

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

Open Space in Clustered Rural Residential Subdivisions

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Future Land Use Element

Policy 6.2.12 Open Space Area in Clustered Subdivisions

(c) Permitted and Prohibited Uses. ...

- (1) Permitted uses in the open space area are natural resource conservation areas, non-intensive agriculture for food production including community gardens, farms, and orchards, non-intensive silviculture consistent with (3) below, and common open space, resource-based recreation uses which maintain the undeveloped area in a natural state, permeable stormwater facilities consistent with Stormwater Element Policy 5.1.11, community energy systems, and common water supply systems and common septic system drainfields. Agricultural uses such as larger scale food production, livestock, and equestrian-related uses may be permitted subject to performance standards required in management plans in 6.2.12(e)(3). ~~A residential unit used as a homestead just prior to the creation of the clustered subdivision can continue to be used as a homestead within the open space area and not counted toward the total number of units allowed in the rural clustered subdivision.~~

...

- (3) ~~More~~ intensive silviculture uses of planted monoculture "plantation" forests, with intensive management regimes that include practices that are adverse to the natural resource values and functions of a natural forest system, shall not be allowed in any clustered rural residential subdivision. Only natural forest management in accordance with provisions of the applicable open space management plan consistent with 6.2.12(e)(3) may be considered.

...

(e) Ownership, maintenance, and management plan . . .

- (1) Ownership methods. Ownership and maintenance of open space shall be by one or a combination of the following:
 - a. Original landowner with provision for transition of ultimate ownership and control to one of the entities below
 - b. Homeowners association
 - c. Established land trust
 - d. Non-profit conservation or agricultural organization

Proposed additions in response to BoCC motions on 2/14/2019 are **bold underlined**
Proposed deletions in response to BoCC motions on 2/14/2019 are ~~bold struck through~~

Proposed additions presented at BoCC meeting 2/14/2019 are underlined
Proposed deletions presented at BoCC meeting 2/14/2019 are ~~struck through~~

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- e. Alachua County, with county approval
 - f. Other public agency (e.g. Water Management District)
 - ...
- (3) Management plan. An open space management plan shall be required to accompany the development plan, subject to county review and approval. The management plan shall establish management objectives consistent with Conservation and Open Space Element objectives and policies for preservation, enhancement, and restoration of natural resource values, protection of public health and safety, and outline procedures, and define the roles and responsibilities for managing the open space. The management plan shall identify how any agriculture and silviculture operations shall avoid impacts to conservation resources according to standards in the land development regulations. Management shall include wildfire mitigation and any existing silviculture operations are required to be managed to a point where they can be made an acceptable fire risk and must transition to natural forest management.

The land development regulations for open space ownership, maintenance, and management in clustered rural subdivisions shall be updated consistent with applicable Goals, Objectives, and Policies in the Comprehensive Plan. As part of the update of these regulations, recommended practices for any agricultural activities within the open space from sources such as University of Florida Institute of Food and Agricultural Sciences (UF IFAS) (e.g., for things such as animal stocking and crop planting rates) shall be considered to the extent they are consistent with policies in the Comprehensive Plan including natural resource protection.

New Definition

Natural Forest Management

Forestry operations designed to preserve, enhance and restore the natural resource values of a forest with objectives that include, but are not limited to, improving the health and diversity of forested communities, restoring or maintaining the natural community structure and species composition, and establishing a natural community specific fire interval.

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