

**Alachua County Comprehensive Plan Update: Draft Future Land Use Element Revisions  
For Alachua County Planning Commission/Local Planning Agency Meeting  
October 17, 2018**

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## **1.0 URBAN RESIDENTIAL POLICIES**

### **OBJECTIVE 1.1 – GENERAL**

Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.

~~**Policy 1.1.5** — Developments within Urban Residential designations per Policy 1.3.2.1 that are:~~

- ~~(a) 150 or more units and are contiguous to a Rapid Transit or Express Transit Corridor shall be either a Traditional Neighborhood Development, Transit Oriented Development or located within an Activity Center.~~
- ~~(b) 300 or more units shall be either a Traditional Neighborhood Development or located within an Activity Center.~~
- ~~(c) Development within the Urban Service Area shall be consistent with Future Land Use Element Objective 8.6 and its policies.~~

*Note: Policy 1.1.5 (a) and (b) have been moved to the Implementation Section Policy 7.1.34, where they have been consolidated with other related development thresholds. 1.1.5(c) would be deleted due to the elimination of the Urban Service Area (see Objective 8.6)*

### **OBJECTIVE 1.4 – NEIGHBORHOOD DESIGN AND SITE STANDARDS**

Encourage the use of innovative concepts for residential development to allow for appropriate mixes of housing types and mixed-use development within Traditional Neighborhood and Transit Oriented Development, adequately served by necessary supporting facilities, in an efficient, environmentally sensitive, and attractive manner.

**Policy 1.4.1** The use of proven, innovative concepts for residential development such as TND and TOD are strongly encouraged.

**Policy 1.4.1.1** Appropriate mixes of housing types ~~within planned developments, traditional neighborhood developments and transit oriented developments~~ shall be allowed where such mixes may be integrated with the character of the surrounding residential area.

### **OBJECTIVE 1.6 – TRADITIONAL NEIGHBORHOOD DEVELOPMENTS**

To provide for interconnected, mixed-use development through specific site and design standards that create pedestrian and bicycle friendly communities, reduce per capita greenhouse gas emissions and vehicular trips on external roadways and provide development patterns that are transit supportive.

**Policy 1.6.1** Traditional Neighborhood Developments shall be:

- (a) Allowed in areas designated on the Future Land Use map for Urban Residential Densities (Policy 1.3.2.1) and Activity Centers within the Urban Cluster,
- (b) At least 15 acres in size,

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- (c) Allowed through the development plan review process consistent with the Comprehensive Plan and Land Development Regulations. ~~Planned Developments consistent with these Comprehensive Plan policies shall be required until amended Land Development Regulations for Traditional Neighborhood Developments are adopted.~~

**Policy 1.6.5** Density & Mixed Uses: A balanced mixture of uses shall be provided to create vibrant activity throughout the day and allow individuals to live, work and play in the same community without having to rely solely on a motor vehicle for mobility, thereby reducing per capita greenhouse gas emissions.

**Policy 1.6.5.2** To ensure a mixture of uses, the following non-residential (heated and cooled) square footage is required:

- (a) Provide at least 10,000 square feet of non-residential uses, plus
- (b) A minimum of 50 square feet of non-residential uses for every 1 residential unit.
- (c) A maximum of 200 square feet of non-residential uses for every 1 residential unit is allowed.
- (d) ~~For projects within the Urban Service Area a maximum of 250 square feet of non-residential use for every 1 residential unit is allowed.~~
- (e) For projects that provide 100% of the allowable underlying land use density, an additional 10,000 square feet square feet of non-residential development is allowed with an additional 10,000 square feet of non-residential development allowed for each one (1) unit per acre above 100% of the underlying land use.
- (f) For projects contiguous with a Rapid Transit or Express Transit Corridor an additional 25,000 square feet of non-residential development is allowed.
- (g) To encourage infill and redevelopment, the square footage of existing non-residential uses may either be utilized to meet the requirements above or be in addition to the above requirements.

**OBJECTIVE 1.7 - TRANSIT ORIENTED DEVELOPMENT**

To provide for compact, mixed-use, pedestrian and bicycle friendly communities designed with the densities and intensities needed to support transit service, reduced per capita greenhouse gas emissions and enable an individual to live, work, play and shop in a community without the need to rely on a motor vehicle for mobility.

**Policy 1.7.1** Transit Oriented Developments shall be:

- (a) Allowed in areas designated on the Future Land Use map for Urban Residential Densities (Policy 1.3.2.1) and Activity Centers within the Urban Cluster,
- (b) At least 15 acres in size,

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- (c) Served by Express Transit Service and be contiguous to a Rapid Transit or Express Transit Corridor consistent with the Transportation Mobility Element.
- (d) Allowed through Development plan approval consistent with the Comprehensive Plan and Land Development Regulations. ~~Planned Developments consistent with these Comprehensive Plan policies shall be required until amended Land Development Regulations for Transit Oriented Development are adopted.~~

**Policy 1.7.5 Density & Mixed Uses:** A balanced mixture of uses shall be provided to create activity throughout the day and allow individuals to live, work and play in the same community without having to rely solely on a motor vehicle for mobility, thereby allowing a reduction in per capita greenhouse gas emissions.

**Policy 1.7.5.2** The maximum allowable density within the transit supportive area is twenty-four (24) units per acre, except as provided for in Policy 1.3.10.4 of this element. ~~Within the Urban Service Area,~~ The maximum allowable density within the Village Center is forty-eight (48) units per acre. The maximum allowable density outside the transit supportive area is the maximum allowable under the underlying land use.

**Policy 1.7.5.3** To ensure a mixture of uses, the following non-residential square footage (heated and cooled) is required:

- (a) Provide at least 10,000 square feet of non-residential uses, plus
- (b) A minimum of 100 square feet of non-residential uses for every 1 residential unit.
- (c) A maximum of 400 square feet of non-residential uses for every 1 residential unit shall be allowed.
- (d) ~~For projects within the Urban Service Area a maximum of 500 square feet of non-residential use for every 1 residential unit is allowed.~~
- (e) To encourage infill and redevelopment, the square footage of existing non-residential may either be utilized to meet the requirements above or be in addition to the above requirements.

## **2.0 URBAN ACTIVITY CENTER POLICIES**

### **OBJECTIVE 2.1 – GENERAL**

Promote efficient use of land through designation of Activity Centers within the Urban Cluster which provide for nodes of higher density and intensity mixed uses that are interconnected with other commercial, employment, light industrial, and institutional centers within Alachua County through a system of multimodal corridors and a public transit system. Urban design standards for Activity Centers will provide for compact, mixed use, and pedestrian-friendly development, which is functionally integrated with surrounding land uses.

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**Policy 2.1.4** A mixture of residential and non-residential land uses shall be provided in Activity Centers to reduce travel distances between different types of land uses and support pedestrian, bicycle and transit opportunities.

- (a) Mixed use development plans, including vertical and horizontal mixed uses, shall be allowable in all areas within Activity Centers.
- (b) In order to increase the variety of housing opportunities within walking distance of existing or future commercial and employment areas, residential uses shall be allowable as part of mixed use development in non-residential Future Land Use designations, in accordance with the following:
  - (1) Ratios of residential dwelling units to non-residential floor area shall be specified in the Land Development Code for mixed use development in accordance with this policy. The mixed use ratios will allow for existing commercial, office, or institutional uses within one-quarter mile of proposed residential development to be used in calculating the allowable number of residential units.
  - (2) Residential uses in mixed use development in accordance with this policy shall be physically and functionally integrated with existing or proposed non-residential uses.
- (c) Within residential Future Land Use designations in Activity Centers, commercial, office, or institutional uses shall be allowable as part of mixed use developments, Traditional Neighborhood Developments, or Transit Oriented Developments. ~~provided they are located within the same building as the residential uses, and do not exceed one third of the usable floor area of the building.~~
- (d) Development projects which exceed minimum size thresholds shall be required to provide a mix of residential and non-residential uses. Minimum thresholds for acreage and non-residential floor area shall be established in the Land Development Code.

**Policy 2.1.7** Parking areas shall be designed to minimize intrusiveness and impacts on pedestrian circulation and accessibility to development through the following techniques:

- ~~(f) Parking standards for Activity Centers shall be established in the Land Development Code, and shall address: parking maximums, shared parking to serve multiple uses with different peak usage times, and allowance for the use of semi permeable paving materials; and limits on the amount of individual contiguous surface area allowed for paved parking.~~

**Policy 2.1.9** ~~Development standards for Activity Centers shall be adopted into the Land Development Code to implement Activity Center Policies 2.1.1 through 2.1.8. The development standards shall include provisions related to: permitted uses, mixed use ratios and phasing, transportation interconnectivity, block sizes, pedestrian-oriented design~~

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~~features, civic space standards, parking quantity and design, and dimensional standards such as build to lines, building orientation, lot coverage, building heights, and building footprints. The Land Development Code shall also include alternatives to certain generally required development standards, where appropriate, consistent with Objective 2.1 and the purpose and intent of Policies 2.1.1 through 2.1.8, but provide alternative standards where needed to address unique environmental, topographic, or property boundary features or characteristics that preclude strict adherence to the generally required development standards.~~

- ~~(a)~~ Development plans which are consistent with Comprehensive Plan Objective 2.1 and Policies 2.1.1 through 2.1.8, and are consistent with other provisions of the Comprehensive Plan, and the Land Development Code standards for Activity Centers described in this policy, shall be allowable through the development plan review process, notwithstanding conflicting provisions in the specific activity center plans contained in Policies 2.5.1 through 2.5.9 of this Element.

**Policy 2.1.12** New activity centers and expansion of the boundaries of existing activity centers shall require a Comprehensive Plan Amendment to establish the Activity Center boundaries and level in the Comprehensive Plan. Such Comprehensive Plan Amendments shall be considered based on the following:

- ~~(a)~~ (a) The findings of a market study or employment study, such that:
  - ~~(1)~~ (1) The market study shall document the need for location and type of new Activity Centers or for expansion of existing Activity Centers, through analysis of factors including population projections within the relevant market or service areas, identified in Section 3.0 Commercial Policies, based on estimated build out of the future land uses.
  - ~~(2)~~ (2) The employment study shall document the need for location and type of new Activity Centers or for expansion of existing Activity Centers, through analysis of factors including employment rates, economic development needs, income levels, and jobs-housing balance within the relevant service area based on estimated build out of the future land uses.
- ~~(b)~~ (a) Location of new activity centers shall generally be near intersections of multi-modal corridors, and sites shall be adequately sized to allow development of a mix of non-residential and residential land uses, while providing for integration and interconnectivity with existing and future neighborhoods.
- ~~(c)~~ (b) Availability and capacity of urban services and infrastructure including multimodal transportation, recreation, potable water and sanitary sewer, public schools, solid waste disposal, stormwater management, and public safety.

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- ~~(d) Primary and secondary land uses for new or expanded activity centers shall be determined based upon the needs of the community, character of the surrounding area, and market considerations identified in a market study.~~

**OBJECTIVE 2.2 – ACTIVITY CENTER PLANS**

Development occurring within designated Activity Centers shall be consistent with the applicable policies and standards contained in this section and with Policies 2.1.4 - 2.1.12.

**Policy 2.2.2** ~~Interim Development Guidelines – Millhopper Activity Center.~~

~~(a)~~ General

- ~~(1) Expansion of the boundaries of this Activity Center may be allowed based on reviewing proposed boundary and land use amendments on a case by case basis, enabling the determination of impacts on existing infrastructure and defining needed improvements for inclusion in development plans.~~
- ~~(2) It is intended that these interim development guidelines will only apply until a formal development plan is adopted for the Activity Center. For Map showing boundaries of this Activity Center, see Appendix.~~

~~(b)~~(a) Land Use Policies

- ~~(1) No new retail commercial uses should be permitted in the Activity Center except on parcels within an approved PD or where commercial development would be permitted pursuant to the provisions of Section 7.1.15.~~
- (2) Areas with commercial zoning should be developed for office and service uses, including type "a" restaurants, but not type "b" restaurants. Higher density residential development is also encouraged within the Activity Center on land which is currently zoned to a commercial category.
- (3) Where property within the Activity Center abuts property outside the Activity Center, special consideration should be given to the design of the development to ensure that it is in harmony with the residential development which would occur on the outside. In addition to buffers, consideration should be given to building facades, landscaping, and the prohibition of parking areas, building mechanical equipment, storage areas, and dumpsters from areas close to the periphery of the Activity Center.
- ~~(4) Commercial development, including office development should be limited to a floor area ratio (FAR) of .35 to 1, and building coverage should be limited to 80%.~~
- ~~(5) Parcels #6158-3, 6158-1, 6158-2, 6162, and 6163 are designated for office uses. Development of these parcels shall be in the form of a Planned Development which shall include the requirement of buffering (a high-~~

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~~density combination of any of the following: canopy and understory trees, shrubs, and evergreens/conifers and earth berms) along the northern, and western, and southern boundaries of the activity center, excluding access, to protect adjacent residential uses. The extension of NW 28th Lane shall be designated by the development plans and set aside as a future roadway and shall be located along the northern property line to align with existing NW 28th Lane on the east side of NW 43rd Street. Access to Parcel 6158-3 shall be from NW 43rd Street with additional future access from NW 28th Lane. In lieu of a roadway connection between the office park (parcels 6158-1, 6158-2, 6162, and 6163) and NW 25th place, a public pedestrian connection that will connect to NW 27th Avenue may be provided.~~

(b) Circulation

~~(1) Entrances onto 43rd Street should be limited as much as possible. All development on a given parcel of land should be served by a single entrance; no individual business should be served by a separate entrance if a common entrance or an entrance off a side street is available. Shared entrances between separate parcels are encouraged.~~

~~(2) Entrances should be located in such a manner as to line up with existing intersections, to the maximum extent feasible.~~

**Policy 2.2.3** Activity Center Plan - Oaks Mall Activity Center

(a) General

(1) It is the intent of this Activity Center Plan to promote the area surrounding the interchange of Interstate 75 and State Road 26 as a high-intensity regional focal point. In so doing, it should be developed as a mixed use center, allowing for the general land use classifications identified on the Activity Center Plan Future Land Use map. Individual quadrants of the center should include a mix of complementary uses, including retail, employment, services, and, where possible, residential uses so as to reduce overall traffic impact and promote pedestrian activity.

~~(2) These policies shall not be applicable to any parcel or development covered by an approved DRI plan, to the extent that any proposed development activity on such parcel is addressed by that approved plan.~~

(b) ~~Land Use~~

(1) Future land uses shall be governed by the land use classifications on the Activity Center Future Land Use ~~m~~Map. Higher density residential uses are encouraged within the Activity Center on land designated for commercial use.

