

**Draft Revisions to Comprehensive Plan Goals, Objectives, Policies, and Maps
For Board of County Commissioners Meeting
March 28, 2019**

Open Space, Greenways, and Critical Ecological Corridors

CONSERVATION AND OPEN SPACE ELEMENT

OBJECTIVE 5.2 - OPEN SPACE

~~Preserve open space within developments to ensure public health, safety, and welfare; protect and enhance natural resources; provide public gathering spaces; promote pedestrian and bicycle connectivity; and enhance recreational opportunities~~ To permanently preserve public Open Space within developments within Alachua County that protects natural resources, provides recreation, and augments the community network of bicycle and pedestrian infrastructure.

~~**Policy 5.2.1** Natural features such as steep slopes, ridges, sinkhole areas, floodplains, and other unsuitable areas for urban development shall be retained as open space areas. If appropriate, these areas shall be developed for use as trails, and where possible, used to connect other recreation and open space areas and other developments.~~

~~**Policy 5.2.21** Previous Open Space shall be provided on at least 20% of the every development site, except as specified in Policy 5.2.6. through a variety of features such as:~~

- ~~(a) Open spaces dedicated primarily to public, recreation, or pedestrian use, such as community gardens, community fields, greens, plazas, and squares.~~
- ~~(b) Natural areas of non-invasive trees and plants.~~
- ~~(c) Landscaped areas, including street trees, utilizing a variety and balanced mix of canopy and understory trees, shrubs, and groundcovers, consistent with xeriscape principles and emphasizing native species.~~
- ~~(d) Linkages to larger open space corridors.~~
- ~~(e) Portions of stormwater management areas that meet conservation, recreation, or open space design criteria as specified in the Land Development Code.~~
- ~~(f) Portions of green roofs that meet open space design criteria to be specified in the Land Development Code.~~

~~**Policy 5.2.32** When land development involves a parcel that contains conservation areas, the County's open space requirements shall be fulfilled first with conservation areas, then with other allowable types of open space. Open space requirements are is not intended to diminish other conservation requirements in this Element. The open space requirement in Policy 5.2.1 shall be fulfilled first with any of the conservation areas listed in Policy 3.1.1, if such exist on the site. All Conservation Areas within Open Space shall be maintained and remain undeveloped in perpetuity using a legal instrument that runs with the land and sets forth conditions and restrictions on use. The ULDC shall provide alternative options for protection of conservation resources based on quality, size, connectivity, and any other specified criteria. The Boundaries of all Open Space shall be clearly delineated on plans, including record plats, and marked in the field to distinguish Open Space from developed areas.~~

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Policy 5.2.4 ~~Development shall provide for shading of paved areas, as outlined in the land development regulations.~~

Policy 5.2.3 After the requirements of 5.2.2 have been met, additional Open Space shall be aggregated into as few individual areas as possible designed to best meet the following goals:

- (a) Augment required conservation areas
- (b) Preserve natural areas and groupings of heritage trees
- (c) Provide usable and functional open space in the form of community gardens, community fields, greens, and pocket parks
- (d) Promote greater usability, resource protection, and connectivity by being contiguous or linked through multiuse paths to greenways, trails, public parks, and Open Space on adjoining parcels.

Policy 5.2.54 Open space in clustered rural residential subdivisions and Planned Developments with Transfers of Development Rights (PD-TDR) the rural area shall be preserved in accordance with policies under Objective 6.2 of the Future Land Use Element.

Policy 5.2.65 Nonresidential and mixed use developments, including TOD or TND, may reduce the amount of open space maintained onsite by participating in the County's Transfer of Development Rights Program and purchasing development rights in accordance with Section 9.0 of the Future Land Use Element. The purchase of development rights shall be recorded on the Final Development Plan in the manner provided in the ~~Land Development Regulations~~ Land Development Regulations.

