

INTRODUCTION

The Envision Alachua Sector Plan Amendment (EASP) provides an alternative strategy and policy structure for meeting Alachua County's Comprehensive Planning Goals, Planning Principles (where adopted) and Objectives which is based upon the opportunity to provide long-term planning for conservation, development, and agriculture on a landscape scale for a substantial geographic area due to the current ownership pattern. This amendment provides diligent and careful attention to the comprehensive planning philosophy and policies of Alachua County in the preparation of this amendment and to facilitate protection of regionally significant resources, including, but not limited to, regionally significant water courses and wildlife corridors; ensuring the adequate mitigation of impacts to applicable regional resources and facilities, including those within the jurisdiction of other local governments, as would otherwise be provided.

This analysis describes how this amendment is consistent with the Alachua County Comprehensive Plan (ACCP) and identifies the relationship of the proposed text amendments to the existing goals, objectives and policies in the ACCP.

FUTURE LAND USE ELEMENT

The Objectives and Policies of the Alachua County Future Land Use Element (FLUE) are consistent with four (4) land use planning principles adopted as a part of the FLUE Goal. The FLUE also includes three (3) land use strategies as a means and method to achieving these principles throughout Alachua County. This amendment introduces a fourth (4th) land use strategy that would also meet these principles focusing on the creation of major economic opportunities at a size and scale that would accommodate community desired economic uses that cannot currently be accommodated by the adopted Alachua County Future Land Use Map, when such economic development is provided in combination with the protection and retention of regionally significant lands for conservation, habitat protection and wildlife connectivity and a conservation-first strategy to protect water supply.

The EASP and this Plan Amendment is consistent with each of the FLUE Principles by providing an alternative set of Objectives and Policies that are expressly formulated to

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address the size, scale, location and greenfield nature of the property. These Objectives and Policies expressly support the 4 FLUE Principles as follows:

PRINCIPLE 1. PROMOTE SUSTAINABLE LAND DEVELOPMENT THAT PROVIDES FOR A BALANCE OF ECONOMIC OPPORTUNITY, SOCIAL EQUITY INCLUDING ENVIRONMENTAL JUSTICE, AND PROTECTION OF THE NATURAL ENVIRONMENT.

- The amendment provides large-scale sites for research, education and employment uses consistent with the local and regional needs to support the growing innovation economy;
- The amendment provides for the concentration of future development in specific areas and the location of conservation lands in a manner that will contribute to regional conservation linkages; and
- The amendment provides for 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.

PRINCIPLE 2. BASE NEW DEVELOPMENT UPON THE PROVISION OF NECESSARY SERVICES AND INFRASTRUCTURE. FOCUS URBAN DEVELOPMENT IN A CLEARLY DEFINED AREA AND STRENGTHEN THE SEPARATION OF RURAL AND URBAN USES.

- The amendment leverages 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
- The amendment provides for the protection 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.

PRINCIPLE 3. RECOGNIZE RESIDENTIAL NEIGHBORHOODS AS A COLLECTIVE ASSET FOR ALL RESIDENTS OF THE COUNTY.

- The amendment protects and enhances Rural Clusters by maintaining the permitted uses, densities and standards provided in the Rural/Agricultural land use category in

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effect on the date of adoption of the EASP Plan Amendment on lands adjacent to the Rural Clusters.

- The amendment enhances the communities of Hawthorne and East Gainesville by providing job opportunities in close proximity to the residents of Hawthorne and East Gainesville.

PRINCIPLE 4. CREATE AND PROMOTE COHESIVE COMMUNITIES THAT PROVIDE FOR A FULL RANGE AND MIX OF LAND USES.

- The amendment provides for an approval process that prohibits Detailed Specific Area Plans with single use residential within the Employment Oriented Mixed Use land use district and establishes an appropriate mix of uses; and
- The amendment provides for the use of an integrated development pattern that is sized to minimize walking distance between the majority of residential uses and employment opportunities within the Planning Area. This development pattern shall be connected and organized by a system of corridors that support compact urban form, and connected, pedestrian-friendly communities.

FUTURE LAND USE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal	<p>Encourage the orderly, harmonious, and judicious use of land, consistent with the following guiding principles.</p> <p>Principle 1. Promote sustainable land development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment.</p> <p>Principle 2. Base new development upon the provision of necessary services and infrastructure. Focus urban development in a clearly defined area and strengthen the separation of rural and urban uses.</p> <p>Principle 3. Recognize residential neighborhoods as a collective asset for all residents of the county.</p> <p>Principle 4. Create and promote cohesive communities that provide for a full range and mix of land uses.</p>	EASP is consistent with this Goal as described in the preceding narrative.
1.0 Urban Residential Policies		The Objectives and Policies Contained within 1.0 Urban Residential Policies (Objective 1.1 – Objective 1.7) provide standards for urban residential uses defined as Low Density; Medium Density; Medium-High Density and High Density I (Policy 1.3.2.1). The only urban land use designation within the EASP is a mixed-use land use designation, Employment Oriented Mixed Use (EOMU).
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	The EASP provides alternate policies to address this objective under the Sector Planning process which requires a Long Term Master Plan (LTMP) and a Detailed Specific Area Plan (DSAP). Design standards

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Title	ACCP Text	EASP Amendment: Consistency Analysis
	provides for access to existing or planned public services such as schools, parks, and cultural facilities.	specific to the EASP are provided within the proposed amendment and supersede these policies.
Objective 1.2 - Location, Mix Of Uses, And Implementation Consistent With Market Demand	Provide for adequate future urban residential development that includes a full range of housing types and densities to serve different segments of the housing market, designed to be integrated and connected with surrounding neighborhoods and the community, with opportunities for recreation and other mixed uses within walking or bicycling distance.	Location, Mix of use standards and Permitted uses specific to the EASP are provided within the proposed amendment and supersede these policies.
Objective 1.3 – Density	Gross residential densities shall be established to serve as a guideline for evaluating development in Alachua County.	<p>The EASP includes a mixed-use land use designation (EOMU) and includes specific guidelines for density within a mixed-use context. The ACCP, FLUE Policy 1.3.2, recognizes that specific provisions may otherwise be provided in the Plan with regard to this standard.</p> <p>The EASP is an alternative strategy to the Urban Cluster. The amendment identifies the Sector Plan as an area designated for urban development in addition to the Urban Cluster and therefore supersedes these policies.</p> <p>The policies for Accessory Units (ACCP, FLUE, Policies 1.3.6, 1.3.6.1, and 1.3.6.2) were incorporated into the EASP Policies.</p>
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	These policies are applicable to the EASP.

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	and Transit Oriented Development, adequately served by necessary supporting facilities, in an efficient, environmentally sensitive, and attractive manner.	
Objective 1.5 – Required Facilities	All new residential development shall meet the requirements for adequate facilities as established or referenced in this section.	These policies are applicable to the EASP.
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.	The EASP provides alternate policies to address this objective within the LTMP. Design standards specific to the EASP are provided within the proposed amendment and supersede these policies.
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.	The EASP provides alternate policies to address this objective within the LTMP. Design standards specific to the EASP are provided within the proposed amendment and supersede these policies.
2.0 Urban Activity Center Policies		The EASP is a Sector Plan not an Urban Activity Center; therefore the policies within 2.0 Urban Activity Center Policies are not applicable. The EASP Sector Plan amendment is structured to serve as an urban alternative to the Urban Activity Center of the ACCP.
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	

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	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.	
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.	
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).	The EASP Sector Plan amendment is structured to serve as an urban alternative to the Urban Activity Center of the ACCP. Design standards specific to the EASP are provided within the proposed amendment and supersede these policies.
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.	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.
Objective 3.3 - Required Facilities And Services	New commercial development or redevelopment shall have adequate public facilities and services at the time development occurs.	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these

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		policies.														
Objective 3.4 - Roadway Commercial Policies And Standards	Roadway commercial areas are located where existing commercial developments are found, and provide for limited in-fill between such uses. Roadway commercial or "strip commercial" developments are generally undesirable because of increased traffic problems and decreased visual.	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.														
Objective 3.5 - Regional Shopping Center Policies And Standards	<p>Regional Shopping Centers are described by the following standards and general characteristics:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Usual Minimum Site Area</td> <td>30-50 acres or more</td> </tr> <tr> <td>Gross Leasable Area (GLA)</td> <td>300,000-1,000,000 sq. ft. or more</td> </tr> <tr> <td>Minimum Support Required</td> <td>150,000 or more people</td> </tr> <tr> <td>Market Area Radius</td> <td>10-15 miles or more</td> </tr> <tr> <td>Number of Stores</td> <td>40 or more</td> </tr> <tr> <td>Leading Tenant</td> <td>1 or more full-line department stores of at least 100,000 sq. ft. GLA</td> </tr> <tr> <td>Other Tenants</td> <td>Stores providing such items as: General merchandise, furniture, and home furnishings.</td> </tr> </table>	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.	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.
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Other Tenants	Stores providing such items as: General merchandise, furniture, and home furnishings.															
Objective 3.6 - Community Shopping Center Policies And Standards	Community Shopping Centers are described by the following standards and characteristics:	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these														