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- ~~(2) — Land designated as conservation shall be used for purposes identified in the Conservation Element of the adopted Comprehensive Plan.~~
- ~~(3) — All other land use designations on the activity center map are consistent with the general provisions of this Future Land Use Element.~~
- ~~(4) — Buffering of land uses shall be consistent with the general provisions of the Buffer Group Matrix Table. Buffering shall be required along Interstate 75 at depths to be determined on a site by site basis. Buffers along Interstate 75 shall provide visual and acoustical separation.~~
- ~~(5) — Landscaping requirements shall be consistent with the standards of all pertinent County ordinances. However, it is the specific intent of these policies that parking lots be landscaped with canopy trees in landscaped islands. These islands should be so spaced that, at maturity, twenty percent (20%) of the parking area will be underneath the canopy.~~
- ~~(6) — The future activities on tax parcel number 6654 shall be limited to the following uses, subject to all County development codes:
  - a. ~~Conference center.~~
  - b. ~~Professional services.~~
  - c. ~~Personal services.~~
  - d. ~~Retail sales and services.~~
  - e. ~~Hotels and motels.~~
  - f. ~~Cocktail lounges and nightclubs within the principal building and as accessory to hotels and motels.~~
  - g. ~~Type “A” and “B” restaurants.~~
  - h. ~~Financial institutions.~~
  - i. ~~Commercial banks.~~
  - j. ~~Service stations (excluding major repairs, paint and body works).~~
  - k. ~~Nursing homes.~~
  - l. ~~Homes for the aged.~~
  - m. ~~Multiple family dwellings.~~
  - n. ~~Rooming houses.~~
  - o. ~~Single family attached dwellings.~~
  - p. ~~Fraternities and sororities.~~
  - q. ~~Dormitories.~~
  - r. ~~Commercial recreation, including motion picture theaters, driving ranges, and bowling alleys.~~~~

~~The maximum intensity of land use activities, in total, shall be limited to that quantity for which the estimated trips generated, at the time of permitting, results in no more than the following number of total new trips on Tower Road (new trips on Tower Road are equal to unadjusted~~



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trips less internal trips, less pass by trips, and less non-Tower Road trips):

Daily Trip Generation \_\_\_\_\_ = 8810

Total a.m. Peak Hour Trips \_\_\_\_\_ = 526

Total p.m. Peak Hour Trips \_\_\_\_\_ = 810

~~Traffic analysis shall be performed in accordance with the currently accepted practices established by the Institute of Transportation Engineers and using the trip generation rates contained in "Trip Generation - An Informational Report, Institute of Transportation Engineers, Fourth Edition, 1985". This source may be supplemented by other ITE recognized and established trip generation rates for land use activities not included within it. These activities shall be permitted on the site to the extent that standards for stormwater management and traffic circulation can be maintained.~~

- ~~(7) The following buffers shall apply to Parcel 6656-003-01: an undisturbed natural buffer of not less than fifty (50) feet in width shall be established on the western boundary with a permanent solid fence or wall of not less than six (6) feet in height and, during development review, this permanent solid fence or wall will be evaluated for effectiveness relative to appropriateness in location or existence.~~

**Policy 2.2.4** ~~Activity Center Plan/Special Area Study - Archer Road and 34th Street~~

(a) General

- ~~(1) It is the intent of this Activity Center Plan/Special Area Study that where the specific policies contained within this section conflict with general policies in the remainder of the Plan, the policies contained herein shall prevail, except that new development within Activity Centers shall be consistent with policies 2.1.4 - 2.1.12.~~
- ~~(2) These guidelines are applicable to all property within the Special Area Study Map. Development within the Special Study Area may occur in phases. Any development determined to be a Development of Regional Impact (DRI) shall be subject to the development orders issued pursuant to Chapter 380, Florida Statutes, and those orders shall supersede this section to the extent of any conflict.~~
- ~~(3) Concurrency requirements for roads, storm water management, solid waste, water and sewer, and mass transit will have to be met as a condition of final development plan approval.~~

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(b) Land Use

- ~~(1) Future Land Uses shall be consistent with the Archer Road and 34th Street Special Area Study Map, incorporated herein by reference and adopted as part of this section.~~
- ~~(2) "Tourist/entertainment commercial" land uses are appropriate infill uses between the Activity Center boundary and Interstate 75.~~
- ~~(3) That portion of the expanded Activity Center lying west of Butler Plaza Shopping Center, east of Southwest 40th Boulevard, and north of Archer Road may include all uses consistent with the Activity Center designation including retail commercial. The scale and character of retail uses within this area shall be governed by the policies applicable to community shopping centers.~~
- ~~(4) The southeast corner of SW 34<sup>th</sup> Street and Old Archer Road (parcels #6780 and #6781) shall be designed in a manner that meets all conditions contained in FLUE policies 2.1.4 – 2.1.12. Additionally, the following design criteria shall apply:
  - ~~a. A maximum of 155,000 square feet of commercial buildings (or a floor area ratio of .20) may be constructed.~~
  - ~~b. Use permitted for the property shall be commercial, office, or a mix of those uses at the scale of a community shopping center as defined in FLUE Objective 3.6., and shall include such uses as retail sales, professional services, business services, and personal services.~~
  - ~~c. Development of the site shall be in the form of Planned Development (PD) zoning.~~
  - ~~d. A minimum 25' wide buffer along the east property line shall be maintained. No building or parking shall be permitted within that buffer. Fencing, walls or berms, and appropriate landscaping shall be used along the east property line to screen loading and service areas from the residential development to the east. All other buffering shall meet applicable requirements of the land development code.~~
  - ~~e. Landscaping shall meet criteria set forth in policy 2.1.12 of the Future Land Use Element and shall consist of native, and xeriscape vegetation. The developer shall coordinate with the Florida Dept. of Transportation the redesign and landscaping of the shared stormwater management facility located on the western portion of the property along SW 34<sup>th</sup> Street in order to integrate the facility into the landscape design as an amenity.~~~~

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- ~~f. To encourage bicycle and pedestrian access to the site, pedestrian and bicycle facilities shall be provided linking buildings to adjacent roadways. Bicycle parking facilities shall be provided in accordance with land development regulations, at a minimum. The property shall be developed to ensure convenient pedestrian and bicycle access from surrounding properties to the east and south.~~
- ~~g. The development shall include an area for a Regional Transit System shelter and parking area designated for park and ride passengers. The shelter shall be provided and the parking designated at such time as RTS officials determine it is needed.~~
- ~~h. The location and signalization of all driveway access points along SW 34<sup>th</sup> Street shall comply with FDOT requirements.~~
- ~~i. The developer shall pursue a shared driveway access, in coordination with the owner of adjacent property to the east. Documentation of efforts shall be submitted as part of the development review process.~~
- ~~j. Development in flood prone areas shall conform to the criteria outlined in the County's Flood Hazard Area Ordinance. Stormwater management systems shall be designed to ensure no increase in flood stages of the pond located off site to the south.~~

(c) Transportation and Traffic Circulation

- ~~(1) It is the intent of this Activity Center Plan/Special Area Study to permit staged or phased development consistent with the plan map and policies to the extent that the supporting roadway network inside and outside the boundaries of the area can handle additional vehicles.~~
- ~~(2) Arrangements for all necessary transportation improvements (including, but not limited to, right of way acquisition, roadway widening, traffic signalization, intersection improvements, pedestrian and bicycle facilities, and mass transit facilities) shall be made prior to the issuance of certificates of occupancy. This policy may be satisfied by:
  - ~~a. construction of facilities;~~
  - ~~b. contractual agreements between the County and landowners/developers, which agreements address the specific improvements to be made, the time periods during which improvements shall be completed, and the actual contribution to be made by each party, together with the timing and form of such contributions; or~~
  - ~~c. by a County approved transportation assessment or other generally applicable cost sharing arrangement for transportation improvements.~~~~

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- ~~(3) — Financial responsibility for providing such improvements shall be shared by all parties, including the County, generally based on their relative contribution to the overall traffic demand. Nothing in this section shall commit the County to fund improvements for which no provision has been made in the County's adopted budget.~~
- ~~(4) — The construction of the loop road as identified on the Special Area Study map is a facility that is provided to support the increase in commercial activity in this area. This road is being provided, as development occurs, in lieu of the Southwest 34th Street and Archer Road intersection improvements. The following improvements shall be deemed to be necessary to support the development of the commercial and industrial areas lying north of Archer Road:~~
- ~~a. The development of any individual parcel in the commercial area in the expanded Activity Center north of Archer Road and in the industrial area adjacent to Southwest 43rd Street south of its intersection with the loop road shall be permitted only when satisfactory arrangements have been made to provide for the following improvements:
    - ~~1. — acquisition of any applicable segment of the right of way for the loop road from Archer Road to Southwest 43rd Street and for Southwest 43rd Street from Southwest 40th Boulevard to the loop road;~~
    - ~~2. — contribution (including any contractual arrangements for later contribution) to the County of the applicable pro-rata share of the estimated total cost of construction of improvements, including engineering, for the loop road from Southwest 43rd Street to Archer Road and of Southwest 43rd Street from the loop road to Southwest 40th Boulevard;~~~~
  - ~~b. Development of any individual parcel in the industrial area along Southwest 43rd Street north of its intersection with the loop road shall be permitted only when satisfactory arrangements have been made for the following improvements:
    - ~~1. — acquisition of right of way for Southwest 43rd Street from Southwest 24th Avenue to the loop road.~~
    - ~~2. — contribution (including any contractual arrangements for later contribution) to the County of the applicable pro-rata share of the estimated total cost of construction of improvements, including engineering, for 43rd Street between Southwest 24th Avenue on the north and the loop road on the south.~~~~

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- ~~3. acquisition of right of way, 50 feet in width, along the south side of the section line from Southwest 43rd Street on the west to the east line of parcel 6810-5 on the east.~~
- ~~(5) In order to enhance the smooth flow of traffic, entrances to individual developments along Archer Road, the loop road, Southwest 40th Boulevard, and Southwest 43rd Street shall be permitted in locations approved by the Board of County Commissioners upon the recommendation of the Development Review Committee.~~
- ~~(6) The alignments of future roadways shown on the Special Area Study Map are intended to be general. The actual identification of the specific alignment would come as new development provides portions of roadways (i.e.: through the regular development review process) or as a programmed capital improvement in the Capital Improvement Program of Alachua County.~~
- ~~(7) It is the intent that the property in the Activity Center and Southwest 43rd Street may be developed in stages provided that the property owners/developers have complied with their respective obligations to provide adequate transportation facilities within the study area.~~
- ~~(8) Where appropriate, the Board of County Commissioners shall consider use of governmental powers to ensure acquisition of necessary right of way and to provide for the relocation of private access consistent with the overall land use and transportation policies set forth in this Plan.~~
- ~~(9) The Board of County Commissioners supports the extension of the Southwest 20th Avenue to the east to intersect with Southwest 16th Avenue at Archer Road, and encourages the MTPD to adopt a plan that includes this improvement.~~
- ~~(10) Primary access to parcel #7240-000-000 shall be restricted to SW 39th Boulevard.~~
- ~~(11) Development plans shall include future roadway alignment on the northern boundary of the Triangle Properties located at the eastern edge of the activity center, specifically parcel numbers 6785, 6785-1, and 6785-2.~~
- ~~(12) Access to Triangle Properties shall be from SW Archer Road, until such time as SW 24th Avenue Extension is completed. After completion of SW 24th Avenue Extension, access may also occur on the northern boundary for tax parcels 6785 and 6785-1 of the Triangle Properties within the expanded Activity Center.~~
- ~~(13) Joint access shall be provided to tax parcels 6785 and 6785-1.~~

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~~(14) — Prior to development approval on tax parcel No. 06810-001-002, additional analysis of daily trip generation shall be submitted to the Department of Public Works and to the Office of Planning and Development to ensure the trips attributable to uses within the Activity Center do not exceed the maximum 50,000 average daily trips.~~

(d) Urban Design

~~(1) — Where practicable, retention areas should be designed and used as part of the greenspace/buffering system throughout the study area and should be treated as design elements and enhancements to the overall appearance of the study area.~~

**Policy 2.2.5** — Activity Center Plan/Northwest 53<sup>rd</sup> Avenue and U.S. 441

(a) General

~~(1) — This Activity Center Plan designates the southwest corner of the intersection of Northwest 53rd Avenue and U.S. 441 as a Low Activity Center. This Activity Center should be developed as a mixed-use center, allowing for the general land use classifications identified in the Activity Center Plan map.~~

~~(2) — As a Low Activity Center, development orders should be issued consistent with the policies and standards of this Activity Center Plan. Redesignation of the level of activity permitted within the Activity Center shall require an amendment to the Comprehensive Plan.~~

~~(3) — No development shall be permitted after the point at which total approved development reaches 20,000 average daily trips (ADT) unless an amendment to the plan changes the designation of the Activity Center to "medium" or higher.~~

~~(4) — The future expansion of the boundaries of this Activity Center to include similar existing non-residential uses in close proximity to this intersection, and appropriate transitional uses and/or buffer areas, may be considered prior to, or during, the consideration of the redesignation of this Activity Center to a different classification.~~

~~(5) — Use of Planned Development (PD) zoning is strongly encouraged for the Activity Center in order to provide adequate buffer areas, sign and landscaping controls, and to ensure consistency with the intent of the Activity Center Plan.~~

~~(6) — All development shall utilize public water and sewer.~~

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(b) Land Use

- ~~(1) Future land uses shall be governed by the land use classifications on the Activity Center map incorporated herein by reference and adopted as part of this section.~~
- ~~(2) Commercial activities shall be permitted up to and including the Neighborhood Shopping Center level. Any shopping center shall be developed consistent with Section 3.0 of the Future Land Use Element.~~
- ~~(3) Property designated "conservation" shall be used only in accordance with the policies of the Conservation and Open Space Element of the Alachua County Comprehensive Plan.~~
- ~~(4) Property designated as institutional /office may be used for the purpose of establishing a permanent site for a "Farmer's Market". The uses allowed for a Farmer's Market shall be limited to wholesale and retail sale of farm products and hand made craft products, warehousing and distribution of those products, and the establishment and operation of a restaurant as an accessory use.~~
- ~~(5) All other land uses on the Activity Center map are consistent with the general provision of the Future Land Use Element.~~
- ~~(6) Buffering of land use activities shall be consistent with the Activity Center map. Special consideration shall be given to buffering commercial, office, and other non-residential uses from designated residential areas at the time of development review.~~

~~Except for ingress/egress points, all property within the Activity Center abutting residential lands shall maintain a continuous fifty (50) foot buffer (minimum) comprised of berms, natural vegetation, and supplemental plantings. This fifty-foot buffer may be reduced up to twenty-five (25) feet (minimum) within the Activity Center if deed restrictions are recorded which establish an additional, ancillary fifty-foot buffer (minimum) within the residential area; in effect, establishing a seventy five (75) foot buffer (minimum) between non-residential and residential uses.~~

(c) Transportation and Traffic Circulation

- ~~(1) It is the intent of this Activity Center Plan to permit development consistent with the plan map and policies to the extent that the supporting roadway network inside and outside the boundaries of the area can handle additional vehicles. The level of service for any given roadway link shall not be reduced below the standards established by the County's adopted Comprehensive Plan. A traffic impact analysis may be required at the time of development~~

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review, prior to the issuance of a development order, to determine the extent of impact that any development may have on the capacity of the road system.

