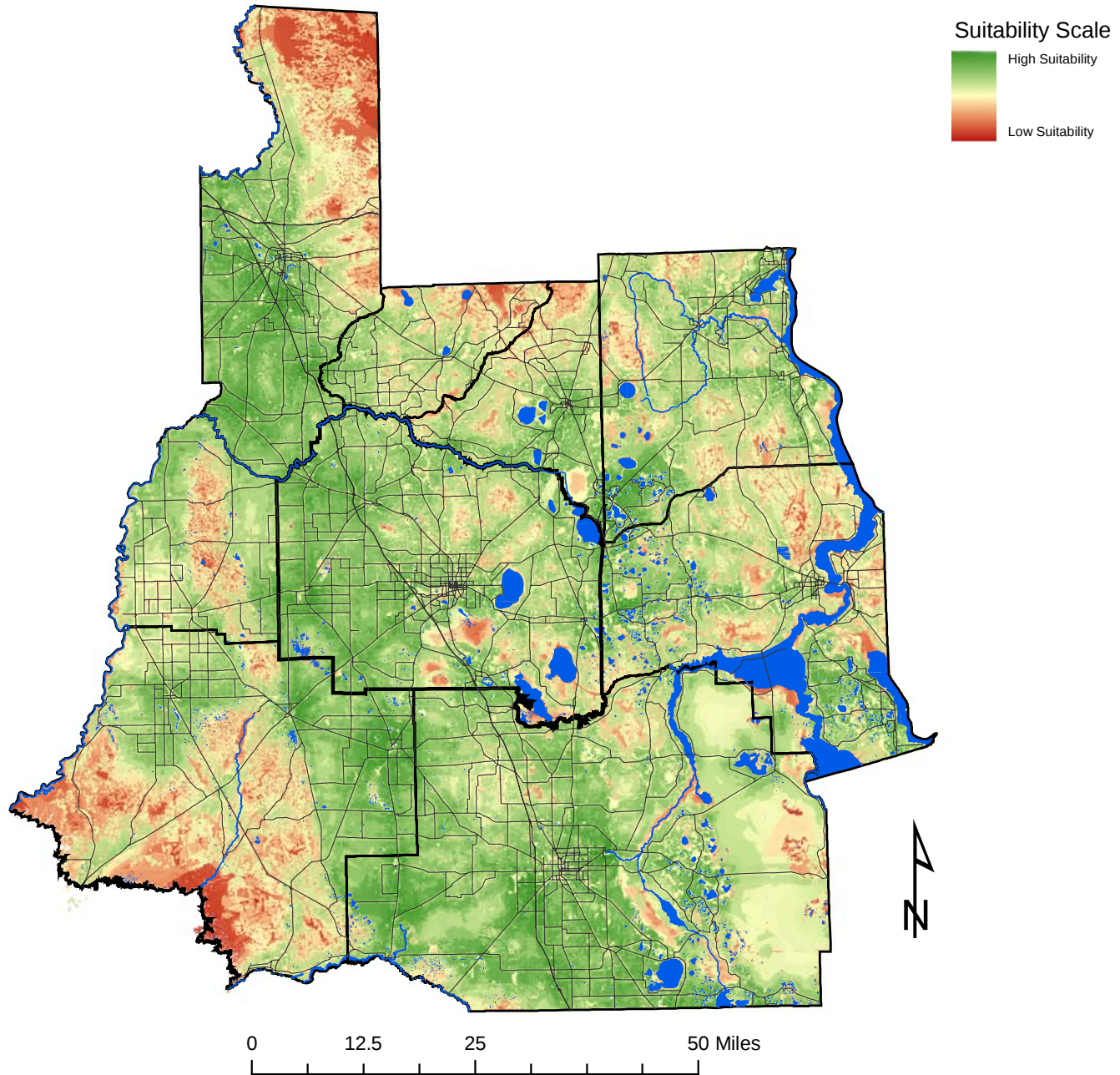