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Objective 3.7 - Neighborhood Shopping Center Policies And Standards	<p>Neighborhood shopping centers are described by the following standards and general characteristics:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Usual Minimum Site Area</td> <td>4 acres</td> </tr> <tr> <td>Gross Leasable Area (GLA)</td> <td>30,000 to 100,000 sq. feet</td> </tr> <tr> <td>Minimum Support Required</td> <td>5,000 to 10,000 people</td> </tr> <tr> <td>Radius of Market Area</td> <td>1-1/4 miles or more</td> </tr> <tr> <td>Number of Stores</td> <td>5 to 20</td> </tr> <tr> <td>Leading Tenant</td> <td>Supermarket</td> </tr> <tr> <td>Other Tenants</td> <td>Stores providing convenience goods and personal services</td> </tr> </table>	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	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.	
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		for the day-to-day needs of the immediate neighborhoods.												
Objective 3.8 - Neighborhood Convenience Commercial Policies And Standards	<p>Neighborhood Convenience Centers are represented by the following standards and characteristics:</p> <table border="1" data-bbox="646 630 1178 1369"> <tbody> <tr> <td data-bbox="646 630 911 695">Usual Maximum Site Area</td> <td data-bbox="911 630 1178 695">4 Acres</td> </tr> <tr> <td data-bbox="646 695 911 760">Gross Leasable Area (GLA)</td> <td data-bbox="911 695 1178 760">3,000 to 30,000 square feet</td> </tr> <tr> <td data-bbox="646 760 911 1036">Spacing</td> <td data-bbox="911 760 1178 1036">At least 1 mile travelling distance on public roads from the property boundary of facilities supplying the same needs or another Neighborhood Convenience Center.</td> </tr> <tr> <td data-bbox="646 1036 911 1125">Leading Tenant</td> <td data-bbox="911 1036 1178 1125">convenience store, drug store, grocery store</td> </tr> <tr> <td data-bbox="646 1125 911 1222">Other Tenants</td> <td data-bbox="911 1125 1178 1222">laundry, dry cleaning, eating places, day care center.</td> </tr> <tr> <td data-bbox="646 1222 911 1369">Transitional Land Uses (at the edge of the Neighborhood Convenience center, to be included in the</td> <td data-bbox="911 1222 1178 1369">civic, open space, office, residential, business, industrial.</td> </tr> </tbody> </table>	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	civic, open space, office, residential, business, industrial.	Development review standards for the required Detailed Specific Area Plan (DSAP) of the EASP are provided within the proposed amendment and supersede these policies.
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	four acre site	
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, exclusive of retail trade. Office uses are unique 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.	No lands are designated as Office land use category within the EASP, therefore, these policies are not applicable.
Objective 3.10 - Tourist/Entertainment Commercial Policies	Tourist/entertainment commercial uses are oriented primarily toward providing services for the short term visitor to Alachua County. These commonly include gasoline stations, restaurants, lodging, bed and breakfast, and special entertainment facilities.	These policies are applicable to the EASP.
Objective 3.11 – Rural Commercial Uses And Standards	<i>[Note – no text]</i>	These policies are applicable to the EASP.
4.0 Industrial Policies		
Objective 4.1 – General	Industrial land use categories shall be established to allow for a range of light and heavy industrial activities, subject to the policies and standards contained in this Chapter. Industrial developments are characterized by the fabrication, manufacturing, transporting, warehousing or distribution of goods as well as facilities for research, development, or experimental laboratories. In addition a fairground shall be authorized on that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants,	The EASP Sector Plan amendment is structured to serve as an urban alternative to the Urban Activity Center and Urban Cluster of the ACCP. Design standards specific to the EASP are provided within the proposed amendment and supersede these policies.

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	Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County; fairground uses include agricultural, community-based or government-oriented activities, and to the extent any of these activities are commercial in nature, said activities shall not exceed a period greater than six (6) consecutive months.	
Objective 4.2 - Location And Compatibility	<i>[No text]</i>	Design standards specific to the EASP are provided within the proposed amendment and supersede these policies.
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.	No lands are designated as Light Industrial land use category within the EASP, therefore, these policies are not applicable.
Objective 4.4 - Heavy Industrial	The Heavy Industrial Future Land Use is established to accommodate traditional industrial uses that are dependent on transportation and large volumes of raw materials. Heavy Industrial uses have unique potential impacts on surrounding lands including noise, odor, smoke, vibration and other hazards. Heavy Industrial uses shall be located to provide the most efficient provision of services while minimizing potential impacts to adjacent development and environmental features.	No lands are designated as Heavy Industrial land use category within the EASP, therefore, these policies are not applicable.
Objective 4.5 - Design And Site Standards	<i>[No text]</i>	The EASP Sector Plan amendment is structured to serve as an urban alternative to the Urban Activity Center of the ACCP. Design standards specific to the

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		EASP are provided within the proposed amendment and supersede these policies.
Objective 4.6 - Required Facilities And Services	<i>[No text]</i>	These policies are applicable to the EASP.
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.	These policies are applicable to the EASP.
Objective 5.2 - Location And Compatibility	<i>[No text]</i>	These policies are applicable to the EASP.
Objective 5.3 – Educational facilities	<i>[No text]</i>	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.
Objective 5.4 - Community Services	<i>[No text]</i>	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.
Objective 5.5 - Public Utility, Communication, Or Infrastructure Services	Infrastructure and utility structures, such as communication towers, personal wireless service facilities, radio and television antennas, water and sewer, and energy generation and distribution	These policies are applicable to the EASP.

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	facilities shall be designed and located to eliminate or minimize adverse visual impacts on the landscape.	
Objective 5.6 – Religious facilities	<i>[No text]</i>	These policies are applicable to the EASP.
Objective 5.7 - Cemeteries	<i>[No text]</i>	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and include the DSAP. This process would supersede these policies and would function as an alternative to the special use permit process.
Objective 5.8 – Personal wireless service facilities	<i>[No text]</i>	These policies are applicable to the EASP.
6.0 Rural And Agricultural Policies		
Objective 6.1 – General	Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.	These policies are applicable to the EASP.
Objective 6.2 - Rural/Agriculture	Areas identified for Rural/Agriculture 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,	These policies are generally applicable to the EASP. The EASP supersedes these policies for EA-AG as follows: permitted agricultural uses are revised to expressly permit silviculture; mining, excavation and fill operations; agro-industrial uses; and water conservation and retention/detention areas that are determined to be appropriate for stormwater management. New residential uses are further limited to a maximum density of one dwelling unit per 40

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	<p>composting, limited agricultural processing as provided in Policy 6.1.8 above, 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 Rural/Agricultural 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.</p>	<p>acres within the EA-AG.</p>
Objective 6.3 - Rural Employment Centers	<p>Rural Employment Centers are recognized as areas outside the urban cluster that can support light industrial and limited commercial uses not otherwise associated with surrounding rural/agricultural land uses.</p>	<p>The EASP does not provide for the development of Rural Employment Centers, thus these policies are not applicable.</p>
Objective 6.4 - Rural Clusters	<p>Rural clusters are small settlements outside of an urban cluster. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development.</p>	<p>These policies are applicable to the EASP.</p>

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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.	<p>These policies are generally applicable to the EASP. The EASP supersedes these policies as follows:</p> <p>ACCP, FLUE 7.1.3, the EASP is an alternative strategy to the Urban Cluster and is not an Urban Cluster, therefore this policy does not apply.</p> <p>ACCP, FLUE 7.1.6, the EASP Sector Plan amendment is structured to serve as an urban alternative to the Urban Activity Center, therefore the EASP supersedes this policy.</p> <p>ACCP, FLUE 7.1.23, the EASP Sector plan amendment is structured to insure that upon adoption of the amendment, the ACCP shall be internally consistent.</p>
8.0 Special Area Studies		
Objective 8.1 - Special Area Study - North Main Street	A Special Area Study is established at North Main Street and N.W. 53rd Avenue which shall be subject to the policies and standards contained in this section.	
Objective 8.2 - Special Area Study -	A Special Area Study is established for Cross Creek Village, which shall be subject to the	

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Cross Creek Village	policies and standards contained in this section.	
Objective 8.3 - Special Area Study - Waldo/301	A Special Area Study is established for the County/301 area, which shall be subject to the policies and standards contained in this Section.	
Objective 8.4 - Special Area Study - Idylwild/Serenola	A Special Area Study is established for the Idylwild/Serenola area which shall be subject to the policies and standards contained in this Section.	
Objective 8.5 - Plan East Gainesville	Alachua County has established a special area plan, Plan East Gainesville, for the East Gainesville area. This plan was established in collaboration with the City of Gainesville and other stakeholders and requires collaboration with the City of Gainesville for part of its implementation. Alachua County is committed to implementing the general vision of the plan – both long and short term, consistent with the implementation strategies outlined in the plan. The key elements of the County’s implementation strategy are captured in the following policies.	
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.	

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9.0 Transfer Of Development Rights		
Objective 9.1 - Transfer Of Development Rights Program	To create a tool that, in addition to other County policies and regulations, will protect the County’s environmental resources and promote viable agriculture and the rural landscape while encouraging efficient use of services and infrastructure by concentrating development in more suitable areas of the County.	These policies are applicable to the EASP.

TRANSPORTATION MOBILITY ELEMENT

The EASP embraces the multi-modal transportation system focus of the Transportation Mobility Element (TME) and introduces specific policies and standards that will provide for increased mobility between residential areas and employment opportunities.

The EASP and this Plan Amendment is consistent with each of the TME Principles by providing an alternative set of Objectives, Policies and specific standards that are expressly formulated to ensure enhanced mobility and accessibility between the residential areas of the existing communities of Hawthorne and East Gainesville, any future residential areas within the EASP and the new employment opportunities being created through this amendment. These Objectives and Policies expressly support the 4 TME Principles for Automobile, Bicycle and Pedestrian Circulation as follows:

PRINCIPLE 1. TO ESTABLISH AND MAINTAIN A SAFE, CONVENIENT, AND EFFICIENT AUTOMOBILE, TRANSIT, BICYCLE AND PEDESTRIAN TRANSPORTATION SYSTEM, CAPABLE OF MOVING PEOPLE AND GOODS THROUGHOUT THE COUNTY.

- The amendment includes specific functional placemaking components within the EA-EOMU to achieve land use and public facility efficiencies, including the reduction of per capita greenhouse gas emissions and vehicular trips on external roadways.

