

ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS

ORDINANCE 20-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AMENDING THE ALACHUA COUNTY COMPREHENSIVE PLAN 2019-2040, TO CHANGE THE DESIGNATION OF THE FUTURE LAND USE MAP FROM OFFICE, WAREHOUSE/DISTRIBUTION AND INSTITUTIONAL TO MEDIUM-DENSITY RESIDENTIAL (GREATER THAN 4 TO 8 DWELLING UNITS PER ACRE), LIGHT INDUSTRIAL AND CONSERVATION ON TAX PARCEL NUMBER 06233-014-006 AND PORTIONS OF 06233-014-005 AND 06233-000-000 LOCATED SOUTH OF NW 39TH AVENUE AND EAST OF NW 98TH STREET(CPA-01-20) ON APPROXIMATELY 92.28 ACRES; AND TO AMEND CERTAIN POLICIES WITHIN SECTION 2.2.1 (SPRINGHILLS ACTIVITY CENTER) OF THE FUTURE LAND USE ELEMENT OF THE PLAN; PROVIDING A REPEALING CLAUSE, SEVERABILITY, LIBERAL CONSTRUCTION, MODIFICATION AND EFFECTIVE DATE.

WHEREAS, The Community Planning Act (Section 163.3161, et. seq., Florida Statutes) requires that each local government prepare and adopt a comprehensive plan; and

WHEREAS, Section 163.3184(11)(a), Florida Statutes, requires that any amendment to the Comprehensive Plan or any element or portion thereof be made by ordinance; and,

WHEREAS, Board of County Commissioners of Alachua County, Florida, has received an application (CPA-01-20) for an amendment to the Future Land Use Map 2040 to change approximately 92.28 acres from Office, Warehouse/Distribution and Institutional land uses to Medium Density Residential (greater than 4, up to 8 dwelling units/acre), Light Industrial and Conservation land uses; and,

WHEREAS, a duly advertised public hearing was conducted on February 19, 2020 after 5:00 p.m. by the Alachua County Planning Commission, acting as the Local Planning Agency (LPA) and the LPA provided its recommendation to the Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners considered the recommendations of the LPA at a duly advertised public hearing held on May 26, 2020 and approved this plan amendment for transmittal, as provided in Section 163.3184(3)(b)1., Florida Statutes, to the State Land Planning Agency, other reviewing agencies as defined in Section 163.3184(1)(c), Florida Statutes, and other local governments for review and comment; and,

WHEREAS, pursuant to Section 163.3184(3)(b)2., Florida Statutes, the reviewing agencies and local governments must transmit their comments to the County such that they are received no later than 30 days from the date on which the reviewing agency or local government received the amendment; and,

WHEREAS, the State Land Planning Agency received the proposed amendment, and provided a letter to the County dated June 8, 2020 indicating that the County would receive the State Land Planning Agency's comment letter by July 8, 2020; and,

WHEREAS, the reviewing agencies identified in Section 163.3184(1)(c), F.S. reviewed the proposed comprehensive plan amendment pursuant to Sections 163.3184(3)(b)2, 3, and 4, F.S., and letters were received by the County from the State Land Planning Agency, the Florida Department of Transportation, the Florida Department of Environmental Protection, the Florida Department of Agriculture and Consumer Services, the Florida Fish and Wildlife Conservation Commission, the North

Central Florida Regional Planning Council and the Florida Department of Economic Opportunity, and the Board of County Commissioners has considered those letters; and,

WHEREAS, pursuant to Section 163.3184(3)(b)(c), the County is required to hold a public hearing on whether to adopt the comprehensive plan amendment within 180 days after receipt of agency comments; and,

WHEREAS, the Board of County Commissioners finds CPA-01-20 to be in compliance with Chapter 163, Part II of the Florida Statutes; and,

WHEREAS, at the August 11, 2020 public hearing, the Board of County Commissioners provided for and received public participation and adopted the amendment, as embodied in Section 1 below; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY:

SECTION 1. Map Amendments. That the Future Land Use Map 2040 of the Alachua County Comprehensive Plan 2019-2040, is hereby amended to change the future land use designation on Tax Parcel Number 06233-014-006 and portions of 06233-014-005 and 06233-000-000 on approximately 92.28 acres from Office, Warehouse/Distribution and Institutional land uses to Medium Density Residential (greater than 4, up to 8 dwelling units/acre), Light Industrial and Conservation land uses as shown on Exhibit A (Legal Description) and Attachment A (map), attached and incorporated herein as a part thereof.