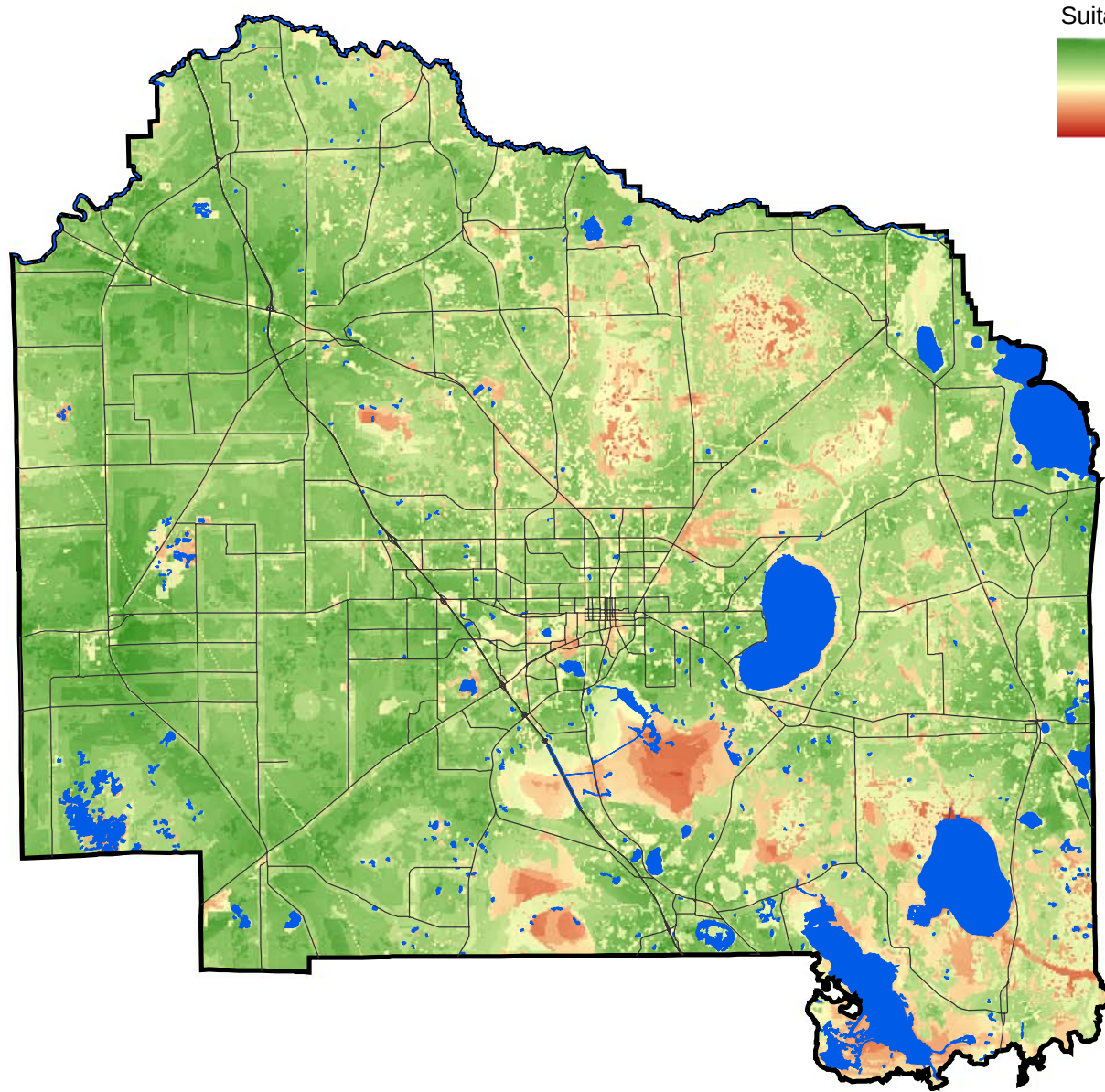