- ~~(2) — All necessary transportation improvements, including, but not limited to, right of way acquisition, roadway widening, traffic signalization, pedestrian and bicycle facilities, and mass transit facilities that accrue due to the impact of a development, shall be provided by the developer and be in place prior to the issuance of the certificate of occupancy. This policy may be satisfied by contractual agreements that establish the timing of improvements and the relative financial responsibilities of all parties.~~
- ~~(3) — Ingress/egress to property within the Activity Center shall be provided via the local street located on the west/northwest boundary and southerly area of the Activity Center, and via two additional access points on U.S. 441. These ingress/egress facilities shall be located in conjunction with existing median cuts and roadways, where available, as indicated on the Activity Center map. Adjustments to the specific locations shown on the map may be made during development review in order to provide a safer, more efficient traffic operation.~~
- ~~(4) — All internal traffic circulation and external transportation improvements shall be designed and constructed consistent with accepted, recognized safe traffic engineering design standards.~~

(d) Stormwater Management

- ~~(1) — The amount of development within the Activity Center shall be permitted only to the extent that County and/or state stormwater requirements are met.~~
- ~~(2) — The use of special materials and/or engineering/design techniques to reduce storm water runoff are encouraged.~~

(e) Urban Design

- ~~(1) — There shall be a twenty five (25) foot building setback from Northwest 53rd Avenue and U.S. 441. This setback area shall be landscaped and parking areas shall not be permitted to intrude into this setback.~~
- ~~(2) — There shall be a twenty-five (25) foot building setback from designated conservation areas. Parking areas and driveways shall not be permitted to intrude into this setback.~~
- ~~(3) — Landscaping requirements shall be consistent with the requirements of all pertinent County ordinances. Furthermore, parking lots shall be landscaped with canopy trees in landscaped islands. These islands shall be spaced so that, within twenty (20) years, twenty percent (20%) of the parking area will be~~



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underneath the canopy. Tree types that reach maturity in twenty years or less are encouraged.

- ~~(4) Special consideration should be given during development review to reducing lighting glare from the Activity Center to adjacent designated residential areas. In addition, development review should give consideration to noise and visual impacts of air conditioning units, dumpsters, and truck loading areas, and should require that location of these facilities minimize impact on existing and future residential areas.~~
- ~~(5) Building style and facades, color, materials, and signage should be coordinated to create a unified development appearance for all commercial and office uses within the Activity Center.~~

**Policy 2.2.6** ~~Tower Road/24<sup>th</sup> Avenue Low Activity Center Interim Guidelines~~

- (a) This Activity Center Plan designates the southwest, southeast and northeast corner of the intersection of Tower Road and SW 24<sup>th</sup> Avenue as a Low Activity Center/Employment. The Activity Center is specified for a mix of institutional, office, commercial, and residential land uses as per subpolicies a. through f. ~~Total gross leasable floor area for non-residential uses within lands with the Commercial and Mixed Use Medium Density Residential Future Land Use designation west of Tax Parcel Number 06839 006 000 shall not exceed 195,000 square feet of which no more than 155,000 square feet may be located within the northeast and southeast quadrant of the Tower Road and SW 24<sup>th</sup> Avenue intersection. For the protection of the Activity Center as a Low Activity Center / Employment, gross commercial square footage shall not exceed that of office/institutional uses. Non residential uses in the southwest quadrant shall not exceed 40,000 square feet, of which no more than 20,000 square feet shall be commercial (retail) uses.~~
  - (1) Institutional uses may include only public and private educational facilities (compulsory), day care and nursery schools; cultural facilities such as libraries, museums, performing arts theaters; health care facilities (hospitals, specialized medical centers, clinics, nursing homes, retirement centers); public utilities and other infrastructure facilities; places of worship, cemeteries; community service organizations and membership lodges; government buildings and public facilities (fire protection, law enforcement, administrative offices, postal service).
  - (2) Office uses may include only administrative and professional activities in the fields of health care, law, engineering, architecture, accounting, real estate, and other business and professional services as defined by Alachua County Zoning Regulations.

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- (3) Residential land uses shall be utilized as transitional uses from institutional and office uses within the activity center to existing residential land uses within the Activity Center or existing or proposed residential land uses adjacent to the Activity Center. ~~Subsequent to a PD application submitted for the entire Activity Center, a portion of the site may be developed in residential uses (subject to concurrency provisions contained in the Comprehensive Plan).~~
- (4) ~~In the southeast quadrant of the SW 75<sup>th</sup> Street and SW 24<sup>th</sup> Avenue intersection, supporting retail commercial uses shall be permitted only in conjunction with permitted office, institutional, or residential development. Retail commercial uses shall not exceed 52,000 square feet of gross leasable floor area. Such uses may include pharmacies and financial institutions (with or without drive-throughs), sale of convenience and sundry items, gift, apparel, and souvenir shops, copying services, and restaurants. No other drive-through use shall be permitted. Development within the 9.36 acres located in the southeast quadrant of the SW 75<sup>th</sup> Street and SW 24<sup>th</sup> Avenue intersection shall be in accordance with the land use designations of Mixed-Use. Vertical and horizontal mixing of uses is encouraged within the areas designated as Mixed Use. Development within the quadrant shall be in the form of a planned development and shall be governed by the Common Design Standards set forth within 2.2.6.1.g, and the following guidelines:~~
- a. ~~Garages may exist along the perimeter of a designated project site as a buffer/liner to adjacent uses.~~
  - b. ~~If parking faces SW 24<sup>th</sup> Avenue, then a minimum four (4) foot wall shall be required.~~
  - c. ~~Uses allowed within the area designated Mixed Use shall include: Residential, retail/commercial including wine and cheese shops, eating places, office, civic, schools, day care centers, and places of religious assembly. Retail sales shall not include gas stations or liquor stores. No single story retail/commercial building, where the entire building is in a single use, may exceed eight thousand (8,000) square feet.~~
- (5) Commercial uses shall be allowed on the 4.4-acre parcel located in the northeast quadrant of the SW 75<sup>th</sup> Street and SW 24<sup>th</sup> Avenue intersection. The parcel shall be limited to a maximum 15,000 ft<sup>2</sup> stand-alone retail drug store with prescription-only, drive-through window. ~~The store shall be located in the southwest corner of the parcel with access points to and from the sited located along the western and southern boundaries.~~ The Planned Development zoning district shall be required to ensure that the remaining

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undeveloped portion of the site will be maintained as open space and that buffering will be maximized to ensure compatibility with surrounding uses.

~~(6) — Development within the 14.897 acres located in the southwest quadrant of the SW 75<sup>th</sup> Street and SW 24<sup>th</sup> Avenue intersection shall be in accordance with the land use designations of Mixed Use and Medium Density Residential. It is intended that the entire quadrant shall be developed in accordance with fundamental urban design principles commonly referred to as ‘new urbanism’ providing ingredients presently missing and leaving the neighborhood incomplete. Vertical and horizontal mixing of uses is encouraged within the area designated as Mixed Use with a prescribed minimum square footage of residential use above non-residential uses. Development within the quadrant shall be in the form of a single mixed-use planned development and shall be governed by the Common Design Standards set forth within 2.2.6.1.g and the following guidelines:~~

- ~~a. Most residential lots shall be served by a rear alley, with garages accessed by the alley;~~
- ~~b. Houses on corner lots should have their front entrance facing the larger street; and~~
- ~~c. Residential development shall be limited to no more than 60 residential units within the southwest quadrant of the activity center. Land use designations for the southwest quadrant shall be Mixed Use and Medium Density Residential as indicated on the Tower Road/24th Avenue Low Activity Center map.~~

~~Land use designations for the southwest quadrant shall be Mixed Use and Medium Density Residential as indicated on the Tower Road/24th Avenue Low Activity Center map. A minimum of ten residential units above non-residential uses are required within this land use designation. Uses allowed within the area designated Medium Residential Density shall include: apartments, townhomes and detached single family dwelling types.~~

~~(7) — Common Design Standards for the Southwest and Southeast quadrants:~~

- ~~a. The basic increment of planning is the transit supportive, mixed-use patterns of neighborhood, village or town.~~
- ~~b. The neighborhood is of a certain size defined by an easy walking distance from its edge to its center.~~
- ~~c. A variety of housing, shops, workplaces and civic buildings may be included within the planned development.~~

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- d. ~~There shall be a variety of dwelling types taking the form of single family detached homes, townhomes, and apartments — a housing stock that is inclusive, serving a range of income and age groups.~~
- e. ~~Minimum setbacks and building height restrictions shall be established during the PD approval process. Where setbacks may be established, the setbacks shall allow encroachment of semi-public attachments, such as porches, bay windows, stoops, and balconies, mechanical and utility type equipment, stairwells, and awnings.~~
- f. ~~Build to lines shall be established along the streets and public square frontages.~~
- g. ~~There shall be open space in the form of parks, squares or plazas where appropriate throughout the activity center.~~
- h. ~~Streets shall form a network that disperses traffic and provides a variety of itineraries. Street widths shall be the minimum necessary to safely accommodate the movement of traffic through the area while ensuring traffic moves at safe speeds that do not impair pedestrian comfort.~~
- i. ~~An interconnected network of thoroughfares shall be provided which shall be relatively narrow and shaded by rows of trees to calm traffic and encourage walking and bicycling by creating a pleasant environment.~~
- j. ~~Building frontages shall spatially delineate the thoroughfares and mask the majority of the parking.~~
- k. ~~Provision shall be made for public uses, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and with parking not interfering with pedestrian, transit, automobile and truck travel modes.~~
- l. ~~Parking and loading functions shall be located and designed to respect, and reinforce, the pedestrian orientation of the neighborhood through on-street parking on narrow streets and parking placed behind or on the side of buildings. Parking lots shall be located to the side or behind buildings, so that generally only their access is visible from the street.~~
- m. ~~On-street parking is allowed on all streets. Off-street parking between building fronts and all internal streets is prohibited. Where parking areas may abut public streets and sidewalks on the side or at the rear of buildings, a space defining and screening edge shall be maintained along the frontage line using landscaping, screening walls or fences. All adjacent parking lots shall have internal vehicular connections or connections via an alley or lane.~~
- n. ~~Pedestrian movement throughout the area is to be provided by a combination of sidewalks and passages. Sidewalks are to be provided along internal streets in locations and widths established in the~~

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- ~~implementing PD zoning. Mid-block pedestrian and bicycle passages may be provided where appropriate.~~
- ~~o. Comfortable, multi-functional space shall be provided for transit riders waiting for buses. Bicycle storage shall be required with particular emphasis accorded the need for park and ride bicycle storage for transit riders.~~
  - ~~p. Uses allowed within the area designated Mixed Use shall include:~~
  - ~~q. Residential, retail/commercial, eating places, office, civic, schools, day care centers, and places of religious assembly. Retail sales shall not include gas stations or liquor stores. No single story retail/commercial building, where the entire building is in a single use, may exceed eight thousand (8,000) square feet.~~
- (b) ~~The Planned Development (PD) zoning mechanism shall be used for the Activity Center to ensure that vehicular, pedestrian and bicycle access, adequate buffering and landscaping, and the careful siting and reduction of parking areas are considered in order to maximize the unification and integration of the Activity Center. Provisions shall be made in the development plan for safe vehicular, pedestrian and bicycle circulation between the different uses in the development and from adjacent, existing and planned residential areas. Various design features shall be employed by each land use type within the Activity Center to convey a clear sense of entry, organization, and uniform style. These design features may include, but are not limited to signage, lighting, provision for screening of adjacent land uses from areas such as loading and service areas, clearly defined edges and entrances, and the use of walls, arches, columns, and change of paving type to signify a change in use, function or ownership.~~
- (c) ~~It is intended that these interim development guidelines will guide the design of a formal development plan.~~
- (d) ~~Architectural design of development within the Activity Center shall reflect massing, proportion, and scale consistent with surrounding residential development outside the boundaries of the Activity Center.~~
- (e) ~~All development shall utilize public water and sewer.~~

**Policy 2.2.7 Archer Road/Tower Road Activity Center Plan**

- (a) General
  - (1) It is the intent of this Activity Center Plan to promote the area around the intersection of Archer Road (State Road 24) and Tower Road (SW 75th Street) as a Low-Medium Activity Center/Retail intensity focal point. In so doing, it should be developed as a mixed-use center, allowing the general land use classifications identified on the Activity Center Plan map.

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- (2) As a Low/Medium Activity Center, development orders should be issued consistent with the policies and standards of this Low-Medium Activity Center/Retail plan.
- ~~(3) Development of each of the Activity Center's four quadrants shall be in the form of a Mixed-Use Planned Development. Such an application shall be approved showing a detailed land use plan as required by the Future Land Use Element, including stormwater, buffering, an internal/external traffic circulation plan (vehicular and pedestrian), and other appropriate design features.~~
- (4) The boundary lines for the four quadrants shall be determined by the intersection of Archer Road and the "New" Tower Road alignment. Land use boundaries are conceptual in nature and may be adjusted as necessary during the PD zoning and development plan review process; however, the relative acreage shall remain the same.

