



# CONSERVATION AND OPEN SPACE ELEMENT






























## **Policy Overview for identification and discussion of issues associated with the Alachua County Comprehensive Plan Evaluation & Appraisal and Update**

**Environmental Protection Advisory Committee: August 1, 2017**

# FUTURE LAND USE MAP 2030 ALACHUA COUNTY, FLORIDA

## Legend

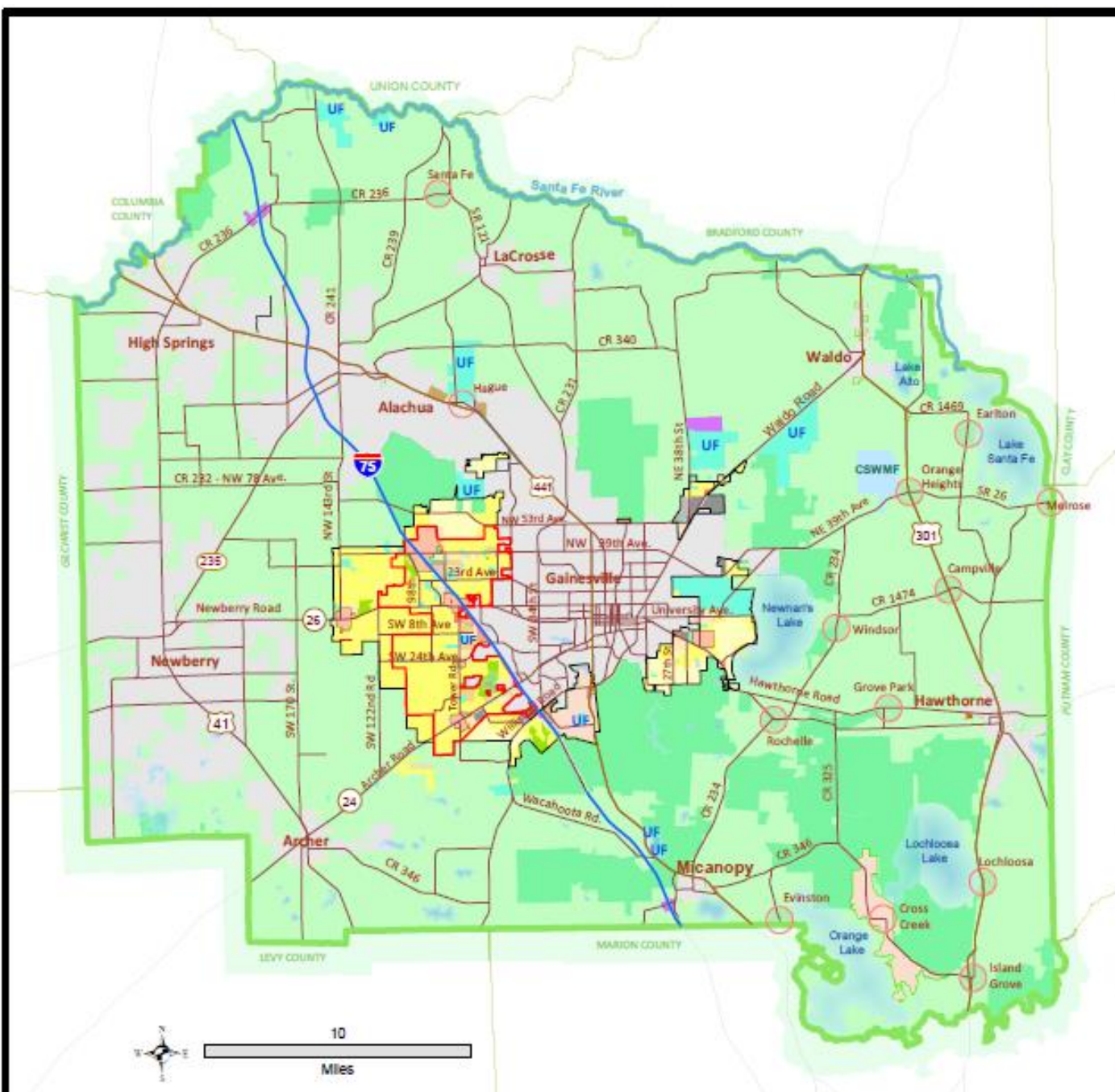
-  Municipality Separator
-  Rural Cluster
-  Urban Services Area
-  Urban Cluster Line
-  Lakes
-  Municipalities
-  Activity Centers
-  UF Campus Master Plan
-  Special Area Studies
-  Commercial
-  Commercial Enclaves
-  Rural Commercial Agriculture
-  Tourist/Entertainment
-  Institutional
-  Light Industrial
-  Heavy Industrial
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  Medium High Density Residential
-  High Density Residential
-  Rural Employment Center
-  Rural Community Employment Center
-  Recreation
-  Rural/Agriculture
-  Agricultural Enclave
-  Preservation
-  County Solid Waste Management Facility

## Notes:

UF Campus Master Plan properties referenced from Figure 14-2 of the UF Campus Master Plan 2005-2015, adopted March 31, 2006  
 Future Land Use data and larger scale map versions can be referenced from our website:  
<http://growth-management.alachuacounty.us/>  
 Updated as of October 3, 2013

## Prepared by:

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 Department of Growth Management  
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# Conservation and Open Space Element

## Conservation as Priority

- Land Use: Preservation; Conservation; Development Regulations
- Natural Resources: Air; Soils & Slopes; Mineral and Geological; Groundwater & Springs; Surface Waters; Wetlands; Floodplains; Strategic Ecosystems; Biodiversity



# Conservation and Open Space Element

- Conservation Resources: Wetlands and Surface Waters, Floodplains, Strategic Ecosystems, Listed Species Habitat, Geologic Features
- Human-Related Resources: Energy Conservation; Open Space; Tree and Vegetation Management; Agriculture; Wildfire Mitigation; Hazardous Materials
- Land Conservation Programs



# County Standards for Regulated Natural Resources

| Natural Resource Area                       | County Requirements   |
|---|---|
| Env. Assessments for development activities | Required for all DRC level projects   |
| Wetlands and Surface Waters                 | 100% protected, with some exemptions, buffers required                                      |
| 100-year floodplain                         | No new lots without buildable area outside of floodplain, permit required within floodplain |
| Significant Habitat                         | Up to 25% of uplands  |
| Listed Species Habitat                      | Up to 25% of uplands  |
| Strategic Ecosystems                        | Special Area Study, Up to 50% uplands   |
| High Aquifer Recharge Areas                 | 20% useable pervious open space   |
| Sign. Geological Features                   | Buffers based on type   |
| Protection for Nature Parks and Preserves   | 100' buffer, review up to 660'  |
| Management of protected natural resources   | Permanent protection required with development approval                                     |



