.

1. In order to enhance stormwater treatment conditions and to provide stormwater water quality improvements, the owner/developer of Tax Parcel 03020-000-000 will provide on-site stormwater quality treatment for the Florida Department of Transportation (FDOT) stormwater runoff as set forth below:

- a. Consistent with or prior to any commercial development on Parcel 03020-000-000 (or subset of the parcel), the owner/developer shall provide on-site stormwater water quality treatment volume of 0.5 inches of runoff of the I-75 drainage adjacent to the parcel that is associated with FDOT culverts 2/3 & 4/5 as indicated on the FDOT Drainage Map titled "FDOT Map I-75 Alachua County – US 441 To Columbia County Line 26260-3427." The treatment shall occur on the portion of Parcel 03020-000-000 with a Recreation land use designation.
 - b. The owner/developer shall coordinate the stormwater quality improvements with the FDOT and the City of Alachua. Improvements will be in the form of a stormwater basin(s) providing volume treatment to infiltrate through the natural ground. The stormwater basin(s) shall be privately owned and maintained.
 - c. Construction of the stormwater water quality improvements may include partnership on the project with, but not limited to, FDOT, Suwannee River Water Management District, or another governmental agency.
 - d. Consistent with the Recreation future land use category on the property, the stormwater water quality treatment area shall be designed to encourage passive recreation use in the for of pervious pathways or nature trails. This passive recreation area shall be privately owned and maintained.
2. The portion of Tax Parcel 03020-000-000 (or subset of the parcel) designated as Commercial on the Future Land Use Map by Ordinance 21-02 shall be zoned Community Commercial (CC) or a less intensive zoning district.

Objective 1.4: Corporate Park

The City shall establish Corporate Park as a mixed-use land use category. This 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. 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	Maximum Area: Manufacturing Area/Storage	Maximum Building Size	Maximum 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	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60% retail / 40% warehousing	50%

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park 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 preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate 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 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. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 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 shall establish one industrial land use category: Industrial. This 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	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq. ft.	None permitted	50%
Bulk Warehouse	1.5 million sq. ft.	None permitted	50%
Heavy Distribution	500,000 sq. ft.	None permitted	40%

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

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

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

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	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 1.5.b: The Industrial land use category may include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, live/work uses, 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 land uses or residential land use categories.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial 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 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 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, 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. Non-residential uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 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. Residential uses are limited to a density of 8 dwelling units per acre.

Objective 1.6: *Public*

The City 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. Exceptions 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 located within all land use categories on the Future Land Use Map provided such uses are compatible with adjacent land uses consistent with this Comprehensive Plan.
3. The City 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 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,
 - g. Where feasible, the proposed site is so located to allow for co-location with parks, libraries, 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,
 - 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 whenever possible.

Objective 1.7: *Recreation*

The City shall designate a Recreation land use category for all publicly or privately owned recreational lands. In order to provide the opportunity for recreation activities, and recreational uses may be allowed 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 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: 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.

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 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 shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

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

1. Residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category 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 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 neighborhood residential uses and 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, designed to accommodate vehicles but to also respect pedestrians and other means of travel such as bicycles.
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 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 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 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 Subdivision Standards*

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

Policy 2.3.a: Lot sizes in a 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 order to further promote and encourage conservation subdivision design, a density bonus may be established for conservation subdivisions. The yield plan should be conceptual, yet achievable, and does not require 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 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 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 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 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: Projects sponsored by or under the authority of the City, financially or administratively, which involve 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 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*

The City shall ensure that its 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 district is sensitive to the historic character of 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 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*

The City shall encourage and support the development and maintenance of present and future historic preservation organizations, 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 such organizations and 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 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 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 architectural design standards for historic districts and overlays, which may be enforced through 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 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 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 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 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. Design standards will be adopted in the Land Development Regulations to protect the traditional character of 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 shall encourage development and redevelopment within the Community Redevelopment Area in accordance with the adopted redevelopment plan.

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

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

Objective 4.3: *Redevelopment*

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

Policy 4.3.a: The City shall encourage redevelopment through special development regulations incorporated into the Land Development Regulations, which include but are not limited to, flexible landscaping and buffering requirements, flexible setbacks, reduced parking requirements, increased densities and/or intensities, where appropriate, and priority reservation of facility capacity. Where possible, the City will coordinate with the 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 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 Comprehensive Plan amendment process, development review process and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Objective 5.1: *Natural Features*

The City shall coordinate 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 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, sanitary sewer, stormwater, 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 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: *Nonconformities, Vested Rights, and Antiquated Subdivisions*

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

Objective 6.1: *Nonconformities*

The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the identification of such inconsistencies as 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 Land Development Regulations shall include the following provisions for nonconforming lots, structures and uses of land or structures:

- a. A single-family dwelling may be erected, expanded, or altered on any single lot of record, subject to other restrictions in the Land Development Regulations. Such lots must be in separate ownership and not contiguous to other lots in the same ownership.
- b. Nonconforming uses shall be recognized where the lawful use of land exists which is not permitted by the Land Development Regulations. Such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.
- c. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the Land Development Regulations by reason of restrictions on requirements other than use concerning the structure. Such structures may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Objective 6.2: *Vested Rights*

The City will establish the administrative procedure and standards by which a property owner may petition that private property rights 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 the 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 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: all lots of record as of the adoption of this Comprehensive Plan, whether located inside or outside of a subdivision, but only to the extent that one single family residence per lot shall be permitted. Such lots shall not be contiguous to any other lot(s) owned by or under contract for deed to the person(s) applying for a building permit for a single family residence.

Goal 7: *Utilities and Wellfield Protection*

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

Objective 7.1: *Expansion and Extension of Utilities*

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

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

Policy 7.1.b: The City shall 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 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 which limits density and uses to those which will not present any potential contamination to the community wellheads. In no instance shall development be permitted that conflicts with Chapter 62-521, Florida Administrative Code.

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.

Goal 8: *Annexation*

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: *Compliance with Chapter 171, Florida Statutes*

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

Policy 8.1.a: 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 8.2.a: 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.

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 potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

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 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.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City'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.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City'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 Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.