SECTION 2. Text Amendments. That the Alachua County Comprehensive Plan 2019-2040, as adopted by Ordinance 19-25, as amended, is hereby amended by

amending Future Land Use Element Policy 2.2.1 (Springhills Activity Standards) as shown on Attachment B (Text) and incorporated herein as apart thereof.

SECTION 3. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Alachua County, Florida.

SECTION 4. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

SECTION 5. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance and the remainder of this ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 6. Effective Date. This plan amendment shall become effective 31 days after the state land planning agency notifies the County that the plan amendment package is complete pursuant to Section 163.3184(3)(c)4, Florida Statutes. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, then it will become effective upon the state land planning agency or the Administration Commission entering a final order determining the adopted amendment to be in compliance.

SECTION 7. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be

incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Duly adopted in regular session, this 11th day of August, A.D., 2020.

BOARD OF COUNTY COMMISSIONERS
OF ALACHUA COUNTY, FLORIDA

By: _____
Robert Hutchinson, Chair
Board of County Commissioners

ATTEST:

Jesse K. Irby II, Clerk

(SEAL)

DEPARTMENT APPROVAL
AS TO CORRECTNESS:

Director of Growth Management
or designee

APPROVED AS TO FORM:

Alachua County Attorney

EXHIBIT A

TRACT 6 (SW.1)
PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 29 AND 30 OF TOWNSHIP 9 SOUTH, RANGE 19 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, HAUFLER BROTHER'S ESTATE, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 69, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS THE POINT OF BEGINNING; THENCE RUN SOUTH $89^{\circ}20'13''$ WEST ALONG THE NORTH LINE OF SAID PLAT 2698.40 FEET TO THE NORTHWEST CORNER OF SAID PLAT AND THE EASTERLY RIGHT- OF-WAY LINE OF NORTHWEST 98TH STREET ACCORDING TO OFFICIAL RECORDS BOOK 303, PAGE 22 AND OFFICIAL RECORDS BOOK 308, PAGE 328 OF SAID PUBLIC RECORDS; THENCE RUN NORTH $21^{\circ}38'55''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 642.71 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY, RUN NORtherLY ALONG SAID CURVE HAVING A RADIUS OF 5520.14 FEET, A CENTRAL ANGLE OF $01^{\circ}31'54''$, AN ARC LENGTH OF 147.57 FEET, A CHORD LENGTH OF 147.56 FEET, AND A CHORD BEARING OF NORTH $22^{\circ}24'52''$ WEST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, RUN NORTH $23^{\circ}10'49''$ WEST, 935.83 FEET TO A POINT OF CURVATURE OF A RIGHT-OF-WAY CURVE CONCAVE WESTERLY; THENCE, CONTINUE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 2994.21 FEET, A CENTRAL ANGLE OF $03^{\circ}20'56''$, AN ARC LENGTH OF 175.01 FEET, A CHORD LENGTH OF 174.98 FEET AND A CHORD BEARING OF NORTH $24^{\circ}51'17''$ WEST TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2004, PAGE 2098; THENCE, DEPARTING THE AFORESAID RIGHT-OF-WAY, RUN NORTH $63^{\circ}45'28''$ EAST, ALONG THE SAID SOUTH LINE, 200.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 3194.21 FEET, A CENTRAL ANGLE OF $03^{\circ}19'52''$, AN ARC LENGTH OF 185.71 FEET, A CHORD LENGTH OF 185.68 FEET, AND A CHORD BEARING OF SOUTH $24^{\circ}50'44''$ EAST; THENCE RUN SOUTH $23^{\circ}10'49''$ EAST, 24.20 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2033, PAGE 2200 OF THE ABOVE REFERENCED PUBLIC RECORDS; THENCE RUN SOUTH $23^{\circ}10'49''$ EAST, ALONG THE WESTERLY LINE OF OFFICIAL RECORDS BOOK 2033, PAGE 2200 A DISTANCE OF 368.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS ACCORDING TO OFFICIAL RECORDS BOOK 2033, PAGE 2200; THENCE RUN NORTH $44^{\circ}10'13''$ EAST ALONG THE SOUTH LINE OF SAID LANDS, 408.17 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470 OF SAID PUBLIC RECORDS; THENCE