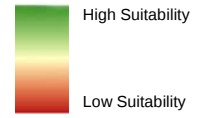
Final Urban Suitability



Final Urban Suitability



Suitability Scale

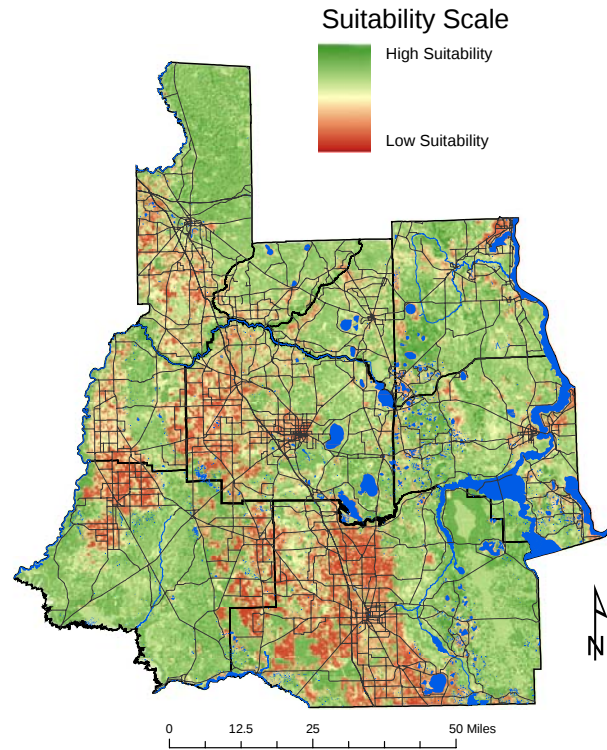


0 3.75 7.5 15 Miles

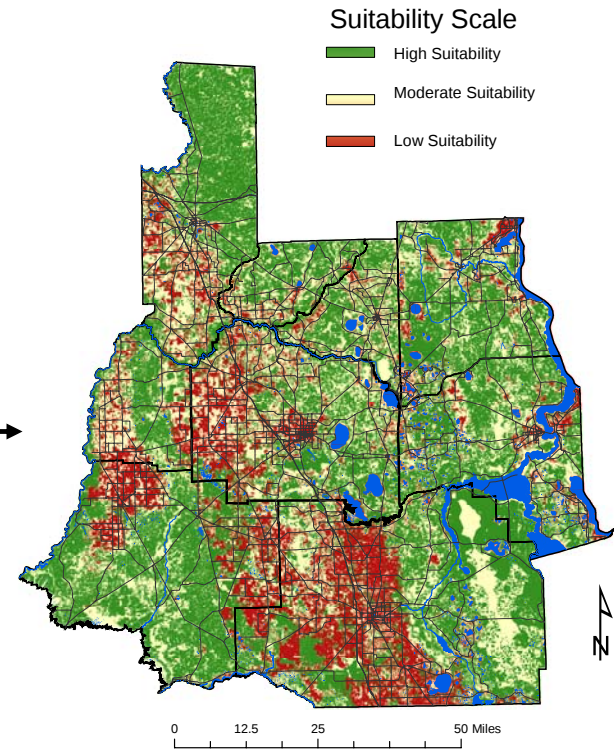


Classification

n:



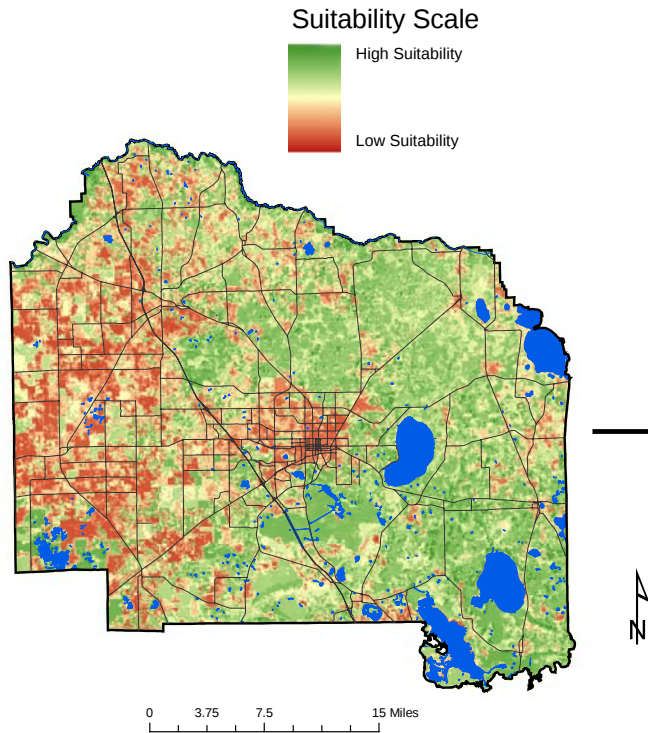
Final Conservation Suitability



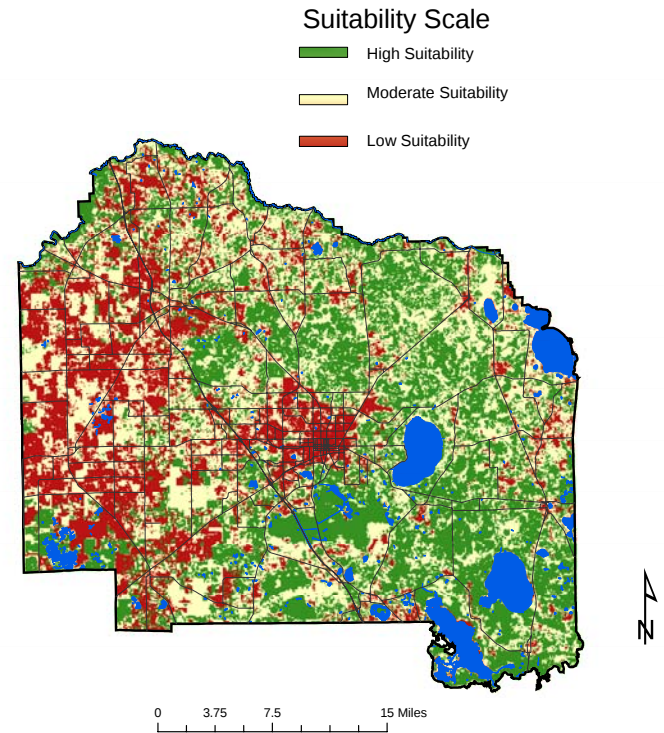
**Classified Conservation
Suitability**

Classification

n:



Final Conservation Suitability

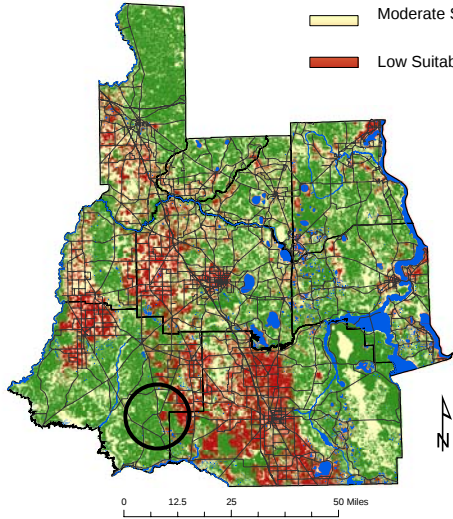


Classified Conservation Suitability

Combining Classified Suitabilities:

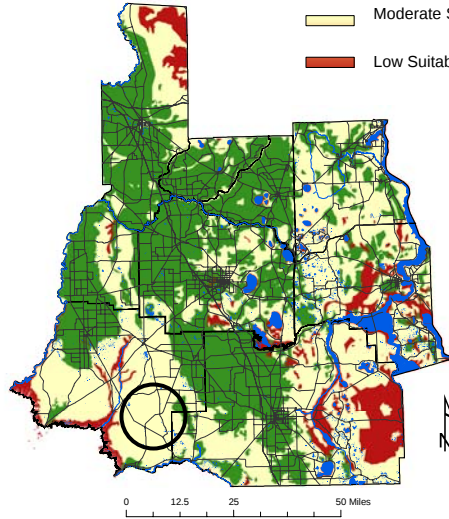
Classified Conservation Suitability

- High Suitability
- Moderate Suitability
- Low Suitability



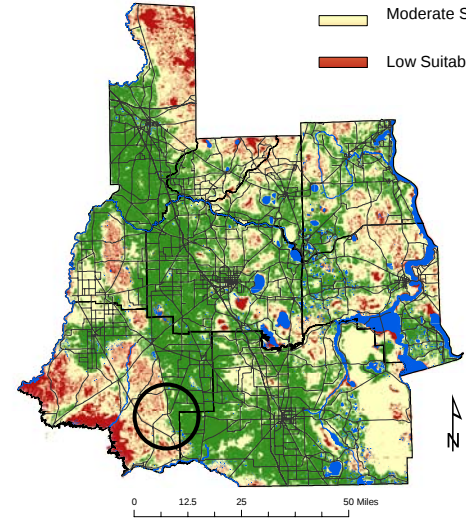
Classified Agriculture Suitability

- High Suitability
- Moderate Suitability
- Low Suitability



Classified Urban Suitability

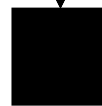
- High Suitability
- Moderate Suitability
- Low Suitability



 = 1 Hectare

 = 1 Hectare

 = 1 Hectare

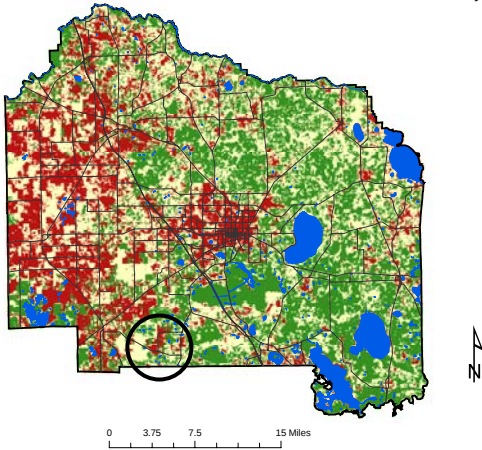


LO MEDIUM HIGH
W

Combining Classified Suitabilities:

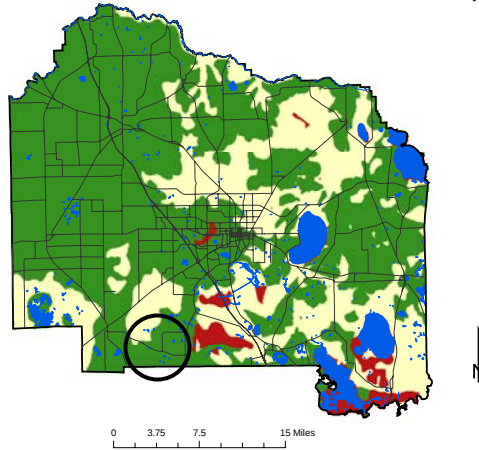
Classified Conservation Suitability

- High Suitability
- Moderate Suitability
- Low Suitability



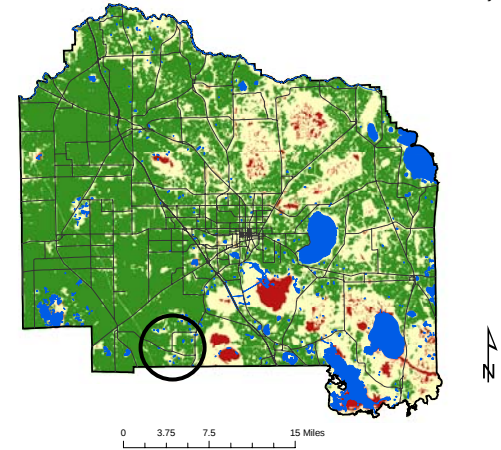
Classified Agriculture Suitability

- High Suitability
- Moderate Suitability
- Low Suitability



Classified Urban Suitability

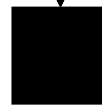
- High Suitability
- Moderate Suitability
- Low Suitability