# Development Approval Trends

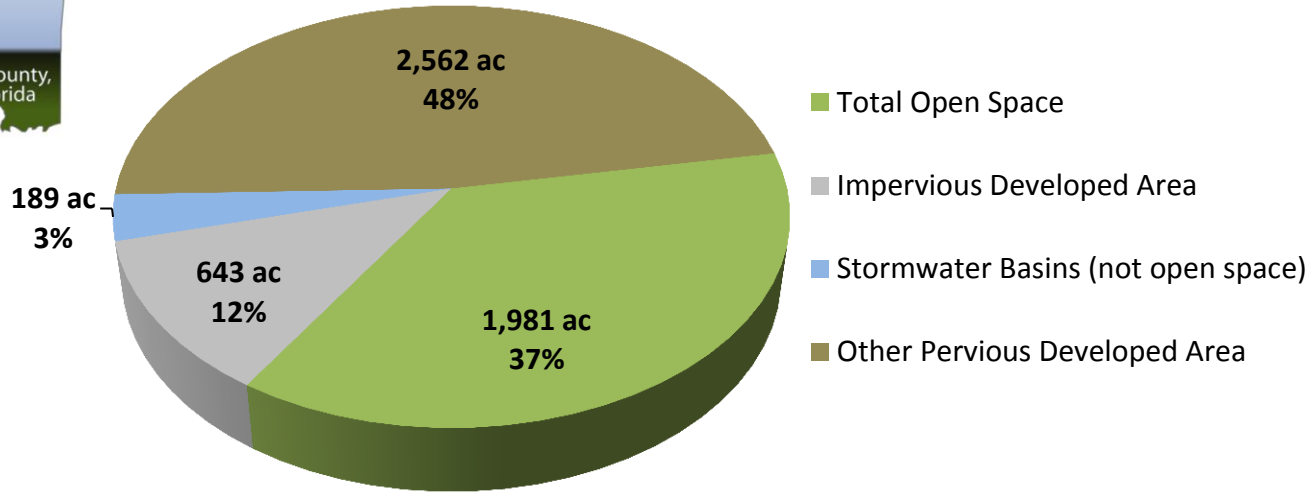
| Components of Approved Developments | ALL YEARS<br>(2006 to June 2017) |            | 2006 to 2010 |            | 2011 to June 2017 |            |
|-------------------------------------|----------------------------------|------------|--------------|------------|-------------------|------------|
| <b>Total Acreage</b>                | <b>5375</b>                      |            | <b>3143</b>  |            | <b>2233</b>       |            |
| <b>Total Open Space</b>             | <b>1981</b>                      | <b>37%</b> | <b>1240</b>  | <b>39%</b> | <b>741</b>        | <b>33%</b> |
| Conservation Areas                  | 1143                             | 58%        | 689          | 56%        | 454               | 61%        |
| Natural Areas                       | 209                              | 11%        | 138          | 11%        | 71                | 10%        |
| Open Space Stormwater Basins        | 196                              | 10%        | 128          | 10%        | 68                | 9%         |
| Other Open Space                    | 434                              | 22%        | 285          | 23%        | 149               | 20%        |
| <b>Total Developed Area</b>         | <b>3394</b>                      | <b>63%</b> | <b>1903</b>  | <b>61%</b> | <b>1491</b>       | <b>67%</b> |
| Impervious Developed Area           | 643                              | 12%        | 319          | 10%        | 324               | 15%        |
| Stormwater Basins (not open space)  | 189                              | 4%         | 103          | 3%         | 86                | 4%         |
| Other Pervious Developed Area       | 2562                             | 48%        | 1481         | 47%        | 1081              | 48%        |

% of open space

% of total

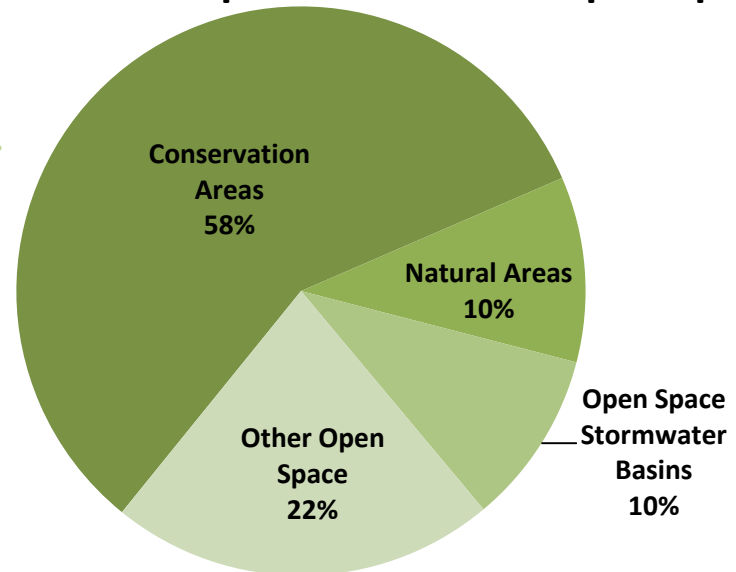


## Components of Approved Developments Acreage (ALL YEARS)



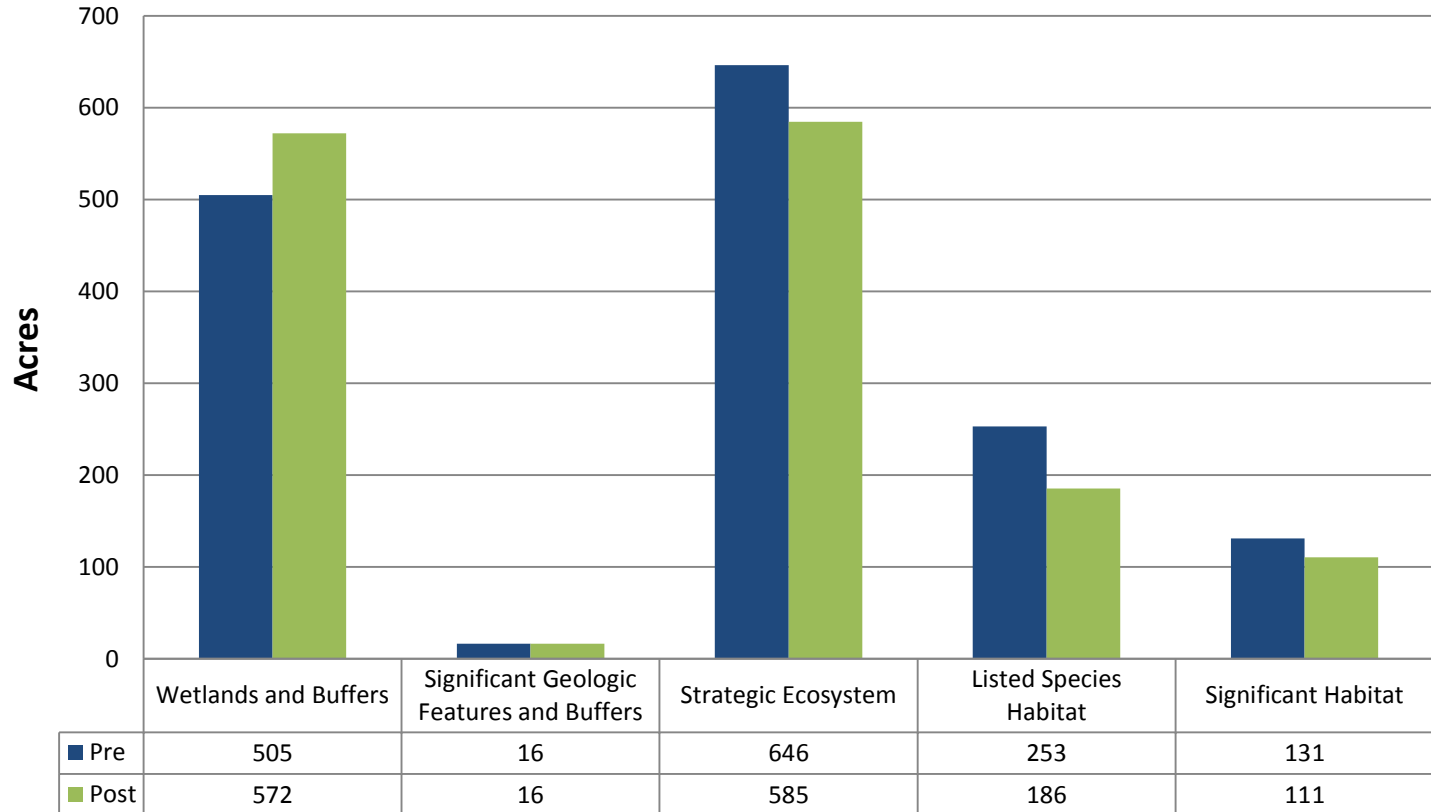
- Total Open Space
- Impervious Developed Area
- Stormwater Basins (not open space)
- Other Pervious Developed Area

## Components of Total Open Space





## Post-approval Natural Resource Protection ALL YEARS







# Summary of County Wetland Policies

All surface waters and wetlands of all sizes are protected in Alachua County.