Policy 5.2.7 ~~Within Transit Oriented Developments, Traditional Neighborhood Developments, and mixed use development within Activity Centers, a portion of public plazas or squares which combine natural areas with permeable paved surfaces may be counted toward the required amount of open space to be maintained onsite, provided that the open space requirements of this section are fulfilled first with conservation areas in accordance with Policy 5.2.3. Design standards for plazas and squares which may qualify as open space shall be provided in the Land Development Code, and shall include: (1) minimum and maximum size thresholds and dimensions; (2) maximum area which may be applied toward the open space requirement based on development size; (3) allowance for the use of permeable paved surfaces; and (4) standards for general public accessibility and functional integration with surrounding development.~~

Policy 5.2.6 After meeting the requirements of Policy 5.2.2, the following types of development are not required to provide additional Open Space:

- (a) Family Homestead Subdivisions
- (b) Rural Agriculture Unpaved Subdivisions
- (c) Towers, major utilities, and outdoor recreation

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Policy 5.2.7 After meeting the requirements of Policy 5.2.2, certain development types, as defined in the Land Development Code, may provide alternatives to the Open Space requirements through one of the following mechanisms:

- (a) Provide fee payment in lieu of on-site open space as determined in the ULDC
- (b) Meet the PD-TDR requirements in the ULDC
- (c) Meet TDR requirements of FLUE Objective 9.1 and associated policies

6.0 LAND CONSERVATION PROGRAM

OBJECTIVE 6.1 - PROGRAM OVERVIEW

Establish and maintain a land conservation program for the purchase, preservation, and management of natural areas and open space to complement the regulatory approaches identified in other sections of this element.

OBJECTIVE 6.2 - ALACHUA COUNTY FOREVER

Implement the Alachua County Forever program.

No proposed changes

OBJECTIVE 6.3 - ECOLOGICALLY FUNCTIONAL LINKAGES ~~LINKED OPEN SPACE NETWORK~~

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

Policy 6.3.1 ~~The County shall develop planning strategies for a greenways system that includes but is not limited to consideration of the following components:~~

- ~~(a) Conservation and preservation areas~~
- ~~(b) Environmentally sensitive lands~~
- ~~(c) Open space areas~~
- ~~(d) Parks and recreational facilities~~
- ~~(e) Commercial recreation areas~~
- ~~(f) Surface water systems~~
- ~~(g) Bikeways and trails~~
- ~~(h) Utility corridors~~
- ~~(i) Stormwater management systems~~
- ~~(j) Habitat corridors~~
- ~~(k) Historic resources~~

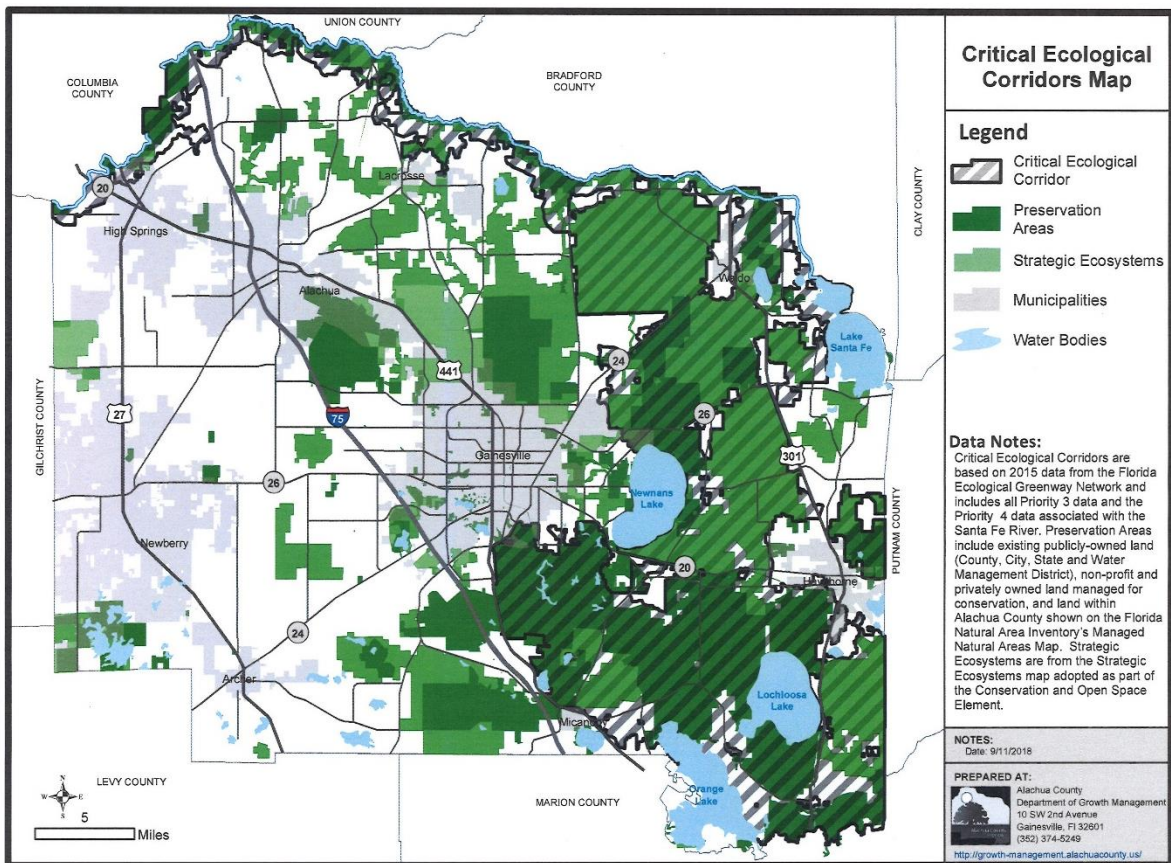
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(f) Scenic corridors

