

PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN

PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT

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PRINCIPLE 3

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MAPS

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PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT

A. Addition of a New General Strategy, General Strategy 4.

GENERAL STRATEGY 4

Promote land development that creates economic development opportunities that support and enhance the innovation economy of Alachua County. Implementation shall be through policies and processes that recognize the following provisions as components of an important and necessary planning framework:

- Create economic progress opportunities that support and enhance the innovation economy, provide job opportunities and services at all economic levels, and ensure a robust and sustainable economy.
- Protect and retain regionally significant lands for conservation, habitat protection and wildlife connectivity.
- Support the development of communities that have a balanced and compatible mix of land uses and employ environmentally sustainable development practices while conserving lands to protect ecosystems, wildlife corridors and working landscapes.
- Address long-term needs for water supply, water quality, and water conservation.
- Attract development that supports a sustainable economic future for residents at all wage and skill levels while being compatible with community goals for land conservation and natural resource protection.
- Maintain agriculture and silviculture as viable and sustainable economic activities.
- Develop partnerships for planning and delivering required infrastructure with utility providers.
- Are of sufficient size and land use composition to support a variety of employment opportunities and social activities.

PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT

B. Addition of a New 10.0 including an Introduction, Objective and Policy Series

10.0 ENVISION ALACHUA SECTOR PLAN (EASP)

The Envision Alachua Sector Plan (EASP) establishes the Objectives and Policies for 60,000+ acres of lands located in the eastern portion of Alachua County, and is referred to in these policies as the “Planning Area.” During an extensive 2-year visioning process, community representatives articulated a future vision to leverage the opportunities associated with planning for such a large-scale land area while it remained under a single ownership. The Framework Map for the Planning Area reflects the collaborative work of the citizen-based Envision Alachua planning process and illustrates land use relationships that will support a future economic development area in East Alachua County and:

- Creates economic progress opportunities that support and enhance the innovation economy, provide job opportunities and services at all economic levels and ensure a robust and sustainable economy;
- Supports the development of communities that have a balanced and compatible mix of land uses and employ environmentally sustainable development practices while conserving lands to protect ecosystems, wildlife corridors and working landscapes; and
- Promotes and encourages long-term planning for conservation, development, and agriculture on a landscape scale as identified within Chapter 163.3245, F.S. The Envision Alachua Framework Map illustrates this planning strategy through four primary land use components:

1. Conservation Lands

The vision for the EASP Conservation Lands considers the broader regional landscape setting within which the lands are located; the identification of key environmental linkages in the regional landscape; the identification of sufficient lands to accommodate future needs of Alachua County for jobs creation centers and expanding population; the identification of lands targeted for agricultural and silvicultural uses; and the identification of significant environmental resources within lands targeted for urban uses for resource protection and management. Conservation Lands were identified in locations that would protect valuable natural resources, particularly those that support the long-term economic and environmental objectives of Alachua County. The locations of

Conservation Lands were based upon the following criteria:

- Contribution to regional landscape linkages within Northern Florida;
- Protection of large wetland strands and major tributary systems and large, forested wetland strands that provide core habitat that supports numerous native game and non-game species.
- Contiguity with existing conservation lands and Plum Creek conservation easements in Alachua County;
- Opportunity to build upon Alachua County's "Emerald Necklace";
- Contribution to the conservation and enhancement of natural resources, local and regional watersheds and natural preserves (Paynes Prairie, Lochloosa Lake, Newnan's Lake Conservation Area, Orange Lake, Phifer Flatwoods, Balu Forest);
- Enhancement of Lochloosa Creek's connected wetland system to promote linkages for wildlife habitat and to build upon East Alachua County's conservation framework; and
- Integration of green infrastructure, including its roles in stormwater management to minimize flooding and in maintaining connections between natural areas to support wildlife movement, as well as its role as a community amenity and regional recreation destination.

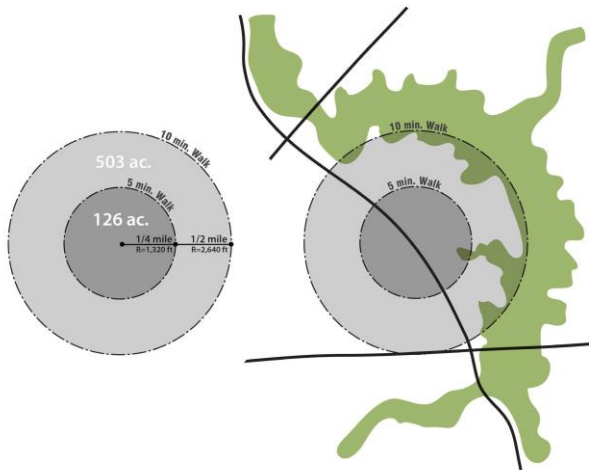
2. Urban Lands (Employment Oriented Mixed Uses)

Urban Lands, designated as Employment Oriented Mixed Uses (EOMU) in the EASP, were identified in locations that would focus future growth in a few key developable areas to maximize economic potential while minimizing development pressure on surrounding rural, agricultural and conservation areas. The location of EOMU Lands was based upon the following criteria:

- Leveraging existing resources – building upon existing infrastructure, nearby population centers and institutional and commercial anchors;
- Access to significant existing infrastructure, including major roadways, airports and rail;
- Proximity to existing population centers, including Gainesville, east Gainesville and Hawthorne;
- Land suitability for concentrated, mixed use economic development;
- Opportunity to protect/preserve adjacent communities, including Windsor; and
- Proximity to the open space framework/network to support outdoor recreation economy.

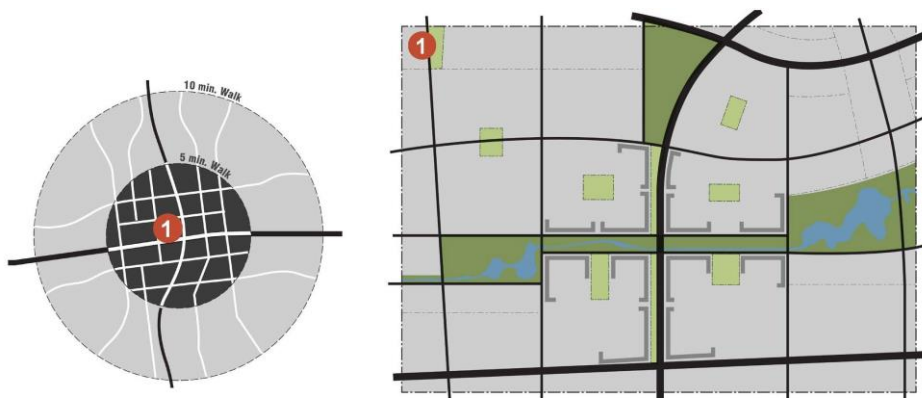
The EOMU Land Use development pattern standards identify the relationship between the mix of uses, including residential uses and employment, supporting commercial uses, recreation and open spaces. Some employment driven locations within the EOMU will include a highly integrated mix of employment and residential uses concentrated to promote walkability and facilitate synergies among uses. Other locations within the EOMU will be less intense while maintaining the principles of walkability. See Exhibit 10.1.

EXHIBIT 10.1: Walkability Pattern Guide



INTENSE MIXED USE: The most intense mixed-use locations will include a highly integrated and interconnected mix of land uses to include employment, residential, cultural and institutional uses as well as smaller scale or experimental agriculture. The horizontally and vertically integrated mix of uses will provide a blend of uses in an urban setting that will become the focal point for activity within the larger community. See Exhibit 10.2.

EXHIBIT 10.2: Block layout example for most intense mixed-use locations



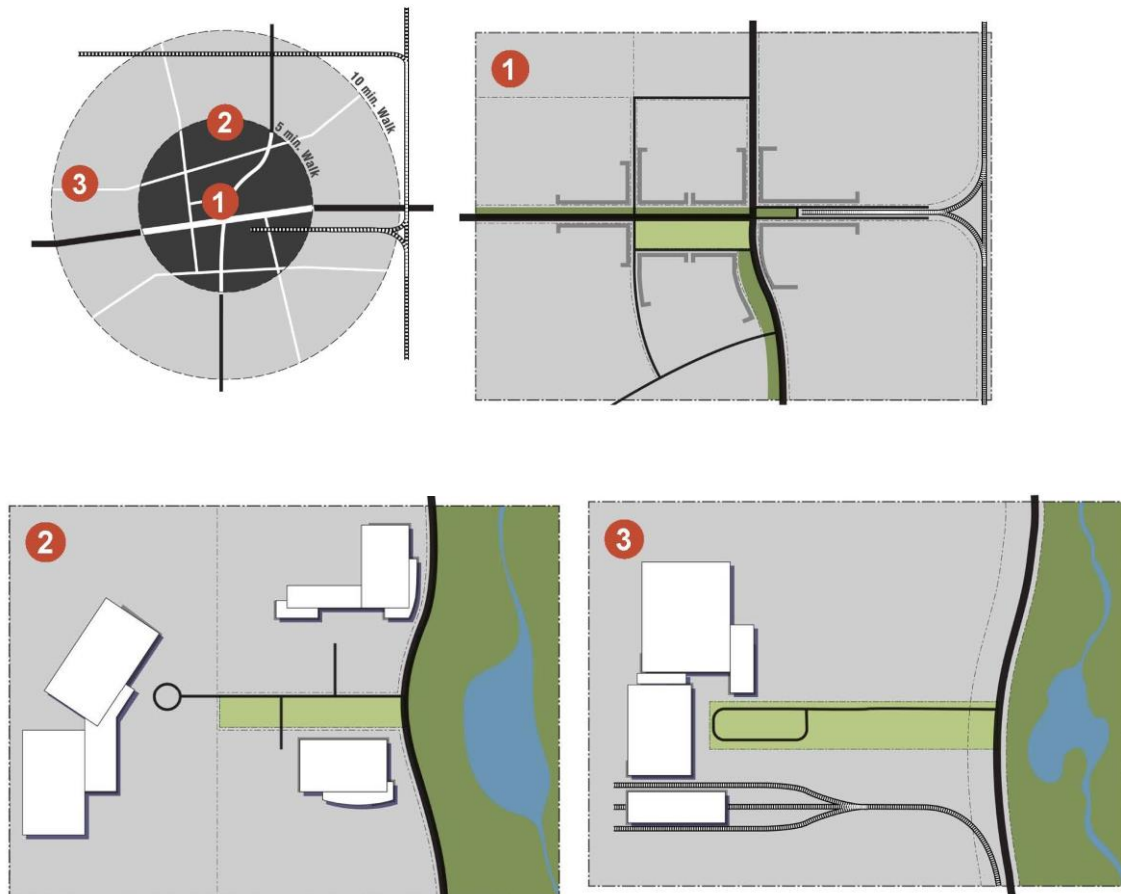
R&D / OFFICE / INSTITUTIONAL. In addition to high intensity mixed use areas, there will be some locations that are focused on R&D/Office/Institutional. These areas will also conform to all of the development pattern standards for the EOMU and will integrate/interconnect with adjacent neighborhoods through the inclusion of transitional intensity uses, buffering, landscaping, and natural open space. This interconnected, flexible land use framework will accommodate a range of development parcel sizes and types to appeal to a broad spectrum of users, including institutional/research/office anchors. See Exhibit 10.3.