PRINCIPLE 2. TO REDUCE VEHICLE MILES OF TRAVEL AND PER CAPITA GREEN HOUSE GAS EMISSIONS THROUGH THE PROVISION OF MOBILITY WITHIN COMPACT, MIXED-USE, INTERCONNECTED DEVELOPMENTS THAT PROMOTE WALKING AND BICYCLING, ALLOW FOR THE INTERNAL CAPTURE OF VEHICULAR TRIPS AND PROVIDE THE DENSITIES AND INTENSITIES NEEDED TO SUPPORT TRANSIT.

- The amendment provides for a mixed-use development where the urban uses are limited to one mixed-use land use district, EA-EOMU. This land use district includes a specific mix of uses that is designed to support the creation of large-scale employment opportunities that will create jobs for the existing residents and communities of East Alachua County and includes standards to insure that the timing and phasing of development promotes internal circulation and a jobs to housing balance.
- The amendment provides for a specific locational standard for residential uses within the urban mixed use district of EA-EOMU to ensure that a majority of housing (with the exception of the Hawthorne Reserve Area) is within a 1/2 mile walk of non-retail employment uses.

ENVISION ALACHUA SECTOR PLAN AMENDMENT
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

- The amendment provides for the use of an integrated development pattern that is sized to minimize walking distance between the majority of residential uses and employment opportunities within the Planning Area. This development pattern shall be connected and organized by a system of corridors that support compact urban form, and connected, pedestrian-friendly communities.

PRINCIPLE 3. DISCOURAGE SPRAWL AND ENCOURAGE THE EFFICIENT USE OF THE URBAN CLUSTER BY DIRECTING NEW DEVELOPMENT AND INFRASTRUCTURE TO AREAS WHERE MOBILITY CAN BE PROVIDED VIA MULTIPLE MODES OF TRANSPORTATION.

- The amendment supports new land use patterns through the Sector Planning process and incorporates specific development policies and standards that concentrate development in key areas and that conserve significant natural lands as EA-CON and as RBOS preventing Urban Sprawl through this creation of compact, mixed-use development.
- The amendment has been created of a sufficient size, population and land use composition to support a variety of economic and social activities consistent with an urban area designation. The amendment includes basic economic activities; all major land use categories, including agricultural and industrial; and a centrally provided full range of public facilities and services that demonstrates internal trip capture.
- The amendment includes a range of non-residential uses and a proactive strategy to generate and attract jobs, and provides a place where residents can both live and work, and achieve a better jobs and housing balance. This focus on a diversity of land uses, including employment opportunities, increases internal capture rates and thereby decreasing total trips.
- The amendment provides for a specific standards for the location of employment uses within the EA-EOMU that 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.

PRINCIPLE 4. PROVIDE AN ALTERNATIVE TO CONVENTIONAL TRANSPORTATION CONCURRENCY WITHIN THE URBAN CLUSTER THAT RECOGNIZES THAT CONGESTION IS ACCEPTED IN GROWING URBAN AREAS, SO LONG AS VIABLE ALTERNATIVE MODES OF TRANSPORTATION ARE PROVIDED THAT SERVE TRAVEL DEMAND ALONG CONGESTED CORRIDORS. CONGESTION ALONG SOME ROADWAYS IS THE TRADEOFF BETWEEN ADDING ROADWAY CAPACITY ON CONGESTED CORRIDORS AND DEVELOPING AN INTERCONNECTED NETWORK OF ROADWAYS, BICYCLE AND PEDESTRIAN FACILITIES AND DEDICATED TRANSIT LANES SERVED BY EFFICIENT TRANSIT SERVICE.

ENVISION ALACHUA SECTOR PLAN AMENDMENT
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

- The amendment establishes a new mobility district that supports the EA-EOMU future land use designation and establishes an transportation system that together requires mixed-use, interconnected developments that promote walking and biking, and provides standards and policies to support and reinforce transit options.

TRANSPORTATION MOBILITY ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal	Establish a multi-modal transportation system that provides mobility for pedestrians, bicyclists, transit users, motorized-vehicle users, users of rail and aviation facilities, and is sensitive to the cultural and environmental amenities of Alachua County.	EASP is consistent with this Goal as described in the preceding narrative.
Objective 1.1 Urban Cluster Transportation Mobility Districts	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.	The EASP is an alternative strategy to the Urban Cluster and is not an Urban Cluster; therefore these policies do not apply. The amendment creates a new Envision Alachua Mobility District as the alternative and a new Objective 10 and policy series.
Objective 1.2 - Transportation Management Outside of Urban Cluster 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 as identified in the Comprehensive Plan shall be required to mitigate directly impacted roadways and impacts to roadways within the urban cluster.	The EASP is an alternative strategy to the Urban Cluster and is not an Urban Cluster. This application includes an amendment to this Objective to identify that the Sector Plan is an area designated for urban development in addition to the Urban Cluster; therefore these policies do not apply.
Objective 1.3	To coordinate land use decisions and access locations and configurations in order to maintain and improve the efficiency and safety of the transportation system.	These policies are generally applicable to the EASP. Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.
Objective 1.4	To establish the Future Transportation Circulation Maps (FTCM) as the guiding documents for development of an adequate	These policies are generally applicable to the EASP. The application includes an amendment to Policy 1.4.1

TRANSPORTATION MOBILITY ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	network of major roadways in Alachua County for 5 and 20 years.	to include Sector Plans as an area designated for urban development in addition to the Urban Cluster.
Objective 1.5	Avoid, minimize, and mitigate adverse impacts upon natural and historic resources and scenic quality during the siting, design, construction, operation, and maintenance of the transportation system. Use the transportation system to enhance natural and historic resources and scenic quality where possible.	Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.
Objective 1.6	Provide a system of safe, pleasant, convenient, and continuous bicycle and pedestrian network throughout the community.	These policies are applicable to the EASP.
Objective 1.7	To promote a comprehensive transportation planning process which coordinates state, regional, and local transportation plans.	These policies are applicable to the EASP.
Objective 1.8	To resolve existing and potential future safety problems within the transportation network.	These policies are applicable to the EASP.
Objective 1.9	To provide for the acquisition and protection of existing and future rights-of-way from development, including building encroachment.	These policies are applicable to the EASP.
Objective 1.1 – Transit	To assist the providers of mass transit in Alachua County in their planning efforts through coordination, informational support and participation in planning efforts.	These policies are applicable to the EASP.
Objective 1.2	To coordinate and assist the agencies planning and providing service delivery for the transportation disadvantaged.	These policies related directly to service provision by Alachua County and are not applicable to this amendment.
Objective 1.3	To promote an appropriate rail transportation system	These policies related directly to service provision by Alachua County and are not applicable to this amendment.
Objective 2.1 – Aviation	To coordinate improvements or expansions of aviation facilities with the Future Land Use	These policies related directly to service provision by Alachua County and are not applicable to this

TRANSPORTATION MOBILITY ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	Element and the Conservation and Open Space Element ; and to prevent obstructions to airport operations.	amendment.
Objective 2.2	To coordinate improvements or expansions of aviation facilities with the Transportation Mobility Element.	These policies related directly to service provision by Alachua County and are not applicable to this amendment.
Objective 2.3	To coordinate the capital improvement plans associated with aviation facilities of the Federal Aviation Administration, the Florida Department of Transportation, the Gainesville-Alachua County Metropolitan Transportation Planning Organization, the City of Gainesville, Alachua County, and the Multi-County Regional Airport Task Force.	These policies related directly to service provision by Alachua County and are not applicable to this amendment.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

HOUSING ELEMENT

The EASP and this plan amendment are consistent with and further the goals of the Housing Element by requiring that residential development within the EA-EOMU 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). The EA-EOMU also permits assisted and independent living facilities are allowable residential uses.

The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goals of the Housing Element, or any objective or policy associated with these goals. To the extent that the objectives and policies of the Housing Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

HOUSING ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	To promote safe, sanitary, and affordable housing for all Alachua County residents.	EASP is consistent with this Goal as described in the preceding narrative. The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 1.1	Alachua County shall provide for the development of affordable housing, dispersed throughout the County, through policies which focus on the following areas: –Land use and facilities –Methods to promote the dispersion of affordable housing, and –Manufactured housing.	See comment in Goal 1 above.
Objective 1.2	The land development regulations shall be evaluated for their impacts on housing prices and periodically reviewed.	See comment in Goal 1 above.
Objective 1.3	To ensure consistency of housing activities, and to provide for the most effective methods for achieving its housing goals, Alachua County shall embark on the following policies of collaboration and implementation.	See comment in Goal 1 above.
Objective 1.4	To ensure access to housing for all income levels of the population, Alachua County shall provide funding for affordable housing activities.	See comment in Goal 1 above.
Goal 2	To maintain and improve the existing supply of affordable housing, and provide for the redevelopment of neighborhoods.	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the

HOUSING ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
		extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 2.1	Alachua County shall provide a systematic approach to the identification, preservation, and redevelopment of neighborhoods and existing affordable housing across the County.	See comment in Goal 2 above.
Objective 2.2	Alachua County shall promote construction and rehabilitation techniques that enhance the long-term usability and affordability of housing.	See comment in Goal 2 above.
Objective 2.3	Provide funding for rehabilitation and redevelopment.	See comment in Goal 2 above.
Objective 2.4	To ensure that the County’s land development regulations are consistent and conducive to cost-effective redevelopment of neighborhoods.	See comment in Goal 2 above.
Goal 3	To ensure access to housing opportunities for those residents with specialized housing needs, Alachua County shall implement the following policies:	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 3.1	Alachua County shall provide access to housing opportunities for groups identified as having special needs.	See comment in Goal 3 above.
Objective 3.2	Alachua County shall ensure that the land development regulations concerning the provision of housing for those with special needs comply, at a minimum, with the statutory requirements, and do not present barriers to the development of special needs housing.	See comment in Goal 3 above.
Objective 3.3	Alachua County shall provide a dedicated funding source for the provision of Special Needs	See comment in Goal 3 above.

HOUSING ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	housing, and form partnerships with local advocacy groups or organizations providing such housing.	