Policy 6.3.2 The County shall prioritize maintenance of ecologically functional linkages between ecological corridor core areas as shown on the Critical Ecological Corridors Map through various programs and activities, including:

- (a) Implementation of development review
- (b) Special area planning for Strategic Ecosystems
- (c) Land acquisition programs and associated management plans
- (d) Transfer of Development Rights program (see Future Land Use Element Section 9.0)
- (e) Intergovernmental coordination efforts with municipalities, adjacent counties, regional entities, state and federal agencies
- (f) Outreach programs to promote the value of conserving linked ecosystems/corridors and support tax incentives that promote the preservation of mapped ecological core areas.



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- Policy 6.3.3** Where necessary to connect publicly owned recreation and conservation lands to develop the ecological corridor, the County shall encourage public acquisition of land and other means of voluntary landowner participation.
- Policy 6.3.4** ~~The County shall develop a strategy for identifying and providing for publicly accessible open spaces of native flora and fauna in or near neighborhood settings. Resource-based recreation such as picnicking and hiking shall be encouraged.~~
- Policy 6.3.5** To protect sensitive ecosystems and habitat corridors, the County shall locate and design public access ~~greenway facilities~~ in an environmentally sensitive manner, including limiting or prohibiting public access where necessary to protect such resources.
- Policy 6.3.6** ~~The County shall approve a master management plan for the greenways system, and specific plans for lands acquired, preserved, or otherwise included in the greenways system. The management plans shall address natural resources protection, public access, recreation, education, and opportunities for economic development that is complementary to maintaining the system. The management plans shall identify anticipated costs and departments responsible for implementation of the plans.~~
- Policy 6.3.7** The County shall coordinate with local municipalities in order to include appropriate incorporated properties as part of the ecological corridor.

7.0 GREENWAYS MASTER PLAN

Objective 7.1 Greenways Master Plan. Develop a linked greenway system that provides unique opportunities for recreation, multi-modal transportation, and economic development.

Policy 7.1.1 The County Commission shall adopt a Greenways Master Plan that functionally integrates the County's bicycle/pedestrian infrastructure, conservation lands, parks, and Open Spaces. The Greenways Master Plan is intended to guide and prioritize future Open Space designations, construction of bicycle/pedestrian facilities, and public land acquisitions needed to complete the Plan, consistent with respective program policies.

Policy 7.1.2 The County shall strive to coordinate the Greenways Master Plan with public parks, conservation lands, and bicycle/pedestrian infrastructure within the County's municipalities.

Policy 7.1.3 The County shall locate and design Greenways Master Plan infrastructure so as to protect sensitive ecosystems or natural features.

Policy 7.1.4 The County shall seek grant funds from established federal and state greenways funding programs for construction and maintenance.