EXHIBIT 10.3: Block layout examples for R&D/Office/Institutional



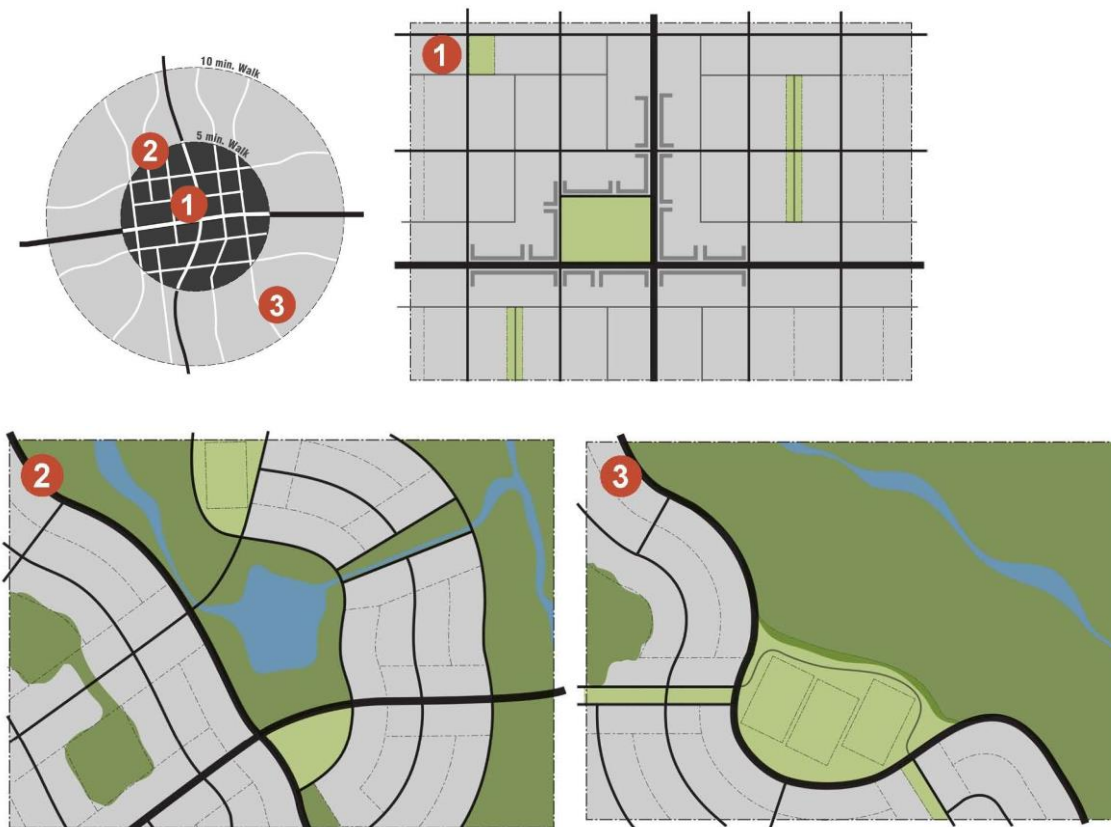
MANUFACTURING. Advanced manufacturing is a special primary use that will support a mix of uses within the EOMU. These uses will be located to capitalize on regional highway and railroad access and will include a variety of parcel sizes that will accommodate a range of advanced manufacturing uses. This integrated land use “ladder” will accommodate the evolution from idea incubation through production and distribution. See Exhibit 10.4.

EXHIBIT 10.4: Block layout examples for Manufacturing



NEIGHBORHOODS. Mixed-density neighborhoods will be located within walking distance of an open space amenity and connected via a system of trails/paths to the overall open space network. Neighborhood identity will be enhanced by the siting of major community amenities (schools, civic uses, neighborhood retail, community parks, trail head, etc). Innovative housing designs intended to maximize energy efficiency are envisioned, and will inform siting, orientation and architectural expression to the greatest extent possible. See Exhibit 10.5.

EXHIBIT 10.5: Block layout examples for Neighborhoods



3. Rural Lands

Rural Lands were identified in locations that were designed to maintain and enhance the rural development form and landscape that define the edges of the urbanizing areas, and to preserve the natural and cultural assets, particularly of Windsor, which embody the area's heritage and traditions. The location of Rural Lands was based upon the following criteria:

- Proximity to and opportunity to protect and enhance the existing rural

community of Windsor;

- Potential to contain and define the edge of the proposed EOMU Land Use areas; and
- Opportunity to maintain the character and form of the existing development pattern as a natural extension of Windsor.

4. Agricultural Lands

Agriculture Lands were identified to maintain functioning, productive agricultural and silvicultural operations and lands, accommodate agricultural support activities, and protect valuable farmland for use by existing and future generations. The location of Agriculture Lands was based upon the following criteria:

- Proximity to potential commercial and/or institutional uses within EOMU Lands;
- Suitability as a transition zone to conservation areas;
- Opportunity to maintain and enhance existing agricultural adjacencies, heritage, and character of the area;
- Serving as a “greenbelt” to limit sprawl and promote compact development; and
- Land suitability for agriculture and silviculture uses.

Overall Planning Framework

The planning framework for the Envision Alachua Sector Plan is defined through the Long Term Master Plan by establishing policies that address four important strategy components:

1. Economic Progress. Generate and attract economic progress opportunities that will support and enhance the innovation economy of Alachua County;
2. Conservation and Natural Resource Protection. Conserve lands to protect ecosystems wildlife corridors and working landscapes;
3. Support Uses. Provide a full spectrum of uses to insure a balanced and compete community; and
4. Community Engagement. Provide opportunities for community engagement in planning for a future that provides a high quality of life for all current and future residents on and around the Envision Alachua Planning Area.

OBJECTIVE 10.1 – ENVISION ALACHUA SECTOR PLAN FRAMEWORK

Provide a land use and development framework for the Envision Alachua Sector Plan through the creation of a Long Term Master Plan (LTMP) with a 50-year planning horizon that serves the public interest of the citizens of Alachua County by guiding conservation and development practices in a manner that ensures adequate protection of resources while strengthening the economic viability of the eastern portion of Alachua County.

Policy 10.1.1 Consistency with Future Land Use Element Principles

The Envision Alachua Sector Plan is consistent with the Future Land Use Element planning principles adopted by Alachua County which function to guide the County’s future land use policy.

Policy 10.1.1.1 Strategies Supporting FLUE Principle 1

The EASP shall promote sustainable land development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment through:

- a. The provision of large-scale sites for research, education and employment uses consistent with the local and regional needs to support the growing innovation economy;
- b. The provision of significant areas for conservation in a manner that protects high value ecological resources based upon their contribution to regional landscape linkages, contiguity with existing conservation lands, and the opportunity to contribute to the conservation and enhancement of natural resources, community watersheds, and natural preserves; and
- c. The concentration of future development in specific areas and the location of conservation lands in a manner that will contribute to regional conservation linkages.

Policy 10.1.1.2 Strategies Supporting FLUE Principle 2

All development within the EASP shall ensure the provision of necessary services and infrastructure, focus urban development in clearly defined areas, and strengthen the separation of rural and urban uses through:

- a. The leverage of existing local and regional assets to create economic progress opportunities in support of nearby population

centers that are in need of additional jobs. These assets include but are not limited to:

- University of Florida, Sante Fe College, and other educational institutions;
 - Existing rail infrastructure;
 - Existing highway infrastructure, particularly the access provided by SR 20, SR 24, SR 26, and US 301;
 - Shands and other healthcare facilities;
 - Existing Silviculture and Agriculture; and
- b. The placement of conservation lands and the use of compatible land use or buffer transitions to protect and separate urban uses along the development edge from adjacent rural uses.

Policy 10.1.1.3 Strategies Supporting FLUE Principle 3

The EASP recognizes residential neighborhoods as a collective asset for all residents of the county through:

- a. The protection and enhancement of Rural Clusters by maintaining the permitted uses, densities and standards provided in the Rural/Agricultural land use category in effect on the date of adoption of the EASP Plan Amendment on lands directly adjacent to the Rural Clusters.
- b. Enhance Hawthorne and East Gainesville by providing job opportunities in close proximity to the residents of Hawthorne and East Gainesville

Policy 10.1.1.4 Strategies Supporting FLUE Principle 4

The EASP creates and promotes cohesive communities that provide for a full range and mix of land uses through:

- a. A Detailed Specific Area Plan (DSAP) approval process that prohibits a DSAP with single use residential EOMU and establishes the appropriate mix of uses at the time of DSAP approval; and
- b. The use of an integrated development pattern that minimizes walking distances between the majority of residential uses and employment opportunities within the Planning Area. This development pattern shall be connected and organized in a manner that supports compact urban form, and connected, pedestrian-friendly communities.

Policy 10.1.2 **Envision Alachua Sector Plan – Conflicting policy procedure**

The adopted EASP establishes the goals, objectives and policies that govern the development of lands within the Planning Area. In the event that there is determined to be a direct or indirect conflict between the Envision Alachua Sector Plan Objectives and Policies and the Goals, Objectives and Policies of the Alachua County Comprehensive Plan, the Envision Alachua Sector Plan Objectives and Policies shall control. All goals, objectives and policies in the Alachua County Comprehensive plan that do not directly or indirectly conflict with the EASP shall apply to the Planning Area.

Policy 10.1.3 **Envision Alachua Long Term Master Plan (General)**

The Envision Alachua Sector Plan – Planning Area (Map F.17) shall be governed by policies contained in Objectives 10.1 through 10.6, of the Future Land Use Element and policies contained in Objective 1.10, of the Transportation Mobility Element, Alachua County Comprehensive Plan, Future Land Use Element. These policies constitute the Long-Term Master Plan (LTMP) and address the following requirements of state law:

- a. Future Land Use designations contained on a Framework Map;
- b. Water supply;
- c. Transportation;
- d. Regionally significant facilities;
- e. Regionally significant natural resources;
- f. General development principles and guidelines; and
- g. General procedures and policies to facilitate intergovernmental coordination.