~~(b) Land Use~~

- ~~(1) Commercial activities shall be permitted up to and including the Community Shopping Center level only where commercial land use is designated on the Activity Center Plan Map.~~
- ~~(2) The following minimum buffers shall be required, as defined in the Buffer Matrix of the Future Land Use Element:
  - a. All commercial development within the Activity Center abutting residential land shall establish and maintain a medium density buffer at least 50 feet in width.
  - b. All office and institutional development within the Activity Center abutting residential land shall establish and maintain a medium density buffer at least 25 feet in width or a low density buffer at least 50 feet in width.
  - c. All proposed residential development within the Activity Center that is adjacent to existing or recommended residential development outside the Activity Center shall provide for a transitional residential development that is of the same character and intensity as the adjacent residential areas outside the Activity Center.
  - d. Any non residential development adjacent to Kanapaha Presbyterian Church shall provide a medium density buffer at least 25 feet in width or a low density buffer at least 50 feet in width.~~
- ~~(3) Two sinkholes located on the northern portion of the Activity Center site west of the new Tower Road, and any presently undetected sinkholes, are designated conservation areas. Appropriate setbacks, as determined by the~~

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~~Development Review Committee, shall be shown on all site plans. Such setbacks shall include a minimum 35 foot buffer, retaining the existing vegetation.~~

~~(4) Uses at this site shall not involve the handling or storage of hazardous materials.~~

~~(c) Transportation and Traffic Circulation~~

~~(1) It is the intent of this Activity Center plan to permit staged or phased development consistent with the plan map and policies to the extent that the supporting roadway network inside and outside the boundaries of the area can accommodate additional development within the area. A traffic circulation plan shall be submitted as part of the Commercial Planned Development application.~~

~~(2) Arrangements for all necessary transportation improvements, including but not limited to right-of-way acquisition, roadway widening, traffic signalization, intersection improvements, pedestrian and bicycle facilities, and mass transit facilities that accrue due to the impact of a development shall be provided by the developer and in place prior to the issuance of the certificates of occupancy. This policy may be satisfied by:~~

~~a. construction of facilities;~~

~~b. contractual agreements between the County and landowners/developers, which address the specific improvements to be made, the time periods during which the improvements will be completed, and the actual contribution to be made by each party, together with the timing and form of such contributions (the terms of such development agreements must be negotiated prior to any development approvals); or,~~

~~c. by a County approved transportation assessment or other generally applicable cost-sharing arrangement for transportation improvements.~~

~~(3) Financial responsibility for providing such improvements shall be shared by all parties based on their relative contribution to the overall traffic demand.~~

~~(4) The location of roadways shown on the Activity Center Plan Map are conceptual in nature and may be adjusted as part of the PD submission during the development review process as necessary to accommodate safety, traffic circulation, and other design considerations.~~

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(d) ~~Phasing~~

- (1) ~~No development shall be permitted prior to the programming, funding, and appropriate construction of the four laning of Archer Road from I-75 to CR SW 29, the widening and realignment (if necessary) of Tower Road (within the Activity Center), and the completion of the SW 91st Street extension to Archer Road.~~
- (2) ~~No commercial development shall be permitted until the population within the market area meets the threshold for the amount of square footage shown in Table A.~~

**Table A**

<b>Neighborhood</b>	Market Area as shown on Map A	10,000	80,000
<b>Community</b>	Market Area as shown on Map A	35,000	Single Center 150,000
<b>Large Community</b>	8 Mile Radius	150,000	300,000

NOTE: Allowable square footage of commercial shopping center development will be interpolated in relation to the population thresholds shown in Table A above after the minimum population of 5,000 persons for a neighborhood shopping center has been met.

- a. ~~The market area shall include the general limits contained on Map A identified by black dashed lines surrounding Archer/Tower Activity Center.~~
- b. ~~The primary market area shall not overlap other primary market areas by more than ten (10) percent.~~
- c. ~~The standards contained in Policy 2.2.7(d) are restrictive guidelines for commercial shopping center development in the Activity Center adopted to ensure premature development will not occur. Other factors which influence the timing of commercial shopping center development, such as market penetration within primary, secondary and tertiary markets, and the appropriate scale of development based on market capture rates, travel time, population, number of households, median annual income, proportion of income spent on items available in the proposed shopping center and, other demographic characteristics, may be evaluated utilizing professionally accepted methodological and analytical techniques typically used to identify trade area structure, measurement of trade area, and market potential. The professional analysis may be~~



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~~submitted through the Development Review Committee process to replace the general criteria contained in 2.2.7.4.b., 2.2.7.4.b.(1) and 2.2.7.4.b.(2).~~

~~(e) — Design Features~~

- ~~(1) — Where practicable, retention areas shall be designed and used as part of the landscaping/buffering system throughout the Activity Center and should be treated as design elements and enhancements to the overall appearance of the Activity Center. Stormwater management systems that are to be constructed on this site should utilize shallow basins of 2 to 3 feet in depth. Shale conveyance of stormwater shall be maximized by utilizing perimeter and internal greenspace for swales as well as landscape purposes.~~
- ~~(2) — Unified signage shall be designed to avoid unsightly intrusions into the residential character of the area. Lighting shall not illuminate adjacent properties.~~
- ~~(3) — Fencing, berms, and appropriate landscaping shall be used to screen views of loading and service areas and to reduce noise and light infiltration into adjacent residential areas.~~
- ~~(4) — Landscaping requirements shall be consistent with the standards of all pertinent County ordinances. However, it is the specific intent of these policies that:
  - a. ~~Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. These islands shall be spaced so that in twenty years, fifty percent (50%) of the parking area will be under the mature canopy.~~
  - b. ~~Any property having frontage on Archer Road or the new Tower Road shall provide and maintain a minimum 25-foot wide landscaped setback (excluding access points). The intent of this requirement is to successfully integrate the development by retaining the suburban residential character of the area.~~
  - c. ~~Grasses and flowers shall not be used to satisfy the minimum landscaping requirements, but may be used for additional optional site landscaping.~~~~
- ~~(5) — Architectural design should use massing, proportion, and scale to define space, to create harmony with adjacent buildings and open spaces and to provide human scale within the Activity Center.
  - a. ~~Use a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings if a building will be substantially larger than adjacent buildings.~~~~

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- b. ~~Use building massing, proportion, and scale to define the entrances to the Activity Center and the transition between different land use types.~~
  - c. ~~Various design features should be employed by each land use type within each mixed-use PD to convey a clear sense of entry, and organization and uniform style. These design features may include but are not limited to signage, lighting, screening objectionable views and service areas, clearly defined edges and entrances, and the use of walls, arches, columns, and change of paving type to signify a change in use, function, or ownership.~~
- (6) ~~Reduction of parking areas shall be encouraged wherever practicable. Large expanses of pavement shall be discouraged.~~

**Policy 2.2.8** North Main Street/53rd Avenue Low-Industrial Activity Center

(a) General

- (1) The Activity Center ~~Plan~~ provides for principal land use of industrial with possible secondary supporting uses of commercial, office or institutional.
- (2) The internal boundaries shown for different land uses on the Future Land Use Map are intended to be conceptual in nature (~~plus or minus 25 percent~~) and final boundaries shall be determined at site plan approval. No land use shall be developed within the rights-of-way of the North Main Street extension.

(b) Land Use

- (1) Industrial land uses may include all uses permitted in Alachua County industrial zoning categories appropriate with the environmental limitations of the area, such as warehousing, transportation and distribution, manufacturing and fabrication.
- (2) Conservation areas shall be set aside of the approximate size, shape and location shown on the ~~Activity Center~~ Future Land Use Map to protect selected cypress wetlands. The actual boundaries of the conservation areas shall be determined by field survey with the Alachua County Department of Environmental Protection at site plan approval.
- ~~(3) The long term sanitary waste plan shall include installation of a pumping station and sewers to collect and pump waste to the Gainesville Regional Utilities System. All septic tanks permitted for small commercial or office users approved by the Health Department shall be phased out when a pump station is constructed. No industrial use shall be permitted without the central sanitary sewer system. In addition, all uses shall be served by central water.~~

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~~(4) — The following minimum buffers shall be required, as defined by the Buffer Matrix of the Future Land Use Element:~~

- ~~a. All industrial development abutting institutional land use shall establish and maintain a medium density buffer of at least 30 feet in width.~~
- ~~b. All industrial development abutting office land use shall establish and maintain a medium density buffer of at least 25 feet in width.~~
- ~~c. All industrial development abutting commercial land use shall establish and maintain a medium density buffer of at least 20 feet in width.~~

~~(c) Transportation and Traffic Circulation~~

~~(1) — It is the intent of this Activity Center to permit staged or phased development consistent with the plan map and policies to the extent that the supporting roadway network inside and outside the boundaries of the area can accommodate additional development within the area. A traffic circulation plan shall be submitted as a part of any development proposal in the Activity Center.~~

~~(2) — Arrangements for all necessary transportation improvements, including but not limited to right-of-way acquisition, roadway widening, traffic signaling, intersection improvements, pedestrian and bicycle facilities, and mass transit facilities that accrue due to the impact of a development shall be provided by the developer and in place prior to the issuance of the certificates of occupancy. This policy may be satisfied by:~~

- ~~a. construction of facilities;~~
- ~~b. contractual agreements between the County and landowners/developers, which address the specific improvements to be made, the time periods during which the improvements will be completed, and the actual distribution to be made by each party, together with the timing and form of such contributions (the terms of such development agreements must be negotiated prior to any development approvals); or~~
- ~~c. a County approved transportation assessment or other generally applicable cost-sharing arrangement for transportation improvements.~~

~~(3) — Financial responsibility for providing such improvements shall be shared by all parties based on their relative contribution to the overall traffic demand.~~

~~(4) — Access to the planned North Main Street extension and 53rd Avenue shall be limited to as few access points as practical as determined by the Alachua County Department of Public Works during site plan review. A traffic impact analysis shall be conducted prior to any development plan approval, to~~

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~~determine the number and locations of access connections and the extent of roadway improvements needed to support the proposed Activity Center. Particular attention is to be provided to access control for the commercial areas located at the intersection of North Main Street and 53rd Avenue to minimize to the greatest extent possible the impact of access connections at that intersection.~~

~~(5) — Before a site plan is approved that will increase the total number of trips per day for the Activity Center to more than 4,000, a special traffic study shall be completed. In the meantime, to keep track of the trip generation by individual developments, before reaching 4,000 trips, individual site plan submissions shall include an assessment of trips currently generated by the Activity Center.~~

(d) **Phasing**

~~(1) — All development is subject to concurrency requirements meeting appropriate level of service for roads and other infrastructure such as central water and sewer.~~

(e) **Environment**

~~(1) — Removal of existing wetlands (as defined by the St. Johns River Water Management District and the Alachua County Office of Environmental Protection) shall be permitted only if replaced on a one for one basis with wet detention system littoral zones or man-made isolated wetlands. At least 20 percent of the replacement wetlands shall be shallow wetlands not connected to deep wetlands in a manner permitting fish to cross from deep to shallow wetlands.~~

~~(2) — The stormwater management systems for the Activity Center shall be similar to and compatible with the Master Drainage Plan for T. J. Hawes Trustee Watershed No. 1 as approved by the St. Johns River Water Management District on March 8, 1988 (Permit No. 4-001-0030CM). The systems generally shall include wet detention treatment systems, volume control as defined in the Hawes Plan and rate control for a 25 year storm. Compliance with rates established in the Hawes Master Plan shall also be required. The stormwater management systems shall be compatible with the adjacent properties. No development orders shall be issued unless the master drainage plan affecting the property in question has been approved.~~

~~(3) All facilities within the Activity Center shall comply with hazardous materials management and Murphree Well Field Management Ordinances in effect at the time of site plan approval. As such, below-ground storage of hazardous materials shall be prohibited (except for storage of automobile fuels). Above-~~

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ground storage of hazardous materials shall be permitted only in those instances where secondary containment and hazardous materials management plans are provided.

(4) Establishment of base flood elevations in conformance with the Federal Emergency Management (FEMA) standards shall be required. In addition, the criteria of the County's Flood Prone Area Ordinance shall be met where applicable.

(f) Design Features

~~(1) Landscaping requirements shall be consistent with the standards of all pertinent County ordinances. However, it is the specific intent of these policies that:~~

a. ~~Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. These islands shall be spaced so that in twenty years, fifty percent (50%) of the parking area for office or institutional or commercial development will be under the mature canopy. Industrial development shall provide at least one shade (canopy) tree planted per 10 parking spaces.~~

b. ~~Any property having frontage on 53rd Avenue or Main Street extension shall provide and maintain a minimum 25-foot wide landscaped setback, excluding access points. The intent of this requirement is to successfully integrate development within the Activity Center.~~

c. ~~Grasses and flowers shall not be used to satisfy the minimum landscaping requirements, but may be used for optional site landscaping.~~

d. ~~Use of xeric species for landscaping shall be encouraged.~~

e. ~~Trees suitable for wet conditions shall be planted within wet detention systems and man-made isolated wetlands.~~

~~(2) If industrial uses are permitted in those areas designated for commercial or industrial or office or industrial, those sites shall either be of a character to blend with future surrounding uses or properly landscaped and fenced to provide proper buffering. An architectural committee including a representative of each property owner within the Activity Center, one professional architect, and a member of the County planning staff shall review and recommend to the DRC the specific elevations and character of the buildings as well as the site design.~~

a. ~~Use of building massing, proportion, and scale to define the entrances to developments within the Activity Center and the transition between different land use types.~~

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- b. ~~Use of various design features employed by each land use type within each development to convey a clear sense of entry, organization and uniform style. These design features may include but are not limited to signage, lighting, screening objectionable views and service areas, clearly defined edges and entrances, and the use of walls, arches, columns, and change of paving type to signify a change in use, function, or ownership.~~
- c. ~~Reduction of parking area shall be encouraged wherever practicable. Large expanses of pavement shall be discouraged.~~

**Policy 2.2.9** Jonesville Low Activity Center/Employment

(a) General

- (1) It is the intent of this Activity Center plan to promote the area around the intersection of Newberry Road (State Road 26) and State Road 241 as a low intensity employment oriented focal point. In so doing, it should be developed as a mixed use center (i.e., commercial, open space, office/business park, institutional, and residential), allowing for the general land use classifications identified on the Activity Center Plan Future Land Use Map.
- ~~(2) Development of areas designated for an office/business park or shopping center shall be in the form of a Planned Development. Such an application shall show a detailed plan, including stormwater management, buffering and an internal/external traffic circulation plan, and other appropriate design features. Residential development may be clustered according to the County's zoning regulations. The PD shall be reviewed by the County Staff and the Local Planning Agency to ensure the policies contained within the Jonesville Low Activity Center/Employment are being appropriately implemented.~~
- (3) Land use boundaries are conceptual in nature and may be adjusted as necessary during the zoning and site plan review process; however, relative acreages shall remain the same.
- ~~(4) All development shall conform to the Alachua County Hazardous Materials Ordinance.~~

(b) Land Use

- (1) Commercial activities shall be permitted, including a shopping center where commercial land use is designated on the Activity Center map, subject to Section 2.2.9.2.d. and phasing requirements.
- (2) All proposed development is required to be served by central water and sewer.