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

POTABLE WATER AND SANITARY SEWER ELEMENT

The EASP and this Plan Amendment is consistent with the Potable Water and Sanitary Sewer Element by providing an alternative set of Policies and specific standards that reflect that the EASP is an alternative strategy to the Urban Cluster. The amendment identifies the Sector Plan as an area designated for urban development in addition to the Urban Cluster; therefore land within the EA-EOMU is required to be served with central water and sewer services. The plan amendment also identifies that 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.

With regard to re-use, the amendment provides that wastewater will be treated as a resource that will be an integral element of the total water source system.

POTABLE WATER AND SANITARY SEWER ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	To provide an adequate, safe, efficient, economical, reliable and environmentally sound system of potable water supply and sanitary sewer collection, treatment and disposal to meet the needs of the current and projected Alachua County population.	The EASP is consistent with this Goal as described in the narrative above.
Objective 1.1	To coordinate with the providers of centralized potable water and sanitary sewer facilities to ensure that adequate facility capacity will be available to serve development concurrent with the demands for such facilities, and that adequate water supplies shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy.	These policies are applicable to the EASP.
Objective 2.1	To maximize the use of existing facilities in order to discourage urban sprawl and provide an adequate, safe, and environmentally sound system of potable water supply and sanitary sewer collection, treatment, and disposal.	These policies are generally applicable to the EASP. The EASP is an alternative strategy to the Urban Cluster. The amendment identifies the EASP 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 and therefore any limitation on the provision of service into this area is superseded by these policies.
Objective 3.1	To provide for the coordination of public potable water and sanitary sewerage facility extensions in the unincorporated area of Alachua County with the Alachua County Future Land Use Element and capital improvement planning and	These policies are generally applicable to the EASP. Development review standards for the required Detailed Specific Area Plan of the EASP are provided within the proposed amendment and supersede these policies.

POTABLE WATER AND SANITARY SEWER ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	programming.	
Objective 4.1	All public water supply systems serving Alachua County residents shall be maintained at accepted water quality standards.	These policies are applicable to the EASP.
Objective 5.1	To prevent the discharge of inadequately treated wastewater.	These policies are applicable to the EASP.
Objective 6.1	The County shall encourage wastewater effluent reuse and other incentives for the maximum utilization of reclaimed water to the greatest extent possible by facilitating the approval of environmentally-sound facilities.	These policies are applicable to the EASP.
Objective 7.1	To protect the potable water supplies and sources.	These policies are applicable to the EASP.
Objective 8.1	To promote the increased conservation and reuse of water.	These policies are applicable to the EASP.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

SOLID WASTE ELEMENT

The EASP and this plan amendment are consistent with the Solid Waste Element. The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the Solid Waste Element goal, or any objective or policy associated with this goal. To the extent that the objectives and policies of the Solid Waste Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

SOLID WASTE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	To provide clean, efficient, economical, and environmentally sound management of solid waste resources in Alachua County.	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 1.1	Establish level of service standards for solid waste management in order to coordinate capital improvement planning with land use decisions to meet the requirement that adequate solid waste management facilities be available when needed for development concurrent with the impacts of development by implementing Policies 1.1.1 through 1.1.4.	See comment in Goal above.
Objective 1.2	Provide for safe operation and maintenance of publicly owned solid waste management facilities, in compliance with all stipulations and conditions of Florida Department of Environmental Protection (FDEP) permits; and other applicable local, state or federal regulations; provide for protection of water, soil and air resources, in compliance with local, state, and federal permit requirements including monitoring of groundwater at all public landfill sites.	See comment in Goal above.
Objective 1.3	Regulate, consistent with local, state, and federal regulations, all privately-operated landfills, including C&D landfills, and solid waste management facilities to ensure proper disposal methods and protection of natural resources including groundwater.	See comment in Goal above.
Objective 1.4	Develop and maintain a long term solid waste management system. Utilize the Leveda Brown	See comment in Goal above.

SOLID WASTE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	Environmental Park as a locale for centralized solid waste management facilities with the capacity for processing various components of the solid waste stream for the next 20 years. The core of the Park is a solid waste transfer station with disposal at properly permitted facilities elsewhere. Continue to expand the capacity and function of the Park to meet changing needs for processing solid waste.	
Objective 1.5	The County shall develop and implement a waste reduction strategy that includes waste prevention, source reduction, reuse, recycling and biological disposition, resulting in a reduction of solid waste disposed per capita.	See comment in Goal above.
Objective 1.6	Ensure that collection and transportation of all solid waste is handled safely, securely, and efficiently to protect human health and the environment. In addition, such collection and transportation shall be conducted in an economically feasible manner to minimize costs to the County. No new truck routes shall cross significant natural uplands without critical review of impacts on contiguous habitat characteristics.	See comment in Goal above.
Objective 1.7	The County will continue to provide safe and economic disposal and recycling of household hazardous waste (HHW).	See comment in Goal above.
Objective 1.8	Dumping, disposal and littering of solid waste on land, rights-of-way, wetlands, lakes, streams, ponds or any other site not permitted by the Florida Department of Environmental Protection and/or the County is prohibited. This does not prohibit the use of yard trash or other vegetative	See comment in Goal above.

SOLID WASTE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	wood debris for use as compost or mulch when applied as a soil amendment for an active farming operation or landscaping. Nor does it prohibit the application of bio-solids in accordance with local, state and federal regulations.	

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

STORMWATER ELEMENT

The EASP and this Plan Amendment is consistent with the Stormwater Element and provide policy amendments that clarify the current practice associated with implementing the County's Stormwater Element.

Specifically, the amendment recognizes that 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 will 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.

The EASP permits development within the 100-year floodplain 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.

STORMWATER ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	Protect natural drainage features and the quality of waters and protect new and existing developments in accordance with adopted levels of service for floodplain management, water quantity and water quality.	EASP is consistent with this Goal as described in the preceding narrative.
Objective 1.1	Maintain an inventory and evaluation of new and existing County and privately owned/maintained stormwater management facilities.	These policies related directly to processes by Alachua County.
Objective 2.1	Deficient stormwater management and drainage facilities will be upgraded in accordance with Chapter 62-25 F.A.C and federal, state, regional, water management districts (WMD) and local regulations in effect on the date of adoption of this Comprehensive Plan to an acceptable level of service to prevent violations of water quality standards.	These policies are generally applicable to the EASP subject to the amendments described in the narrative above.
Objective 3.1	Coordinate improvements to the stormwater management system which serve new or future needs with the Future Land Use Map	These policies are generally applicable to the EASP subject to the amendments described in the narrative above.
Objective 4.1	The County shall continue to maintain and improve existing stormwater management facilities in order to maximize their capacity and lifespan and to ensure that discharges do not violate State water quality standards and level of service standards as adopted in this plan.	These policies related directly to processes by Alachua County.
Objective 5.1	Alachua County will ensure the protection of natural drainage features, including surface water quality and groundwater aquifer quality and quantity recharge functions, from stormwater runoff.	These policies are generally applicable to the EASP subject to the amendments described in the narrative above.
Objective 6.1	Ensure that stormwater discharges to groundwater or surface water resources that are	These policies are generally applicable to the EASP subject to the amendments described in the narrative

STORMWATER ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	within or affecting more than one governmental jurisdiction are effectively managed to preserve, protect, and enhance those watershed resources through continued active County coordination with adjacent governments and appropriate agencies.	above.
Objective 7.1	Stormwater management in floodplain areas shall protect the public health, safety and welfare by incorporating hazard mitigation and multi-functional designs.	These policies are generally applicable to the EASP subject to the amendments described in the narrative above.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

CONSERVATION AND OPEN SPACE ELEMENT

The policies of the Conservation and Open Space Element are applicable to the EA-AG, EA-CON and EA-RUR Land Uses. The EASP provides alternate policies for EA-EOMU Land Use because the existing policies do not anticipate development parcels on the scale of the EASP that can offer solutions that protect and enhance large natural systems of wetlands and uplands, rather than just protecting each wetland. Because the Urban Cluster has no large parcels that encompass landscape scale wetland ecosystems, the existing policies reflect protection of each wetland regardless of size. The EASP as a whole, and each DSAP individually, is of sufficient size to allow solutions that maximize natural system benefits while accommodating new EOMU development that may include impacting some wetlands while preserving and enhancing large wetland ecosystems including uplands. To protect the integrity of the policy structure of the existing Plan, the EASP proposes that wetland acreage and function within the EA-EOMU shall be protected through compliance with state and federal environmental permitting requirements, and further protected from potential development impacts by buffers with minimum widths established in the existing Plan. The state and federal protections require applicants first seek to avoid adverse impacts, then to minimize adverse impacts, and then to mitigate adverse impacts, similar to the requirements in the existing Plan; however, these agencies do not address isolated wetlands less than one half acre in size, whereas the existing plan regulates wetlands of all sizes.

For the EA-EOMU designated areas, this Plan Amendment is consistent with Conservation and Open Space Goal “To conserve, manage and restore or enhance the natural and human-related resources of Alachua County to ensure long-term environmental quality for the future” by providing an alternative set of Objectives and Policies that are expressly formulated to address the size, scale, location and opportunities for regional resource protection available to this property. This amendment represents a rare chance to design for ecological sustainability at a regional scale, thereby reducing landscape fragmentation, conserving ecosystem integrity, and providing a framework within which to design a compact urban footprint and incorporate infrastructure efficiently. This approach is consistent with the Alachua County Environmental Protection Department’s mission “To protect the natural and historic resources of Alachua County and reduce environmental impacts of land development through environmental planning...”

The amendment provides specific natural resource protection and development standards as part of the proposed map amendment and text amendment that considers the broader regional landscape setting within which the lands occur; protects key environmental linkages in the regional landscape through the adoption of an Envision Alachua Conservation Land Use (EA-CON) designation over 46,051 acres of land and requires an additional 30% open space (15% of which is to be Resource Based Open

ALACHUA COUNTY COMPREHENSIVE PLAN ELEMENT CONSISTENCY OUTLINE

Space (RBOS)) within the urban mixed use district of EA-EOMU. In addition, the amendment requires that a management plan be prepared for the EA-CON and RBOS lands.