RUN NORTH $88^{\circ}09'02''$ EAST ALONG THE SOUTHWESTERLY LINE OF SAID DESCRIBED LANDS, 100.92 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE RUN NORTH $44^{\circ}09'02''$ EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, 231.46 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF THE REFERENCED LANDS, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE ALSO BEING THE NORTHEASTERLY LINE OF THE PREVIOUSLY REFERENCED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 2470, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF $11^{\circ}42'22''$, AN ARC LENGTH OF 75.59 FEET, A CHORD LENGTH OF 75.46 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2238, PAGE 1248 OF THE SAID PUBLIC RECORDS; THENCE RUN NORTH $62^{\circ}33'37''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND TO A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF $07^{\circ}47'54''$, AN ARC LENGTH OF 58.53 FEET, A CHORD LENGTH OF 58.48 FEET, AND A CHORD BEARING OF SOUTH $23^{\circ}32'26''$ EAST; THENCE, DEPARTING SAID CURVE, RUN NORTH $89^{\circ}19'30''$ EAST, NON-TANGENT TO THE AFORESAID CURVE, 150.32 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2571, PAGE 1111; THENCE RUN SOUTH $00^{\circ}40'30''$ EAST, ALONG SAID WEST LINE, 13.33 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH $89^{\circ}19'30''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, 136.50 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE RUN NORTH $00^{\circ}40'30''$ WEST, ALONG THE EAST LINE OF SAID LANDS, 20.27 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH $89^{\circ}19'30''$ EAST, 1.10 FEET; THENCE RUN NORTH $00^{\circ}40'30''$ WEST 108.23 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2301, PAGE 737; THENCE RUN NORTH $89^{\circ}19'30''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, 28.68 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH $00^{\circ}40'30''$ WEST, ALONG THE EAST LINE OF SAID LANDS, 147.50 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1285, PAGE 763 AND OFFICIAL RECORDS BOOK 1285, PAGE 766; THENCE RUN NORTH $89^{\circ}19'30''$ EAST, ALONG SAID SOUTH LINE, 741.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93), CURRENTLY HAVING A RIGHT-OF-WAY WIDTH OF 300 FEET; THENCE RUN SOUTH $43^{\circ}32'48''$ EAST, ALONG SAID RIGHT-OF-WAY, 957.07 FEET; THENCE, CONTINUE ALONG SAID RIGHT-OF-WAY LINE, SOUTH $41^{\circ}22'04''$ EAST, 1815.78 FEET TO THE INTERSECTION WITH THE PREVIOUSLY MENTIONED NORTH LINE OF HAUFLER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN SOUTH $89^{\circ}20'13''$ WEST ALONG SAID NORTH LINE 395.68 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID HAUFLER BROTHER'S ESTATES UNIT NO. 1; THENCE RUN ALONG THE WEST LINE OF SAID LOT 2 THE FOLLOWING COURSES: SOUTH $41^{\circ}31'10''$ EAST, 25.22 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF $40^{\circ}14'02''$, AN ARC LENGTH OF 66.71 FEET, A CHORD LENGTH OF 65.35 FEET AND A CHORD

BEARING OF SOUTH 21°12'35" EAST; THENCE RUN SOUTH 01°08'40" EAST, 104.99 FEET TO A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°31'08", AN ARC LENGTH OF 39.06 FEET, AND A CHORD LENGTH OF 35.21 FEET AND A CHORD BEARING OF SOUTH 45°54'13" EAST TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 89°20'13" WEST, 120.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 3, SAID CORNER LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING COURSES: RUN NORTHERLY ALONG SAID CURVE BEING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'52", AN ARC LENGTH OF 39.48 FEET, A CHORD LENGTH OF 35.50 FEET AND A CHORD BEARING OF NORTH 44°05'47" EAST; THENCE RUN NORTH 01°08'40" WEST, 104.05 FEET TO A CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°14'02", AN ARC LENGTH OF 17.56 FEET, A CHORD LENGTH OF 17.20 FEET AND A CHORD BEARING OF NORTH 21°12'35" WEST; THENCE RUN NORTH 41°31'10" WEST, 85.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS.

PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR INGRESS/EGRESS AS CONTAINED IN RECIPROCAL INGRESS/EGRESS EASEMENTS DATED JULY 7, 2000, AND RECORDED IN OR BOOK 2300, PAGE 2524 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TRACT 7 (SW.2)

PARCEL 1 – FEE SIMPLE:

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 39TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON- TANGENT CURVE CONCAVE SOUTHERLY, SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID

CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 04°50'33", AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH 82°56'23" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 80°31'06" WEST, ALONG SAID NORTH LINE, 102.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°05'54", AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH 50°25'57" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00°42'30", AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH 01°01'45" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°31'31", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH 05°05'15" EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH 86°51'40" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.

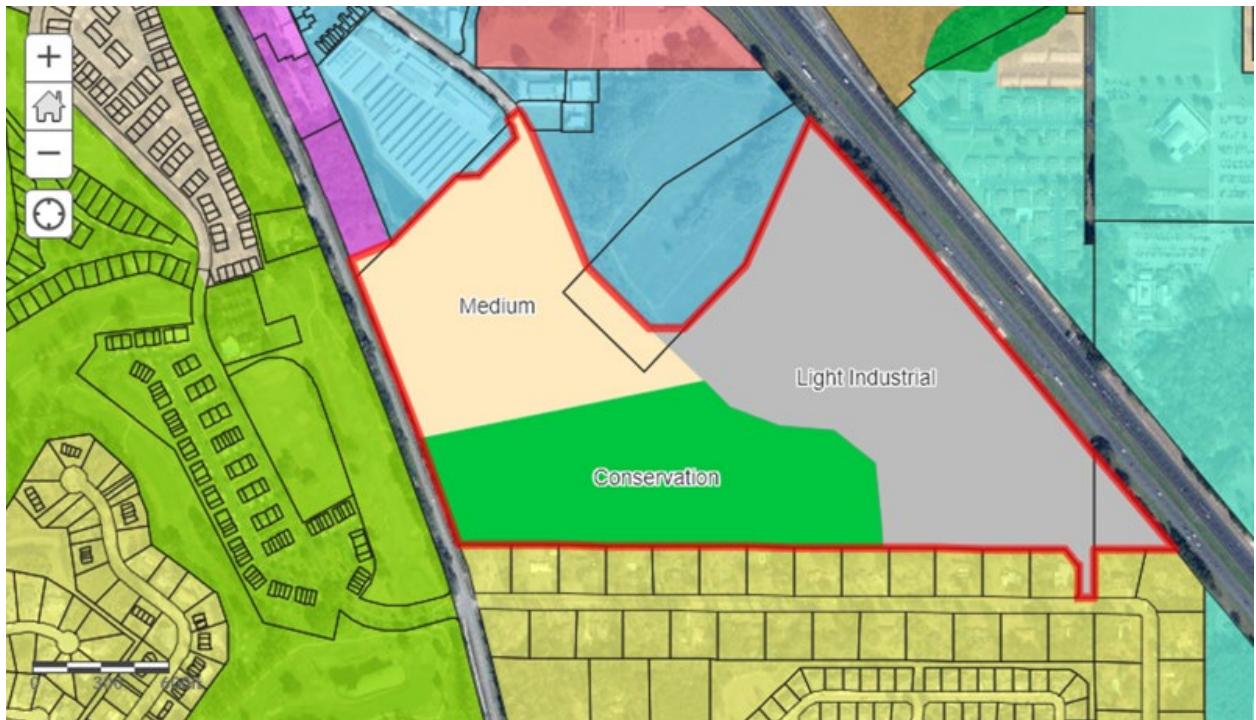
PARCEL 2 – EASEMENT:

TOGETHER WITH APPURTENANT EASEMENTS OVER PREMISES ADJOINING ABOVE DESCRIBED LAND FOR UTILITIES AS CONTAINED IN EASEMENT DATED MARCH 26, 1991, AND RECORDED IN OR BOOK 1835, PAGE 2141, IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ATTACHMENT A