Policy 10.1.4 **Development Program**

The standards for measuring the maximum development program permitted within the Envision Alachua Planning Area shall be based upon the following:

- a. Maximum Development Program Baseline.

<u>Residential:</u>	<u>10,500 homes*</u>
<u>Non-residential:</u>	<u>15.5 million square feet**</u>
<u>(R&D/Office/Advanced Manufacturing/Commercial)</u>	

- * Accessory dwelling units may be provided; however, such units shall be in addition to the maximum residential units noted above.
- ** Facilities to serve the community including, but not limited to, schools, places of worship, government services, recreation, utilities, and civic facilities, shall be provided as needed. Floor area for such facilities shall be in addition to the maximum nonresidential square footage noted above.
- b. Conversions. The development program shall be flexible to allow for minor adjustments in land uses over the course of the estimated 50-year planning period to respond to changing market conditions. Conversions of residential units to nonresidential floor area, and conversions of nonresidential floor area to residential units, shall be permitted based on the following standard: 1 dwelling unit = 2500 square feet of nonresidential floor area. Conversions shall be limited such that the maximum increase in the number of residential units or the floor area of nonresidential space shall not exceed 10% of the maximums set forth in 10.1.4. above.
- c. Measurement. Non-residential Square footage shall be measured based upon areas under roof (heated and cooled).
- d. Allocation of development rights within the Planning Area. The development program maximums set forth herein shall be allocated to subareas of the Planning Area through the Detailed Specific Area Plan (DSAP) process (See Objective 10.6). Over time, unused allocations shall not be deemed to be extinguished as subareas “build-out” and shall be permitted to shift to other subareas within the Planning Area through the process established for amendments to a DSAP(s).
- e. Transfer of development rights. The development program shall be permitted to exceed the maximums set forth herein by an amount directly attributable to and resulting from the transfer of development rights for residential units or nonresidential floor area that may result from actions taken in the protection and conservation of other lands outside of the Envision Alachua Planning Area. For each acre of land acquired and placed under conservation easement in Alachua County, density may be increased 1 du or intensity may be increased 2,500 SF.

- f. The square footage of any development that is included within the EASP Planning Area that is subsequently included within a Campus Master Plan and separately mitigated shall be in addition to the maximum development program in Policy 10.1.4.

OBJECTIVE 10.2– LAND USE

Provide compact community design standards that advance the form and practice of land planning and development for the purposes of achieving significant economic progress and conservation goals and achieving lower levels of the consumption of resources in general, and specifically including reduced consumption of energy (electricity and transportation), land and water supply.

Policy 10.2.1 Establish Future Land Use Map

The Envision Alachua Sector Plan Framework Map and the East Area Inset Map is hereby adopted as a part of the Alachua County Future Land Use Map Series, Map F.17 and Map F.17-A and includes areas for urban development. The EASP functions as a large-scale alternative to the Urban Cluster and Activity Centers concepts of the Alachua County Comprehensive Plan policies for managing and directing urban development. The adopted future land use map categories include Rural (EA-RUR), Agriculture (EA-AG), Conservation (EA-CON) and Employment Oriented Mixed Use (EA-EOMU). This Map series in conjunction with the implementation of the DSAP process serves as the Future Land Use Map and Conservation and Open Space Element Map series for the EASP. No additional land use overlays, text defined overlays or other similar mechanism that limits or restricts the use of land other than the policies of Objective 10 shall apply.

Policy 10.2.2 Planning Horizon

The LTMP provides a cohesive and coordinated program for the future of East Alachua County with an expected planning horizon of 50 years.

Policy 10.2.3 Rural (EA-RUR)

The definition and standards of the EA-RUR land use category shall be consistent with the Rural/Agriculture land use category described in

Objective 6.2 in effect as of the date of adoption of this amendment and shall have the density, intensity, and uses as follows:

- a. Areas identified as EA-RUR on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing as provided in Policy 6.1.8 of the Future Land Use Element, and agricultural products distribution. Rural residential uses, home-based businesses, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the EA-RUR areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.
- b. The County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with transfer of development rights and support for use of local, State, and Federal incentives including pursuit of funds from state and federal programs for purchase of agricultural conservation easements and purchase of development rights.
- c. The most recent, applicable best management practices for agriculture and silviculture shall be required consistent with Section 5.5, Agricultural and Silvicultural Practices, of the Conservation and Open Space Element. The County shall encourage sustainable and conservation-oriented agricultural practices for agriculture and silviculture, and shall work with

landowners to facilitate participation in voluntary certification programs whose standards meet or exceed best management practices, agricultural and conservation easements, and federal and state cost-share programs. The land development regulations shall be reviewed for the inclusion of incentives to encourage voluntary participation in certification programs.

Policy 10.2.4 Agriculture (EA-AG)

Permitted uses with the EA-AG land use category on the Future Land Use Map include agricultural activities including forestry; silviculture; mining, excavation and fill operations; agro-industrial uses; and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as associated research facilities, farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing as provided in Policy 6.1.8 of the Future Land Use Element, and agricultural products distribution. Rural residential uses, home-based businesses, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation, water conservation and retention/detention areas that are determined to be appropriate for stormwater management are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the EA-RUR areas, such as animal sanctuaries, kennels, and commercial animal raising are permitted. New residential uses at a maximum density of one dwelling unit per 40 acres shall be permitted.

Policy 10.2.5 Conservation (EA-CON)

Lands assigned the EA-CON land use category shall not be permitted residential uses, and no transfer of density shall be allowed from lands designated as EA-CON. Changes that modify the boundaries and configuration of these areas shall be permitted due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment and may be approved as an administrative amendment to the DSAP by the Planning Director or his/her designee. These

boundary and configuration changes shall not result in any net decrease in the total acreage designated as Conservation Land Use.

Within the EA-CON land use category, silviculture uses employing the latest applicable best management practices of the Florida Department of Agriculture and Consumer Services shall be permitted, and the following uses generally shall be permitted to the extent that they do not significantly alter the natural functions of the conservation area:

- a. Public and private conservation, recreation and open space uses.
- b. Public and private wildlife preserves, game management and refuge areas.
- c. Mitigation Areas.
- d. Water conservation and retention/detention areas that are determined to be appropriate for stormwater management.
- e. Agricultural and Silvicultural uses, employing latest applicable best management practices.
- f. Road crossings planned and designed using best management practices, including up to four crossings of Lochloosa Creek, to serve motorized vehicles, pedestrians, bicyclists, and utilities.

Policy 10.2.5.1 Conservation (EA-CON) Natural Resource Protection

Areas designated as Conservation Land Use (EA-CON) shall be permanently protected, and maintained as undeveloped conservation, silviculture or agriculture areas or for natural resource protection and passive recreational uses and shall be subject to a conservation management plan enforced through the conservation covenants or easements. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing these areas. The plan shall also provide for the protection of species listed by FFWCC and USFWS.

Policy 10.2.5.2 Conservation (EA-CON) Timing of Conservation Covenants and Conservation Easements

Lands within EA-CON that have a conservation easement in place on the date of adoption of the EASP shall be included in the management plan adopted within 12 months following receipt of state and federal environmental permits required for the first DSAP.

A conservation easement for other lands designated EA-CON will be transferred to the County or to an entity specified by required environmental permits within 12 months of the effective date of the required state and federal environmental permits to the extent said lands are included in the mitigation requirements for the state and federal environmental permits. If lands within EA-CON that do not have a conservation easement in place on the date of adoption of the EASP are not included in the mitigation requirements for the state and federal environmental permits needed for the first DSAP, a conservation covenant will be transferred to the County for the number of acres proportionate to the percent of the development program approved in a DSAP, to the extent that percentage exceeds the acreage required for mitigation in state and federal environmental permits. Such conservation covenant shall be consistent with the conservation purposes set forth in Sec. 704.06(1), Florida Statutes, except that its term shall run with the land for an initial term of ten years, which shall automatically be renewed every ten years thereafter so long as the maximum densities and intensities established in the Objective 10.1.4 shall remain in effect; provided that a voluntary reduction in such densities and intensities sought by the applicant, grantor or its successors shall not affect the continued existence of the covenant.

Policy 10.2.5.3 Conservation (EA-CON) Management Plans

Management Plans are required for EA-CON lands not later than one year of inclusion of those lands within a state or federal environmental permit mitigation plan. Implementation of a conservation management plan shall be adequately funded by the owner, or its successors in interest. The conservation management plan shall set resource protection standards and management protocols designed to ensure the long-term maintenance of the ecology of Conservation and Resource Based Open Space (RBOS) areas. The conservation management plan shall establish conservation goals and objectives for diversified habitats within areas designated as Conservation or RBOS which are consistent with respective habitat requirements, ecological communities, and other natural resources and resource requirements, will identify roadway crossings and permitted utility structures, as well as conditions

associated with any public access and passive recreational use. A management plan may also include recommendations for amendments to conservation easements in existence on the date of adoption of the EASP plan amendment to allow water quality infrastructure to be constructed or mitigation activities to be conducted on said lands.

The conservation management plan shall address at a minimum, the following matters:

- a. Documents and maps that identify the location of areas and natural resources to be preserved, including any protective buffers.
- b. An assessment of the existing quality and characteristics of the natural resources to be preserved and/or restored.
- c. A description of the goals and objectives for each site.
- d. A description of all proposed uses, including existing and any proposed physical and access improvements.
- e. A description of activities that will be performed to protect, restore, or enhance the natural resources to be preserved.
- f. A set of schedules and assignments of responsibility for specific implementation activities to be performed as part of the management plan.
- g. The management plan shall take into account the ownership interests of public and private entities and provide for protection of private ownership interests.
- h. The agreement for the conservation easement may serve as the management plan in the absence of a management plan.
- i. The land shall be subject to the conservation policies of the Comprehensive Plan that are applicable to the resources within those areas.

Policy 10.2.6 Employment Oriented Mixed Use (EA-EOMU)

The EA-EOMU permits the full range of employment based uses including wholesale, warehousing, storage and distribution, research and development uses and industrial/manufacturing uses; the full range of residential uses; supporting commercial uses (office, retail and service uses); neighborhood-scale commercial uses; university campuses, schools, civic and public uses; recreation uses; agricultural uses; mining, excavation and fill operations; and conservation uses.

The range of allowable uses shall be broadly interpreted so as to allow those types of uses compatible with uses listed herein and consistent with the overall intent of the applicable policies.

Policy 10.2.6.1 EA-EOMU Statement of Land Use Efficiencies

The state and regional goals achieved through the Envision Alachua Sector Plan are made possible by the efficiencies of energy, land and water achieved by the functional placemaking components of the EA-EOMU. The County recognizes that concentration of development in key areas and conservation of significant natural lands as EA-CON and as RBOS, prevents Urban Sprawl and supports the creation of compact, mixed-use development. Therefore, in order to achieve these purposes, impacts to natural systems and wetlands within the EA-EOMU may occur to the extent they are authorized by state and federal environmental permits.