Development activity are not be authorized in wetlands & buffers except when the following is met:

- all steps have been taken to avoid impacts (*first*)
- All steps have been taken to minimize adverse impacts
- Appropriate mitigation is provided (follow State UMAM standards)
- The applicant can show one of the following:
  - It is a minimal impact activity; or
  - Overriding public interest; or
  - Economic benefit is otherwise precluded

Absent scientific information demonstrating that a larger or smaller buffer width is appropriate, the county will require specific buffer protection



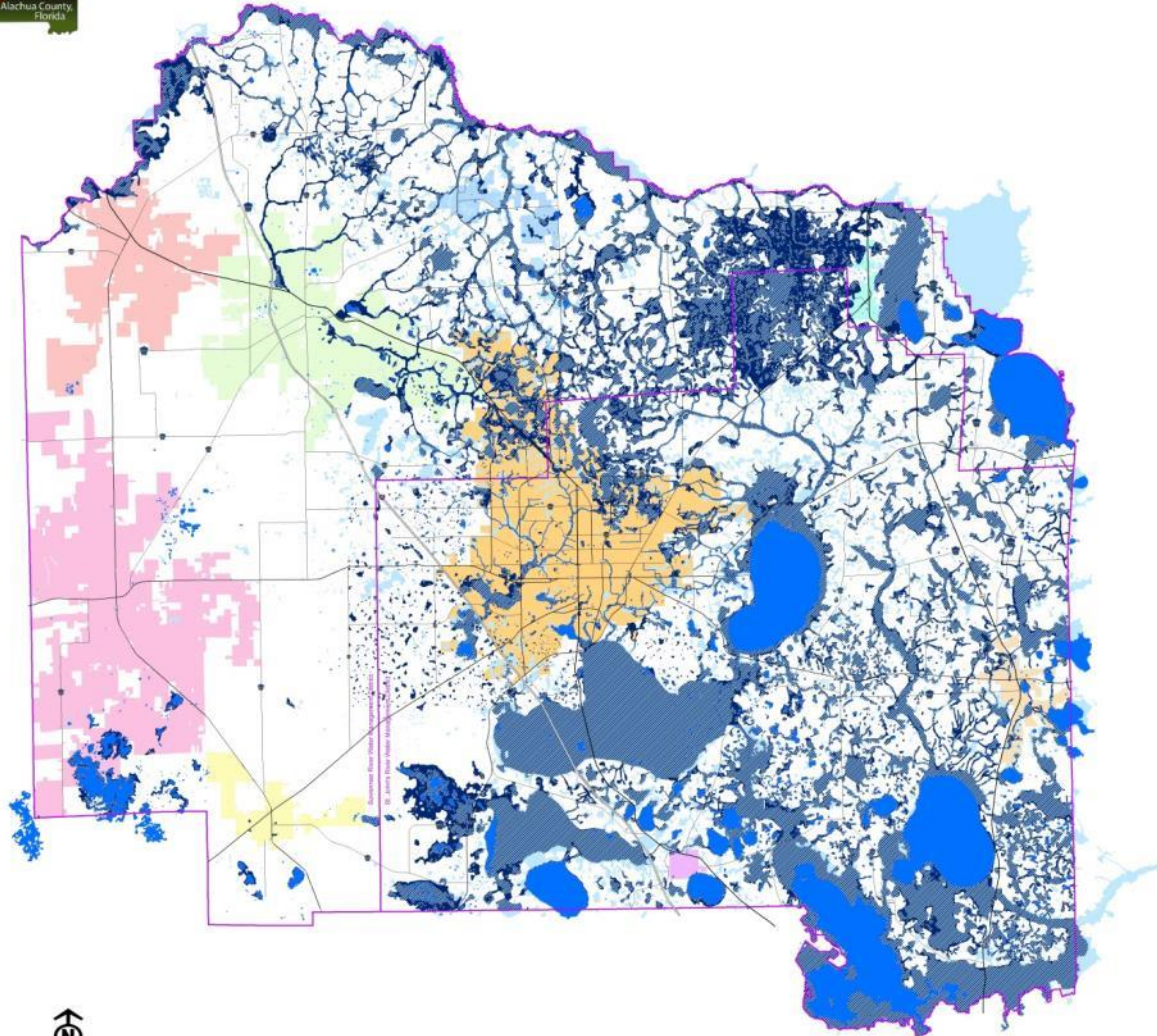
# Alachua County Wetland Buffer Requirements

**Table 406.43.1  
Surface Water and Wetland Buffers**

| Protected Resource  | Buffer Distance (feet)*     |
|---|-----------------------------|
| Surface waters and wetlands less than or equal to 0.5 acre that do not include Outstanding Florida Waters or listed animal species as described elsewhere in this table | 50 average,<br>35 minimum   |
| Surface waters and wetlands greater than 0.5 acre that do not include Outstanding Florida Waters or listed animal species as described elsewhere in this table          | 75 average,<br>50 minimum   |
| Areas where federally and/or state regulated vertebrate wetland/aquatic dependent animal species have been documented within 300 feet of a surface water or wetland     | 100 average,<br>75 minimum  |
| Outstanding Florida Waters (OFWs)   | 150 average,<br>100 minimum |



# Alachua County Surface Waters, Wetlands, and Floodplains



|  |                        |
|--|------------------------|
|  | Surface Waters         |
|  | Flood Zones            |
|  | Flood Zones & Wetlands |
|  | Wetlands               |

|  |             |  |              |  |          |
|--|-------------|--|--------------|--|----------|
|  | Alachua     |  | Hawthorne    |  | Micanopy |
|  | Archer      |  | High Springs |  | Newberry |
|  | Gainesville |  | LaCrosse     |  | Waldo    |



