

# PLANNED DEVELOPMENT GENERAL SPECIFICATIONS

- Land Uses.** Land uses shall be generally located as shown on the Planned Development (PD) Master Plan. A fairground is authorized on that portion of tax parcel 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Condition, and Restrictions recorded in OR Book 3598, Page 113 of the Official Records of Alachua County. That portion not legally described for fairground use shall be restricted by this Zoning Master Plan and applicable specifications and conditions. Where not specifically defined, the Alachua County Department of Growth Management Director shall have the authority to determine applicable provisions of the Unified Land Development Code (ULDC).
- Public Fairground Uses.** 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.
  - Agricultural uses shall include, but are not limited to, those uses outlined in Alachua County ULDC, Chapter 404, Article 2, and further regulated in Alachua County ULDC, Chapter 404, Article 3. Uses accessory to the agricultural lifestyle or sale of agricultural products, such as but not limited to, farmers markets, livestock, equipment sale, auctions, and/or agriculture organization (i.e. 4-H) events, RV Parking/Camping shall be permitted as a limited use in accordance with General Specification 4.
  - Community-based or government-oriented activities shall include, but are not limited to, fairs, festivals, conventions or exhibitions, special sales or auctions, museums or interpretive centers, pet rescue or animal boarding/training facilities, government buildings, and facilities such as education and training facilities, bus or train stations, helicopter landing pads, park and ride facilities, major and minor utilities, broadcasting or wireless communication towers and/or emergency housing assistance in accordance with General Specification 4.
  - Commercial activities shall not exceed a period greater than six (6) consecutive months. Commercial activities shall include, but are not limited to, incidental food and beverage sales, retail or wholesale sales related to fairs, festivals, conventions or exhibitions, special sales or auctions, concerts, agricultural markets, etc.
  - Protection, management, and research activities related to natural resources and wildlife.

Additional uses such as solar energy technologies, wood waste processing, repair center, manufacturing, reused material artisans, educational and research facilities, bio-diesel processing, low-impact development technologies (i.e. green roofs, cisterns, solar power), broadcasting or wireless communication towers, textile / carpet remanufacturing, emerging waste technologies, distribution, and sale of goods associated with the reuse / reclaimed materials.

- Other PD Permitted Uses.** Permanent on-site security quarters are permitted for the purposes of maintaining the safety and security of the fairground and/or waste related industrial properties. Housing for the purposes of providing emergency housing assistance is permitted in those areas where potable water and centralized sanitary sewer can be provided. RV Parking/Camping shall be permitted as a limited use and permitted according to ULDC Section 403.23 where applicable. The duration and frequency of said RV Parking/Camping shall be for up to one (1) week prior and one (1) week after an associated event, as may be approved through the County Manager's office. All other uses not specifically defined herein, and consistent with the intent of the Alachua County Fairgrounds & Resource Recovery Park PD, may be permitted by the Alachua County Manager's Office upon receipt of a formal request and review for consistency.
- Open Space.** Open Space, as defined by ULDC Chapter 407 Article 5, shall account for a minimum of twenty percent (20%) of the site or 52 acres of the completed project, inclusive of the Conservation Management Area (CMA). Open Space areas may exist in any land use classification area and may be developed at any rate, so long as the final total is a minimum of 52 acres.
- Vehicular Circulation.** The vehicular circulation configuration shown on the PD Master Plan is conceptual, may consist of a mixture of roadway type, and represents only a portion of the overall vehicular circulation system. The DRC is hereby authorized to approve variations from the conceptual representation on the PD Master Plan in order to create an approvable development plan. The exact alignment of the north-south connector road, and the location of its connection to NE 69th Avenue, will be determined during the evaluation of the remaining Listed Species Habitat.
- Conservation Management Area.** The Conservation Management Area (CMA) shall be consistent with ULDC Chapter 406, Article 17. This area may contain low-intensity passive recreation/education opportunities such as natural trails, wildlife viewing, interpretive centers, and be utilized for management and research activities related to natural resources and wildlife. An environmental corridor connection between the CMA east of the north-south connector and west of the north-south connector should be examined at time of roadway improvements.
- Wetland Buffers.** A 35' minimum / 50' average buffer is provided on existing, previously approved development areas. A 50' minimum / 75' average buffer shall be established for all new development as per Alachua County ULDC Table 406.43.1.
- Habitat Protection.** This PD Master Plan exceeds the minimum requirements for Onsite Habitat Protection and the Set-Aside limitation contained in Section 406.26, ULDC. Additional area of listed species habitat within the northeastern portion of the Public Fairgrounds Land Use Classification, and currently not included in the Conservation Management Area, shall be re-evaluated to explore opportunities regarding further avoidance and minimization of impacts. Re-evaluation shall occur prior to submittal of any final development plan or road construction that would adversely impact identified listed species habitat. Evaluation criteria shall include, but not be limited to: reassessment of building, midway, and parking facility needs, and an evaluation of their relationship to maximize the site's spatial efficiency; cost-benefit analyses of parking options and alternatives compared to listed species relocation and management costs; impervious surface minimization through clustering and other techniques to reduce stormwater basin size requirements; and phased clearing and conversion of habitat. Through analysis of the re-evaluation, the developer may reallocate public fairgrounds, listed species habitat, and/or vehicle circulation areas.