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- ~~(3) — A 150,000 square foot gross leasable area shopping center, as designated on the Activity Center map, shall be approved when the conditions of Policy 2.2.9.4. are satisfied and once water and sewer services are available.~~
- ~~(4) — Consideration should be given to the location of a public school in the area. The public school shall connect to central water and sanitary sewer service.~~
- (5) The office/business park designation ~~(set in a campus-like setting; see Design Features Section)~~ may include such uses as administrative and professional offices (including medical clinics but excluding hospitals); corporate headquarters, including related supporting services and storage; sales and marketing offices; sales and service offices related to electronic equipment, computers and similar office equipment, including repair incidental to sales and service; data and communication centers including information processing facilities; research and development facilities; hotels and meeting facilities; government and community administrative facilities; light assembly of products from previously manufactured materials (for example jewelry, fabricated metal products, furniture, plastic and wood); industrial engineering and analysis facilities; business services such as office supplies, copy/print centers, medical supplies, pharmacies and travel agencies, ~~but excluding photofinishing laboratories except those that may be incidental to another primary business service;~~ lending institutions; day care centers; technical colleges, business schools and job training centers; free-standing sit down restaurants, without drive through and having seating capacity greater than 150 seats; health clubs/recreation facilities; and their customary accessory uses. These uses shall be consistent with the policies set forth in this Activity Center, as well as any County land development regulations.
  - a. Uses within an office/business park shall not generate noise, lighting, or any other effect that would be a nuisance to surrounding residential development.
- ~~(6) — All land uses shown in the Activity Center map shall be served by central water and sewer in order to develop; however, residential density of 1 dwelling unit per acre may be served by well and septic tank if water and sewer is not available.~~
- ~~(7) — The commercial area of the Marlborough Farms PD shall be permitted to develop contingent on tying in to a central water and sewer.~~
- ~~(8) — The commercial designation on the southwest corner of Newberry Road and SR 241 shall include such uses as restaurant, gift shops, specialty shops, etc.~~
- (9) The following minimum external buffers shall be required, as defined by the Buffer Matrix of the Future Land Use Element:

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- a. All commercial development within the Activity Center abutting office, office/business park, or institutional shall establish and maintain a low-density buffer of at least 30 feet of width.
- b. All office/business park development abutting office development shall establish and maintain a low density buffer of at least 25 feet in width.
- c. All office/business park, office, or institutional designations abutting residential development shall establish and maintain a medium density buffer of at least 50 feet in width unless otherwise specified in a Planned Development.
- d. All residential uses of 4-8 dwelling units per acre abutting residential development of 1-4 dwelling units per acre shall establish and maintain a low density buffer of at least 30 feet in width.

(c) ~~Transportation and Traffic Circulation~~

~~(1) — It is the intent of this Activity Center to permit staged or phased development consistent with the plan map and policies to the extent that the supporting roadway network inside and outside the boundaries of the area can accommodate additional development within the area. A traffic circulation plan shall be submitted as a part of any development proposal in the Activity Center.~~

~~(2) — Arrangements for all necessary transportation improvements, including but not limited to right-of-way acquisition, roadway widening, traffic signalization, intersection improvements, pedestrian and bicycle facilities, and mass transit facilities that accrue due to the impact of a development shall be provided by the developer and in place prior to the issuance of the certificates of occupancy; i.e., the developer shall provide improvements needed by his development. This policy may be satisfied by:~~

- a. ~~construction of facilities; or~~
- b. ~~contractual agreements between the County and landowners/developers, which address the specific improvements to be made, the time periods during which the improvements will be completed, and the actual contribution to be made by each party, together with the timing and form of such contributions (the terms of such development agreements must be negotiated prior to any development approvals); or~~
- c. ~~a County-approved transportation assessment or other generally applicable cost-sharing arrangement for transportation improvements.~~



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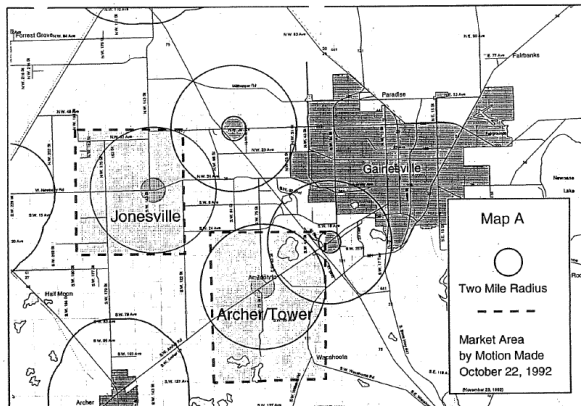
- (3) ~~Financial responsibility for providing such improvements shall be shared by all parties based on their relative contribution to the overall traffic demand, i.e., impact fees, development agreements, etc.~~
- (4) ~~Access from Newberry Road shall be limited to the minimum number needed as determined by the Florida Department of Transportation and the Alachua County Department of Public Works. Shared access and frontage roads shall be encouraged.~~
- (d) **Phasing**
  - (1) ~~All development is subject to concurrency requirements meeting appropriate level of service for roads and other infrastructure such as central water and sewer.~~
  - (2) ~~No commercial development shall be permitted until the population within the market area meets the threshold for the amount of square footage shown in Table A.~~

**Table A**

Type of Shopping Center	Market Area	Minimum Population	Square Footage
Neighborhood	<del>Market Area as shown on Map A</del>	<del>10,000</del>	<del>80,000</del>
Community	<del>Market Area as shown on Map A</del>	<del>35,000</del>	<del>Single Center 150,000</del>

NOTE: Allowable square footage of commercial shopping center development will be interpolated in relation to the population thresholds shown in Table A above after the minimum population of 10,000 persons for a neighborhood shopping center has been met.

- a. ~~The market area shall include the general limits contained on Map A identified by black dashed lines surrounding the Jonesville Activity Center.~~ *Map A to be deleted*



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- b. ~~The primary market area shall not overlap other primary market areas by more than ten (10) percent.~~
- c. ~~The standards contained in Policy 2.2.9(d)(2) are restrictive guidelines for commercial shopping center development in the Activity Center adopted to ensure premature development will not occur. Other factors which influence the timing of commercial shopping center development, such as market penetration within primary, secondary and tertiary markets, and the appropriate scale of development based on market capture rates, travel time, population, number of households, median annual income, proportion of income spent on items available in the proposed shopping center and, other demographic characteristics, may be evaluated utilizing professionally accepted methodological and analytical techniques typically used to identify trade area structure, measurement of trade area, and market potential. The professional analysis may be submitted through the Development Review Committee process to replace the general criteria contained in 2.2.9(d)(1) and 2.2.9(d)(2).~~

(e) Design Features

- ~~(1) Where practicable, retention areas shall be designed and used as part of the landscaping/buffering system throughout the Activity Center and should be treated as design elements and enhancements to the overall appearance of the Activity Center. Stormwater management systems that are to be constructed on this site should utilize shallow basins. Swale conveyance of stormwater shall be maximized by utilizing perimeter and internal greenspace for swales as well as landscape purposes.~~
- ~~(2) Unified signage shall be designed to avoid unsightly intrusions into the residential character of the area. Lighting shall not illuminate adjacent properties.~~
- ~~(3) Fencing, berms, and appropriate landscaping shall be used to screen views of loading and service areas and to reduce noise and light infiltration into adjacent residential areas.~~
- ~~(4) Landscaping requirements shall be consistent with the standards of all pertinent County ordinances. However, it is the specific intent of these policies that:
  - a. ~~Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. These islands shall be spaced so that in twenty years, thirty-five percent (35%) of the parking area will be under the mature canopy.~~~~

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- b. ~~Any property having frontage on Newberry Road or Country Road 19-C shall provide and maintain a minimum 25-foot wide landscaped setback, excluding access points. The intent of this requirement is to successfully integrate the development by retaining the suburban residential character of the area.~~
  - c. ~~Grasses and flowers shall not be used to satisfy the minimum landscaping requirements, but may be used for additional optional site landscaping.~~
  - d. ~~Use of xeric species for landscaping shall be encouraged.~~
- (5) ~~Architectural design should use massing, proportion and scale to define space, to create harmony with adjacent buildings and open spaces and to provide human scale within the Activity Center by:~~
- a. ~~Use a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings if a building will be substantially larger than adjacent buildings.~~
  - b. ~~Use building massing, proportion, and scale to define the entrances to the Activity Center and the transition between different land use types.~~
  - c. ~~Use of various design features should be employed by each land use type within each development to convey a clear sense of entry, and organization and uniform style. These design features may include but are not limited to signage, lighting, screening objectionable views and service areas, clearly defined edges and entrances, and the use of walls, arches, columns, and change of paving type to signify a change in use function or ownership.~~
- (6) ~~Reduction of parking areas shall be encouraged wherever practicable, however such reductions shall not be beyond the minimum needed to support parking needs. Large expanses of pavement shall be discouraged.~~

**Policy 2.2.10** Eastside Activity Center Master Plan

(a) General

The area north of SR 20 (Hawthorne Road) generally located at the intersection of SE 43rd Street and SR 20 and extending to the north approximately ½ mile, east ½ mile, and west ¼ mile is the Mixed Use, ~~Medium~~ Low Intensity, Eastside Activity Center. The Eastside Activity Center Master Plan ~~allows~~ provides for a mix of residential, office, neighborhood-oriented retail, support service commercial, institutional, and public civic uses. The Eastside Activity Center Master Plan shall guide the design of development plans within the Activity Center ~~boundaries~~.

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(b) Definitions

- (1) “Business Incubator” is a facility that assists in the development of new business by providing support services such as commercial space, financial assistance, management training, and shared services. Incubators may house multiple tenants.
- ~~(2) “Floor Area Ratio” (F.A.R.) means the ratio of a building’s gross floor area to the area of the lot or parcel on which the building is located.~~
- (3) “Gross Floor Area” is the sum of the gross horizontal areas of several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.
- (4) “Micro Enterprise” is a small business requiring fewer than five full time employees
- (5) “Mixed Use Building” means a building with one floor containing allowed non-residential uses and at least one floor containing allowed residential uses.

(c) Land Use Categories

The following Future Land Use categories shall apply within the Eastside Activity Center, as shown on the Future Land Use Map.

(1) Mixed Use

The intent of the Mixed Use category is that these areas develop with a mix of residential and non-residential uses. The Mixed Use category supports mixed-use development with active ground-floor uses and available access to public transit, providing a compatible mix of shopping, housing, employment, and community civic uses which will serve as a focal point for the Eastside Activity Center.

a. Allowable Uses

1. The Mixed Use area is intended to contain a balanced mixture of compatible retail, office, residential, institutional, and professional services.
2. Retail uses may include those uses typically found within a Neighborhood ~~Shopping Center~~ Commercial as provided in the Commercial policies of the Future Land Use Element.
3. Office uses may include general business and professional offices, business and professional services, and offices for technology-based firms.

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4. Residential uses may include a mixture of housing types and lots sizes including: standard or small lot single-family attached or detached dwellings, and multiple-family dwellings.
  5. Institutional uses may include public and private educational facilities; business incubators; job training centers; cultural facilities such as museums or performing arts centers; public civic uses (as provided in Policy 2.2.10(h); libraries; and health care facilities such as hospitals, medical centers, clinics, nursing homes, and retirement centers.
- b. Residential Density
1. Residential density shall be within the range of ~~8~~ 4 to 14 units per acre.
  2. Residential uses ~~are~~ may be permitted in addition to ~~the allowable~~ non-residential development.
- c. ~~Non-Residential Development Intensity~~
- ~~1. Non-residential development shall have a maximum Floor Area Ratio of 0.20.~~
  - ~~2. For development in mixed use buildings, the maximum non-residential Floor Area Ratio may be up to 0.25.~~
- d. ~~Non-Residential Mix of Uses~~
- ~~1. Retail uses shall not exceed 60% of the total allowable non-residential floor area within a development plan, as defined in Policy 2.2.10(c)(1)c.~~
- e. Development Standards
1. Individual development plan applications within the Mixed Use category ~~must~~ may contain both residential and non-residential uses, ~~with the exception of Parcel Number 16177 041 000, which may be redeveloped as a single use.~~ Mixed-use development may occur in a vertical form, (e.g. housing above nonresidential), or in a horizontal form (e.g. housing adjacent to nonresidential). Horizontal mixed use development plans shall provide for functional integration of the residential and nonresidential components of the development through street and parking design, building orientation, and pedestrian and bicycle connections.
  - ~~2. Building height shall be limited to a maximum of 60 feet.~~
  3. Transitional design elements must be utilized to provide a step-down in density, intensity, and building height and bulk in areas abutting

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existing residential uses. Required open space should be located to provide a transition between new development and existing residential uses.

4. Retail uses shall be concentrated near Hawthorne Road.
5. Enhanced buffering may be required between Mixed Use areas and existing residential uses at the development plan review stage.

(2) Mixed Use Residential

Mixed Use Residential includes three sub-categories based on allowable densities, as identified on the Future Land Use Map: ~~8~~4 to 14 units per acre, 4 to 8 units per acre, and 1 to 4 units per acre. The Mixed Use Residential categories are intended for residential uses of all types, with an optional mix of retail, professional and personal services, and office uses within mixed use buildings.

a. Allowable Uses

1. Residential uses, including standard or small lot single-family attached or detached dwellings and multiple-family dwellings.
2. Office uses, designed at a scale to be compatible with and serve the immediate neighborhood, are permitted on the ground floor within mixed use buildings in all Mixed Use Residential categories.
3. Retail uses and professional and personal services are permitted on the ground floor within mixed use buildings in the Mixed Use Residential (~~8~~4 to 14 units per acre) category.
4. Public Civic Uses (as provided in Policy 2.2.10.8) shall be allowable in all Mixed Use Residential categories.

b. Residential Density

1. The following residential densities shall apply within the Mixed Use Residential designations, as shown on the Future Land Use Map:
  - i. ~~8~~4 to 14 units per acre
  - ii. 4 to 8 units per acre
  - iii. 1 to 4 units per acre

c. Non-Residential Development Intensity

1. Non-residential uses, including office, retail, and professional or personal services are allowable only within mixed use buildings. Stand-alone non-residential uses are not permitted in the Mixed Use Residential categories.