Policy 10.2.6.2 EA-EOMU Functional Placemaking Components

The functional place-making components for development within the EA-EOMU shall include the following:

- a. Mix of Uses (Policy 10.2.6.3);
- b. Balance of development program over time (jobs to housing ratio)(Policies 10.2.6.4 – 10.2.6.5);
- c. Protection of Natural Resources. Resource-Based Open Space (RBOS), Wetlands, and Floodplain (Policies 10.2.6.6 – 10.2.6.14);
- d. Design Standards (organization of development and land form) Policies 10.2.6.14 – 10.2.6.17);
- e. Access to Civic uses (Policy 10.2.6.18); and
- f. Circulation and Connectivity (Policy 10.2.6.19).

Policy 10.2.6.3 EA-EOMU Mix of Uses

The EA-EOMU shall be developed to accommodate a composite land use mix over the entire land area assigned EOMU as described below. The specific land use mix of an individual DSAP shall be determined at the time of DSAP approval.

<u>Use</u>	<u>Density</u> (Dwelling Units /Gross Residential Acre) ²		<u>Intensity</u> <u>FAR</u>		<u>Land Area</u>
	<u>Max</u>	<u>Min</u>	<u>Max</u>	<u>Min</u>	
<u>R&D/Office</u>	<u>(1)</u>	<u>n/a</u>	<u>2.0</u>	<u>0.30</u>	
<u>Advanced Manufacturing</u>	<u>(1)</u>	<u>n/a</u>	<u>2.0</u>	<u>0.15</u>	
<u>Residential</u>	<u>25</u>	<u>3.0</u>			
<u>Commercial</u>	<u>(1)</u>	<u>n/a</u>	<u>2.0</u>	<u>0.25</u>	
<u>Open Space (Minimum)³</u>					
- <u>RBOS⁴</u>	<u>---</u>	<u>----</u>	<u>----</u>	<u>----</u>	<u>15%</u>
- <u>Additional Open Space</u>					<u>15%</u>

¹ There is no maximum density within vertically mixed-use structures. The maximum residential development is limited by the overall development program, Policy 10.1.4.

² Gross Residential acreage is defined as the total parcel area used for the development of residential housing units.

³ The County shall not require more than the minimum open space required.

⁴ RBOS is Resource Based Open Space, See Policy 10.2.6.6.

Policy 10.2.6.4 EA-EOMU Jobs to Housing Balance

The EA-EOMU shall create regional scale economic development opportunities that support and enhance the innovation economy of Alachua County and cohesive communities that support these economic opportunities through a mix of land uses. The DSAP approval process shall prohibit the establishment of a DSAP in which the EOMU contains only residential uses. Each DSAP shall establish the appropriate mix of uses within the DSAP at the time of DSAP approval consistent with the overall development program described and defined in Policy 10.1.4. The EA-EOMU shall:

- a. Achieve a jobs-to-housing balance of 3 jobs per residential unit that is measured over the entire land use category (that

is, jobs divided by residential units meets or exceeds 3.00 at total project build out).

b. Measurement for achieving the jobs-to-housing balance shall be based upon the following:

i. The jobs-to-housing balance shall be measured for development within each DSAP, with the exception of the lands within the Hawthorne Reserve Area.

ii. The remedy for failure to achieve the jobs-to-housing ratio during the development of a DSAP shall be to improve the ratio of jobs to housing as a part of the next DSAP submittal. In the event that the jobs to housing ratio drops below 2.00, approval of a subsequent DSAP with residential development shall be suspended until a remedial plan can be developed to improve the ratio of jobs to housing and approved as set forth in an accompanying development order.

iii. Measurement for compliance shall initially occur five (5) years after commencement of vertical development, and every five years thereafter.

iv. The method of measurement shall be based upon the assumptions that the average amount of floor area per employee by land use is:

<u>R&D/Office/Commercial</u>	<u>4.0 Employees / KSF</u>
<u>Advanced Manufacturing</u>	<u>1.2 Employees / KSF</u>

KSF = 1000 square feet of gross floor area

Policy 10.2.6.5 EA-EOMU – Mixture of Housing Options

Residential development within the EA-EOMU shall provide a range of residential options that expands the housing choices for existing and future residents of Alachua County, taking into account varying preferences for home size, ownership (own or rent), and unit type (attached or detached). Assisted and independent living facilities are allowable residential uses.

To provide for a greater range of choices of housing types in single-family residential areas, affordable housing, and the promotion of infill to new and existing neighborhoods while maintaining single family character, one accessory dwelling unit shall be allowed on

single family residential lots in the residential areas of the EASP without being included in gross residential density calculations. Performance criteria shall be detailed in the DSAP and include elements such as size, site design, landscaping, access, and parking requirements and shall meet the following requirements:

- a. Homestead Exemption Status. Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot. Prior to the issuance of a building permit for the construction of an accessory dwelling unit(s) in a new residential development, the applicant shall provide proof of deed restrictions or covenants requiring that an accessory unit may not be inhabited unless homestead status is maintained on the lot. Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.
- b. Water and Sewer Service. All accessory dwelling units shall be required to connect to the municipal potable water and sewer system of the primary residence and shall not have separate services.

Policy 10.2.6.6 EA-EOMU Resource-Based Open Space (RBOS)

Areas shall be identified through the DSAP process to create the RBOS as a means to further protect and enhance environmental systems. RBOS areas shall be designed to the extent practicable to eliminate or minimize fragmentation and promote habitat connectivity and the formation of linked networks to adjacent properties managed for conservation purposes. RBOS shall not include parcels identified for development (including, but not limited to individual yards, active open space, or civic open space). RBOS lands may include areas set aside for ecological preservation, enhancement and restoration, nature trails, conservation education programs, observation decks and similar facilities including lakes used for detention and retention of surface water. RBOS may include, flood plains, wetlands, mitigation areas, vegetative buffers, specialized habitat for flora or fauna, passive recreation areas, and water resource development areas, and shall be designated during the development review process. At least

15% of the total area within the EA-EOMU shall be designated as RBOS during the DSAP process. RBOS shall have a public access plan for trails, boardwalks, and environmental education areas, and for passive recreational use where appropriate.

Policy 10.2.6.7 EA-EOMU RBOS Natural Resource Protection Mechanisms

Areas designated as RBOS shall be protected in perpetuity by conservation easements. These areas shall be subject to a conservation management plan as set forth in Policy 10.2.5.2 and which shall be enforced through the conservation easements. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing these areas. The plan shall also provide for the protection of species listed by FFWCC and USFWS. Conservation easements for lands included within RBOS areas shall be recorded in conjunction with the approval of the Preliminary Site Plan for the DSAP, or as specified in state and federal environmental permits for the respective DSAP, whichever is earlier. The Conservation Easement will run in favor of Alachua County, or as identified in required environmental permits.

Policy 10.2.6.8 EA-EOMU RBOS Ecological Monitoring

The periodic reports provided in compliance with the issuance of any environmental permits for RBOS lands shall be provided to the County and shall be sufficient for the purposes of ecological monitoring for these sites.

Policy 10.2.6.9 EA-EOMU RBOS Permitted Uses

No development shall occur within RBOS except for development directly associated with the following uses, provided that impacts to environmental resources are minimized, required state and federal permits are obtained, and for any RBOS area permitted as a mitigation bank, the uses are allowed by the permit and the conservation easements established for that area:

- a. Bicycle, pedestrian, and equestrian trails and rest areas for trails to include restrooms, water fountains, government initiated parking facilities for trail users, shelters to provide protection/relief from the weather.
- b. Utility easements and lines.

- c. Solar energy facilities to provide all, or portions of, the power source for illumination of on-site signage or on-site security.
- d. Roads, which cross RBOS lands.
- e. Fencing if specifically authorized by Florida Fish & Wildlife Conservation Commission.
- f. Agricultural or silvicultural activities using best management practices.
- g. Replacement of existing structures.
- h. Environmental education or interpretation facilities.
- i. Wellfields, water resource development or approved alternative water supply projects.

Policy 10.2.6.10 EA-EOMU Wetlands Protection

Wetland acreage and function within the EA-EOMU shall be protected through compliance with state and federal environmental permitting requirements. Obtaining the appropriate state and federal environmental permits and compliance with the policies of Objective 10 of the Future Land Use Element shall constitute compliance with the land development regulations of Alachua County for the purposes of wetland protection.

Policy 10.2.6.11 EA-EOMU Wetlands Buffers

Wetland ecosystems protected pursuant to federal and state permits shall be further protected from potential development impacts by buffers with minimum widths established in Policy 10.3.3.

Policy 10.2.6.12 EA-EOMU Development Activity

Development activity shall not be authorized in wetlands or wetland buffers except when authorized pursuant to state and federal environmental permits.

Policy 10.2.6.13 EA-EOMU Mitigation

Any development activity permitted within an onsite, or affecting an offsite, wetland or buffer shall be mitigated consistent with state and federal environmental permit requirements.

Policy 10.2.6.14 EA-EOMU Floodplain

Floodplain and Flood prone areas within the EASP are currently

defined by the Federal Emergency Management Agency (FEMA), and specifically the Zone "A" special flood hazard areas (SFHAs) shown on the effective Flood Insurance Rate Maps (FIRMs). The SFHAs within the EASP shall be refined by their physical and hydrologic characteristics as determined by best available data, including but not limited to, LiDAR topography (contours), drainage studies, and other professionally acceptable determinants.

Development within the 100-year floodplain shall be permitted to the extent that it does not result in adverse impacts as measured by an increase in peak stage or discharge outside of the EASP boundary. Compensating storage areas may be utilized on an EASP-wide basis to mitigate the potential for adverse impacts that could occur as a result of an increase in peak stage or discharge outside of the EASP boundary.

Policy 10.2.6.15 EA-EOMU Design Standards

Site and building design, including scale, shall create a pedestrian-, bicycle- and transit-friendly environment. Architectural and site design techniques shall be used to promote walkable and bikeable communities.

- a. The site design shall conform to a compact development pattern, with opportunities for shopping and workplaces near residential neighborhoods;
- b. The site layout and orientation of buildings shall create a development that is designed around the pedestrian and bicyclist, creates an environment that promotes walking and bicycling as an alternative means of mobility, accommodates transit and connects activities within the EOMU;
- c. Development outside the Hawthorne Reserve Area shall be served by a connected internal street network such that use of existing roads is not required or convenient for internal travel, and travel on CR234 through Windsor by residents and employees within the EA-EOMU shall be discouraged.
- d. The location of residential uses within the EA-EOMU, excluding those residential uses with the Hawthorne Reserve Area, will ensure that a majority of housing is within a 1/2 mile radius of non-retail employment uses. See Exhibit 10.6, Conceptual Site

Design for Hawthorne Reserve Area.