 = 1 Hectare

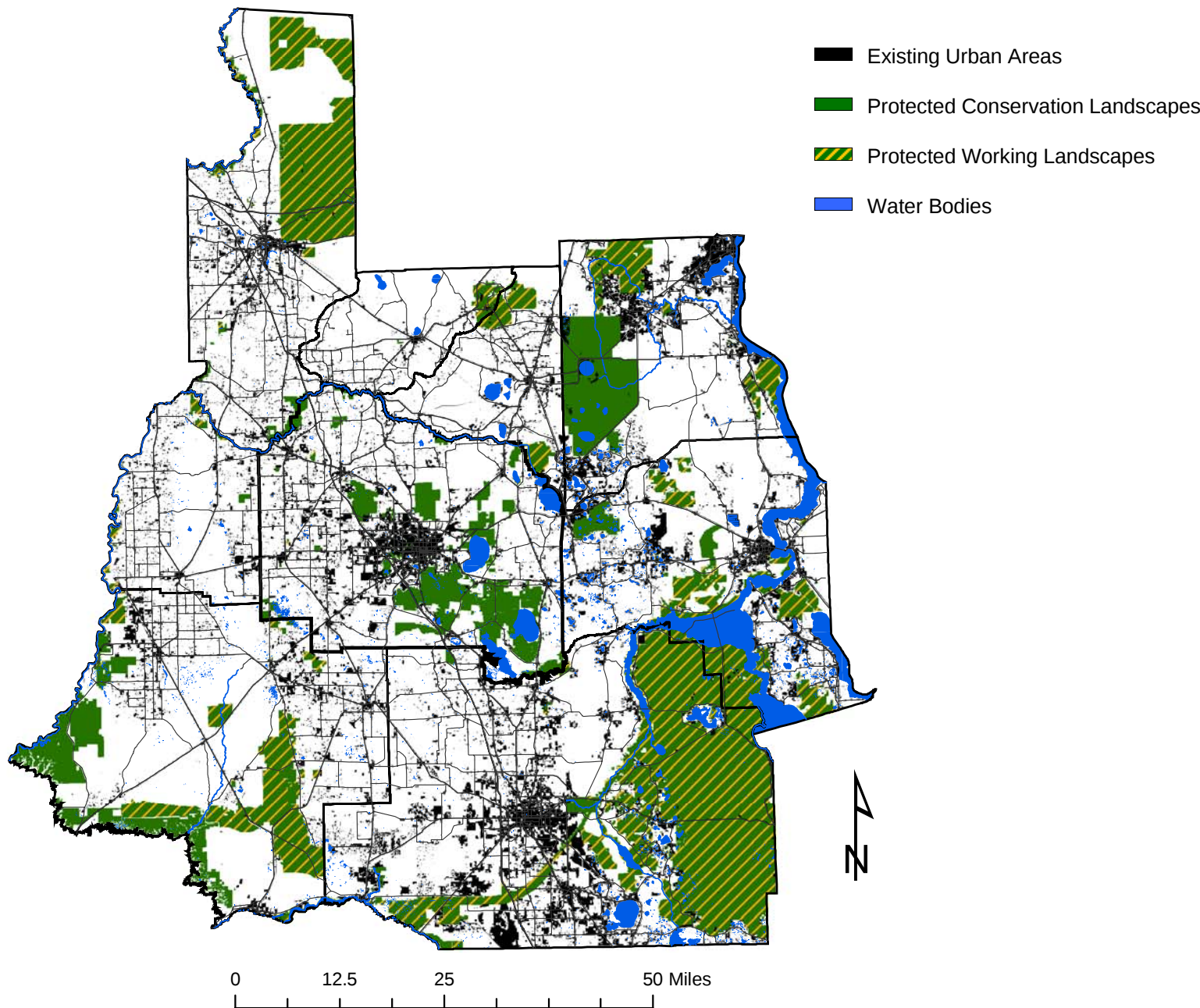
 = 1 Hectare