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2. Non residential uses within mixed use buildings are limited to a maximum of ~~30~~ 50 percent of the usable floor area of the building.
- d. Development Standards
  1. Transitional design elements must be utilized to provide a step-down in density, intensity, and building height and bulk in areas abutting existing residential uses.
  2. Transitions between new development and existing residential uses should include provision of open space.
  - ~~3. Individual retail uses within mixed use buildings shall not exceed 3,000 square feet of floor area per store front.~~
  - ~~4. Building heights shall be limited as follows:~~
    - ~~i. Mixed Use Residential (8 to 14): 55 feet~~
    - ~~ii. Mixed Use Residential (4 to 8): 45 feet~~
    - ~~iii. Mixed Use Residential (1 to 4): 35 feet~~
- (3) Mixed Use – Neighborhood Convenience Center

The Mixed Use - Neighborhood Convenience Center area is intended for small-scale retail, office, and professional or personal services. Such uses may include small-scale shopping, dining, office and services oriented toward the immediate neighborhood.

  - a. Allowable Uses

Allowable uses include restaurants/cafes, coffee shops, book stores, dry cleaning, personal care, specialty retail shops, art galleries, professional and business offices, professional services, day care centers, public civic uses (as provided in Policy 2.2.10(h)), and limited residential uses. Drive-thru facilities are not permitted in this area.
  - b. ~~Non-Residential Development Intensity~~
    - ~~1. Non residential development shall be limited to a maximum Floor Area Ratio of 0.15.~~
    - ~~2. For development in mixed use buildings, the maximum non-residential Floor Area Ratio may be up to 0.20.~~
  - c. Residential Density
    - ~~1. Residential dwellings are allowable at a maximum density of 8 dwelling units per acre in conjunction with non-residential uses. ~~In order for this density to occur, there must be a minimum of 1,000 square feet of non-residential uses for each residential dwelling unit within a development plan.~~~~

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~~2. At least 50% of the residential dwelling units shall be located above non-residential uses within mixed use buildings.~~

d. Development Standards

1. The Mixed Use-Neighborhood Convenience Center area shall be designed to accommodate pedestrian and bicycle connectivity from all surrounding residential areas and from Eastside High School.

~~2. Building height shall be limited to a maximum of 45 feet.~~

(4) Mixed Use Employment

The Mixed Use Employment areas are intended to accommodate non-retail, employment-generating land uses, with an option for retail, professional services, or residential uses which are accessory to and serve the immediate employment areas.

a. Allowable Uses

Allowable uses include professional offices; business and professional services; offices for technology-based firms and micro enterprises; research and development activities; catering operations; public and private educational facilities; business incubators; job training centers; public civic uses including libraries or recreational facilities; health care facilities including medical centers, clinics, nursing homes, and assisted living facilities; residential uses within mixed use buildings; and retail uses designed to serve the businesses, employees, and residents of the immediate area.

b. Non-Residential Development Intensity

~~1. Non-residential development intensity is limited to a maximum Floor Area Ratio of 0.40.~~

~~2. Allowable retail uses must be located within mixed use buildings which also contain non-retail commercial uses. No more than 5% of the total floor area of any building may be used for retail commercial purposes.~~

c. Residential Density

1. Residential dwellings are allowable at a maximum density of 2 dwelling units per acre in conjunction with non-residential uses. ~~In order for this density to occur, there must be a minimum of 2,000 square feet of non-residential uses for each residential dwelling unit within a development plan.~~

~~2. Residential dwelling units shall be located above non-residential uses within mixed use buildings.~~



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d. Development Standards

1. ~~Building height shall be limited to a maximum of 35 feet.~~
2. Transitional design elements, such as step-down in density, intensity, building height and bulk, and other protection measures in accordance with the Conservation and Open Space Element, will be utilized to protect Conservation areas and significant habitat within or adjacent to the Activity Center.
3. Required open space should be located within development to serve as a buffer to adjacent wetlands, high quality uplands and Strategic Ecosystem areas within or adjacent to the Activity Center.

(5) Institutional

- a. The areas designated Institutional recognize existing institutional uses within the Eastside Activity Center, including Eastside High School and the Alachua County Fire Station. This designation may also be applied to future Institutional uses within the Activity Center.
- b. Pursuant to Sections 1013.33(15), Florida Statutes, Eastside High School is consistent with the Alachua County Comprehensive Plan.
- c. Expansion of the existing Eastside High School site shall be coordinated with Alachua County pursuant to Section 1013.33(15) to ensure that the expansion occurs in a manner that is integrated with the overall Activity Center Master Plan and is adequate with respect to environmental concerns, health, safety and welfare, and effects on adjacent property as provided in Section 1013.33(13), Florida Statutes.

(d) Transportation and Traffic Circulation

- (1) The Master Plan Community Facilities Map identifies ~~the locations of~~ generalized future transportation corridors within the Eastside Activity Center. These corridors are identified as general locations for the internal traffic circulation system to serve development within the Activity Center. The corridor and multimodal facility locations shown on the map are generalized only, with the specific locations of future roadway alignments and multimodal facilities to be determined at the development plan review stage, taking into account land use and environmental conditions. New roads that are needed as part of the internal circulation system to serve development in the Activity Center shall be the responsibility of the developers of property within the Activity Center.
  - a. Transportation corridors identified on the Community Facilities Map shall contain design elements including, on-street parking, sidewalks, bicycle

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lanes, pedestrian-scale lighting, bulb-outs with landscaping, gutters, shade trees, and shelters at bus stops.

- (2) Arrangements for all necessary transportation improvements (including, but not limited to, roadway construction, right-of-way acquisition, roadway widening, traffic signalization, intersection improvements, pedestrian and bicycle facilities, and mass transit facilities) shall be made as conditions of development plan approval.
- (3) Ingress/egress to property within the Activity Center shall be provided via SE 43rd Street or other local roads that may be constructed to provide access to the activity center to the maximum extent possible. Primary access via SR 20 (Hawthorne Road) shall be minimized in order to maintain and preserve traffic mobility on the roadway, which is part of the Florida Intrastate Highway System and Strategic Intermodal System.
- ~~(4) All internal traffic circulation and external transportation improvements shall be designed and constructed consistent with accepted, recognized safe traffic engineering design standards.~~
- (5) All transportation improvements in the Activity Center shall be evaluated to ensure that safe transportation of children to the public schools is accomplished.
- (6) New roadway facilities within the Activity Center shall be designed to connect to existing roads and rights-of-way in the surrounding area to the greatest extent possible, except where such connectivity is precluded by constraints resulting from the location of existing development or environmental features.
- (7) Development plan applications must include an assessment of the need for transportation improvements to SE 43<sup>rd</sup> Street resulting from the proposed development. These improvements may include, but are not limited to: intersection improvements to SE 43<sup>rd</sup> Street at Hawthorne Road and East University Avenue; turn lanes and bicycle and pedestrian facility improvements on SE 43<sup>rd</sup> Street; and pedestrian safety improvements, including traffic calming measures on SE 43<sup>rd</sup> Street at its intersection with Hawthorne Road and in the area of Eastside High School. Conditions may be included on development plans to address necessary improvements to level of service and operational or safety conditions.
- (8) Development plan applications on properties within the Eastside Activity Center shall be coordinated with Gainesville Regional Transit System (RTS) to evaluate the potential need for intermodal transit facilities associated with the City's Bus Rapid Transit Study. If, at the time of development, the Bus

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Rapid Transit Study or other documentation from RTS indicates that there are needs for intermodal transit facilities in the Activity Center as part of an overall Bus Rapid Transit System, then development plans shall incorporate areas for such facilities, which shall be accessible by pedestrians from all areas of the development. Any land areas acquired, or otherwise transferred, for transit facilities may be included in the acreage used for determining allowable gross residential density or non-residential floor area within a development.

~~(9) If the total number of daily vehicle trips (AADT) on Hawthorne Road (SR 20), E University Avenue, or SE 43<sup>rd</sup> Street reaches 85% of the adopted Level of Service, the County shall conduct an assessment of traffic conditions, including the following:~~

- ~~a. Evaluation of the existing amount and types of development within the Activity Center as compared to what is allowed under the adopted Eastside Activity Center Master Plan, and assess the current transportation conditions including roadway function, roadway level of service, roadway safety, and modal split.~~
- ~~b. If, at the time of evaluation, roadway capacity or facilities are not sufficient to accommodate the remaining amount of development allowed under the Eastside Activity Center Master Plan, then the necessary roadway facility improvements to address potential level of service and operational and safety deficiencies shall be identified and considered for inclusion in the County's Capital Improvements Program as described in 2.2.10.9.b.~~

(e) Natural Resource Protection

(1) The use of special materials and/or engineering design techniques to reduce the volume and improve the treatment of storm water runoff are encouraged, including the use of Low Impact ~~Development~~ Design techniques. These techniques include, but are not limited to the following:

- a. Clustering of development on non-environmentally-sensitive portions of a development parcel;
- b. Use of bioretention areas or 'rain gardens';
- c. Use of permeable pavements;
- d. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns;
- e. Minimization of impervious surfaces through use of shared driveways and parking lots;

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- f. Minimization of rooftop area by building vertically instead of horizontally, in order to reduce the total footprint area of buildings;
  - g. Reduction in impervious driveways through minimized building setbacks;
  - h. Use of “Florida Friendly” plant species and preferably native species for landscaping; and
  - i. Enhanced stormwater treatment areas, similar to the requirements as provided in Chapter 407.56 ULDC.
- (2) Undeveloped areas within individual developments that are set aside for the protection of the Eastside Greenway Strategic Ecosystem, in accordance with Policy 4.10.5 of the Conservation and Open Space Element, shall be geographically and functionally connected to form a continuous corridor through the Eastside Activity Center. The primary function of the corridor shall be to preserve the ecological integrity of the Eastside Greenway Strategic Ecosystem, including providing a wildlife corridor. The corridor may also serve as a location for recreational trails.
- a. The corridor width and location shown on the Community Facilities Map is generalized. The actual width and location may vary depending on the location and quality of the natural resources on a particular property, as determined through ground-truthing.
  - b. The preferred width of the corridor shall be an average of 300 feet. It may be less than 300 feet in some areas, provided that the ecological integrity of the Eastside Greenway Strategic Ecosystem is protected.
  - c. Land areas set aside for the corridor may be included in the acreage used for determining allowable gross residential density or non-residential floor area within a development. The allowable density or non-residential floor area may be clustered in non-conservation portions of the development.
- (f) Urban Design
- (1) Site and building design shall be consistent with the general standards for Urban Activity Centers provided in Policies 2.1.4 through 2.1.12 of the Future Land Use Element.
  - (2) Both vertical and horizontal mixing of uses is encouraged.
  - (3) Development in the Activity Center shall be in the form of streets and blocks.
  - ~~(4) There are no required minimum building setbacks, but such setbacks may be established through the development plan review process or through establishment of a zoning overlay for the Eastside Activity Center. Building~~

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~~setbacks, if any are established, shall be determined in accordance with the hierarchy of street sections in order to create a strong sense of spatial definition. Where setbacks may be established, the setbacks shall allow encroachment of semi-public attachments, such as porches, bay windows, stoops, and balconies.~~

- (5) Provision shall be made for public use areas, streets, and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street, and with parking not interfering with pedestrian, transit, automobile and truck travel modes.
- (6) The Activity Center shall contain a continuous interconnected network of narrow streets, including a pedestrian and bicycle circulation system which is designed to calm automobile traffic speeds, provide a variety of itineraries, encourage walking and bicycling throughout the activity center, provide connectivity, and functionally and physically integrate the various uses within and surrounding the Activity Center.
- (7) Where appropriate, development or redevelopment shall be accessible to and accommodate public transit routes that serve the Eastside Activity Center, and shall provide comfortable, multi-functional space for transit riders waiting for buses, including covered transit stops or bus shelters, which are appropriately scaled in size and number to the proposed development. Bicycle storage shall be required with particular emphasis on the need for park and ride bicycle storage for transit riders.
- (8) Parking and loading functions shall be located and designed to respect, and reinforce, the pedestrian orientation of the Activity Center through the provision of on-street parking on narrow streets and placement of parking and loading areas behind or on the side of buildings. Building frontages should spatially delineate public streets and mask the majority of the parking.
- (9) Reduction of required off-street parking areas shall be considered in order to enhance the pedestrian character of the Activity Center. Large expanses of off-street parking fronting SE 43<sup>rd</sup> Street are discouraged. Parking structures are permitted within all development.
- ~~(10) On-street parking is encouraged throughout the Activity Center. On-street spaces may each be counted toward required parking as long as the space is within 300 feet of the supported use. Each on-street parking space shall count toward only one required space except that they may be counted toward more than one required space when shared parking is approved.~~

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- (11) Primary entrances to buildings shall open to the street. A series of smaller, well defined customer entrances shall be used to break up long building facades.
  - (12) Sidewalks, signage, street trees, landscaping, street furniture, entryway features, and lighting shall enhance the pedestrian character of the Activity Center.
  - (13) Special consideration should be given during development review to reducing lighting glare from the Activity Center to adjacent designated residential and natural areas. In addition, development review should give consideration to noise and visual impacts of air conditioning units, dumpsters, and truck loading areas, and should require that location of these facilities minimize impact on existing and future residential areas.
- (g) Civic Open Space
- ~~(1) The 'Civic Open Space' area shown on the Community Facilities Map may be considered as a location for periodic temporary civic events such as farmer's markets, art and craft shows, and fund raising events. Use of the property for temporary civic events must be coordinated with the School Board and Eastside High School.~~
  - ~~(2) Temporary events in the identified 'Civic Open Space' area shall not be subject to the limitations on the allowable number of special use permits per year as provided in the Unified Land Development Code.~~
- (h) Public Civic Uses
- (1) Public Civic Uses, as used in this Activity Center Plan, shall include community-oriented functions including educational, cultural, social, active recreation, community centers, and libraries. Public Civic Uses shall be allowable in all Future Land Use categories within the Eastside Activity Center, provided that the public civic uses are open to the general public.
  - ~~(2) Any land area used for Public Civic Uses within a development may be included in the acreage used for determining the allowable gross residential density or non-residential floor area within a development.~~
  - (3) As an incentive to include public civic uses into the Eastside Activity Center, developments which provide public civic uses shall be allowed a total of 1 additional dwelling unit per 500 square feet of indoor public civic use provided in a development plan. In order to be eligible for this dwelling unit bonus, the public civic uses must be open to the general public.
  - (4) For outdoor public civic uses, 1 additional dwelling unit shall be allowed per 5,000 square feet of outdoor public civic use provided in a development plan.