- e. The location of employment uses with the EA-EOMU will ensure that a majority of jobs created shall be located within a 1/2 mile walk of future transit access for a transit connection to east Gainesville or Hawthorne.

EXHIBIT 10.6: Conceptual Site Design for Hawthorne Reserve Area



Policy 10.2.6.16 EA-EOMU Retail Uses Design Standards

Except within the Hawthorne Reserve Area, single occupant retail uses 50,000 square feet or greater shall provide:

- a. Separate liner buildings oriented towards a street on at least three (3) sides of the use with the rear of the building either fronting parking or lined by buildings, or
- b. Contain a vertical mixture of uses with at least one (1) story above the ground floor, or
- c. Multiple floors with a maximum of 50,000 square feet per floor, or

- d. Provide parking on top of the building, or
- e. Meet the alternative parking standards as provided in the DSAP.

Policy 10.2.6.17 EA-EOMU Protection of Edges

The EA-EOMU shall provide open space that establishes clearly defined edges that separate the urban uses of the EA-EOMU from adjacent privately owned land that may be rural, agricultural or conservation lands. The uses established within the Planning Area shall be located and managed in a manner that helps to create and maintain such edges. The edge conditions shall be managed based upon the following standards:

- a. There shall be no extension of utility services from within the EOMU to areas outside of the EASP with the exception of the Hawthorne Reserve Area.
- b. Future land uses allowed on Sector Plan lands within or adjacent to the Campville Rural Cluster or the Grove Park Rural Cluster shall be comparable to the built adjacent development, or be consistent with those uses allowed by the current Comprehensive Plan, or shall be separated from existing homesites by a natural buffer of at least 100' in width.
- c. Future land uses allowed on EOMU lands adjacent to lands designated Rural/Ag Future Land Use shall be comparable to the built adjacent residential development, or be consistent with those uses allowed by the current Comprehensive Plan or shall be separated from existing homesites by a natural buffer of at least 100' in width.
- d. Future land uses allowed on EOMU lands adjacent to lands currently in public ownership and protected by a conservation easement shall be separated by a natural buffer of at least 50'.

Property within the Hawthorn Reserve Area is not subject to the edge conditions standards.

Policy 10.2.6.18 EA-EOMU Access to Civic Uses

The EA-EOMU shall include provisions to insure accessibility to civic uses as follows:

- a. The location of residential uses within the EA-EOMU will ensure

that all residential uses are within a ¼ mile walking distance of recreation/open space/conservation lands;

- b. Food production shall be encouraged at the parcel level and some open spaces shall be adequately sized to accommodate community gardens;
- c. The County shall support the development of markets and programs within the EA-EOMU that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities. The County shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.

Policy 10.2.6.19 EA-EOMU Circulation and Connectivity

Development with the EA-EOMU shall 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 10.2.7 Clean, Healthy Environment

Development shall support a cleaner, healthy environment that benefits the health and well-being of existing and future populations in and near the Planning Area. Development design shall adhere to the following healthy community principles:

- a. Physical Health
 - i. Support physical activity by locating parks and other recreational facilities in close proximity to concentrations of households and workplaces.
 - ii. Construct walkways and bikeways where appropriate to encourage “active transportation.”
 - iii. Accommodate urban agriculture and community gardens as well as outlets for fresh foods (i.e., farmers markets, produce stands, and food cooperatives) to encourage local food production and distribution, support better nutrition

and healthier dietary choices, and address issues of food security and food deserts.

- iv. Maintain or improve air quality by reducing GHG emissions by reducing dependence on automobiles with non-motorized alternative transportation options and a compact form of development in the appropriate areas to make such alternatives feasible; and preserving natural vegetation to the extent practicable and incorporating landscaping in development to improve air quality.

b. Mental / Emotional / Social Health

- i. Locate public spaces (parks, greens, plazas, etc) in a manner that increases exposure to the natural environment (reduce/manage stress, education).
- ii. Preserve and integrate into the built environment natural vegetation and other features to connect people with nature (reduce/manage stress, education, connection to place).
- iii. Incorporate a variety of public spaces within new development, especially within medium- to high-density development that is designed to support active and passive recreation, and formal and informal gatherings, so residents feel a stronger connection to place and sense of belonging.
- iv. Support lifelong learning by accommodating non-traditional educational facilities and programs (such as outdoor classrooms and research facilities) in built environment.
- v. Create multi-generational neighborhoods –
 - Co-locate senior housing within neighborhoods to facilitate social interaction among different age groups (mentally stimulating for seniors to interact with younger generations), and to minimize social isolation and the negative impacts of it.
 - Include a mix of housing types in new neighborhoods to support residents' desire to age in place.

c. Access to Healthcare and Health Services/Programs

- i. Within the Planning Area and in cooperation with Shands, the Veteran Administration, and other providers, accommodate some or all of the healthcare services and facilities required to meet future demand in the eastern part of the county.
 - ii. Co-locate nursing homes, assisted living facilities and group homes for special needs populations in proximity to health services to facilitate better access.
- d. Safety Design for safety of motorists, pedestrians and bicyclists by incorporating facilities that serve all users including complete streets, off-street paths (bikeways and walkways), and clearly marked crosswalks.
 - i. Adhere to general principles of Crime Prevention through Environmental Design (CPTED) in the design of public spaces.

OBJECTIVE 10.3 – NATURAL RESOURCE PROTECTION

Protect and manage significant, interconnected, large-scale conservation areas and natural resource protection corridors that serve to support and reinforce regional and state-wide wildlife corridor and habitat linkages, thus forming a vital natural resource link in the “emerald necklace” around Gainesville and Alachua County.

Policy 10.3.1 Conservation Covenant / Conservation Easement: Draft

Within 60 days of the effective date of the EASP plan amendment, the property owner shall draft, (1) a conservation covenant and (2) a conservation easement in a format consistent with the provisions of Section 704.06, Florida Statutes, to be used for areas designated EA-CON and RBOS, in accordance with the provisions of Objective 10. The covenant and easement shall provide that any grantee may act to enforce the terms of the covenant or easement. The Conservation covenant and easement shall incorporate provisions for a conservation management plan which shall include conservation objectives and outcomes and a financial plan for meeting the obligations of the program over time.

Policy 10.3.2 Protection of Important Natural Resource Area Edges

Development occurring along the edges of wetlands protected pursuant to state and federal environmental permits and other

important natural resource areas identified during the DSAP process as entitled to protection shall be designed to protect and minimize the impact of development on these areas through the use of natural vegetative buffers.

- a. Buffer width shall be determined on a case-by-case basis depending on what is demonstrated to be scientifically necessary to protect the identified resource from significant adverse impact. This determination shall be made in consideration of at least the following factors:
 - i. Type of development and associated potential for adverse site-specific and off-site impacts;
 - ii. Identified resource type and associated hydrologic or management requirements;
 - iii. Buffer area characteristics and function;
 - iv. Presence of listed species of plants and animals.
- b. Absent scientific information which demonstrates that a larger or smaller buffer width is appropriate, the following buffer widths shall apply for the resources set forth in the table below.

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

- c. Buffers shall be measured from the outer edge of the regulated wetland or water body.

Policy 10.3.3 Protection of Strategic Ecosystems

For the purposes of Objective 4.10 of the Conservation and Open Space Element, the EASP shall be considered as a total parcel area including 60,136 acres. The process of identifying the lands suitable

for conservation and the designation of 46,051 acres of land within the EASP as EA-CON Land Use fulfills the requirements of Objective 4.10.

Policy 10.3.4 Protection of Sinkhole Basin

The EASP shall protect the sinkhole and the significant features of the sinkhole basin. The sinkhole basin shall be designated as RBOS.

Policy 10.3.5 Cultural Resource Assessment

A Phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties present. The resultant survey report must conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

OBJECTIVE 10.4 – WATER RESOURCE PROTECTION

Address long-term needs for water supply, water quality and water conservation within the Envision Alachua Planning Area based upon overall system stewardship and conservation of water.

Policy 10.4.1 Water Supply Strategy

The lands within the EASP shall be managed and developed to incorporate state of the art water conservation, treatment and delivery technology as defined by the following water supply strategy components:

- a. The use of large water storage facilities for water harvesting and capture shall be encouraged;
- b. State-of-the-art system components (e.g., water recycling) shall be incorporated where appropriate and feasible;
- c. Residential lots shall not be irrigated with potable water except for a limited period during the initial establishment of

- landscaping;
- d. The priority for the use of reclaimed water shall be given to environmental restoration projects, industrial users and agricultural users;
 - e. There shall be no individual wells for individual residences or businesses. All wells within the EOMU shall be regulated as part of the utility system;
 - f. The use of “Florida Friendly” plant species shall be required for landscaping within the EA-EOMU, with a preference for native species;
 - g. All Agriculture and Silviculture activities shall follow the most recent applicable best management practices.

Policy 10.4.2 Conservation – first Strategies for Water Supply

The EASP shall use conservation-first strategies within the EA-EOMU for water supply that include, but are not limited to, living within a water budget that recognizes supply limitations and reflects the value of the resource; minimizing water demand embedded within community design features such as buildings, hardscapes and landscapes; using Florida Friendly Landscaping principles to retain and/or establish landscapes that require no supplemental irrigation or nutrients (fertilization) beyond that provided by natural rainfall and possible minimal alternative water supply including reuse.

Policy 10.4.3 Natural System Needs

As part of a DSAP application submittal, an analysis will be provided to estimate the general range of water needs of the natural system. This analysis will be used in the development of a water resources strategy for the DSAP including the amount of re-use water that may be provided to support the natural system, which groundwater resources to draw from and when, and methods to replenish what is used to the extent feasible.

Policy 10.4.4 Wastewater as a Water Source

Wastewater shall be treated as a resource that will be an integral element of the total water source system. The capture of treated wastewater for reuse and groundwater recharge purposes will be evaluated to determine how it can be used as efficiently as possible

considering timing of the various resource options and partnerships within the region.

Policy 10.4.5 Water Quality Improvement

Prior to the submittal of the first DSAP, there shall be an analysis to identify one or more regionally significant water quality improvement projects that aim to reduce existing watershed impairment of Lake Lochloosa, that is, to provide nutrient reduction below the existing baseline condition.

OBJECTIVE 10.5 – PHYSICAL INFRASTRUCTURE

Address long-term needs for physical infrastructure within the Envision Alachua Planning Area.