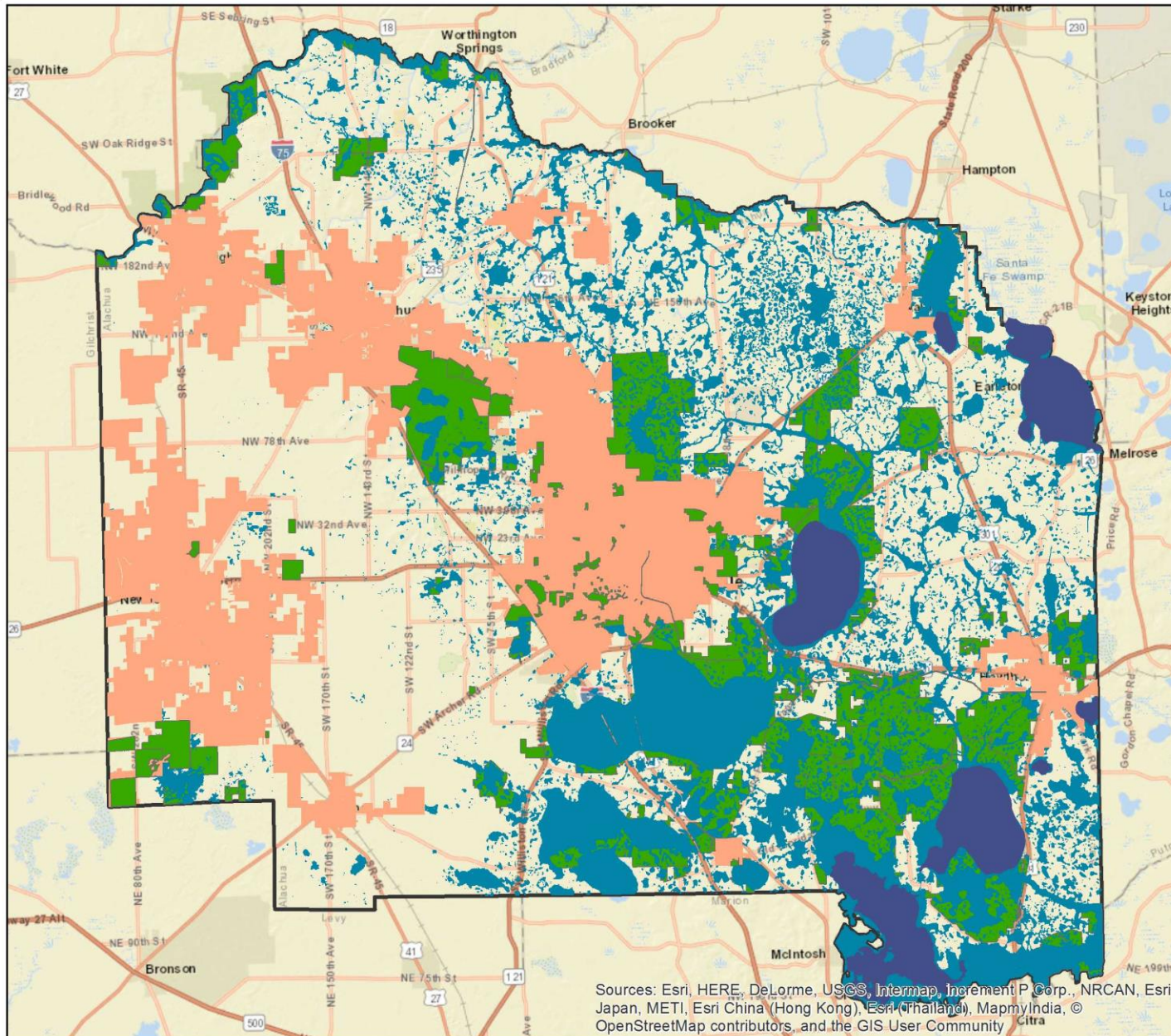
Disclaimer: Wetlands identified in this layer should only be used for general reference, not for legal purposes or detailed analysis. The extent of wetlands and surface waters that this map represents may be overly broad or overly narrow. It may include areas that are not wetlands or not include areas that are in fact wetlands. Site specific determinations of wetlands always requires a field inspection. For more information contact the Alachua County Environmental Protection Department at (352) 264-6800.



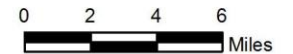
## Alachua County Wetlands On Conservation Lands and Easements

### Legend

- Wetlands In Unincorporated Area
- Conservation & Easement Lands
- Municipal Boundaries
- Major Lakes

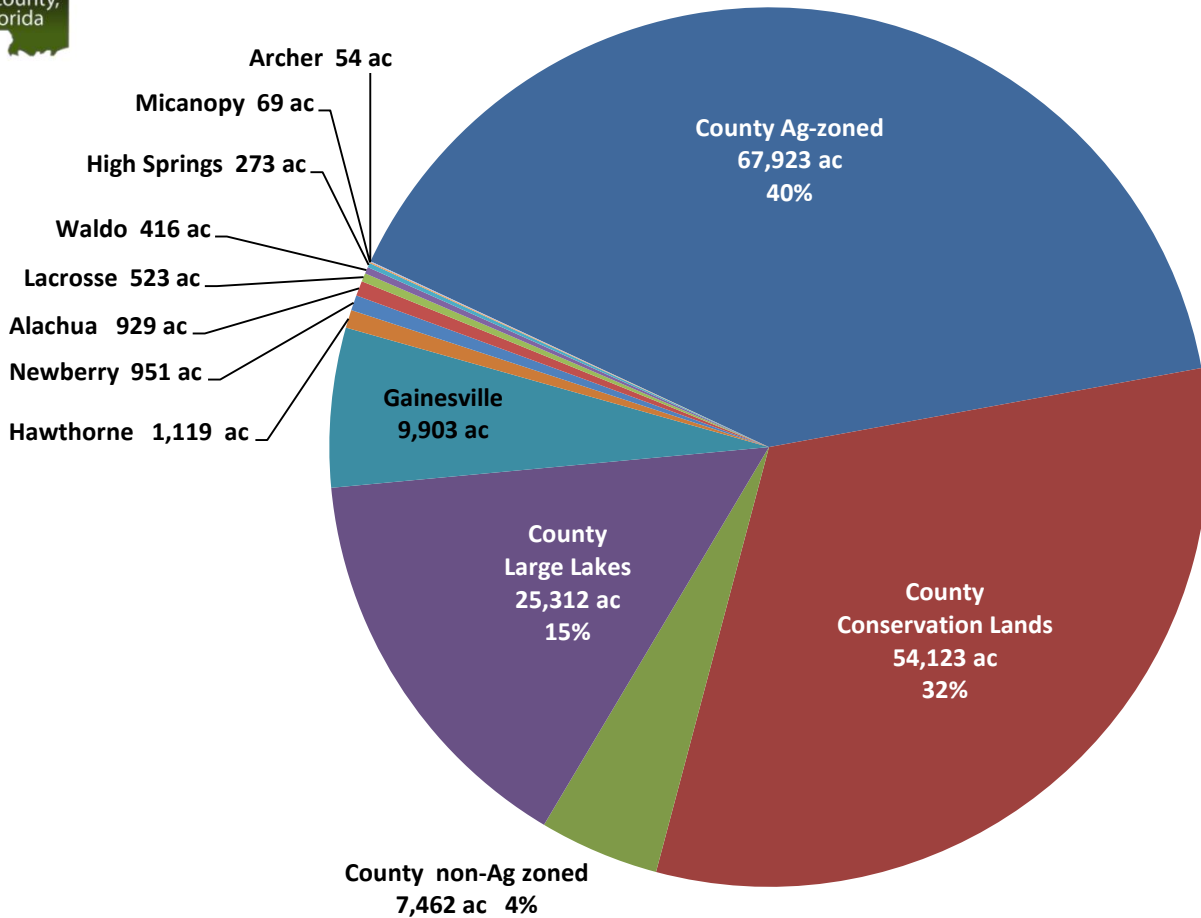


DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which each data layer is obtained.





