

Alachua County Comprehensive Plan Evaluation & Appraisal Based Amendments
Proposed Amendments for Board of County Commissioners Transmittal Hearing: June 25, 2019

CONSERVATION AND OPEN SPACE ELEMENT

- (d) Mitigation should ~~shall~~ be permitted only within the boundaries of Alachua County and, to the maximum extent practicable, within the local watershed in which the impact occurs.
- ~~(e) Alachua County shall prioritize receiving areas for mitigation within the county, and investigate the feasibility of implementing a local mitigation banking system.~~
- (~~ef~~) Wetland mitigation activity conducted by a public agency may not be utilized for wetland mitigation credit by private entities ~~persons~~ unless approved by Alachua County.
- (~~fg~~) The landowner shall post a performance bond or similar financial guarantee to assure implementation of the mitigation and monitoring plan.
- (~~gh~~) No mitigation credits will be given for onsite preservation of wetlands, unless such proposals can demonstrate implementation and sustainability of adequate and appropriate enhancement and/or restoration of habitat.
- (h) Designated wetland and buffer mitigation areas related to development shall be permanently protected in perpetuity using a legal instrument that runs with the land, in a form acceptable to the County, and duly recorded in the Public Records of Alachua County, which assures preservation and maintenance of the associated areas. The preferred legal instrument shall be a conservation easement (Section 407.06, F.S.), however depending on conditions, may also include other dedication options such as deed restrictions.

Reason: Updated language is consistent with State law and provides clarity to policy and procedures for how projects that are proposing surface water, wetland, or associated buffer impacts are handled by the County.

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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~~ To permanently preserve public Open Space within developments within Alachua County that protects natural resources, provides recreation, and augments the community network of bicycle and pedestrian infrastructure.

Policy 5.2.1 ~~Natural features such as steep slopes, ridges, sinkhole areas, floodplains, and other unsuitable areas for urban development shall be retained as open space areas. If appropriate, these areas shall be developed for use as trails, and where possible, used to connect other recreation and open space areas and other developments.~~

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Policy 5.2.21 ~~Pervious~~ ~~Open~~ ~~Space~~ shall be provided on at least ~~20%~~ ten percent of the ~~every~~ development site, except as specified in Policy 5.2.5. ~~through a variety of features such as:~~

- ~~(a) Open spaces dedicated primarily to public, recreation, or pedestrian use, such as community gardens, community fields, greens, plazas, and squares.~~
- ~~(b) Natural areas of non-invasive trees and plants.~~
- ~~(c) Landscaped areas, including street trees, utilizing a variety and balanced mix of canopy and understory trees, shrubs, and groundcovers, consistent with xeriscape principles and emphasizing native species.~~
- ~~(d) Linkages to larger open space corridors.~~
- ~~(e) Portions of stormwater management areas that meet conservation, recreation, or open space design criteria as specified in the Land Development Code.~~
- ~~(f) Portions of green roofs that meet open space design criteria to be specified in the Land Development Code.~~

Policy 5.2.32 ~~When land development involves a parcel that contains conservation areas, the County's open space requirements shall be fulfilled first with conservation areas, then with other allowable types of open space. Open space requirements are~~ is not intended to diminish other conservation requirements in this Element. The open space requirement in Policy 5.2.1 shall be fulfilled first with any of the conservation areas listed in Policy 3.1.1, if such exist on the site. All Conservation Areas within Open Space shall be maintained and remain undeveloped in perpetuity using a legal instrument that runs with the land and sets forth conditions and restrictions on use. The ULDC shall provide alternative options for protection of conservation resources based on quality, size, connectivity, and any other specified criteria. The Boundaries of all Open Space shall be clearly delineated on plans, including record plats, and marked in the field to distinguish Open Space from developed areas.

Policy 5.2.4 ~~Development shall provide for shading of paved areas, as outlined in the land development regulations.~~

Policy 5.2.3 After the requirements of 5.2.2 have been met, additional Open Space shall be one piece of contiguous land, at the periphery of the development to allow for connection to adjacent open space, with limited exceptions as defined in the land development code. The Open Space shall be located to best meet the following goals:

- (a) Augment required conservation areas

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- (b) Provide accessible open space in the form of community gardens, community fields, greens, and pocket parks
- (c) Promote greater accessibility, resource protection, and connectivity by being contiguous or linked through multiuse paths to greenways, trails, public parks, and Open Space on adjoining parcels.

Policy 5.2.54 ~~Open space in clustered rural residential subdivisions and Planned Developments with Transfers of Development Rights (PD-TDR) the rural area shall be preserved in accordance with policies under Objective 6.2 of the Future Land Use Element.~~

~~**Policy 5.2.6** Nonresidential and mixed use developments, including TOD or TND, may reduce the amount of open space maintained onsite by participating in the County's Transfer of Development Rights Program and purchasing development rights in accordance with Section 9.0 of the Future Land Use Element. The purchase of development rights shall be recorded on the Final Development Plan in the manner provided in the Land Development Regulations Land Development Regulations.~~

~~**Policy 5.2.7** Within Transit Oriented Developments, Traditional Neighborhood Developments, and mixed use development within Activity Centers, a portion of public plazas or squares which combine natural areas with permeable paved surfaces may be counted toward the required amount of open space to be maintained onsite, provided that the open space requirements of this section are fulfilled first with conservation areas in accordance with Policy 5.2.3. Design standards for plazas and squares which may qualify as open space shall be provided in the Land Development Code, and shall include: (1) minimum and maximum size thresholds and dimensions; (2) maximum area which may be applied toward the open space requirement based on development size; (3) allowance for the use of permeable paved surfaces; and (4) standards for general public accessibility and functional integration with surrounding development.~~

Policy 5.2.5 After meeting the requirements of Policy 5.2.2, the following types of development are not required to provide additional Open Space:

- (a) Nonresidential Development
- (b) Family Homestead Subdivisions
- (c) Rural Agriculture Unpaved Subdivisions
- (d) Towers, major utilities, and outdoor recreation

Developments not required to provide additional open space shall still provide pedestrian and bicycle connections between designated greenways when applicable.

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