Policy 10.5.1 Transportation

The EASP shall provide an alternative to conventional transportation concurrency through a Mobility District that relies upon future land use and transportation patterns that emphasize mixed-use, interconnected developments that promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit.

Policy 10.5.2 Potable Water and Sanitary Sewer

Land within the EA-EOMU shall be served with central water and sewer services. The designation of funding for capital improvements to other public facilities needed to extend urban services into this urban land use category shall be incorporated into the five-year capital improvement program of the Alachua County Capital Improvement Element.

Policy 10.5.2.1 Potable Water and Sanitary Sewer – Hawthorne Reserve Area

The preferred option for the provision of central water and sewer services to the lands within the Hawthorne Reserve Area shall be the City of Hawthorne.

Policy 10.5.2.2 Potable Water and Sanitary Sewer – Limitation

No extension of water and sewer service shall be allowed into lands designated as Rural/Agriculture except within the Hawthorne Reserve.

Policy 10.5.3 Financing

Funding for capital and operating costs for the required infrastructure for the EASP shall be assured, in part, through establishment of one or more Community Development Districts (CDDs) or other appropriate funding mechanisms within the EASP. The CDDs, or other appropriate funding mechanism, shall be established in conjunction with a DSAP. A developer's agreement shall be entered between the County and developer of the site prior to approval of a Development Plan, addressing details of the development-phasing schedule and the level of the funding commitments of the CDDs, or other appropriate funding mechanisms.

OBJECTIVE 10.6 – IMPLEMENTATION

The DSAPs implement the LTMP by providing specific requirements regarding the development program, design standards, and public infrastructure impacts and requirements, as defined by FS 163.3245. Each DSAP shall guide conservation and development activities in the portion of the Planning Area to which it applies and shall be prepared consistent with the Objectives and Policies of provided herein, Section 402.134 of Article 20 of the ULDC, and FS 163.3245.

Policy 10.6.1 Permitted Uses Without a Detailed Specific Area Plan (DSAP)

The following uses do not require the processing of a DSAP, and shall be allowed within the Planning Area prior to the adoption of a DSAP that changes the Permitted Uses within the DSAP area.

- a. New, continued, and expanded Agriculture and Silviculture Uses.
- b. New, continued, and expanded Farm Manager and Farm Worker housing.
- c. New, continued and expanded mining operations.

Policy 10.6.2 DSAP Buildout Date

The DSAP shall establish a buildout date until which the approved development is not subject to downzoning, unit density reduction, or

intensity reduction, unless the local government can demonstrate that implementation of the plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the detailed specific area plan have occurred, that the detailed specific area plan was based on substantially inaccurate information provided by the applicant, or that the change is clearly established to be essential to the public health, safety, or welfare.

Policy 10.6.3 DSAP Size

Each DSAP shall be a minimum of 1,000 acres in area and provide detail sufficient to allow evaluation of the interrelationship of its parts and determine consistency with the LTMP. The County may approve a DSAP of less than 1,000 acres based upon consideration of the following criteria:

- Proximity to existing public infrastructure with adequate capacity to serve development;
- Compatibility with surrounding existing and future land uses; and
- Consistency with the financial capability of local government and/or private entities to fund needed infrastructure concurrent with development.

Policy 10.6.4 DSAP Minimum Requirements

All DSAPs required to implement the approved LTMP shall be processed as a Planned Development rezoning, as outlined in Article 14, Rezoning, Planned Development District, of the ULDC (§403.17). In addition, each DSAP shall also provide the following:

- a. Each DSAP shall describe the relationship between the developed area within the DSAP and the protection of existing and planned communities outside of the EASP as well as the relationship between the mix of uses provided within the DSAP, including the relationship between residential uses and employment, support commercial uses, community facilities, recreation and open spaces.
- b. Natural Resources Review and mitigation strategy where applicable;
- c. Identification of any necessary roadway crossings and utilities that would occur on Conservation Lands; and
- d. Identification of the location of the RBOS.

The proportion of EA-CON Land Use required to be included within any specific DSAP shall be in direct proportion to the total development program included within the DSAP; the total land area for development that is included within the DSAP; or the land area required for mitigation by state or federal permits for development within the DSAP, whichever amount is greater.

Policy 10.6.5 DSAP Natural Resources Review Process

Each DSAP shall protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards as required by State and Federal agencies and the policies of Future Land Use Element, Objective 10.2. Each DSAP shall submit an inventory of natural resource information for lands within the EA-EOMU Land Use that shall include site specific identification, mapping, and analysis of each natural resource or natural resource characteristic present on or adjacent to the site. The inventory shall be prepared by person(s) qualified in the appropriate fields of study, and conducted according to professionally accepted standards. The analysis shall consist of a resources management plan that includes the following:

- a. an assessment of the existing quality and characteristics of each natural resource,
- b. an evaluation of the impact of the proposed land use change, zoning change, or development on the resource, with consideration of the indicators in Policy 2.1.2,
- c. a discussion of the proposed measures to protect or mitigate the impacts on the resource, and
- d. a maintenance and monitoring plan.

Policy 10.6.6 DSAP Development Program

The DSAP shall provide detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.

Policy 10.6.7 DSAP Design Standards

The DSAP shall include the applicable Design Standards that shall guide development within its boundaries.

Policy 10.6.8 DSAP Open Space

The DSAP shall be required to meet the Open Space requirements as required by each future land use designation within the DSAP.

Policy 10.6.9 DSAP Water and Wastewater

The DSAP shall be required to meet the water resource and water supply requirements as stated in Policy 10.4.1.

Policy 10.6.10 DSAP Transportation

The DSAP shall be required to meet the transportation mitigation requirements of Objective 1.10 of the Transportation Element. The DSAP shall include an analysis of the feasibility of providing public or private transit service between new job opportunities created within the DSAP and residential uses within east Gainesville or Hawthorne.

Policy 10.6.11 DSAP Stormwater

Stormwater facilities within each DSAP shall be master planned. Surface stormwater facilities should be designed in a park like manner serving as an amenity to the development. The use of Low Impact Development (LID) techniques are allowed and encouraged. These LID methods shall incorporate the following techniques, where feasible and applicable:

- The use of low impact stormwater design consisting of vegetated swales, where appropriate, based on slopes greater than 2% and buffers prior to discharge of treated stormwater;
- The use of bioretention areas or rain gardens;
- The integral use of shade trees and open areas to reduce the impacts of paved areas;
- Permeable pavements;
- Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access;
- Elimination of curb and gutter where appropriate;
- Minimization of impervious surfaces through use of shared driveways and parking lots;
- The use of rainwater harvesting techniques such as cisterns and rain barrels;

- Redirecting rooftop runoff to functional landscape areas, rain banels or cisterns; and
- Education regarding the importance of proper maintenance of stormwater facilities.

Policy 10.6.12 DSAP Remedies

Development activity that occurs in violation of the Objective 10 of the Future Land Use Element of the Comprehensive Plan or an implementing DSAP shall be required to mitigate, in addition to paying monetary penalties provided by the land development regulations. Mitigation shall include, at a minimum, onsite restoration of buffers, habitat, and hydrology of the original wetland area.

Policy 10.6.13 Intergovernmental Coordination

To facilitate a coordinated approach to development and the provision of services in the region, the County shall report the status of conservation, the implementation of DSAPs, and job creation in the Planning Area. This information shall be regularly reported to the State through the statutorily required Evaluation and Appraisal Report (EAR) prepared and submitted by the County. Each EAR shall be made available to municipalities within the County and adjacent counties, and to any affected unit of government providing services to the Planning Area but not having regulatory authority over land use.

Policy 10.6.13.1 Community Participation

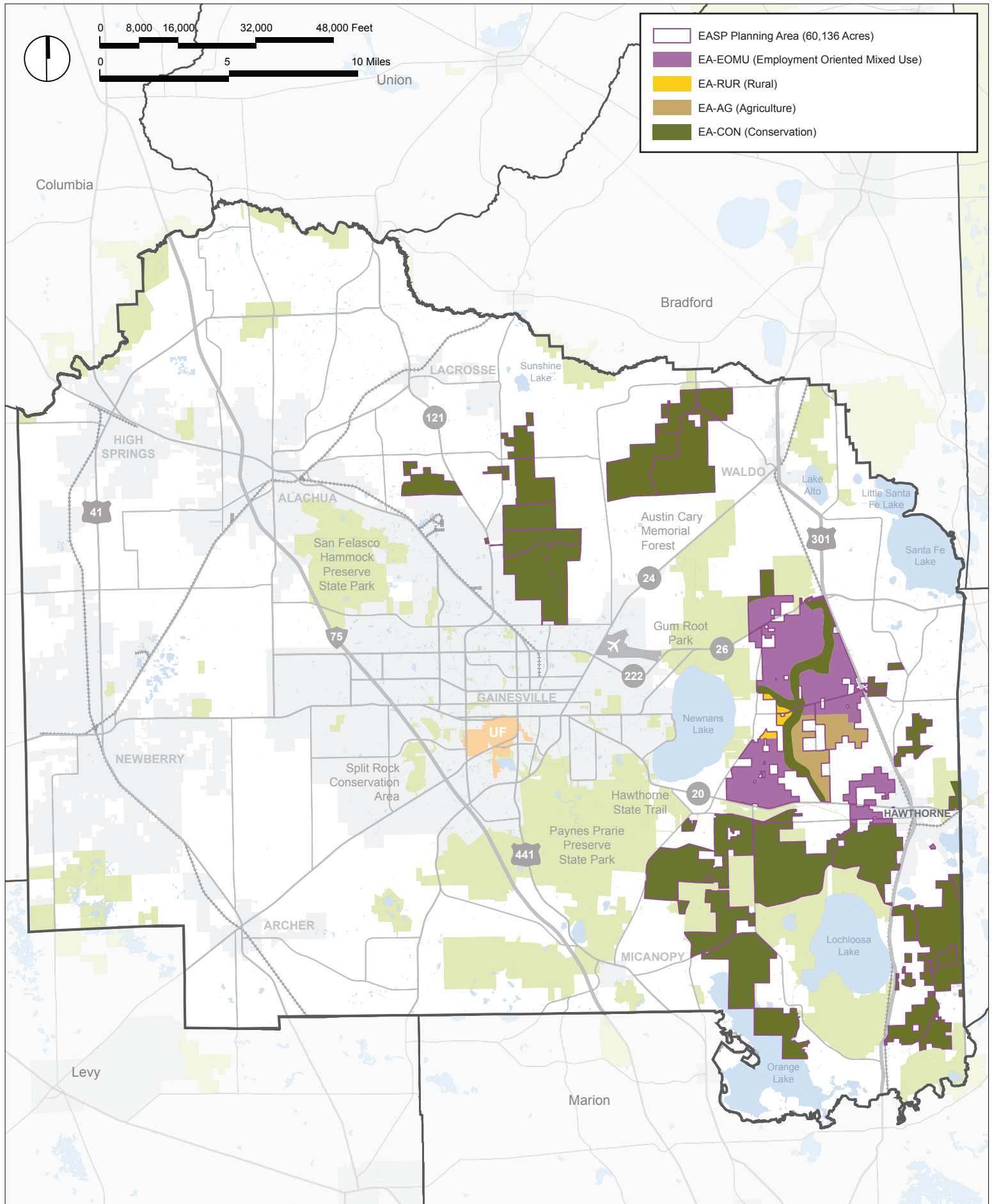
In addition to the cooperative efforts set forth in the Intergovernmental Coordination Element, the County shall establish the EASP Task Force to monitor the implementation of the LTMP and provide feedback to the County. Prior to filing a DSAP, an applicant shall provide a copy of the DSAP application to the EASP Task Force for comments, which shall be considered by the County during its deliberation on each DSAP.