 = 1 Hectare

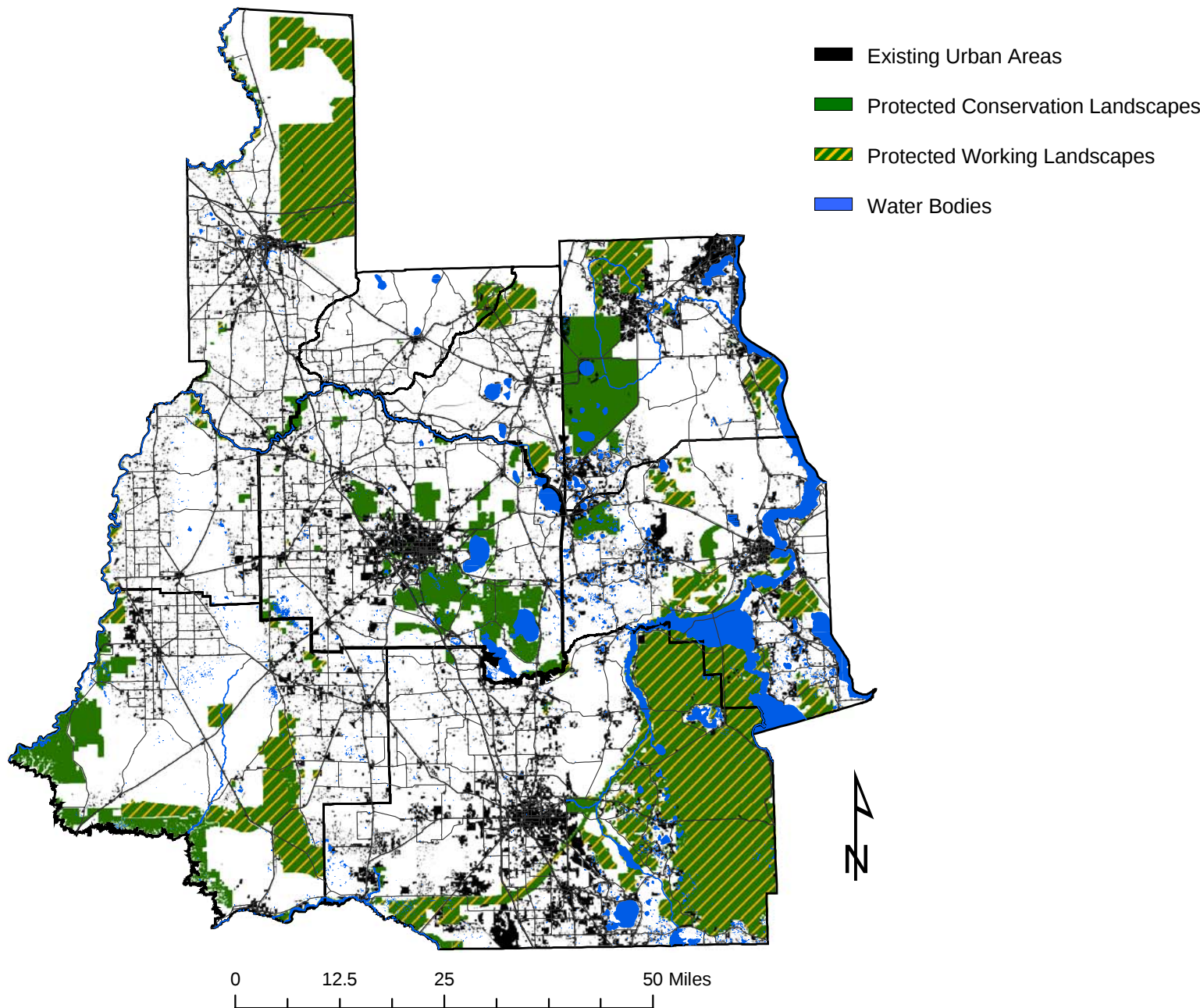


LO MEDIUM HIGH