# PLANNED DEVELOPMENT SPECIFIC CONDITIONS

- Roadway Buffers/Landscaping.** Roadway buffers shall be landscaped in accordance with Section 407.43 (c) 2 of the ULDC. Buffers may include stormwater management facilities, pedestrian / bicycle circulation, landscaping, and signage. No internal buffering or screening/walls shall be required between land use areas or types.
  - The western site boundary will provide a 10' arterial roadway buffer along Waldo Road. The remaining project boundaries shall not be required to provide a buffer nor required to provide additional use based screening/walls.
  - The PD will be required to meet all ULDC design and landscaping requirements for those portions of the parking areas to be paved. To accommodate for emergency assistance housing, RV parking, and/or camping needs, those parking areas designated to have pervious (grass) parking shall not be required to install shade trees or landscaped islands.
  - Pedestrian pathways may be designed to allow for limited vehicular traffic associated with an event. Vehicular traffic shall be limited to event preparation, clean up, maintenance, security, and provision of emergency services.
- Phasing.** Development phasing shall be accomplished in accordance with the phasing schedule shown on this PD Master Plan. Phases may be separated into smaller units during the development review process. Phases may occur in any order based on market demand and/or government funding allocations. The DRC is authorized to approve minor changes to the approved Phasing Schedule consistent with ULDC Section 402.89(c).
  - As shown on this PD Master Plan, the CMA shall be established as part of the PD's first phase to ensure the protection of listed species habitat.
  - NE 69th Avenue shall be improved, from Waldo Road to NE 57th Street, as part of the development of the Fairgrounds portion of the site. Improvements to NE 57th Street will also be required. The improvements will be included in Phase 1 of the Fairgrounds site. At a minimum, additional structural asphalt and widening will be required on NE 69th Avenue and an alternative surface treatment will be required on NE 57th Street.
  - The proposed north/south connector shall be constructed as part of Phase 1 of the Fairgrounds site.
- Parking.** Parking area shall be landscaped in accordance with Alachua County ULDC with exception of pervious or overflow parking areas. Recreation Vehicles, Trucks, and Trailer parking areas shall not require landscaping so as to allow the safe and functional use of areas with larger vehicles typically associated with livestock, fairs and other community-based or government-related activities.
  - Due to the uniqueness of the requested project, the PD is requesting to define specific parking requirements for the Leveda Brown Environmental Park. The Leveda Brown Environmental Park shall be required to provide a minimum of one (1) parking space per employee plus three (3) spaces to accommodate visitors. Customer parking shall be provided at a rate of two (2) spaces per 1,000 sq. ft. dedicated to resale of goods. Motorcycle parking shall be one required space per 40 vehicles. Bicycle parking shall be one (1) bicycle parking space per ten (10) required vehicle spaces.
  - At final development plan approval, a parking study may be considered for the purposes of establishing a parking standard and/or parking reductions / increases from the ULDC parking standards or those standards established for publicly owned lands.
  - Parking requirements for any non-county owned industrial lot shall be as per the ULDC 407 Article, 2. Parking reductions or increases shall be as permitted in ULDC 407.16.
- Access Management.** Minimum design standards for NE 63rd Avenue. No improvements to NE 63rd Avenue shall be required as part of the proposed development. No sidewalks, multi-use pathway, or street trees shall be required.
- Wildfire Mitigation.** A Wildfire Mitigation Plan shall be submitted at time of Final Development Plan Review. At a minimum the plan shall include periodic prescribed burning on-site for both development and conservation areas. The plan should be coordinated with Environmental Protection Department and included in the conservation management plan for the CMA areas.