Existing Land Use Designations



Proposed Land Use Designations

ATTACHMENT B

Proposed Text Amendments

Policy 2.2.1 Activity Center Plan – Springhills

(a) Land Use

(1) Commercial mixed uses should be limited to the areas designated on the Activity Center Plan Map and shopping center should be developed in accordance with the standards of Sections 3.5, 3.6. and 3.7. of the Future Land Use Element. Tourist and entertainment areas shown on the Plan map should be restricted to retail commercial activities associated with a transient clientele. Limited retail and service commercial uses should be permitted in warehouse and distribution areas and in office areas where such retail uses are clearly accessory to and related to the principal uses or where the retail uses are provided to serve the businesses and employees within the development. Such retail uses shall be located internal to the development with no exposure outside the development being served. Floor area ratios (FAR) for office, warehouse/distribution and commercial uses shall not exceed 1.0 except as otherwise established herein.

*a. The Springhills Activity Center shall be designated a High Activity Center/Retail which shall have commercial activities as its primary use and office, residential, warehouse/distribution, **light industrial and institutional** as secondary uses providing they are compatible with primary uses. The scale of these **secondary** activities may be at a regional level of 300,000 - 1,000,000 sq. ft. gross leasable area or more.*

~~(7) The area identified as institutional in the southwest quadrant shall permit institutional or residential land uses according to the policies and standards contained in the Plan.~~

(7) The undeveloped portions of the southwest quadrant with Medium Density Residential, Warehouse/Distribution, Light Industrial and Conservation future land use designations shall be master planned and will include the following:

- (a) Approval of the site as one Preliminary Development Plan (PDP) with allowance for multiple phases /Final Development Plan submittals in compliance with the PDP**
- (b) Provision of centralized open space based on site environmental characteristics, including a Conservation Management Area (CMA) management plan**
- (c) Master-planned stormwater facilities serving the entire project (spanning over multiple land use districts)**
- (d) No fewer than two fully functioning access points on different sides of the development shall be provided. Specific access point locations shall be determined during development plan review.**

- (e) Application of a 100-foot natural vegetative buffer along the southern property line of parcel 06233-014-005.
- (f) Exemption from Activity Center design requirements (Policies 2.1.4 – 2.1.12) related to development in the Warehouse / Distribution and Light Industrial future land use areas.
- (g) Exemption from TND requirements for development within the Warehouse / Manufacturing and Light Industrial future land use areas and Medium Density Residential future land use area for development under 150 units.

(8) The development standards for the Warehouse/Distribution area in the southwest quadrant shall be as follows:

- a. Lots fronting on N.W. 97th Boulevard ~~or NW 97th Court extension~~ shall have a front setback of 25 feet.
- b. All uses developed in this area shall have a maximum Floor Area Ratio of .35 to 1.

(9) The following buffers shall be required:

- a. A buffer shall be maintained along the I-75 right-of-way, at depths to be determined on a site-by-site basis by ~~the Board of County Commissioners the applicable development review body~~ and shall provide visual and acoustical separation.
- b. All the non-residential land lying within the Activity Center abutting residential land lying outside the Activity Center shall maintain a buffer of at least 50 feet. As it pertains to the southern ~~50-foot~~ buffer of the Southwest Quadrant, between the ~~Light Industrial Warehouse and Institutional~~ land uses within the Activity Center and the residential area located outside the Activity Center, ~~a 100-foot natural vegetative buffer shall be required along the southern property line of parcel 06233-014-005. the DRC shall evaluate the need for a larger buffer between these areas at such time as the property within the Activity Center is presented for site plan review.~~
- c. The ~~Institutional area and the~~ Office area along Northwest 98th Street in the southwest quadrant shall have a buffer of at least ~~25~~ 20 feet, except for ingress/egress points.

(10) No parking, storage, trash receptacles, or mechanical or utility equipment may be located between any building and I-75, unless approved with appropriate screening on a site-by-site basis during development review. Only one freestanding sign identifying the property in question may be located between any building and I-75, ~~or may be attached to any building facing I-75. with the exception of a second freestanding sign allowed if the related project has in excess of 500 linear feet of frontage along I-75.~~ More than one sign may be attached to a ~~shopping center non-residential building~~ facing I-75 if approved on a site-by-site basis during development review. In administering these buffer standards or requiring additional buffering, the Development Review Committee and the Board of County Commissioners shall consider the need for visual and

acoustical separation for residential use and noise attenuation and shall consider the effectiveness of existing vegetation.