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In order to be eligible for this dwelling unit bonus, the public civic uses must be open to the general public.

- (i) Intergovernmental and Community Partnerships
  - (1) Development of the Activity Center shall employ mechanisms and resources to unite County and City agencies and local residents to promote economic development in and around the Activity Center and to ensure development occurs in a manner harmonious with institutional, office, residential and commercial uses, Lake Forrest Elementary and Eastside High School.
  - (2) Public investments in the form of capital improvements to infrastructure and the location of governmental administration, public safety and various public and non-profit community support activities, should be considered for inclusion in the Capital Improvements Elements of the relevant entities. Proposed capital improvements shall be coordinated with the School Board of Alachua County to ensure infrastructure improvements in the Activity Center are accomplished while maintaining the safety of children attending public schools in the vicinity.
    - a. Road enhancements and extensions of roads in and around the Activity Center should be considered for inclusion in the Capital Improvements Program.
    - b. The location of community support services and job related activities such as recreation, social service, and vocational training centers, etc., in this activity center should be pursued through various means including identification of appropriate funding for inclusion in the Capital Improvements Program, and coordination with other relevant public and nonprofit entities such as Santa Fe Community College and the University of Florida to encourage investments by those organizations in this Center.
    - c. The County shall coordinate with Gainesville Regional Utilities concerning extensions and enhancements to existing potable water and sanitary sewer facilities near and within the Activity Center in order to serve development which is consistent with the Eastside Activity Center Master Plan. Such coordination may include identification of potential funding sources for utility extensions, and programming of funds in Gainesville Regional Utilities' and/or the County's Capital Improvements Programs.
  - (3) Focus activities to strengthen private investment in the Activity Center, including:
    - a. Encourage the linkage of job training to job creation within the Activity Center.

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- b. Encourage the creation of a business incubator within the Activity Center.
- c. Encourage the coordination of community policing and neighborhood servicing efforts.

(j) **Implementation**

~~Within one year of the effective date of the Eastside Activity Center Master Plan, the County shall propose updates to the Land Development Code to provide for specific development standards and a zoning overlay to implement the Master Plan.~~

~~In the interim time period prior to adoption of the necessary Land Development Code and zoning amendments, Planned Development (PD) zoning may be used to implement the Eastside Activity Center Master Plan.~~

### **3.0 COMMERCIAL POLICIES**

#### **OBJECTIVE 3.1 - GENERAL**

A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand. Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).

**Policy 3.1.2** New commercial facilities shall be encouraged to locate within designated activity centers, Transit Oriented Developments or Traditional Neighborhood Developments in order to discourage strip commercial development and the premature establishment of new activity centers.

- (a) All neighborhood level ~~shopping centers~~ commercial shall locate within high, ~~medium~~, or low activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.
- (b) All community level ~~shopping centers~~ commercial shall locate within high ~~or medium~~ activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.
- (c) All regional level ~~shopping centers~~ commercial shall locate within high activity centers, or within Transit Oriented Developments consistent with the standards of this Element.

**Policy 3.1.3** The size, location, and function of ~~shopping centers~~ commercial uses shall be related and central to the population and market area they serve.



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**OBJECTIVE 3.2 - LOCATION AND COMPATIBILITY**

Commercial development shall be located and designed to maintain compatibility with neighboring residential uses and support pedestrian activity, taking into account scale and intensity, through implementation of the following policies.

**Policy 3.2.4** All Neighborhood, Community, and Regional ~~shopping~~ commercial centers shall include pedestrian access, bicycle parking areas, and bus bays and bus shelters in order to encourage alternative transportation modes.

**OBJECTIVE 3.5 - REGIONAL ~~SHOPPING~~ COMMERCIAL CENTER POLICIES AND STANDARDS**

Regional ~~Shopping~~ Commercial Centers are described by the following standards and general characteristics:

Usual Minimum Site Area	30-50 acres or more
Gross Leasable Area (GLA)	300,000-1,000,000 sq. ft. or more
Minimum Support Required	150,000 or more people
Market Area Radius	10-15 miles or more
Number of Stores	40 or more
Leading Tenant	1 or more full-line department stores of at least 100,000 sq. ft. GLA
Other Tenants	Stores providing such items as: General merchandise, furniture, and home furnishings.

**Policy 3.5.1** Regional ~~Shopping~~ Commercial Centers shall only be located in areas designated for commercial development in High Activity Centers consistent with the following policies, or within Transit Oriented Developments.

- (a) Regional ~~Shopping~~ Commercial Centers shall be located at the:
  - (1) intersection of arterials, or
  - (2) interchanges of arterials and interstate highways.
- (b) Regional ~~Shopping~~ Commercial Centers and any planned expansion shall be developed with an overall plan to address access management issues.
- (c) Regional ~~Shopping~~ Commercial Centers shall be served by mass transportation routes and shall be designed to accommodate mass transit, bicycles, and pedestrians.
- (d) Regional ~~Shopping~~ Commercial Centers shall only locate where automobile, bicycle, and pedestrian access is adequate to accommodate safe and convenient access to the shopping center.

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**OBJECTIVE 3.6 - COMMUNITY SHOPPING COMMERCIAL CENTER POLICIES AND STANDARDS**

Community Shopping Commercial Centers are described by the following standards and characteristics:

Usual Minimum Site Area	10 acres
Gross Leasable Area (GLA)	100,000 to 300,000 sq. ft.
Minimum Support Required	20,000 to 60,000 people
Market Area Radius	2 miles or more
Number of Stores	15 to 40
Leading Tenant	Variety, discount, or junior department store
Other Tenants	A supermarket and drugstore

**Policy 3.6.1** Community Shopping Commercial Centers shall be only located in areas designated for commercial development in ~~Medium~~ or High Activity Centers, or within Transit Oriented Developments at the:

- (a) intersection of arterials, or
- (b) intersection of collectors and arterials.
- (c) Community Shopping Commercial Centers shall only locate where automobile, bicycle, and pedestrian access is adequate to accommodate safe and convenient access to the shopping center.

**OBJECTIVE 3.7 - NEIGHBORHOOD SHOPPING COMMERCIAL CENTER POLICIES AND STANDARDS**

Neighborhood shopping Commercial centers are described by the following standards and general characteristics:

Usual Minimum Site Area	4 acres
Gross Leasable Area (GLA)	30,000 to 100,000 sq. feet
Minimum Support Required	5,000 to 10,000 people
Radius of Market Area	1-1/4 miles or more
Number of Stores	5 to 20
Leading Tenant	Supermarket
Other Tenants	Stores providing convenience goods and personal services for the day-to-day needs of the immediate neighborhoods.

**Policy 3.7.1** Neighborhood Shopping Centers shall only locate in areas designated for commercial development in Low, ~~Medium~~, or High Activity Centers, or within Transit Oriented Developments, where:

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- (a) automobile, bicycle, and pedestrian access is adequate to accommodate safe and convenient access to the shopping center
- (b) local neighborhood streets do not provide principal automobile traffic access.

**OBJECTIVE 3.8 - NEIGHBORHOOD CONVENIENCE COMMERCIAL POLICIES AND STANDARDS**

Neighborhood Convenience Centers are represented by the following standards and characteristics:

Usual Maximum Site Area	4 Acres
Gross Leasable Area (GLA)	3,000 to 30,000 square feet
Spacing	At least 1 mile travelling distance on public roads from the property boundary of facilities supplying the same needs or another Neighborhood Convenience Center.
Leading Tenant	convenience store, drug store, grocery store
Other Tenants	laundry, dry cleaning, eating places, day care center.
Transitional Land Uses (at the edge of the Neighborhood Convenience center, to be included in the four acre site	civic, open space, office, residential, business, industrial.

**Policy 3.8.1** Neighborhood Convenience Centers shall only be located in areas designated and mapped for commercial development, Low, ~~Medium~~, or High, Activity Centers, rural employment centers, or rural clusters, consistent with the following policies:

- (a) on major collector or arterial streets, with preference given to locations at the intersections of such streets.
- (b) New Convenience Centers shall not be located internally within existing single family neighborhoods unless integrated with the surrounding neighborhood through a neighborhood planning process and approved through a comprehensive plan amendment.
- (c) The County shall promote the development of commercial uses in planned commercial centers and discourage scattered, incremental and strip commercial development.
- (d) Neighborhood Convenience land uses are allowable within Transit Oriented Developments and Traditional Neighborhood Developments consistent with the policies under Objectives 1.6 and 1.7 of this Element.

**OBJECTIVE 3.9 - OFFICE POLICIES AND STANDARDS**

An Office land use category shall be established for individual offices or office parks to provide for professional and business services, business incubators, research and development activities and uses similar to those allowed in Policy 4.3.1 ~~exclusive of retail trade~~. Office uses are unique suited to mixed use developments because of the need to have accessibility to both residential and other commercial uses. Their special trade area characteristics require office uses to have additional policies and standards.

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- Policy 3.9.1** Office uses shall only be located in areas designated for commercial development, ~~Low, Medium, or High~~ Activity Centers, ~~village centers, planned developments, Traditional Neighborhood Developments,~~ Transit Oriented Developments, ~~or traditional neighborhood developments,~~ rural employment centers, or rural clusters.
- (a) Office uses shall be grouped within compact areas, including vertically mixed uses, to discourage disruption to residential areas.
- (1) Office uses should not be located between properties designated for development at low or medium density on the Future Land Use Map, except when designed as part of a Transit Oriented Development or Traditional Neighborhood Development.
- (2) The land development regulations shall specify appropriate buffers or transitional development and design practices, when office uses are permitted adjacent to residential development or other uses.
- (b) Office uses are appropriate in areas planned for high density residential use along major arterials served by public mass transportation, including Activity Centers, Traditional Neighborhood Developments and Transit Oriented Developments.

## **4.0 INDUSTRIAL POLICIES**

### **OBJECTIVE 4.1 - GENERAL**

**Policy 4.1.2** A range of choice in land areas and locations for the different types of industry shall be provided to meet the anticipated expansion of industry in the County and to meet the objectives of the Economic Element of this Plan. Sufficient area for industrial land use shall be identified in appropriate locations on the Future Land Use Map in an effort to create a supply of land which has the proper zoning already in place, which is therefore immediately available for such uses. The County ~~shall identify~~ has identified a number of potential locations with suitable infrastructure, including parcels with rail access, interstate access, or proximity to cargo terminals, and suitable environmental characteristics for such uses. ~~Procedures and standards to facilitate development review shall be adopted as part of the land development regulations to implement this policy. Such standards and procedures shall be reviewed on an annual basis to determine their effectiveness in protecting public health and the environment, and facilitating permitting.~~

**Policy 4.1.3** Industrial locations and proposed uses shall be consistent with the Conservation and Open Space Policies of Alachua County.

**Policy 4.1.4** Industrial operations shall meet the performance standards established in the Unified Land Development Code in order to eliminate or, where possible, minimize ~~the following~~ impacts on public health and the environment:

- (a) ~~erosion;~~
- (b) ~~noise;~~

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- (c) ~~odor, fumes, vapors and gases;~~
- (d) ~~fire and explosion hazards;~~
- (e) ~~radioactive elements;~~
- (f) ~~electromagnetic interference;~~
- (g) ~~smoke, dust, particulate matter, and dirt;~~
- (h) ~~vibrations;~~
- (i) ~~glare;~~
- (j) ~~toxic wastes.~~

**OBJECTIVE 4.2 - LOCATION AND COMPATIBILITY**

**Policy 4.2.4** ~~Alachua County shall utilize a public planning process to evaluate alternatives to the Industrial Future Land Use designation to the southeast of the Gainesville Regional Airport. The process should include private property owners, representatives of the Gainesville Regional Airport, and other interested members of the public. The process shall evaluate the needs of existing residents of the area, as well as evaluating any new regulations related to the airport.~~

**OBJECTIVE 4.3 - LIGHT INDUSTRIAL**

The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.

**Policy 4.3.1** Certain office and light industrial uses, such as research, development, advanced and computer assisted manufacturing, and experimental laboratories and similar uses, or the manufacturing or fabrication of products that have minimal off-site impacts and that do not require specialized sites may also be appropriate within Office land uses, Transit Oriented Developments (TODs) or Activity Centers. ~~Stringent p~~Performance standards shall be incorporated into the land development regulations to provide buffering, signage, landscaping, and architectural standards, and other methods to limit any adverse impacts and ensure compatibility with adjacent areas. ~~Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved.~~

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## **5.0 INSTITUTIONAL POLICIES**

### **OBJECTIVE 5.1 – GENERAL**

An institutional land use category shall be established to provide for a range of activities related to human development and community services, subject to the policies and standards contained in this Section.

### **OBJECTIVE 5.4 - COMMUNITY SERVICES**

**Policy 5.4.5** HEALTH FACILITIES: Major health facilities should be accessible by mass transit.

**Policy 5.4.5.1** Medical support facilities and services shall locate in close proximity to hospitals.

**Policy 5.4.5.2** New major health facilities, e.g., hospitals and medical complexes, shall be located in areas designated for Institutional/Medical land uses on the Future Land Use Map. This land use category shall also provide for related facilities such as pharmacies, medical suppliers, lodging, restaurants, and accessory facilities, subject to performance standards in the land development regulations.

**Policy 5.4.5.3** Other health facilities such as outpatient medical clinics, including emergency facilities and ~~nursing homes~~, may be allowed in the urban cluster in areas designated on the Future Land Use Map for Institutional, Institutional/Medical, Commercial, Medium-High Density Residential, and High Density Residential, as well as within Transit-Oriented Developments and Traditional Neighborhood Developments. Performance criteria which address site size, scale, intensity, parking, buffering, access, and other impacts associated with such uses shall be provided in the land development regulations. ~~within specific zoning districts subject to performance criteria in the land development regulations regarding site size, scale, and dimensions, building coverage, parking, buffering, access, and other impacts.~~

- (a) Nursing homes, assisted living facilities, and continuing care communities that provide a combination of housing, housekeeping services, personal care services, and medical care services are allowable in areas designated on the Future Land Use Map for Medium Density Residential in addition to the areas listed in Policy 5.4.5.3 above. The land development regulations shall provide for zoning and development standards which address site size, scale, intensity, parking, buffering, access, and other impacts associated with such uses.