# Locations of Wetlands in Alachua County



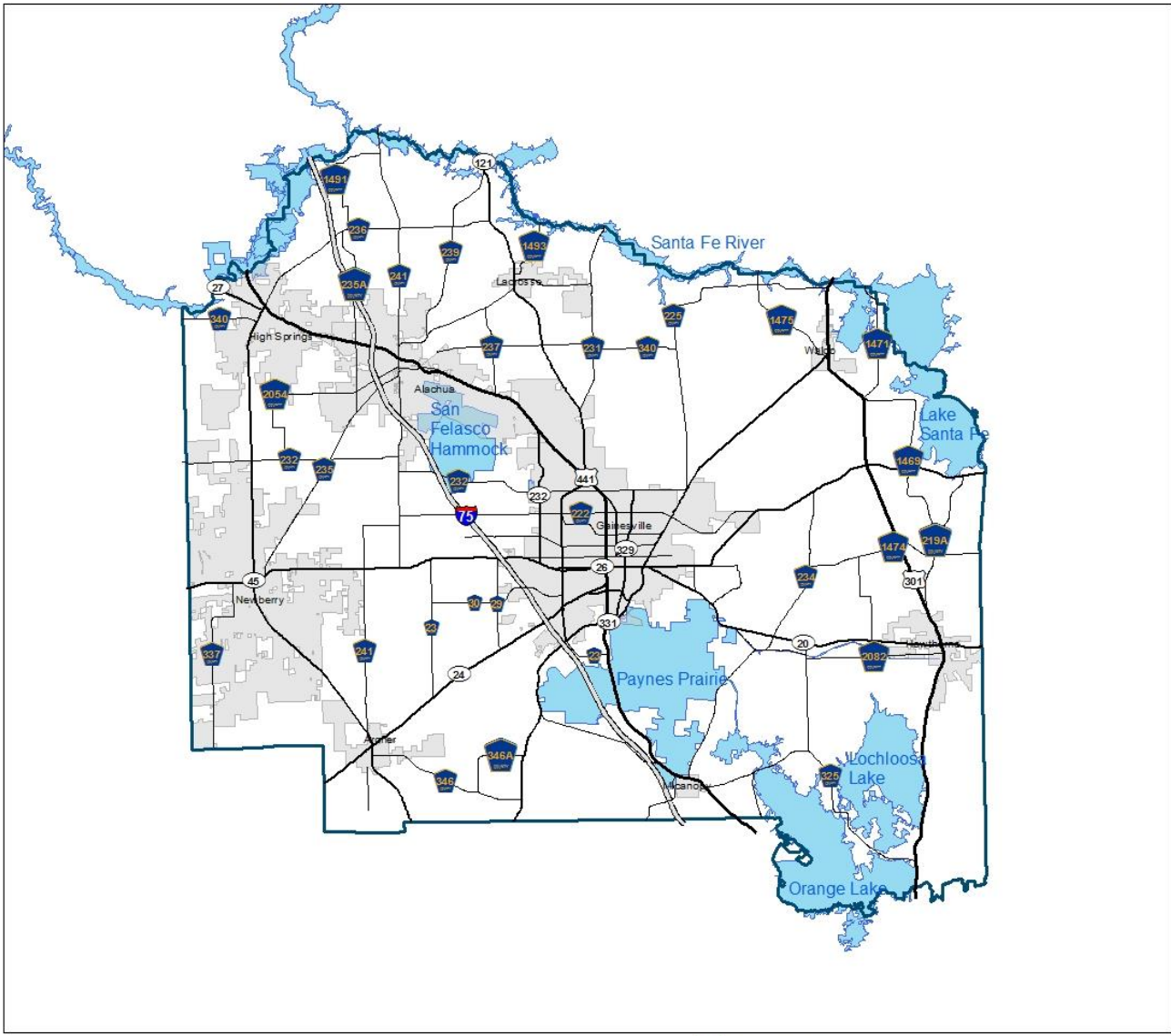
\*Bona fide farms within the Unincorporated County Agricultural Zoning category may be eligible for the State's agricultural pre-emptions, Chapter 163.3162 F.S., in the case of changes to the County's wetland protection regulations.



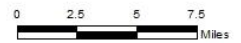
# Wetlands Buffer Requirements in each jurisdiction

| Location                     | Wetlands <0.5 ac | Wetlands >0.5 ac | Creeks   | Lakes | Listed species | OFW | % Total |
|------------------------------|------------------|------------------|----------|-------|----------------|-----|---------|
| <b>Unincorporated County</b> | 50               | 75               | 75       | 75    | 100            | 150 | 91.6    |
| <b>Alachua</b>               | 50               | 75               | 75       | 75    | 100            |     | 0.6     |
| <b>Waldo</b>                 | 50               | 75               | 75       | 75    | 75             |     | 0.2     |
| <b>Micanopy</b>              | 50               | 75               | 75       | 75    | 75             |     | 0.04    |
| <b>Gainesville</b>           | 50               | 50               | 150 - 35 | 75    | 50             | 200 | 5.9     |
| <b>Hawthorne*</b>            | 35               | 35               | 35       | 35    | 35             |     | 0.7     |
| <b>Newberry</b>              | 35               | 35               | 35       | 35    | 35             |     | 0.6     |
| <b>Archer</b>                | 35               | 35               | 35       | 35    | 35             |     | 0.03    |
| <b>High Springs</b>          | 0                | 0                | 0        | 0     | 0              |     | 0.2     |
| <b>Lacrosse</b>              | 0                | 0                | 0        | 0     | 0              |     | 0.3     |

\* Envision Alachua – Hawthorne Mixed Use area requires 50 ft. average, 35 ft. minimum wetland buffers



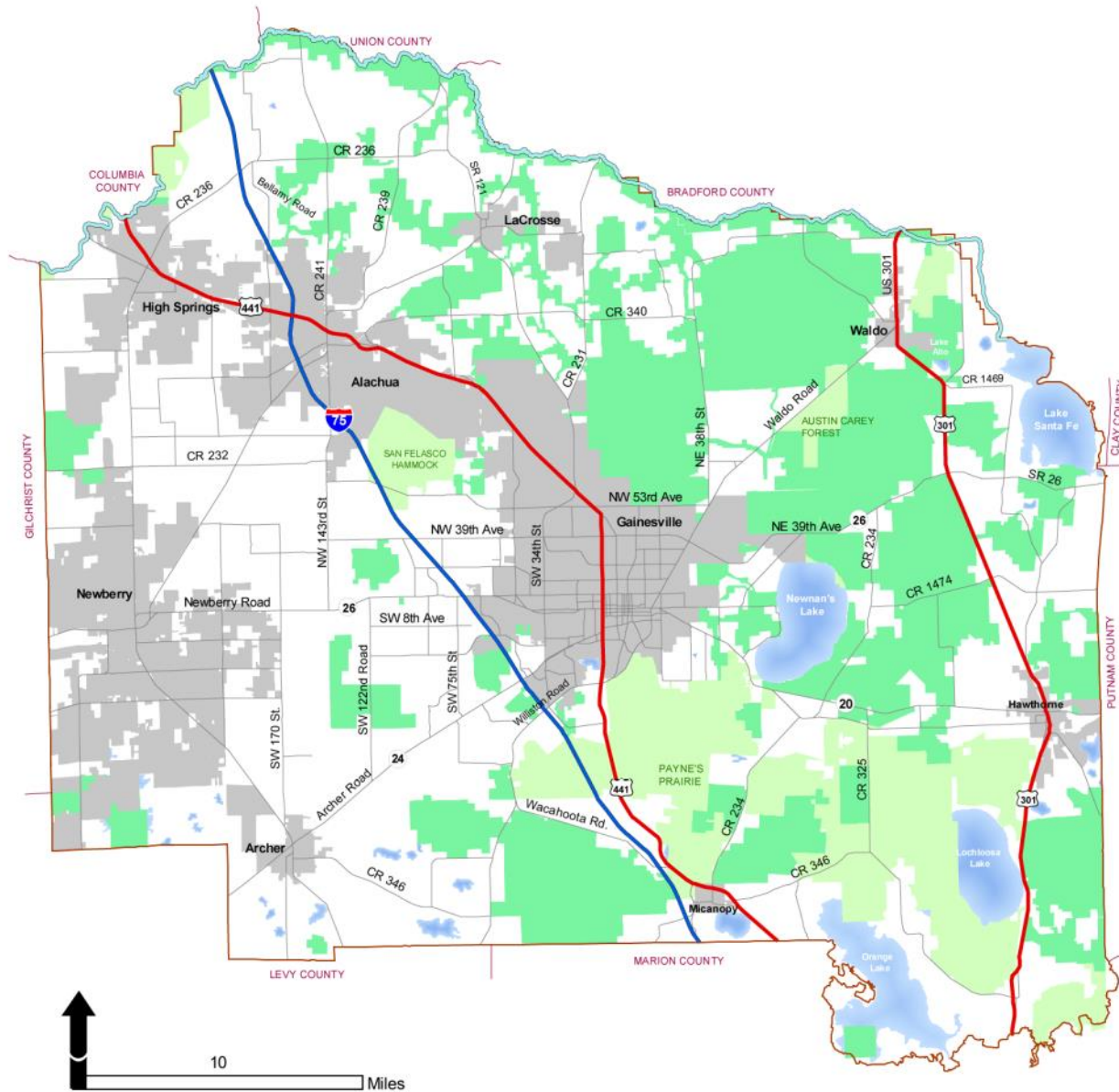
- Outstanding Florida Waters
- Municipalities



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Outstanding Florida Waters

# STRATEGIC ECOSYSTEMS, Alachua County, Florida



## Legend

- Strategic Ecosystems
- Municipalities
- Preservation-Future Land Use
- Water Bodies

## Source:

KBN/Golder Associates. 1996. "Ecological Inventory of Alachua County, Florida." Report prepared for the Alachua County Department of Growth Management by KBN/Golder Associates.