The compact development form of the EASP that is required within the EA-EOMU will preserve open space, maintain the largest contiguous wetland areas practicable, and minimize water and energy use. This development form and the open space protection policies of this amendment will help protect water quality by reducing the amount of paved surfaces and by allowing natural lands to filter runoff before reaching wetlands and surface waters. Additionally, compact communities optimize pedestrian, bicycle, and public transit which can reduce air pollution by reducing automobile mileage and traffic. Therefore, the numerous public benefits of compact development, together with protection of larger natural systems, may necessitate the federal and state permitting of wetland impacts required during implementation of the EASP over the next 50 years.

The location of the employment-oriented mixed use, agricultural, rural, and conservation land use categories were carefully selected as the preferred alternative for optimal suitability while providing minimal impact to the surrounding green infrastructure.

CONSERVATION AND OPEN SPACE ELEMENT

Title	ACCP Text	EASP Amendment: Consistency Analysis
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Goal	To conserve, manage and restore or enhance the natural and human-related resources of Alachua County to ensure long-term environmental quality for the future.	EASP is consistent with this Goal as described in the preceding narrative.
1.0 Conservation Overview		
Objective 1.1 - Conservation Strategies	Embrace multiple, diverse strategies for the conservation of natural systems in Alachua County.	These policies are applicable to the EASP.
Objective 1.2 - Conservation As Priority	Establish environmental conservation as a priority in all decision-making for Alachua County.	These policies are applicable to the EASP.
2.0 Environmental Information Management		
Objective 2.1 - Information System	Establish an information system for the natural resources and human-related resources associated with the natural environment, and be proactive in providing public access to this information. Use the information system to measure environmental quality necessary to protect and maintain natural resources that provide a safe and healthy environment for all living things in Alachua County.	These policies are applicable to the EASP.
Objective 2.2 - Education And Outreach	Increase public understanding of natural resources issues and provide access to the most current and reliable information so that the public may make informed decisions regarding their health, welfare, and safety.	These policies are applicable to the EASP.
Objective 2.3 - Resource Areas Planning	Manage natural resources at a scale appropriate to their protection, and facilitate consensus-building in the public participation process.	These policies are applicable to the EASP.
3.0 Environmental Land Use		

CONSERVATION AND OPEN SPACE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis

Categories		
Objective 3.1 - Conservation Land Use Categories	A conservation land use category shall be established to recognize and protect natural resources within privately owned lands in Alachua County utilizing appropriate regulatory, acquisition, and incentive mechanisms.	The EASP plan amendment includes a specific mapped delineation of conservation land use within the EASP boundaries, EA-CON and provides further protection for 15% of the land area of the EA-EOMU in the form of Resource Based Open Space (RBOS). Development review standards for the required Detailed Specific Area Plan (DSAP) of the EASP are provided within the proposed amendment and supersede these policies.
Objective 3.2 - Preservation Land Use Category	A preservation land use category shall be established to recognize and protect natural resources within publicly owned lands in Alachua County.	These policies relate to publicly owned lands, the EASP plan amendment applies to lands in private ownership, therefore, these policies are not applicable.
Objective 3.3 - Future Land Use Map	Identify conservation and preservation areas on the Future Land Use Map .	The EASP plan amendment includes a specific mapped delineation of conservation land use within the EASP boundaries, EA-CON and provides further protection for 15% of the land area of the EA-EOMU in the form of Resource Based Open Space (RBOS). Development review standards for the required DSAP of the EASP are provided within the proposed amendment and supersede these policies.
Objective 3.4 - Development Review Process	Protect natural resources during the land use planning and development review process from activities that would significantly damage the ecological integrity of these areas. The applicability of the policies and standards in this section shall be determined for all development at each stage of the land use planning, zoning, and development review and permitting process.	These inventory requirements of these policies are generally applicable to the EASP, however the specific development review process for a Sector Plan is statutorily defined and requires implementation through the DSAP. Development review standards for the required DSAP of the EASP are provided within the proposed amendment and supersede these policies.
Objective 3.5 - Development Regulations	Adoption of new or revisions to existing land development regulations based on policies in this	These policies related directly to administrative procedures of Alachua County and are not applicable

CONSERVATION AND OPEN SPACE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	Element shall begin immediately following the adoption of this Element by the Alachua County Board of County Commissioners and shall be completed in accordance with a rigorous adoption schedule.	to this amendment.
Objective 3.6 - Resource Protection Standards	Protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards.	Specific resource protection standards for the EASP are provided within the proposed amendment and supersede these policies.
4.0 Natural Resources		
Objective 4.1 - Air Resources	Alachua County shall take appropriate steps to maintain or improve ambient air quality to ensure the protection of public health and the environment and to exceed compliance with state and national ambient air quality standards.	These policies are applicable to the EASP.
Objective 4.2 - Soils And Slopes	Reduce the rate of soil erosion and sedimentation from development activities and encourage the utilization of the soil consistent with the ability of the physical properties of the soil to support appropriate land uses.	These policies are applicable to the EASP.
Objective 4.3 - Mineral Resources	Regulate extraction activities so that they do not adversely affect the quality of air, groundwater, surface water, land, and wildlife.	These policies are applicable to the EASP.
Objective 4.4 - Geological Resources	Protect and maintain significant natural geologic features such as special karst features -- springs, caves and sinkholes in their natural condition.	These policies are applicable to the EASP.
Objective 4.5 - Groundwater And Springs	Protect and conserve the quality and quantity of groundwater and springs resources to ensure long-term public health and safety, potable water supplies from surficial, intermediate, and Floridan aquifers, adequate flow to springs, and	Specific resource protection standards for the EASP are provided within the proposed amendment and supersede these policies.

CONSERVATION AND OPEN SPACE ELEMENT		
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	the ecological integrity of natural resources.	
Objective 4.6 - Surface Water Systems	Ensure the protection and improvement of the water quality, biological health, and natural functions of surface water systems in Alachua County.	These policies are applicable to the EASP.
Objective 4.7 - Wetland Ecosystems	Wetland acreage and function shall be protected.	These policies are applicable to the EA-AG, EA-CON and EA-RUR Land Uses. The EASP provides alternate policies for EA-EOMU Land Use because the existing policies do not anticipate development parcels on the scale of the EASP that can offer solutions that protect and enhance large natural systems of wetlands and uplands, rather than just protecting each wetland.
Objective 4.8 - Flood Plains And Floodways	Protect and maintain the natural functions of floodplains, floodways, and all other natural areas having hydrological characteristics of the one hundred (100)-year flood elevation. Natural functions include water purification, flood hazard mitigation, water supply, and wildlife habitat and connectivity.	<p>These policies are applicable to the EA-AG, EA-CON and EA-RUR Land Uses. The EASP provides alternate policies for EA-EOMU Land Use because the existing policies do not anticipate development parcels on the scale of the EASP. Within the EA-EOMU the amendments clarify the current practice associated with implementing the County’s floodplain management.</p> <p>The EASP permits development within the 100-year floodplain 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.</p>
Objective 4.9 – Biodiversity	Maintain and enhance plant and animal species diversity and distribution within Alachua County	These policies are applicable to the EASP.

CONSERVATION AND OPEN SPACE ELEMENT		
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	by protecting significant plant and wildlife habitats, providing for habitat corridors, and preventing habitat fragmentation.	
Objective 4.10 - Strategic Ecosystems	Protect, conserve, enhance, and manage the ecological integrity of strategic ecosystems in Alachua County.	The EASP fulfills the requirements of Objective 4.10 through the process of identifying the lands suitable for conservation and designating 46,051 acres of land as EA-CON land use. This represents 75% of the total 60,136 acres of land within the EASP.
5.0 Human-Related Resources		
Objective 5.1 - Energy Development And Conservation	Provide for energy efficiency in human activities, land uses, and development patterns in order to reduce overall energy requirements for the County and its residents.	These policies are applicable to the EASP.
Objective 5.2 - Open Space	Preserve open space within developments to ensure public health, safety, and welfare; protect and enhance natural resources; provide public gathering spaces; promote pedestrian and bicycle connectivity; and enhance recreational opportunities.	These policies are applicable to the EASP with the exception that the requirement in Policy 5.2.2 that “Pervious open space shall be provided on at least 20 % of the development site” is proposed to be increased to at least 30% within EA-EOMU Land Use in Policy 10.2.6.3. .
Objective 5.3 - Scenic Quality	Protect the natural resources and scenic quality of the community to preserve and cultivate a unique sense of place while maintaining economic well-being.	These policies are applicable to the EASP.
Objective 5.4 - Vegetation Management	Require and encourage public and private land clearing and landscaping practices that conserve, appropriately use, and protect native vegetation, including forests.	These policies are applicable to the EASP.
Objective 5.5 - Agricultural And Silvicultural Practices	The County shall encourage the retention of agricultural and silvicultural operations that are conducted in accordance with best management practices.	These policies are applicable to the EASP.

CONSERVATION AND OPEN SPACE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Objective 5.6 - Wildfire Mitigation	Protect life, property, and the economy by eliminating or minimizing the present and future vulnerability to wildfire hazards.	These policies are applicable to the EASP.
Objective 5.7 - Hazardous Materials	Act to reduce the risks associated with hazardous materials and encourage the reduction of hazardous waste generation. Protect and enhance the quality and safety of the environment by requiring that disposal methods for hazardous waste and handling and storage methods for hazardous materials are properly designed, operated, and monitored.	These policies are applicable to the EASP.
6.0 Land Conservation Program		
Objective 6.1 - Program Overview	Establish and maintain a land conservation program for the purchase, preservation, and management of natural areas and open space to complement the regulatory approaches identified in other sections of this element.	These policies related directly to administrative procedures of Alachua County and are not applicable to this amendment.
Objective 6.2 - Alachua County Forever	Implement the Alachua County Forever program.	These policies related directly to administrative procedures of Alachua County and are not applicable to this amendment.
Objective 6.3 - Linked Open Space Network	Develop a linked open space network, or greenways system, that can be managed to support the protection, enhancement and restoration of functional and connected natural systems while providing unique opportunities for recreation, multi-modal transportation, and economic development.	These policies are applicable to the EASP. This amendment furthers this objective through the EA-CON land use designation and the RBOS protection standards, the required management plans for both of these protection areas as well as the natural resource protection policies of the amendment.
Objective 6.4 - Other Acquisition Programs	Coordinate with other programs for the acquisition and management of natural areas and open space for recreational, open space and conservation purposes.	These policies are applicable to the EASP.