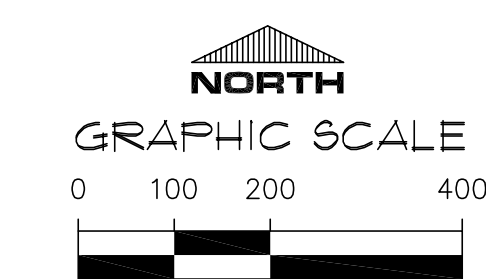
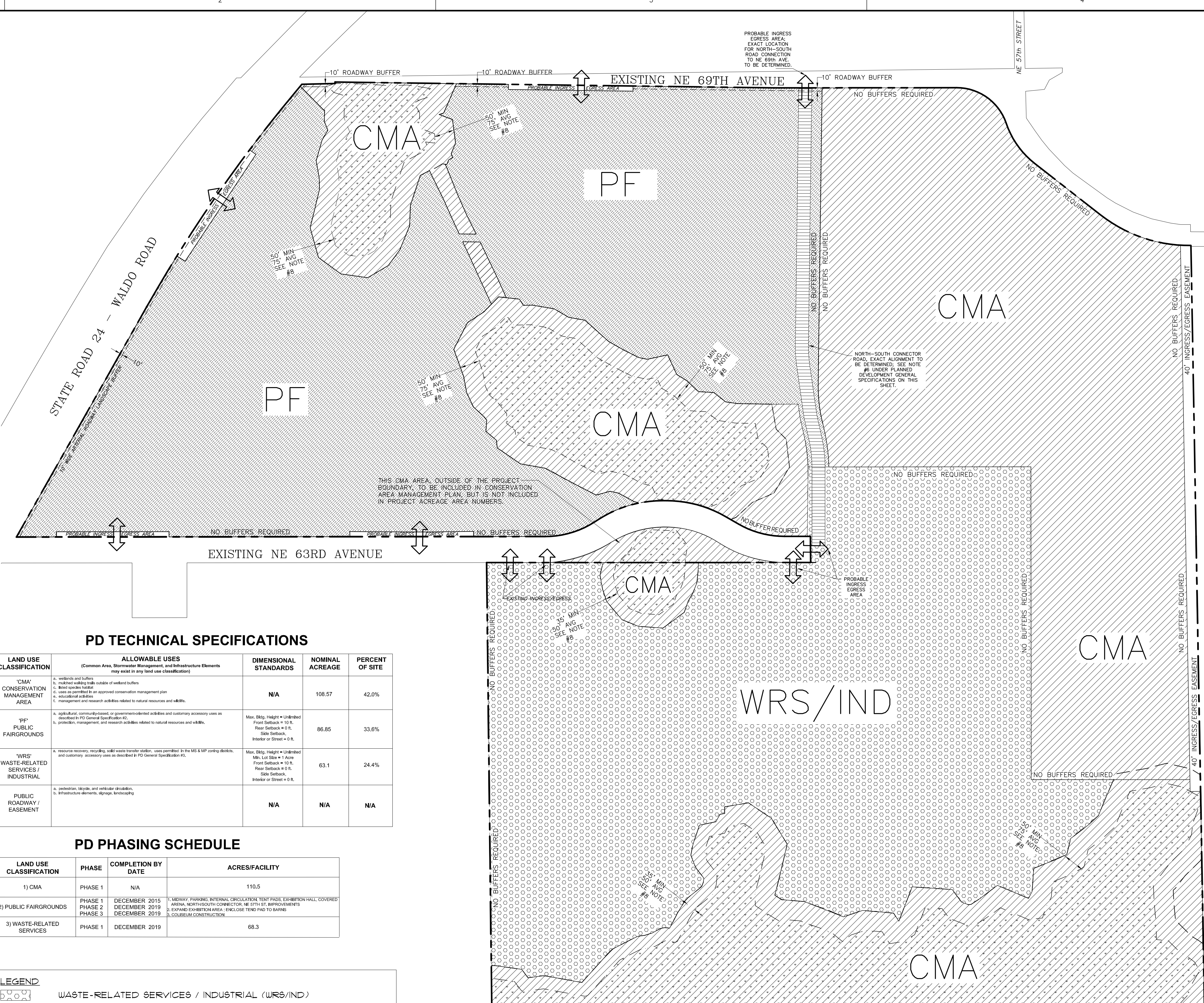
# PD TECHNICAL SPECIFICATIONS