## Meta-data:

Referenced Report.

## Notes:

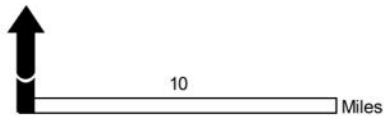
This map is part of the Future Land Use Map (FLUM) Series. The FLUM Series includes maps such as the County Wide Map, the Urban Clusters and Surrounding Area Map, the Wetlands and Floodplains Map, the Murphree Well Field Management Zones Map, the USDA Soil Map (incorporated by reference), Strategic Ecosystems map, activity center maps, and special study area maps.  
Date of Production: 2-11-2008

## Prepared by:

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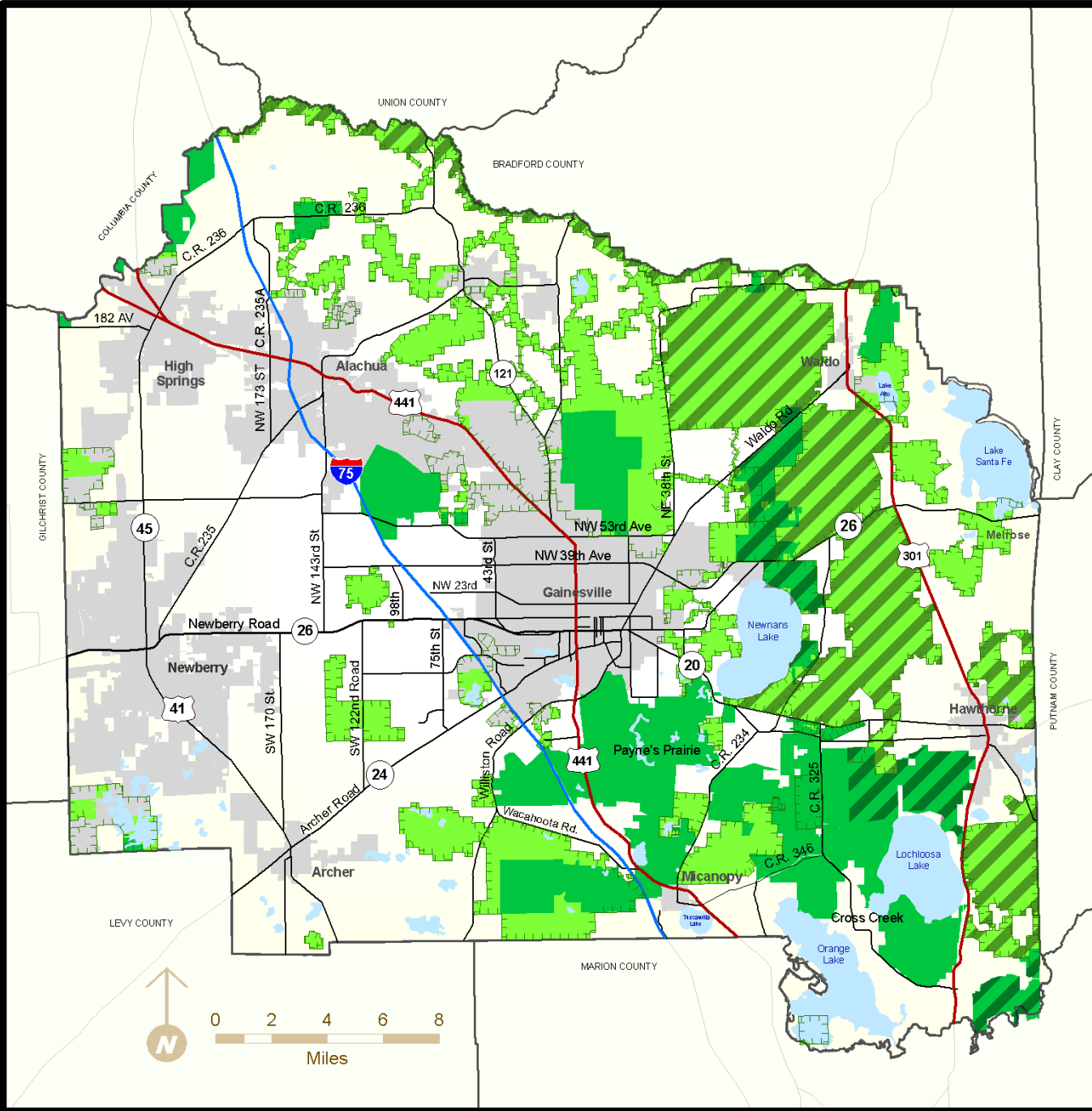




# Strategic Ecosystems

- Mapped on large-scale; ground-truthed by fieldwork for development activities
- Development activities trigger mandatory set-aside of best habitat areas
- Permanent protection
- Critical habitat for plants and animals
- Critical Ecological Corridors overlaps

# Critical Ecological Corridors Map



## Legend

-  Critical Ecological Corridor
-  Preservation
-  Strategic Ecosystems
-  Municipalities
-  Water Bodies

## Data Notes:

Preservation areas are from the adopted Future Land Use Map, and also includes properties recently acquired by Alachua County Forever within the Critical Ecological Corridor. Strategic Ecosystem areas are from the Strategic Ecosystems Map adopted as part of the Conservation and Open Space Element.