CONSERVATION AND OPEN SPACE ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Objective 6.5 - Acquisition Toolbox	Encourage the use of multiple, diverse land acquisition strategies.	These policies are applicable to the EASP. This amendment furthers this objective by providing an alternative mechanism to natural resource protection at a regional scale.
Objective 6.6 – Management	Improve the environmental stewardship of all preservation, conservation and recreation areas within Alachua County.	These policies are applicable to the EASP. This amendment furthers this objective by requiring management plans for lands designated as EA-CON and RBOS.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

RECREATION ELEMENT

The EASP and this plan amendment are consistent with and further the goal of the Recreation Element by prioritizing access to a variety of recreational amenity types by requiring that the all residential uses within the EA-EOMU are within a ¼ mile walking distance of recreation/open space/conservation lands. With an overarching goal of achieving walkable community design, the EASP requires a network of “complete streets” to promote walking, prioritize pedestrians and cyclists, and provide recreational space.

In addition to the other conservation lands provided within the EASP, there is also a requirement that 30% of the EA-EOMU be set aside for open space uses, and requires that half of that open space (or 15% of all EA-EOMU lands) be protected as Resource Based Open Space (RBOS) as a means to further protect and enhance environmental systems. RBOS lands are required to have a public access plan for trails, boardwalks, and environmental education areas, and for passive recreational use where appropriate.

The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goal of the Recreation Element, or any objective or policy associated with this goal. To the extent that the objectives and policies of the Recreation Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

RECREATION ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	To provide an integrated recreation and open space system for Alachua County.	EASP is consistent with this Goal as described in the preceding narrative. The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 1.1	Develop and maintain an enhanced system of activity-based and resource-based recreational facilities that consist of a broad range of developed and protected sites and programmed recreation that is integrated by service area throughout the County from the neighborhood to the regional scale and accessible to all residents of Alachua County.	See comment in Goal above.
Objective 1.2	The County shall utilize recreation sites and funding mechanisms provided by the County, municipalities, State and Federal Governments, School Board of Alachua County, volunteer organizations and private groups to expand the recreational opportunities of Alachua County citizens.	See comment in Goal above.
Objective 1.3	Continue to provide public access to all County-owned improved recreation sites so that recreation facilities are adequately available for public use.	See comment in Goal above.
Objective 1.4	Expand the availability of recreational opportunities for Alachua County citizens by continuing to develop existing recreation sites and acquire new sites and by continuing to encourage provision of recreation sites by the	See comment in Goal above.

RECREATION ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	private sector.	
Objective 1.5	Utilize current funding sources and identify new funding sources for operations and maintenance of County-owned recreation facilities and for recreation programming for County residents.	See comment in Goal above.
Objective 1.6	Continue to provide for public participation in the planning and development of new public recreation sites.	See comment in Goal above.
Objective 1.7	Alachua County shall design, develop and manage its resource-based parks and recreational facilities for the purposes of natural systems restoration, conservation and education.	See comment in Goal above.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

INTERGOVERNMENTAL COORDINATION ELEMENT

The EASP and this plan amendment are consistent with and further the goal of the Intergovernmental Coordination Element by including specific provisions that support enhanced intergovernmental coordination efforts for the EASP. There are specific policies that support a coordinated approach to development and the provision of services in the region and include a reporting requirement for the status of conservation, the implementation of DSAPs, and job creation in the Planning Area.

Additional cooperative efforts specific to the EASP include the requirements for 1) the establishment of an EASP Task Force to monitor the implementation of the LTMP and provide feedback to the County; 2) coordination with adjacent counties and WMDs to conserve, appropriately use, or protect unique natural resources located within more than one local jurisdiction; and a recognition that the preferred option for providing public schools for residents shall be the existing facilities currently serving the area that have available capacity.

The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goal of the Intergovernmental Coordination Element, or any objective or policy associated with this goal. To the extent that the objectives and policies of the Intergovernmental Coordination Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

INTERGOVERNMENTAL COORDINATION ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	Coordinated and cooperative comprehensive planning, land development regulation, and service provision with agencies and governmental units affecting Alachua County.	EASP is consistent with this Goal as described in the preceding narrative. The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 1.1	Coordinate the Comprehensive Plan, the plans of the school board, other units of local government providing services, but not having regulatory authority over the use of land, and with the comprehensive plans of municipalities within the County, and adjacent counties.	See comment in Goal above.
Objective 2.1	Establish mechanisms to address the resolution of intergovernmental issues related to impacts of development proposed in the comprehensive plan upon municipalities within the County, adjacent counties, the region and the state.	See comment in Goal above.
Objective 3.1	Coordinate planning activities mandated by the various elements of the comprehensive plan with other local governments, school boards, other units of local government providing services but not having regulatory authority over the use of land, the region and the state.	See comment in Goal above.
Objective 4.1	Coordinate with all municipalities in the implementation of the Boundary Adjustment Act to set forth reserve areas and resolve annexation issues.	See comment in Goal above.
Objective 5.1	Coordinate the provision of services and information.	See comment in Goal above.
Objective 6.1	Coordinate with relevant state or regional	See comment in Goal above.

INTERGOVERNMENTAL COORDINATION ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	agencies, local governments, or other entities with operational and maintenance responsibility for such facilities in establishing levels of service standards and guidelines.	
Objective 7.1	Coordinate long range transportation planning and traffic circulation issues with relevant state and regional agencies and local governments.	See comment in Goal above.
Objective 8.1	Coordinate the protection of the environment.	See comment in Goal above.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

CAPITAL IMPROVEMENTS ELEMENT

The EASP and this Plan Amendment is consistent with the Goal of the Capital Improvements Element by providing an alternative set of Policies to address the multi-modal transportation system focus of the EASP which introduces specific policies and standards that provide for increased mobility between residential areas and employment opportunities. This includes the addition of an EA Mobility District. The proposed policy amendments to the CIE are consistent with and reflect the amendments proposed for the Transportation Mobility Element.

The EASP Objectives and Policies expressly support the CIE Goal as follows:

GOAL: PROVIDE AND MAINTAIN, IN A TIMELY AND EFFICIENT MANNER, ADEQUATE PUBLIC FACILITIES FOR BOTH EXISTING AND FUTURE POPULATIONS, CONSISTENT WITH AVAILABLE FINANCIAL RESOURCES.

As a Sector Plan, DSAPs are the method of implementation and they provide the specific details regarding the development program, design standards, and public infrastructure impacts and requirements, as defined by FS 163.3245. Each DSAP guides conservation and development activities in the portion of the Planning Area to which it applies. The EASP plan amendment identifies that the 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 plan amendment also requires a developer's agreement 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.

The designation of funding for capital improvements to other public facilities needed to extend urban services into the EA-EOMU urban land use category shall be incorporated into the five-year capital improvement program of the Alachua County Capital Improvement Element following the approval of each DSAP.

CAPITAL IMPROVEMENTS ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal	Provide and maintain, in a timely and efficient manner, adequate public facilities for both existing and future populations, consistent with available financial resources.	EASP is consistent with this Goal as described in the preceding narrative.
Objective 1.1	Coordinate the timing and location of capital improvement projects with improvement projects of other agencies and jurisdictions and ensure that the Capital Improvements Element (CIE) is consistent with other elements of the Comprehensive Plan.	These policies are applicable to the EASP.
Objective 1.2	Alachua County shall define types of public facilities and establish the standards or guidelines for level of service (LOS) by facility type to be used in developing and updating the five year capital improvement program and the 2030 Multi-Modal Transportation Capital Improvement Program to implement this element.	The EASP is an alternative strategy to the Urban Cluster. The amendment creates new standards for the Envision Alachua Sector Plan that includes a new Envision Alachua Mobility District. Policy 1.2.4 was amendment to reflect this alternative strategy.
Objective 1.3	Maintenance of adopted LOS standards to meet existing and future facility needs by coordinating land use decisions with a schedule of capital improvements.	The EASP is an alternative strategy to the Urban Cluster and is not an Urban Cluster. This application includes an amendment to Policy 1.3.2 to add a new section (c)(4) that recognizes that the Sector Plan is an area designated for urban development in addition to the Urban Cluster. With the exception of this amendment for the purposes of transportation mobility levels of service, all other levels of service as stated with the policies of Objective 1.3 apply.
Objective 1.4	Management of the land development and capital improvements programming processes so that public facility needs do not exceed Alachua County's ability to fund and provide needed capital improvements identified in the other elements of this plan.	The EASP includes specific provisions to address financing for required infrastructure and thus addresses this issue.