Policy 10.6.13.2 Resource Protection – Coordination

The County shall coordinate with adjacent counties and WMDs to conserve, appropriately use, or protect unique natural resources located within more than one local jurisdiction.

Policy 10.6.13.3 Schools Coordination

The preferred option for providing public schools for residents shall be the existing facilities currently serving the area that have available capacity.

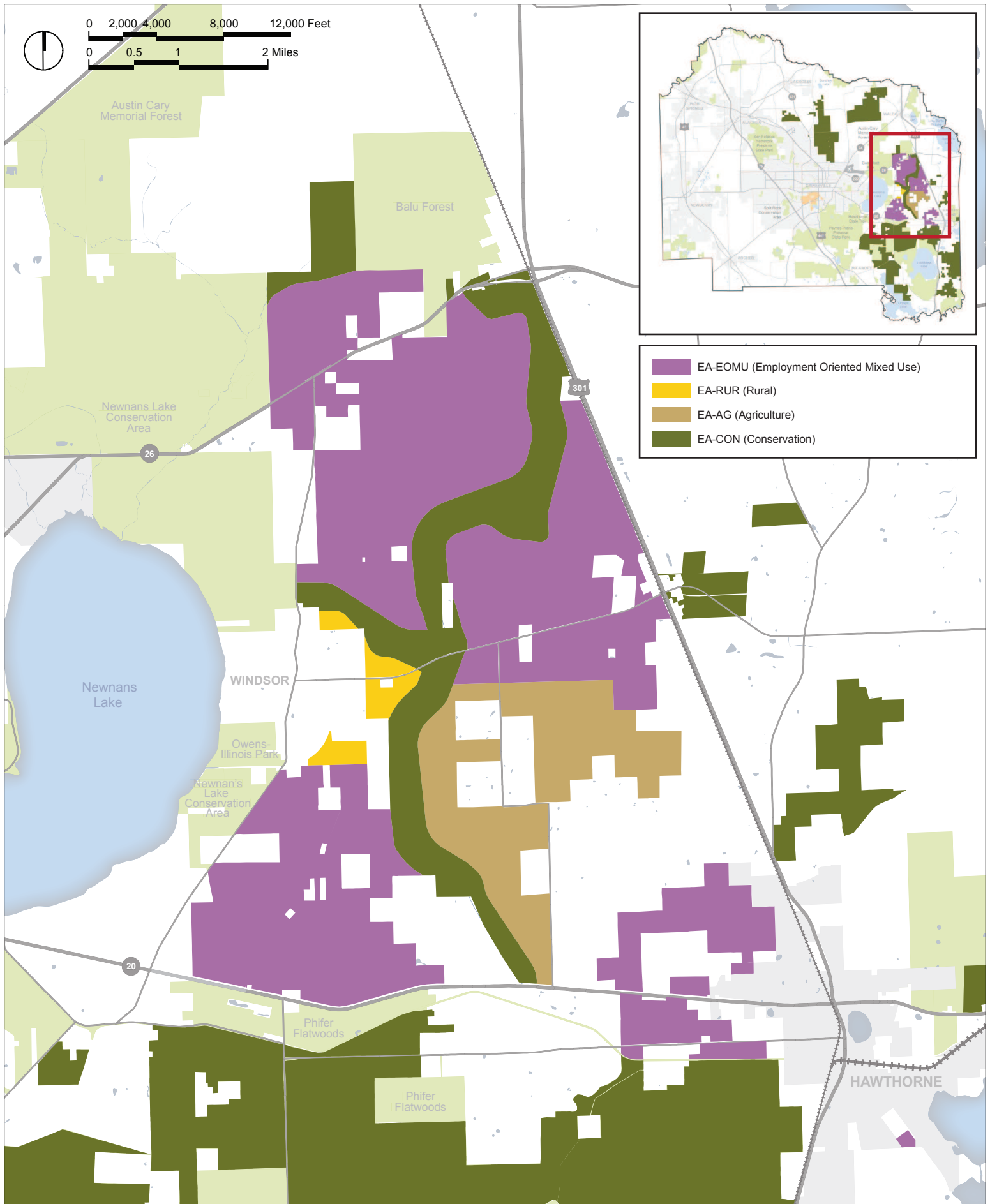


Data Sources: Alachua County GIS, Plum Creek | Updated: 11-2013



A community discussion on the future of East County
CONVENED BY PLUM CREEK

Proposed Map F.17 of the Future Land Use Map Series
December 2013



Data Sources: Alachua County GIS, Plum Creek | Updated: 11-2013



A community discussion on the future of East County
CONVENED BY PLUM CREEK

Proposed Map F.17A (inset) of the
Future Land Use Map Series
December 2013

PART 2: PROPOSED AMENDMENTS TO THE TRANSPORTATION MOBILITY ELEMENT

A. Amend Principle 3

PRINCIPLE 3

Discourage sprawl and encourage the efficient use of the urban cluster and within approved Sector Plans by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

PART 2: PROPOSED AMENDMENTS TO THE TRANSPORTATION MOBILITY ELEMENT

B. Amend Existing Policies

OBJECTIVE 1.2 - Transportation Management Outside of Urban Cluster and Sector Plan Mobility Areas

To protect and support agricultural activities, preserve the character of rural communities and encourage development in areas where infrastructure can be provided in a financially feasible manner, developments outside the Urban Cluster or outside an approved Sector Plan Mobility District as identified in the Comprehensive Plan shall be required to mitigate directly impacted roadways and impacts to roadways within the urban cluster.

Policy 1.4.1

The Future Transportation Circulation Maps, and any subsequent updates, shall be developed on an interim basis through projected Areawide levels of service within Transportation Mobility Districts and the levels of service for roadway segments outside the Urban Cluster or Sector Plan Mobility Districts using best available data.

PART 2: PROPOSED AMENDMENTS TO THE TRANSPORTATION MOBILITY ELEMENT

C. Addition of a new Objective 1.10 and Policy Series

OBJECTIVE 1.10 – ENVISION ALACHUA TRANSPORTATION MOBILITY DISTRICT

Transportation Mobility Districts provide an alternative to conventional transportation concurrency by encouraging future land use and transportation patterns that emphasize mixed-use, interconnected developments that promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit.

Policy 1.10.1 Envision Alachua Sector Plan (EASP) Mobility

The EASP shall provide an alternative to conventional transportation concurrency through a Mobility District that relies upon future land use and transportation patterns that emphasize mixed-use, interconnected developments that promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit.

Policy 1.10.2 Envision Alachua Mobility District

The Envision Alachua (EA) Mobility District as identified Map 11.A of the Transportation Map Series of the Comprehensive Plan shall serve as the boundary for the Envision Alachua Transportation Mobility District.

Policy 1.10.3 EA-Mobility Fee

An EA Mobility fee shall be adopted to ensure that a development funds mobility and fully mitigates its impact to the transportation system.

- a. Development shall satisfy its transportation concurrency obligations through payment of the EA Mobility fee.
- b. No development shall receive a final development plan approval where the development impacts a roadway operating below the adopted LOS, except through the proportionate share ordinance or until such time as the EA Mobility fee is adopted that address the traffic impact of the development.
- c. Modes of transportation to be addressed by the EA Mobility fee shall be consistent with the modes identified in Policy 1.10.5.

- d. The EA Mobility fee should reflect the potential to reduce impact to the major roadway network through an increase in internal capture of trips and increase in pedestrian, bicycle and transit mode share.

Policy 1.10.4 EA Mobility Fee Credit

Developments within the EASP may receive EA Mobility fee credit for the construction of non-site related infrastructure, purchase of buses and funding of transit. Where the cost of the required improvements is greater than the EA Mobility fee, the Developer may seek reimbursement for the additional funds expended from a Community Development District (CDD) or future development projects within the EASP.

Policy 1.10.5 EA Mobility District Levels of Service

Within the EA Mobility District, the County adopts multi-modal level of service (LOS) standards for the following:

	<u>Level of Service (LOS)</u>	<u>Standard of Measure</u>
<u>Pedestrian</u>	<u>B</u>	<u>Based on Presence of a pedestrian facility</u>
<u>Bicycle</u>	<u>B</u>	<u>Based on Presence of a bike lanes / paved shoulders</u>
<u>Express Transit</u>	<u>B</u>	<u>Based on Peak Hour Frequency of 15 minutes or less</u>
<u>Motor Vehicle*</u>	<u>D</u>	<u>Professionally Accepted Traffic Analysis</u>
<u>Motor Vehicle* - SIS**</u>	<u>C</u>	<u>Professionally Accepted Traffic Analysis in consultation with FDOT</u>

- Standard applies to Collector and Arterial Roads

** Strategic Intermodal System

- a. In order to achieve the level of service standard for pedestrians and bicyclists, the facility shall run the entire length of the

roadway segment. A pedestrian facility shall be either a multi-use path on one (1) side of the roadway or sidewalks on both sides of the roadway. A multi-use path along a roadway shall result in a LOS B for bicyclists. The LOS for bicycle and pedestrian travel is the goal for all collector and arterial roadways within the EA Study Area by 2064, not a standard that is intended to be achieved on an annual basis for each roadway.

- b. Within the Envision Alachua Mobility District, achievement of the LOS for all functionally classified County and Non SIS State Roadways shall be based on an Areawide LOS. The Areawide LOS analysis shall be divided into north-south and east-west roadways. The Areawide LOS shall be determined by dividing the sum (Σ) of total traffic by the sum (Σ) of the total maximum service volume at the adopted LOS standard for all functionally classified County and Non SIS State Roadways.