Adopted April 5, 2011

## Prepared by:

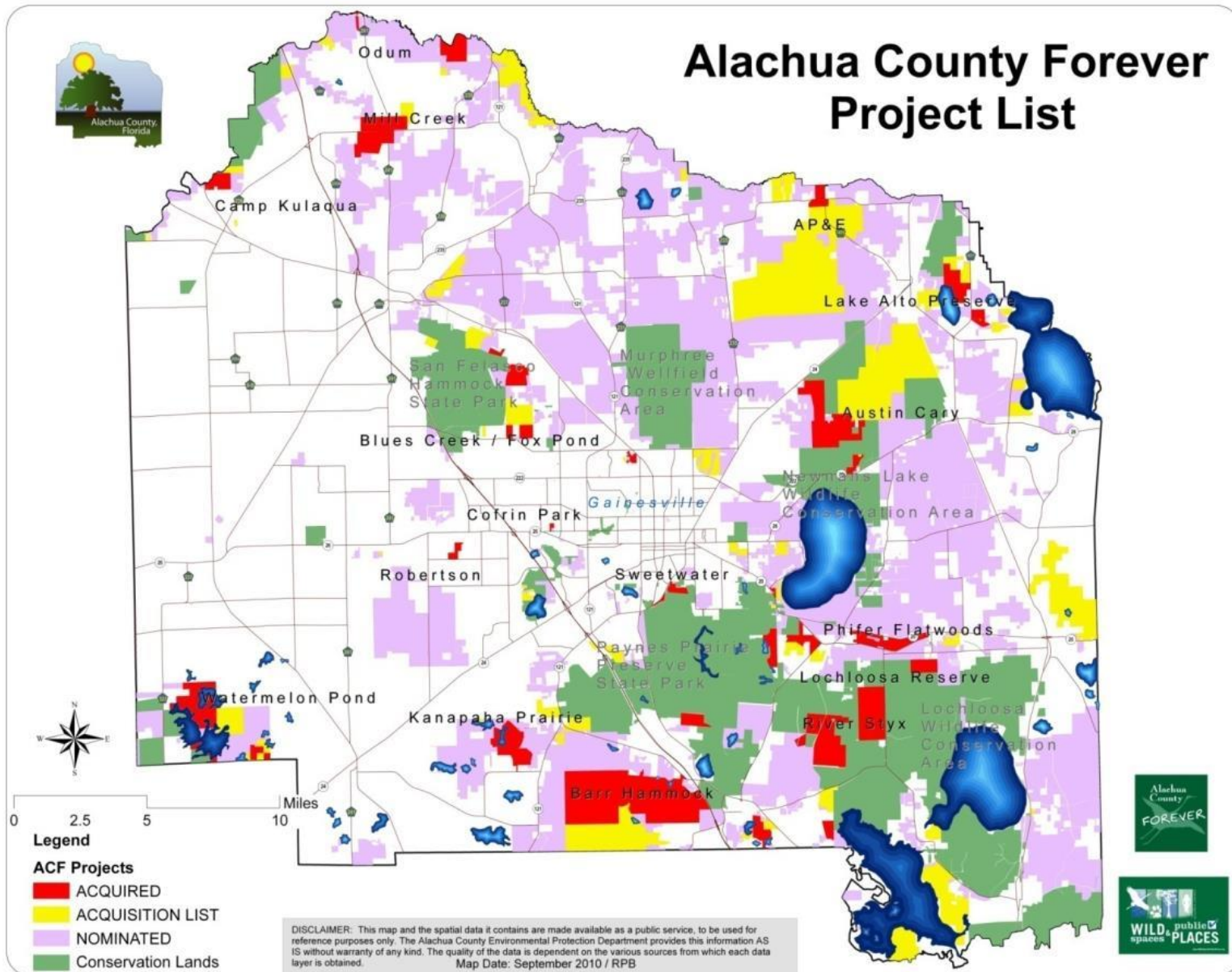
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# Parks & Land Conservation





# Groundwater and Springs

- High Aquifer Recharge Areas mapped
- Stream to Sink systems mapped
- Linked to North Florida Water Supply Plan
- Improvements to water quality tied to “Basin Watersheds”



# Alachua County Floridan Aquifer High Recharge Area

## Legend

### Generalized Vulnerability Rating

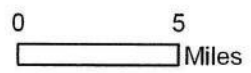
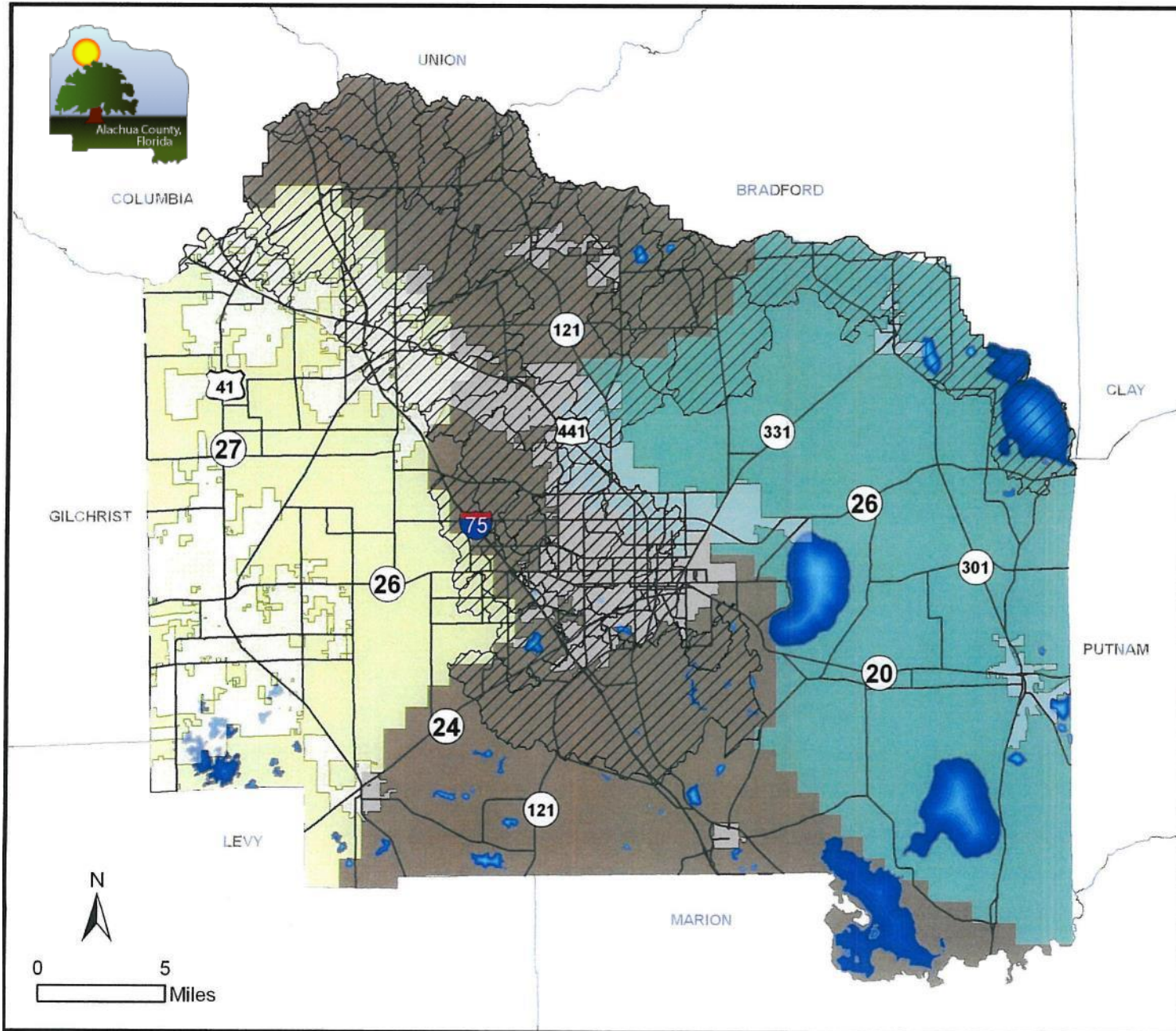
-  Low Vulnerability
-  Vulnerable
-  High Vulnerability
-  Stream-to-Sink Basins
-  Municipalities
-  Major Roads
-  Lakes

**High Aquifer Recharge Areas:** Areas where stream-to-sink surface water basins occur and areas where the Floridan aquifer system is vulnerable or highly vulnerable

Source:  
Basins Layer used to produce the Stream-to-Sink Basins Layer (FDEP, 1998)  
Generalization of Alachua County (Floridan) Aquifer Vulnerability Assessment Results (Advanced Geospatial Inc., 2008)