(11) Conservation areas shown on the Activity Center Land Use Plan are not to scale. These areas shall be field-located at the time of development review.

(12) The conservation area separating single-family residential land use from Warehouse/Distribution uses in the northeast quadrant shall be treated as an overlay district. This property may contain environmentally sensitive areas. During site plan review, the applicant shall be required to submit plans, soil borings, and other necessary information to determine if there are any environmentally sensitive areas. If so found, these areas shall remain designated Conservation. If not, development may occur utilizing the normal buffer requirements.

~~(13) Development of Regional Impact (DRI) approved after the effective date of Ordinance 90-3 shall be consistent with the adopted Alachua County Comprehensive Plan.~~

(13) An additional 2.4 acres shall be set aside within a Conservation Management Area contiguous with the Conservation Future Land Use in the Southwest Quadrant (Parcel 06233-014-005). This area shall be determined during the Development Review Process.

(14) The Activity Center concept is intended to incorporate a broad mixture of uses under specific design standards approved by the Board of County Commissioners.

(b) Transportation

(2) Access to 39th Avenue, ~~98th Street~~, and 91st Street shall be limited to the points indicated on the Activity Center Plan map. Existing development (i.e.: entrances approved as of December 1, 1984), may continue to have other access to these roads, but shall provide for alternate access in the event the property is redeveloped or the use of the property is expanded beyond that which existed on December 1, 1984. Alternative access shall include access through the internal street system or using frontage roads or service drives or other appropriate internal access. Any new development or redevelopment of parcels currently having direct access shall include provision of service drives. Any development of parcels lying between such parcels and ultimate access points shall provide for service drives or other alternative access. It is the intent of this Activity Center Plan that medians be constructed along 39th Avenue at least between 98th Street and 83rd Street and that the number of points at which median cuts are permitted be strictly limited, with consideration of projected traffic volumes and land uses within the Activity Center.

~~(3) Direct access may be permitted to 98th Street, but shall be limited to one access point every 400 feet. Where necessary, individual parcels shall share access with adjoining parcels. Direct access may be permitted to NW 98th Street in accordance with Alachua County Access Management Standards and as permitted during development plan review~~

(8) ~~The alignment of the NW 97th Court extension and the access roads to the Institutional area in the southwest quadrant shown on the Activity Center Plan Map are tentative only; actual alignments shall be determined by the Development Review Committee and redrawn on the Activity Center Map. All development within the southwest quadrant shall be interconnected to provide for pedestrian and vehicular circulation. Appropriate access points onto existing transportation facilities shall be evaluated during the development review process. The undeveloped portion of the southwest quadrant shall provide for no fewer than two fully functional access points on different sides of the development.~~

(9) The transportation system within the site shall be developed in an interconnected manner to the maximum extent feasible. The internal transportation system shall be stubbed out to allow access and interconnections with adjacent properties ~~both within and outside the DRI boundary~~. within the activity center. The transportation system shall be designed so that multiple roads, bike-paths and sidewalks can continue into any adjacent development in an effort to integrate adjacent properties and limit the impacts to the arterial roadway system. No vehicular transportation system connections shall be constructed within conservation land use areas or the 100' vegetated buffer adjacent to the Haufler Estates Subdivision. A bicycle/pedestrian connection shall be required between the conservation area, through the vegetated buffer and connect between lots 2 and 3 of Haufler Estates Subdivision located to the south. The exact number and location of streets, paths and sidewalks to be stubbed out will be determined during the site plan approval process.

(d) Implementation

~~(1) Use of the PD zoning category for each quadrant with an overall conceptual zoning master plan shall be required for the entire Springhills Development of Regional Impact (DRI) area in order to provide adequate buffer areas, sign and landscaping controls, and to ensure consistency with the intent of the Activity Center Plan. The Master Plan shall address the overall traffic circulation system, pedestrian and bicycle paths and circulation, mass transit accommodations, stormwater management, open space/recreation areas, conservation areas, and utility provisions, in a manner consistent with the Alachua County Board of County Commissioners adopted Design Standards for the DRI.~~