CAPITAL IMPROVEMENTS ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Objective 1.5	Establish priorities for capital improvement projects in a manner that achieves and maintains adopted LOS standards, addresses future growth and remedies existing deficiencies within the shortest time frame possible consistent with fiscal capacity and priorities adopted for elimination of deficiencies, while maintaining and protecting the County's investment in existing capital facilities.	These policies related directly to processes by Alachua County and are not applicable to this amendment.
Objective 1.6	Programming and funding of capital projects consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and Future Land Use Map, to maintain adopted LOS standards, and/or meet other public facility needs not dictated by LOS standards.	These policies related directly to service provision by Alachua County and are not applicable to this amendment.
Objective 1.7	Cautious use of long term financing to implement certain major capital projects.	These policies related directly to service provision by Alachua County and are not applicable to this amendment.
Objective 1.8	Explore the full range of possible revenue sources to address capital improvement needs.	These policies are applicable to the EASP.
Objective 1.9	Limit capital improvements that may directly or indirectly, through accompanying development, degrade environmentally sensitive areas or other natural resources important to health, safety, and welfare of the citizens and environment of Alachua County. These resources are identified in the Conservation and Open Space Element and include but are not limited to: preservation areas and conservation areas such as wetlands, surface waters, well field protection areas, listed species habitat, significant geological features, strategic ecosystems, flood plains, areas containing designated specimen and champion trees,	The EASP plan amendment includes a specific mapped delineation of conservation land use within the EASP boundaries, EA-CON and provides further protection for 15% of the land area of the EA-EOMU in the form of Resource Based Open Space (RBOS). Development review standards for the required DSAP of the EASP are provided within the proposed amendment and supersede resource location policies of the Conservation and Open Space Element.

CAPITAL IMPROVEMENTS ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	County-designated scenic corridors, mineral resources, and aquifer recharge areas.	
Objective 1.10	To establish the process for establishment of a Transportation Concurrency Backlog Authority (TCBA), consistent with Florida Statute 163.3182 for Urban Cluster Transportation Mobility Districts to address backlog transportation facilities and identify multi-modal mitigation consistent with the Multi-Modal Transportation Capital Improvements Program. The following policies establish the process for adoption of Transportation Concurrency Backlog Plans within the Urban Cluster Transportation Mobility Districts as part of future updates to the Capital Improvements Element.	Not applicable to this amendment.
Objective 1.11	To establish the process for creation of a Transportation Special District (TSD) for Urban Cluster Transportation Mobility Districts, consistent with the County’s home rule authority. Any Transportation Special District Plan (TSDP) adopted by the Board of County Commissioners shall be consistent with the Capital Improvements Element. The following policies establish the process for adoption of a Transportation Special District Plan (TSDP) within the Urban Cluster Transportation Mobility Districts as part of future updates to the Capital Improvements Element.	Although not contemplated at this time, if a TSD is contemplated in the future these policies are applicable to the EASP.

ALACHUA COUNTY COMPREHENSIVE PLAN ELEMENT CONSISTENCY OUTLINE

ECONOMIC ELEMENT

The EASP and this plan amendment are consistent with and further the goal of the Economic Element by enhancing the economic prosperity of all citizens of Alachua County and expanding and diversifying the county's tax base through the addition of 15.5 million square feet of non-residential uses and is projected to generate an estimated 18,000 – 24,000 R&D/Office/Institutional jobs and 6,000-12,000 Advanced Manufacturing jobs over 50 years. The amendment is sized to include 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. The amendment links these jobs to available workforce by requiring that a majority of the residential uses within the EA-EOMU, excluding those residential uses with the Hawthorne Reserve Area, are within a 1/2 mile radius of non-retail employment uses and that a majority of jobs created within the EA-EOMU will be located within a 1/2 mile walk of future transit access for a transit connection to east Gainesville or Hawthorne.

The EASP includes the only land holding in Alachua County large enough to accommodate a major jobs center, with several significant employers and campuses within a connected livable community that will enable Gainesville, the University of Florida, and the region to compete in the state, national and global economy. The EASP leverages 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; and
- Existing Silviculture and Agriculture.

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

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

community watersheds, and natural preserves; and the concentration of future development in specific areas and the location of conservation lands in a manner that will contribute to regional conservation linkages.

The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goal of the Economic Element, or any objective or policy associated with this goal. To the extent that the objectives and policies of the Economic Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

ECONOMIC ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	Enhance the economic prosperity of all citizens of Alachua County and expand and diversify the county's tax base.	EASP is consistent with this Goal as described in the preceding narrative.
Objective 1.1 - Economic Diversity And Sustainability	Diversify the County's economy. Achieve a diversified and sustainable economic base in Alachua County to minimize the vulnerability of the local economy and to provide economic opportunity for all segments of the population and attract and retain high-quality employers and employees within the workforce.	The EASP expands and diversifies the county's tax base through the addition of 15.5 million square feet of non-residential uses which are projected to generate an estimated 18,000 – 24,000 R&D/Office/Institutional jobs and 6,000-12,000 Advanced Manufacturing jobs over 50 years.
Objective 1.2 - Economic Development Strategy	Provide a comprehensive economic development strategy for Alachua County.	See comment in Goal 1 above.
Objective 1.3 - Environmental Quality And Resource Conservation	The County shall evaluate and ensure that the types of new or the expansion of existing businesses and industries developing and locating in Alachua County contribute to maintaining a clean environment (air, water, soil) including measures to increase energy conservation, reduce greenhouse gas production, consistent with Energy Element Objectives 2.1 and 2.2 and Conservation and Open Space Policy 4.1.2, and are located in areas with suitable infrastructure and compatible land uses. Each employer shall be a good neighbor by preventing adverse impacts on the environment with emphasis given to the Conservation and Open Space Element of the Comprehensive Plan.	The EASP protects the natural environment through 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 the concentration of future development in specific areas and the location of conservation lands in a manner that will contribute to regional conservation linkages.
Objective 1.4 - Education And Employment	Coordinate educational, vocational, and technical training opportunities with the needs of new and existing employers. In collaboration with other institutions, create an environment in which all residents may become as self-sufficient as	See comment in Goal 1 above.

ECONOMIC ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	possible, through educational and employment opportunities.	
Objective 1.5 - Expand Economic Opportunities And Reduce Poverty	<p>Provide sustainable economic opportunities for all segments of Alachua County. Particular emphasis shall be given to activities which increase economic opportunities for persons at or near the poverty level and to activities which redevelop economically distressed and under-utilized areas. Alachua County shall utilize the following indicators:</p> <ul style="list-style-type: none"> a. per capita incomes for Alachua County. b. percentage of persons living at or below the poverty level. c. unemployment rates. 	See comment in Goal 1 above.
Objective 1.6 - Livable Communities	Create livable communities that are attractive to diverse populations and new economic development opportunities.	<p>The EASP links the jobs created under this amendment to available workforce by requiring that a majority of the residential uses within the EA-EOMU, excluding those residential uses with the Hawthorne Reserve Area, are within a 1/2 mile radius of non-retail employment uses and that a majority of jobs created within the EA-EOMU be located within a 1/2 mile walk of future transit access for a transit connection to east Gainesville or Hawthorne.</p> <p>Other specific standards for livability are discussed in the future land use element consistency analysis.</p>

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

HISTORIC PRESERVATION ELEMENT

The EASP and this plan amendment are consistent with the Historic Preservation Element. The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goal of the Historic Preservation Element, or any objective or policy associated with this goal. To the extent that the objectives and policies of the Historic Preservation Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

HISTORIC PRESERVATION ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	Preserve, protect, enhance and support historic resources and properties and paleontological resources within Alachua County.	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 1.1	Consolidate County efforts aimed at protection of historic resources and properties.	See comment in Goal above.
Objective 2.1	<p>Conserve and extend the useful life of historic resources and properties through the identification, protection and/or rehabilitation of properties significant on a national, regional, or local level consistent with preserving their historic or archaeological character and value. Strategies for preservation of historic resources and properties shall include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Incentives for maintenance, restoration and rehabilitation, and stabilization. <input type="checkbox"/> Incentives for productive and adaptive reuse. <input type="checkbox"/> Incentives for private ownership and responsible stewardship. <input type="checkbox"/> Opportunity for acquisition/conservation by governmental entities, private interests, or not-for-profit organizations. <input type="checkbox"/> Establishment of historic and/or archaeological districts. 	See comment in Goal above.
Objective 3.1	Evaluate and, where appropriate, conserve, protect, or acquire sites and areas of archaeological Significance	See comment in Goal above.
Objective 4.1	Evaluate and, where appropriate, conserve, protect or acquire sites and areas of paleontological significance.	See comment in Goal above.

HISTORIC PRESERVATION ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Objective 5.1	Alachua County shall promote the use of historic resources for heritage tourism as part of the County's economic development efforts.	See comment in Goal above.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

PUBLIC SCHOOL FACILITIES ELEMENT

The EASP and this plan amendment are consistent with the Public School Facilities Element. The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goals of the Public School Facilities Element, or any objective or policy associated with these goals. To the extent that the objectives and policies of the Public School Facilities Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

PUBLIC SCHOOL FACILITIES ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal 1	The county shall collaborate with the School Board of Alachua County (SBAC) to plan for public school capacity to accommodate projected enrollment demand within the five year, ten year, and twenty year planning periods.	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 1.1 - Coordinate Land Use And School Capacity. [9]-5.025(3)(B)(4)(5), And (6) F.A.C.]	It is the objective of Alachua County to coordinate land use decisions [see definition] with school capacity planning. This objective will be accomplished recognizing the SBAC's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions for future land use and rezoning for residential development that generate students and impact the Alachua County school system.	See comment in Goal 1 above.
Goal 2	Provide adequate public school capacity to accommodate enrollment demand within a financially feasible five-year district facilities work program	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 2.1 - Implement School Concurrency	The County shall coordinate with the SBAC to assure the future availability of adequate public school facility capacity through its authority to implement school concurrency.	See comment in Goal 2 above.
Objective 2.2 - Level Of Service Standards	The County shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support final development plans for residential developments at the adopted level of service (LOS) standards within the period	See comment in Goal 2 above.