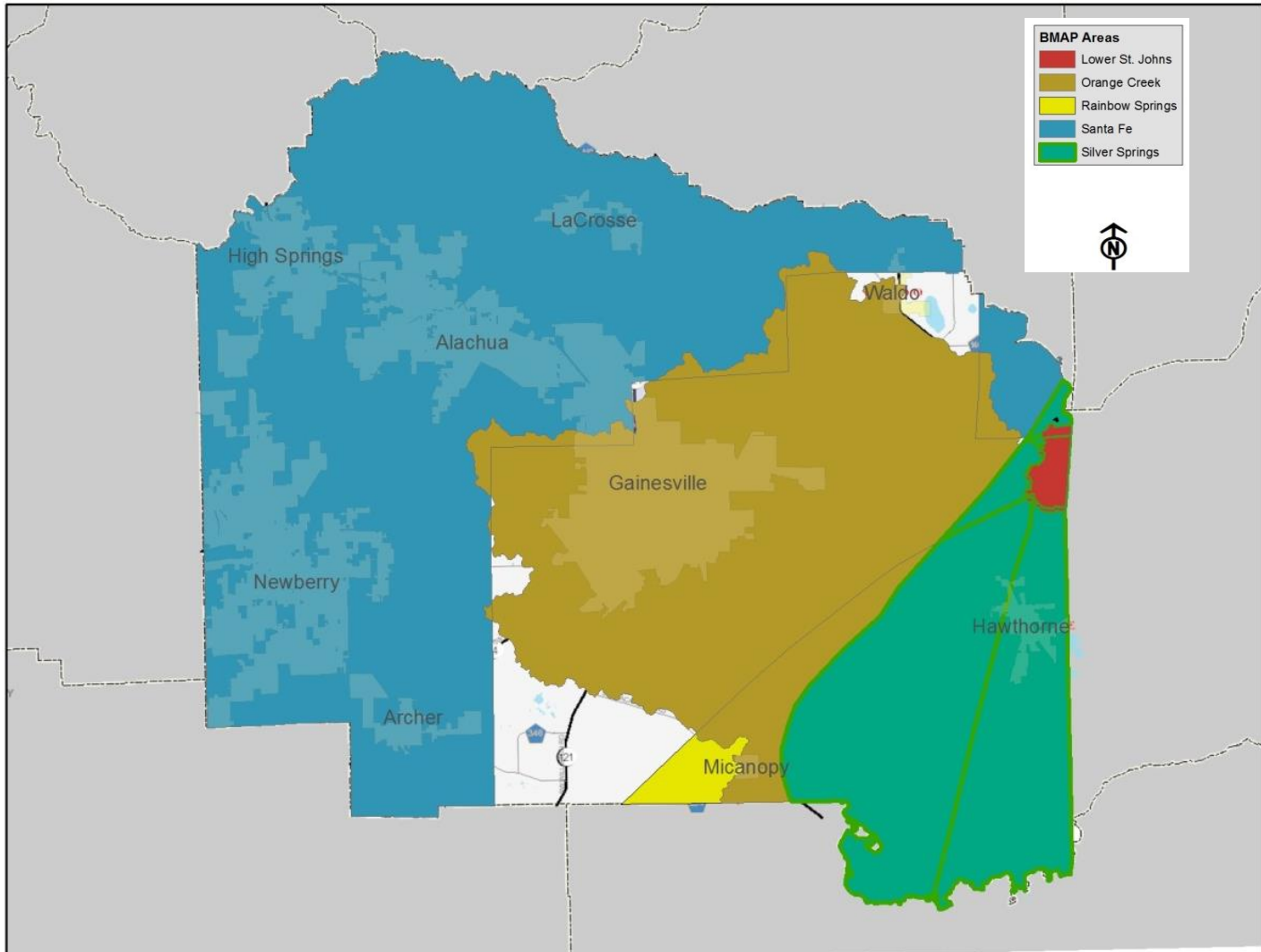
Prepared At:  
Alachua County  
Environmental Protection Department  
201 SE 2nd Avenue, Suite 201  
Gainesville, FL 32601

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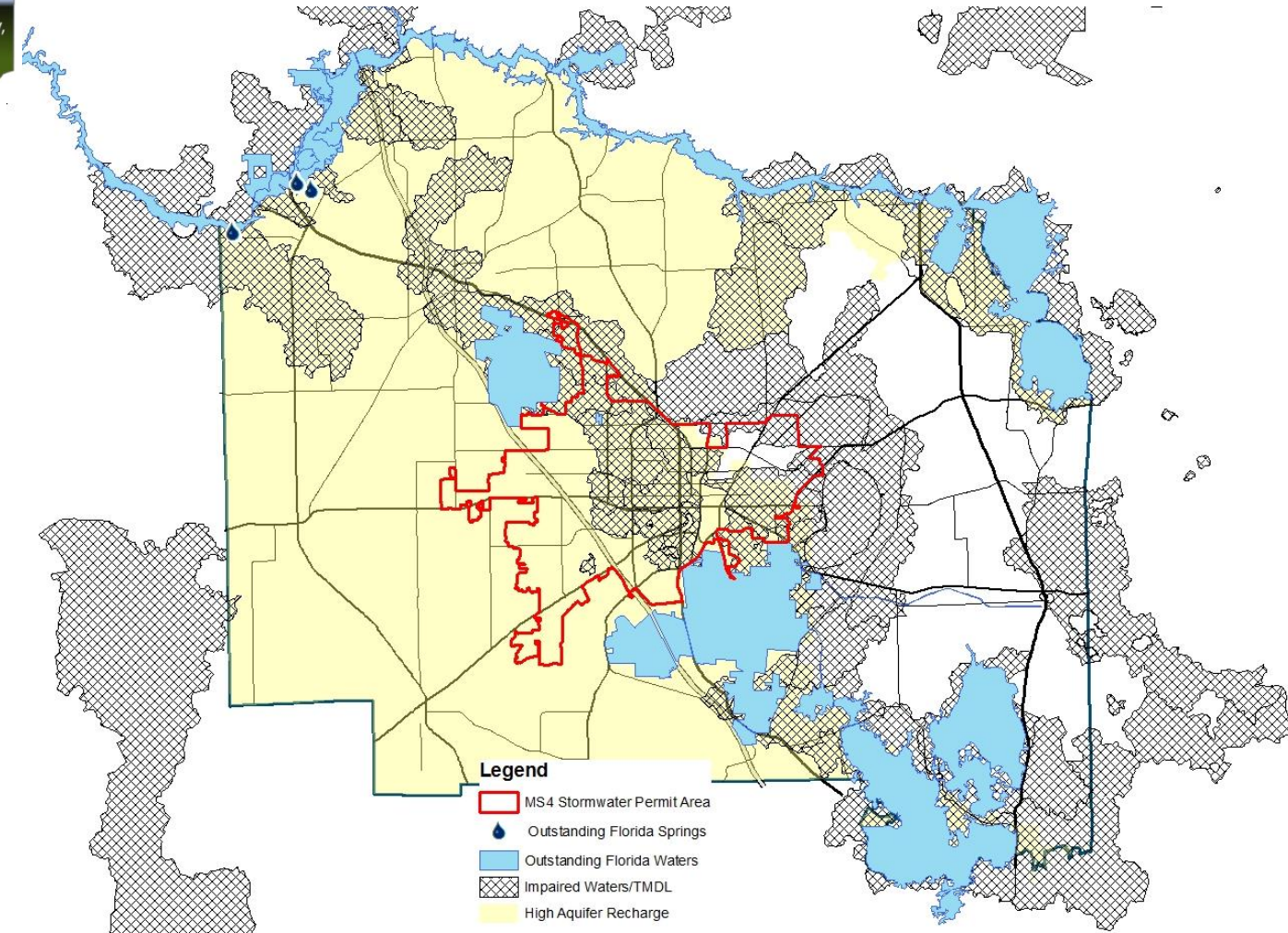




# State Mandated Basin Management Action Plans for Water Quality Improvement



# State Mandated Water Quality Improvement and Protection Zones



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# In Conclusion

- Asking for input and identification of issues associated with the evaluation & appraisal and update of the Comprehensive Plan