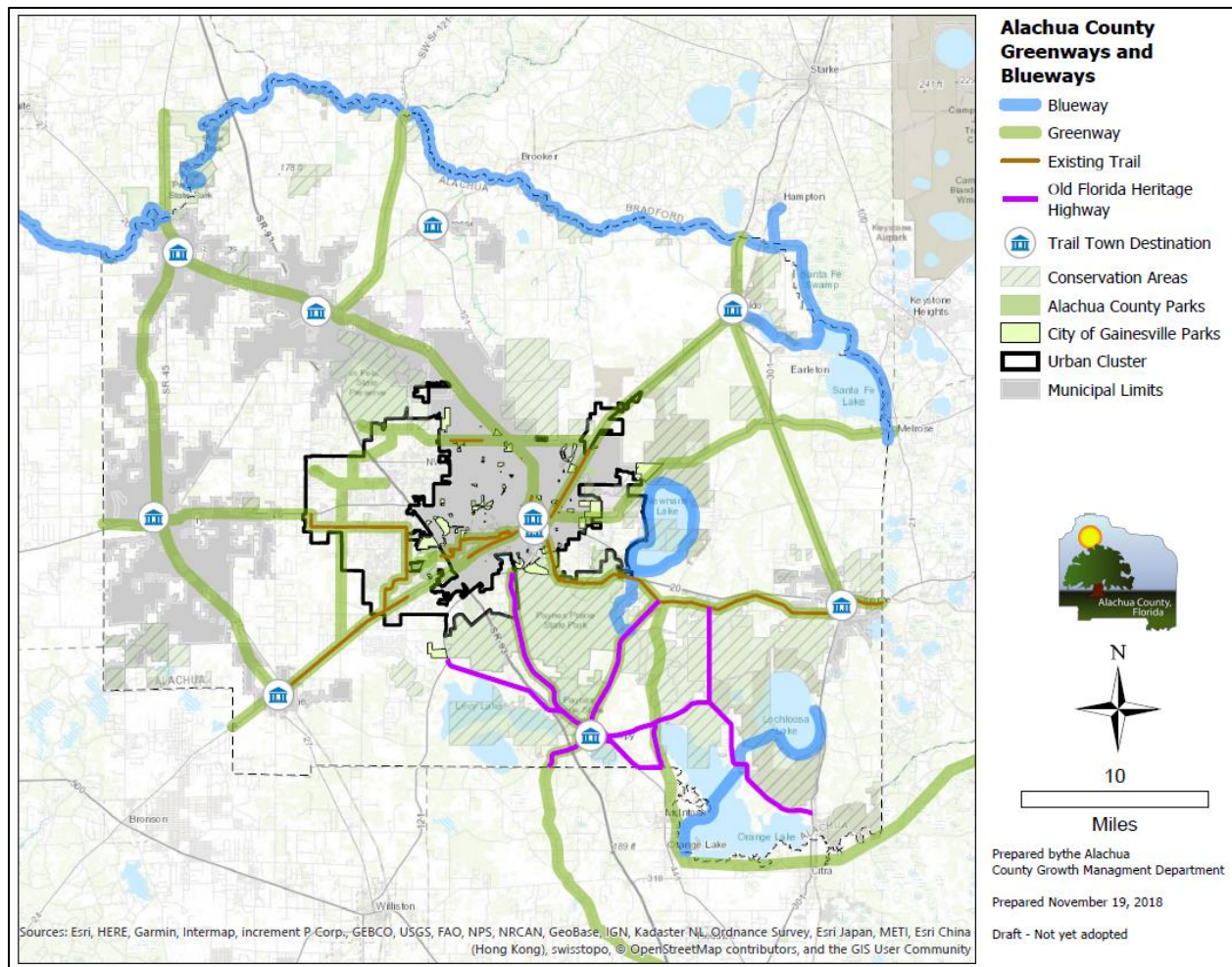
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Policy 7.1.5 The County shall approve a master management plan for the Greenways Master Plan, and specific plans for lands acquired, preserved, or otherwise included in the greenways plan. The management plans shall address natural resources protection, public access, recreation, education, and opportunities for economic development that is complementary to maintaining the system. The management plans shall identify anticipated costs and departments responsible for implementation of the plans.

Policy 7.1.6 The County shall develop a strategy for identifying and providing for publicly accessible open spaces of native flora and fauna in or near neighborhood settings. Resource-based recreation such as picnicking and hiking shall be encouraged.

Policy 7.1.7 The County shall coordinate with local municipalities in order to include appropriate incorporated properties as part of the greenways plan.



Proposed additions are underlined
Proposed deletions are ~~struck through~~