LAND USE CLASSIFICATION	ALLOWABLE USES (Common Area, Stormwater Management, and Infrastructure Elements may exist on any land use classification)	DIMENSIONAL STANDARDS	NOMINAL ACREAGE	PERCENT OF SITE
CMA CONSERVATION MANAGEMENT AREA	A. wetlands and buffers. B. listed species habitat. C. use as permitted by approved conservation management plan. D. recreational activities. E. management and research activities related to natural resources and wildlife.	N/A	108.57	42.0%
PF PUBLIC FAIRGROUNDS	A. agriculture, community-based, or government-oriented activities and customary accessory uses as described in PD General Specification 6. B. protection, management, and research activities related to natural resources and wildlife.	Max. Bldg. Height = Unlimited Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback = 0 ft. Inlet or Street = 0 ft.	86.85	33.6%
WRS WASTE-RELATED SERVICES / INDUSTRIAL	A. resource recovery, recycling, solid waste transfer station, uses permitted by the MS & MP zoning districts, and customary accessory uses as described in PD General Specification 83.	Max. Bldg. Height = Unlimited Min. Lot Size = 1 Acre Front Setback = 10 ft. Rear Setback = 0 ft. Side Setback = 0 ft. Inlet or Street = 0 ft.	63.1	24.4%
PUBLIC ROADWAY / EASEMENT	A. pedestrian, bicycle, and vehicular circulation, B. infrastructure elements: signage, landscaping	N/A	N/A	N/A

# PD PHASING SCHEDULE

LAND USE CLASSIFICATION	PHASE	COMPLETION BY DATE	ACRES/FACILITY
1) CMA	PHASE 1	N/A	110.5
2) PUBLIC FAIRGROUNDS	PHASE 1 PHASE 2 PHASE 3	DECEMBER 2015 DECEMBER 2019 DECEMBER 2019	1. MIDWAY, PARKING, INTERNAL CIRCULATION, TENT PAVILION, EXHIBITION HALL, COVERED AREAS, NORTH-SOUTH CONNECTOR, NE 57th ST. IMPROVEMENTS 2. EXHIBITION AREA - ENCLOSURE TENT PAD TO BARN 3. EQUINE CONSTRUCTION
3) WASTE-RELATED SERVICES	PHASE 1	DECEMBER 2019	66.3

LEGEND	DESCRIPTION
	WASTE-RELATED SERVICES / INDUSTRIAL (WRS/IND)
	PUBLIC FAIRGROUNDS (PF)
	CONSERVATION MANAGEMENT AREA (CMA)
	WETLANDS
	PUBLIC ROADWAY
	DELINEATED WETLAND LIMITS
	WETLAND BUFFER LIMITS



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 INC.

SCALE: VERIFY SCALE BY MEASURING ORIGINAL DRAWING. IF NOT ONE INCH ON SCALES ACCORDINGLY.

REVISIONS	DATE	DESCRIPTION
1	09-10-09	RE-SUBMITTAL FOR STAFF REVIEW
2	09-10-09	RE-SUBMITTAL FOR COUNTY COMMISSIONERS
3	09-10-09	RE-SUBMITTAL PER STAFF COMMENTS
4	09-30-09	RE-SUBMITTAL PER 09-22-09 MEETING
5	10-15-09	RE-SUBMITTAL PER 10-13-09 REQUEST
6	11-10-09	ALACHUA COUNTY BOCC
7	12-14-09	ALACHUA COUNTY SUBMITTAL

CLIENT: ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS  
 PROJECT: ALACHUA COUNTY FAIRGROUNDS & WASTE RELATED SERVICES  
 SHEET TITLE: PLANNED DEVELOPMENT ZONING MASTER PLAN  
 SHEET NUMBER: 09-0110  
 SHEET NO.: PD1.00

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