Policy 1.10.6 SIS Facilities Levels of Service

The LOS for SIS facilities within the EA Mobility District shall be addressed through the Strategic Intermodal System (SIS) Mitigation Plan (Alachua County Growth Management Department January 26th, 2010). The SIS Mitigation Plan identifies mitigation measures such as the construction of parallel roadways serving similar travel demand patterns, dedicated transit lane(s), access management and transit service. Mitigation projects, consistent with the SIS Mitigation Plan, shall be included in the Multi-Modal Transportation Capital Improvements Program. The SIS Mitigation Plan may be amended, in consultation with FDOT, during updates to the Capital Improvements Element.

Policy 1.10.7 Transportation – SR 20 Transition to an Urban Facility

The County recognizes that the EASP will develop in an urban development form along SR 20 and will work with FDOT to transition the SIS facility designation from a rural facility to an urban facility consistent with the timing of that urban development. When appropriate, the existing SIS Mitigation Plan (Alachua County Growth Management Department January 26, 2010) may be amended, in consultation with FDOT, to reflect the change in land use character along SR20.

Policy 1.10.8 Internal Street Network Requirements

The following are internal street network requirements for all development within the EA Mobility District:

- a. Developments are required to design and construct a continuous interconnected network designed to safely calm traffic and encourage walking and bicycling throughout the development.
- b. Street design standards shall address narrow pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for streets and alleys. Standards shall promote walking and biking, ensure safety for all users and allow for emergency access.
- c. A connectivity index standard shall be developed to ensure adequate internal connections as well as connections to adjacent and nearby uses. The connectivity standards shall address connectivity for bicycles, pedestrians, and motor vehicles.
- d. Stub-outs of the street network to adjacent parcels with development or redevelopment potential shall be provided. Provisions for future connections should be made in all directions whether streets are public or private, except where abutting land is undevelopable due to environmental or topographical constraints. To plan for future adaptive redevelopment of adjacent developed land, cross-access shall be provided even if a cross-access connection on the developed land does not currently exist. Cross-access connections shall be paved to the property boundary. All private streets shall provide full access to the general public.
- e. Internal streets shall connect to stub-outs provided by adjacent developments.
- f. Developments shall provide a pedestrian and bicycle circulation system that includes a network of multi-use paths throughout the development. The multi-use paths shall connect open space areas, adjacent developments, and existing or planned bicycle pedestrian facilities along collector and arterial roadways.
- g. A developer shall be allowed to propose a plan to provide a network of shared or separate facilities to provide mobility through low speed electric vehicles. The plan shall address safety for all modes of transportation with particular attention paid to

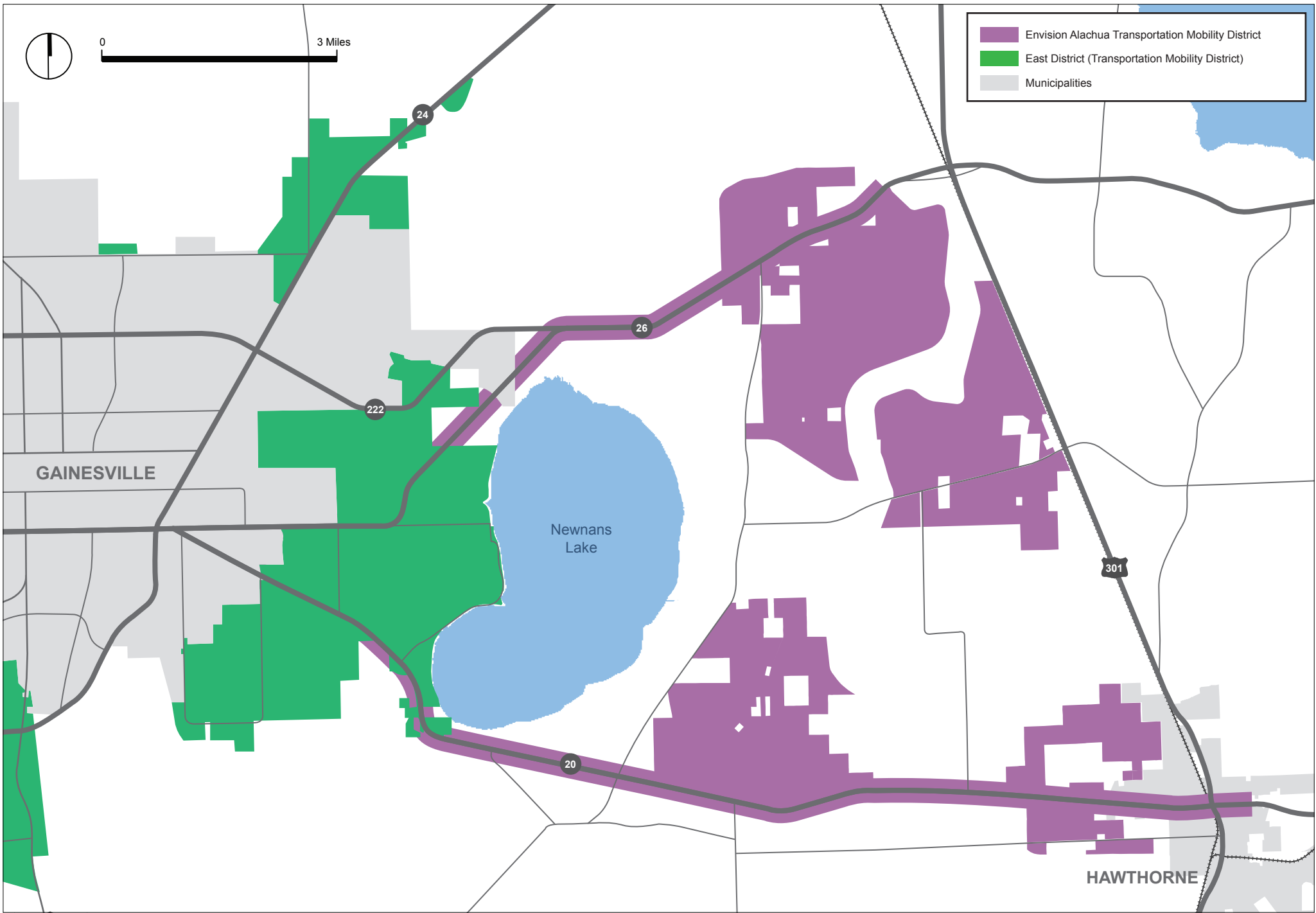
bicycle and pedestrian interactions.

Policy 1.10.9 LOS Mitigation

Should the Areawide LOS for motor vehicles within the EA Mobility District fall below adopted LOS standards, then the County shall as a part of its annual update to the Capital Improvements Element either identify additional motor vehicle capacity projects or increase peak-hour transit frequencies and provide off-peak transit service with at least 30 minute headways along Express Transit Corridors.

Policy 1.10.10 Transportation – Additional Railroad Crossing on US 301

The County recognizes the value associated with providing a vehicular access from US 301 across the railroad as a means to further and support the planned industrial/rail-oriented employment within the EA-EOMU lands within the Hawthorne Reserve area and supports future coordination with CSX to pursue such a crossing.



Data Sources: Alachua County Transportation Mobility Districts and Transportation Concurrency Exception Areas (Alachua County Department of Growth Management), Alachua County GIS, Plum Creek | Updated: 11-2013



A community discussion on the future of East County
CONVENED BY PLUM CREEK

Proposed Map 11.A of the Transportation Map Series
December 2013

PART 3: PROPOSED AMENDMENTS TO THE CAPITAL IMPROVEMENTS ELEMENT

A. Amend Existing Policies

(Partial excerpt of Policy 1.2.4 relating to the amended portion only)

Policy 1.2.4 LOS standards for Category "A" and "B" public facilities shall be as follows:

(a) Transportation Facilities Level of Service:

- (1) Within Urban Cluster and Sector Plan Transportation Mobility Districts, the County adopts the following level of service standards, as further detailed in Policy 1.1.4 and Policy 1.10.5 of the Transportation Mobility Element and Policy 1.3.2 (c) (3) (a-c) of the Capital Improvements Element. The level of service for pedestrian, bicycle, and express transit are long range standards. The level of service for motor vehicles is based on an Areawide analysis for each district.

Mode of Travel	Level of Service (LOS)	Standard of Measure
Pedestrian	B	Based on Presence of a pedestrian facility
Bicycle	B	Based on Presence of a bike lanes / paved shoulders
Express Transit	B	Based on Peak Hour Frequency of 15 minutes or less
Motor Vehicle*	D	Professionally Accepted Traffic Analysis
Motor Vehicle* - SIS**	C	Professionally Accepted Traffic Analysis in consultation with FDOT

- Standard applies to Collector and Arterial Roads

** Strategic Intermodal System

- (2) For areas outside of Urban Cluster or Sector Plan Mobility Districts, Alachua County shall adopt the following minimum level of service standards based on peak hour conditions for functionally classified roadways in order to maximize the efficient use and safety of roadway facilities:

Amend Policy 1.3.2 to add a new subsection (c)(4).

(4) Within the EA Mobility District:

- (a) Development shall satisfy transportation concurrency obligations through payment of a multi-modal transportation fee consistent with Policy 1.10.3 of the Transportation Mobility Element. This provision shall not exempt Developments of Regional Impact from statutory requirements for proportionate share mitigation.
- (b) In order to achieve the level of service standard for pedestrians and bicyclists, the facility shall run the entire length of the roadway segment. A pedestrian facility shall be either a multi-use path on one (1) side of the roadway or sidewalks on both sides of the roadway. A multi-use path along a roadway shall result in a LOS B for bicyclists. The LOS for bicycle and pedestrian travel is the goal for all collector and arterial roadways within the EA Study Area by 2064, not a standard that is intended to be achieved on an annual basis for each roadway.
- (c) Within the Envision Alachua Mobility District, achievement of the LOS for all functionally classified County and Non SIS State Roadways shall be based on an Areawide LOS. The Areawide LOS analysis shall be divided into north-south and east-west roadways. The Areawide LOS shall be determined by dividing the sum (Σ) of total traffic by the sum (Σ) of the total maximum service volume at the adopted LOS standard for all functionally classified County and Non SIS State Roadways.
- (d) The LOS for SIS facilities within the EA Mobility District shall be addressed through the Strategic Intermodal System (SIS) Mitigation Plan (Alachua County Growth Management Department January 26th, 2010). The SIS Mitigation Plan identifies mitigation measures such as the construction of parallel roadways serving similar travel demand patterns, dedicated transit lane(s), access management and transit service. Mitigation projects, consistent with the SIS Mitigation Plan, shall be included in the Multi-Modal Transportation Capital Improvements Program. The SIS Mitigation Plan may be amended, in consultation with FDOT, during updates to the Capital Improvements Element.