## **6.0 RURAL AND AGRICULTURAL POLICIES**

### **OBJECTIVE 6.2 - RURAL/AGRICULTURE**

**Policy 6.2.5** Parcels containing natural resource areas as identified in the Conservation and Open Space Element shall be conserved in accordance with those policies, such that the natural functions of the resource area are not significantly altered. This shall be accomplished either through clustering of new developments in accordance with Policy 6.2.9 through

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6.2.14 below, or for developments of less than 25 lots that might not be clustered in accordance with these policies, through a development plan that assures the permanent protection of natural resources consistent with the requirements of the Conservation and Open Space Element; the land development regulations shall detail the requirements for management and permanent protection of the ecological value of natural resources in those developments that are not clustered through legally enforceable mechanisms that provide protection of those resources equivalent to the protection under Policies ~~6.2.12-3(c)~~ through 6.2.12-5(e).

**RURAL RESIDENTIAL SUBDIVISIONS**

**Policy 6.2.9** Clustering

The preferred design for new rural residential subdivisions is that they be clustered in order to protect the characteristics and features of rural areas through the following goals:

- (a) Protect natural and historic resources.
- (b) Support continued agricultural activities by preserving viable soils and effective land masses.
- (c) Provide opportunities for agriculture areas such as community gardens or farms.
- ~~(e)~~(d) Minimize land use conflicts.
- ~~(d)~~(e) Provide recreational and habitat corridors through linked open space networks.
- ~~(e)~~(f) Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure.
- ~~(f)~~(g) Reduce natural hazard risks to life and property.

**Policy 6.2.10** Density and Intensity

- (d) As an incentive to cluster new residential subdivisions, if a new residential subdivision in the Rural/Agriculture area is clustered with a minimum of 50% of the development in open space, a total of 2 units in addition to the number of units based on the gross density of 1 unit per 5 acres are allowed, plus 1 additional unit per every 10 acres of conservation area or agriculture area such as community gardens or farms set aside as open space; plus 1 additional unit per every 20 acres of other non-conservation area set aside as open space.

**Policy 6.2.12** Open Space Area in Clustered Subdivisions

A portion of a clustered rural residential subdivision shall be designated and maintained as undeveloped open space area.

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- (c) Permitted uses.
  - (1) Permitted uses in the open space area are natural resource conservation areas, non-intensive agriculture including community gardens and farms, silviculture, ~~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. 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.

## **7.0 IMPLEMENTATION**

### **OBJECTIVE 7.1 - GENERAL**

To establish standards through the adopted goals, objectives and policies of the Comprehensive Plan in conjunction with the adopted maps within the Future Land Use Element and within the other elements to guide decisions affecting land use and development. To provide for implementation of the Comprehensive Plan through land development regulations and an ongoing Capital Improvements Program. To provide a process for Plan revision, Map amendments, and establishment of Special Area Plans, incorporating citizen participation.

**Policy 7.1.1** The Future Land Use designation within an area considered to be an enclave, as defined in ~~the Alachua County Boundary Adjustment Act~~ Florida Statutes, shall consider the existing land use, infrastructure, and the Comprehensive Plan of the surrounding municipality.

**Policy 7.1.25** All amendments to the Comprehensive Plan shall meet the requirements of Chapter 163.3181, Florida Statutes, ~~and Section 9J 5.004, F.A.C.~~ for public participation in the comprehensive planning process.

**Policy 7.1.30** Annexations shall be in accordance with ~~the Alachua County Boundary Adjustment Act~~ Florida Statutes, Chapter 171 as specified in Policies under Objective 4.1 of the Intergovernmental Coordination Element.

**Policy 7.1.32** Existing and future rights-of-way shall, generally, be available for use for utility corridors. However, the design of roadway, transit, bicycle and pedestrian facilities shall have priority in allocation of space within any County-owned right-of-way. Priority shall be placed on the proper allocation of these facilities and any required landscaping before considering utility locations. Where location of utilities within rights-of-way conflicts with the primary transportation purpose, utilities shall be located outside the right-of-way, or the right-of-way shall be expanded to allow for utilities to be placed within the right-of-way. Above-ground utility infrastructure shall be designed and located to ensure that users of the right-



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of-way are safe and comfortable and shall not impact any minimum design standards established in the land development regulations.

**Policy 7.1.33** All development and redevelopment within the Urban Cluster, other than a single-family home, shall be designed in accordance with Traditional Neighborhood Development design standards under Future Land Use Element policies and sub-policies in 1.6.6 Site and Building Design, 1.6.7 Transportation Network and 1.6.8 Parking. The Land Development Code shall include alternatives to specific Traditional Neighborhood Development design standards consistent with the intent of those standards as appropriate, for small size parcels, institutional uses, and industrial uses; such alternatives shall also be provided for parcels that have unique characteristics such as environmental, physical or topographic constraints which preclude strict adherence to the generally required standards. In addition, notwithstanding minimum parcel size requirements per Policy 1.6.1 of this Element, all development shall have the option of developing as a Traditional Neighborhood Development consistent with Future Land Use Element Objective 1.6 and its policies.

*Note: This policy is currently applicable within the Urban Service Area portion of the Urban Cluster. The Urban Service Area and related policies are proposed to be eliminated, and this policy would be moved here from the Urban Service Area section (see Policy 8.6.1 proposed for deletion). With this change, the policy would be made applicable to the entire Urban Cluster instead of just within the Urban Service Area.*

**Policy 7.1.34** The following thresholds for development design requirements and locational standards shall apply within the Urban Cluster:

- (a) All commercial development or redevelopment on 25 developable acres or more in size shall be developed as either a Traditional Neighborhood Development or Transit Oriented Development in accordance with all requirements of Objective 1.6 or 1.7 and their policies.
- (b) Developments within Urban Residential designations that are:
  - (1) 150 or more units and are contiguous to a Rapid Transit or Express Transit Corridor shall be either a Traditional Neighborhood Development, Transit Oriented Development or located within an Activity Center.
  - (2) 300 or more units shall be either a Traditional Neighborhood Development or located within an Activity Center.

*Note: Item (a) above is an adopted policy that is currently applicable within the Urban Service Area portion of the Urban Cluster. The Urban Service Area and its related policies are proposed for deletion. Item (a) above would be moved here from the Urban Service Area section (see Policy 8.6.2 proposed for deletion) and would be made applicable to the entire Urban Cluster. This policy promotes mixed use development by requiring that proposed commercial development on 25 or more developable acres in the Urban Cluster*

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*be developed as mixed use Traditional Neighborhood Developments or Transit Oriented Developments.*

*Items (b)(1) and (b)(2) above are existing policies that have been moved here from Policy 1.1.5 in order to consolidate related development thresholds in one place.*

**Policy 7.1.35** Development or redevelopment in the Urban Cluster that is contiguous with a rapid or express transit corridor and exceeds 1,000 dwelling units or 350,000 sq ft of non-residential shall be developed as a Transit Oriented Development (TOD) consistent with Future Land Use Element Objective 1.7 and its policies.

*Note: This is an adopted policy that is currently applicable within the Urban Service Area portion of the Urban Cluster. The Urban Service Area and its related policies are proposed to be eliminated. This policy would be moved here from the Urban Service Area section (see Policy 8.6.3 proposed for deletion) and would be made applicable to the entire Urban Cluster. This policy promotes mixed use development by requiring that large scale residential and commercial development in the Urban Cluster that exceeds certain thresholds be developed as Transit Oriented Developments.*

**Policy 7.1.36** To encourage infill development, redevelopment and integration of existing development within a proposed development plan, buildings existing as of July 1<sup>st</sup>, 2010, at the discretion of the developer, may be excluded from or included in the calculation of the thresholds provided in Policy 7.1.35 of this Element and Policy 1.1.10.3 of the Transportation Mobility Element.

*Note: This is an adopted policy that is currently applicable within the Urban Service Area portion of the Urban Cluster. The Urban Service Area and its related policies are proposed to be eliminated. This policy would be moved here from the Urban Service Area section (see Policy 8.6.4 proposed for deletion) and would be made applicable to the entire Urban Cluster.*

## **8.0 SPECIAL AREA STUDIES**

### **OBJECTIVE 8.6 URBAN SERVICE AREA**

~~To provide for higher density and intensity infill and redevelopment within the built up portion of the Urban Cluster served by a range of public facilities and services by designating an urban service area as defined in F.S. 163.3164(29) to promote healthy, compact mixed use centers served by a multimodal transportation system. Within the Urban Service Area designated on the Future Land Use Map the following policies shall apply.~~

~~**Policy 8.6.1**—All development and redevelopment, other than a single-family home, shall be designed in accordance with Traditional Neighborhood Development design standards under Future Land Use Element policies and sub-policies in 1.6.6 Site and Building Design, 1.6.7 Transportation Network and 1.6.8 Parking. The Land Development Code shall include alternatives to specific Traditional Neighborhood Development design standards consistent with the intent of those standards as appropriate, where small size parcels~~

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~~have unique characteristics such as environmental, physical or topographic constraints which preclude strict adherence to the generally required standards. In addition, notwithstanding minimum parcel size requirements per Policy 1.6.1, all development shall have the option of developing as a Traditional Neighborhood Development consistent with Future Land Use Element Objective 1.6 and its policies.~~

~~**Policy 8.6.2**—All non-residential development or redevelopment on 25 developable acres or more in size and all residential developments with 150 or more units shall be developed as either a Traditional Neighborhood Development or Transit Oriented Development in accordance with all requirements of Objective 1.6 or 1.7 and their policies.~~

~~**Policy 8.6.3**—Development or redevelopment contiguous with a rapid or express transit corridor that exceed 1,000 dwelling units or 350,000 sq ft of non-residential shall be developed as a Transit Oriented Development (TOD) consistent with Future Land Use Element Objective 1.7 and its policies.~~

~~**Policy 8.6.4**—To encourage infill development, redevelopment and integration of existing development within a proposed development plan, buildings existing as of July 1<sup>st</sup>, 2010, at the discretion of the developer, may be excluded from or included in the calculation of the thresholds provided in Policy 8.6.3 of this Element and Policy 1.1.10.3 of the Transportation Mobility Element.~~

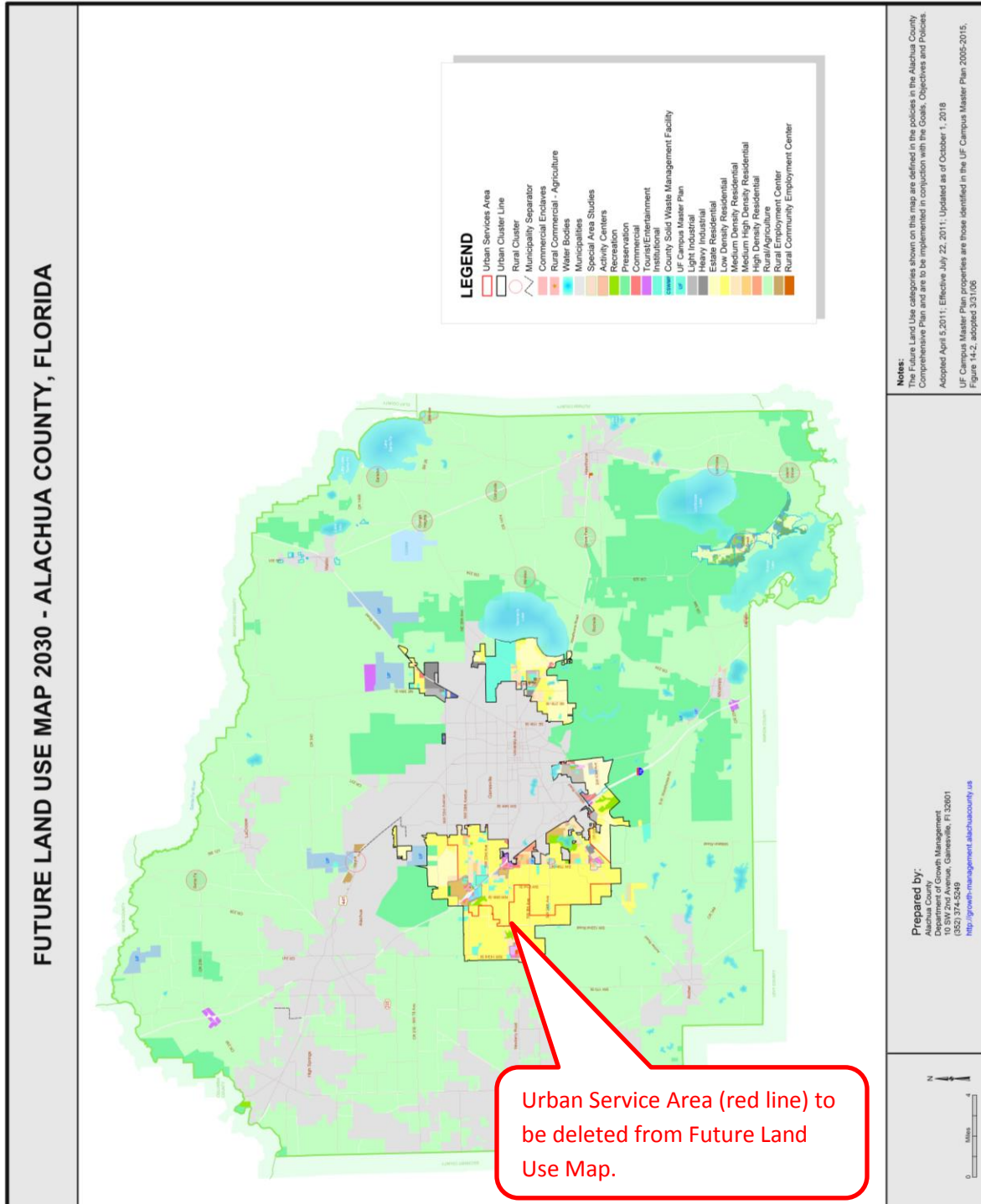
~~**Policy 8.6.5**—All development and redevelopment shall be exempt from Transportation Concurrency consistent with Transportation Mobility Element Policies 1.1.10 1.1.10.9. All development and redevelopment shall meet all other concurrency and affordable housing requirements of the Alachua County Comprehensive Plan.~~

~~**Policy 8.6.6**—Development and redevelopment shall be exempt from the state Development of Regional Impact (DRI) process in accordance with Florida Statute 380.06 (29) (c) 3.~~

**Alachua County Comprehensive Plan Update: Draft Future Land Use Element Revisions  
For Alachua County Planning Commission/Local Planning Agency Meeting  
October 17, 2018**

**Future Land Use Map 2030**

*Urban Service Area boundary (shown in red line) to be deleted from Future Land Use Map*



Note: The Future Land Use Map may be viewed in greater detail using Map Genius, an interactive mapping tool maintained by Alachua County. <http://mapgenius.alachuacounty.us>