PUBLIC SCHOOL FACILITIES ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	covered by the 5-year schedule of capital improvements. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.	
Objective 2.3 - School Concurrency Service Areas	The County shall, in coordination with the SBAC and municipalities within the County, establish School Concurrency Service Areas (SCSAs), as the areas within which an evaluation is made of whether adequate school capacity is available based on the adopted LOS standards.	See comment in Goal 2 above.
Objective 2.4 - School Concurrency Review Process	In coordination with the SBAC, the County will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology.	See comment in Goal 2 above.
Objective 2.5 - Proportionate Share Mitigation	Alachua County, in coordination with the SBAC, shall provide for mitigation alternatives that are determined by the SBAC to be financially feasible and will achieve and maintain the adopted LOS standard consistent with the adopted SBAC's financially feasible 5-Year Work Program.	See comment in Goal 2 above.
Objective 2.6 - Adoption Of Sbac Five-Year Work Program	Effective July 1, 2008 and no later than December 1st of each year thereafter, the County shall adopt in its Capital Improvements Element , the SBAC's annually updated 5-Year Work Program.	See comment in Goal 2 above.
Goal 3	Provide safe and secure public schools sited within well designed communities.	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable

PUBLIC SCHOOL FACILITIES ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
		to any other land development application in Alachua County, they are applicable to the EASP.
Objective 3.1 - School Location And Site Design	The County shall establish standards and criteria to guide the location of future public schools.	See comment in Goal 3 above.
Objective 3.2 - Encourage Schools As Focal Points Of Community Planning And Design	<i>[No text]</i>	See comment in Goal 3 above.
Objective 3.3 - Consider Compatibility Of Uses Adjacent To Public Schools	<i>[No text]</i>	See comment in Goal 3 above.
Objective 3.4 - Coordinate With SBAC On Reduction Of Hazardous Walking Conditions	<i>[No text]</i>	See comment in Goal 3 above.
Objective 3.5 - School Siting Standards	The County will establish siting standards for schools.	See comment in Goal 3 above.
Objective 3.6 - School Development Standards	The County shall establish development standards for schools to achieve compatibility with surrounding neighborhoods and the community.	See comment in Goal 3 above.
Objective 3.7 - Coordinate Supporting Infrastructure	The County shall coordinate with the SBAC plans for supporting infrastructure.	See comment in Goal 3 above.
Goal 4	Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 4.1 - School Board Representation	<i>[No text]</i>	See comment in Goal 4 above.
Objective 4.2 - Joint Meetings	The County shall participate in meetings and other actions established to promote coordination and the sharing of data and information.	See comment in Goal 4 above.
Objective 4.3 - Coordinate Student	The County will coordinate with the SBAC and	See comment in Goal 4 above.

PUBLIC SCHOOL FACILITIES ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Enrollment & Population Projections	the municipalities within the County to maintain and update student enrollment and population projections.	
Objective 4.4 - School Site Selection, Expansions And Closures	The County, in conjunction with the SBAC, shall implement an effective process for identification and selection of school sites and for the review of significant expansions and closures.	See comment in Goal 4 above.
Goal 5	Monitoring and evaluation of public school facilities element	The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 5.1 - Coordinate The Comprehensive Plan With School Facilities Plans	On an ongoing basis, Alachua County shall evaluate the comprehensive plan with the school facilities plans of the SBAC to ensure consistency.	See comment in Goal 5 above.

COMMUNITY HEALTH ELEMENT

The EASP and this plan amendment are consistent with and further the Community Health Element by including the establishment of healthy community principles for development design including provisions for physical health; mental / emotional / social health; access to healthcare and health services/programs; and 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.

These principles address a variety of issues such as supporting physical activity by locating parks and other recreational facilities in close proximity to concentrations of households and workplaces; accommodating urban agriculture and community gardens as well as outlets for fresh foods; 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; creating multi-generational neighborhoods by co-locating senior housing within neighborhoods to facilitate social interaction among different age groups and to minimize social isolation and the negative impacts of it and including a mix of housing types in new neighborhoods to support residents' desire to age in place and adhering to general principles of Crime Prevention through Environmental Design (CPTED) in the design of public spaces.

The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goal of the Community Health Element, or any objective or policy associated with this goals. To the extent that the objectives and policies of the Community Health Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

COMMUNITY HEALTH ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal	Preserve the health of Alachua County residents by facilitating health care delivery, improving the livability of the community, and providing all Alachua County residents opportunities for active living.	EASP is consistent with this Goal as described in the preceding narrative. The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Objective 1.1	Promote coordination among local health systems and entities.	See comment in Goal above.
Objective 1.2	Develop and maintain ongoing County programs and infrastructure designed to support sustainable community health.	See comment in Goal above.
Objective 1.3	Promote a healthy community by providing for obesity prevention and prevention of other chronic illnesses.	See comment in Goal above.
Objective 1.4	Promote a healthy community by enhancement of school-based health promotion and activities, including for persons with special needs.	See comment in Goal above.
Objective 1.5	Develop a reporting and monitoring system of indicators designed to assess Alachua County' progress toward sustainable community health, including patient centered primary and hospital care, dental, mental and vision care.	See comment in Goal above.

ALACHUA COUNTY COMPREHENSIVE PLAN
ELEMENT CONSISTENCY OUTLINE

ENERGY ELEMENT

The EASP and this plan amendment are consistent with and further the Energy Element by providing 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.

Development within the EA-EOMU is required to be interconnected, mixed-use development and to be regulated by 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. The efficiencies of energy, land and water are made possible by the functional placemaking components for development within the EA-EOMU, which includes: 1) Mix of Uses (balance of development program over time (jobs to housing ratio); and mix of housing); 2) Site Design Standards that direct the organization of development and land form; 3) Circulation, Connectivity and Accessibility (including the creation of a EA Mobility District, requiring connections to open space/recreation/civic uses, and the sizing of certain open spaces for community gardens); and 4) Protection of Natural Resources.

The EASP provides for the creation of a new 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.

The EASP plan amendment does not include any objectives or policies that are in direct or indirect conflict with the goal of the Energy Element, or any objective or policy associated with this goals. To the extent that the objectives and policies of the Energy Element are applicable to any other land development application in Alachua County, they are applicable to development within the EASP.

ENERGY ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
Goal	Reduce greenhouse gas emissions and fossil fuel consumption; mitigate the effects of rising energy costs; and promote the long-term economic security of Alachua County through energy conservation, energy efficiency and renewable energy production.	EASP is consistent with this Goal as described in the preceding narrative. The EASP does not include any policies that are in direct or indirect conflict with this goal, or any objective or policy associated with this goal. To the extent that these objectives and policies are applicable to any other land development application in Alachua County, they are applicable to the EASP.
Strategy	Priority 1. Practice energy conservation. Priority 2. Maximize energy efficiency. Priority 3. Promote and invest in renewable energy production.	
1.0 Reduction Goals		
Objective 1.1	Reduce countywide greenhouse gas (GHG) emissions by 80% from 2009 baseline emissions by 2050, with an intermediate goal of a 40% reduction by 2020 and a short term goal of 5% annual reduction.	See comment in Goal above.
2.0 The Built Environment		
Objective 2.1 - Community	Encourage energy conservation and energy-efficient design in the built environment of Alachua County.	See comment in Goal above.
Objective 2.2 - County Government	The County shall explore new opportunities and adopt measures to conserve energy, maximize energy efficiency and use renewable energy in County facilities.	See comment in Goal above.
3.0 Energy Efficient Land Use		
Objective 3.1	Promote energy-efficient land use patterns that reduce travel costs and encourage long-term carbon sequestration.	Development within the EA-EOMU is required to be interconnected, mixed-use development and to be regulated by specific site and design standards that create pedestrian and bicycle friendly communities, reduce per capita greenhouse gas emissions and

ENERGY ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
		vehicular trips on external roadways and provide development patterns that are transit supportive.
Objective 3.2	The County shall encourage long-term carbon sequestration practices on both public and private land.	See comment in Goal above.
Objective 3.3	Identify key features within the County that help to further the energy conservation goals of the Comprehensive Plan in accordance with Florida Statutes.	See comment in Goal above.
4.0 Energy Efficient Transportation System		
Objective 4.1	Develop a diversified transportation system that reduces per capita and total fossil fuel consumption through mechanisms that reduce vehicle miles travelled, enhance walking, cycling and transit opportunities, and encourage renewable fuel vehicles.	The EASP provides for the creation of a new 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.
Objective 4.2	Reduce vehicle miles of travel and increase non-automobile mode share in accordance with the policies of the Transportation Mobility Element .	By focusing on a diversity of land uses, including employment opportunities, the EASP increases internal capture rates and thereby decrease total trips.
Objective 4.3	Encourage alternative transportation options not dependent on fossil fuels.	The EASP provides for the creation of a new 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
5.0 County Government Initiatives		
Objective 5.1	Adopt and implement practices within Alachua County Government that contribute to the energy	See comment in Goal above.

ENERGY ELEMENT		
Title	ACCP Text	EASP Amendment: Consistency Analysis
	conservation goals of the Comprehensive Plan.	
Objective 5.2	Increase the use of renewable energy in County government.	See comment in Goal above.
6.0 Local Food Production And Processing		
Objective 6.1	Maximize local resource & energy-efficient food production and processing within the County's local foodshed.	See comment in Goal above.
Objective 6.2	Increase the use of locally grown and/or processed foods in County facilities where food is provided and encourage other local government facilities to do the same.	The EASP plan amendment includes specific support for 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.
Objective 6.3	Encourage the use of community gardens, green roofs and edible landscapes by Alachua County residents.	The EASP encourages food production at the parcel level and will ensure that some open spaces are adequately sized to accommodate community gardens.
Objective 6.4	Support and encourage local agricultural operations in the use of sustainable agricultural practices including organic farming.	See comment in Goal above.
7.0 Renewable Energy		
Objective 7.1	Encourage renewable energy production and a countywide system of distributed residential and commercial power generation.	See comment in Goal above.
8.0 Solid Waste		
Objective 8.1	Reduce the solid waste stream generated by Alachua County.	See comment in Goal above.
9.0 Education And Public Information		
Objective 9.1	Provide educational information to the public to promote and encourage energy conservation, energy-efficiency and renewable energy use.	See comment in Goal above.