W

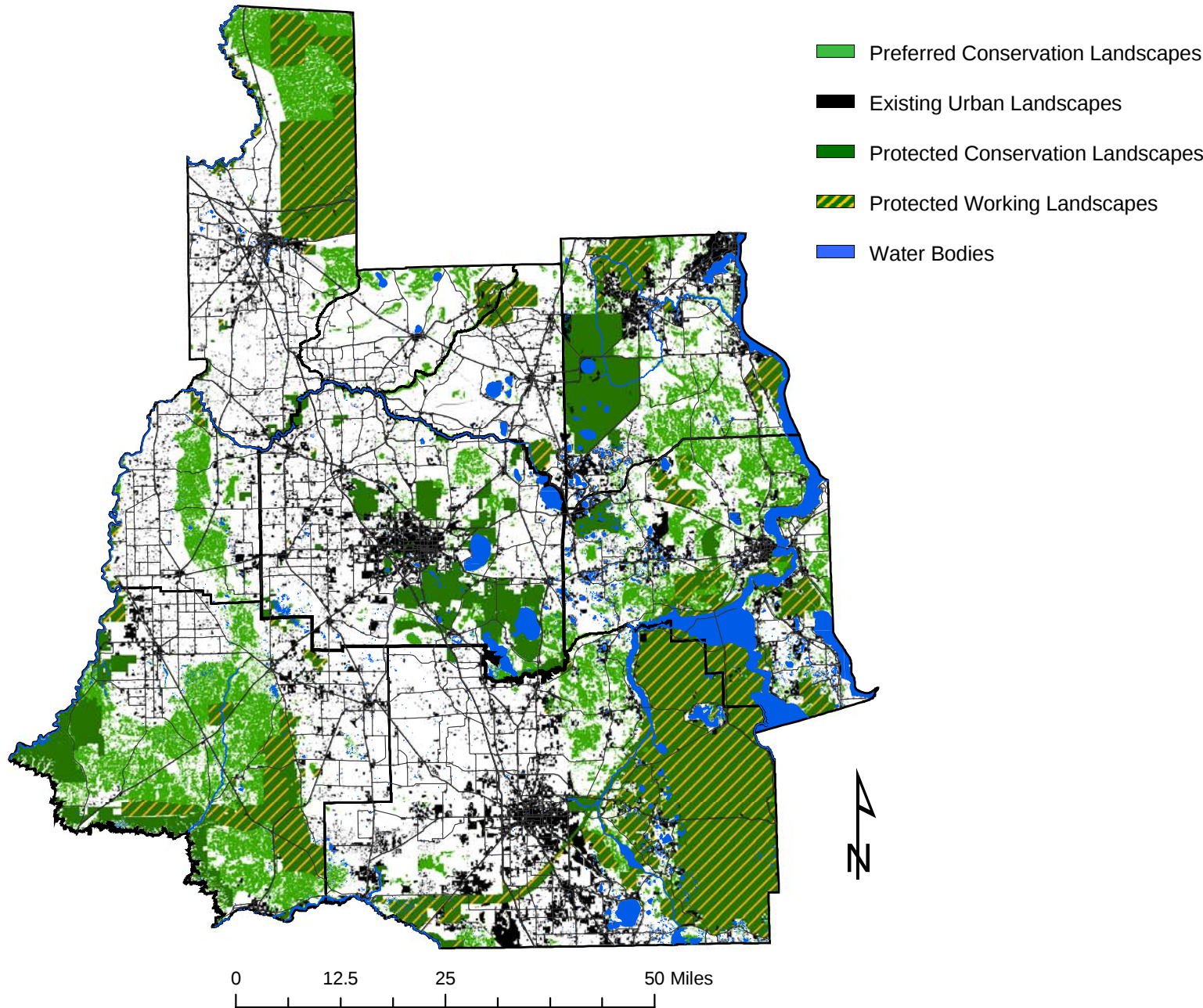
Existing Conditions



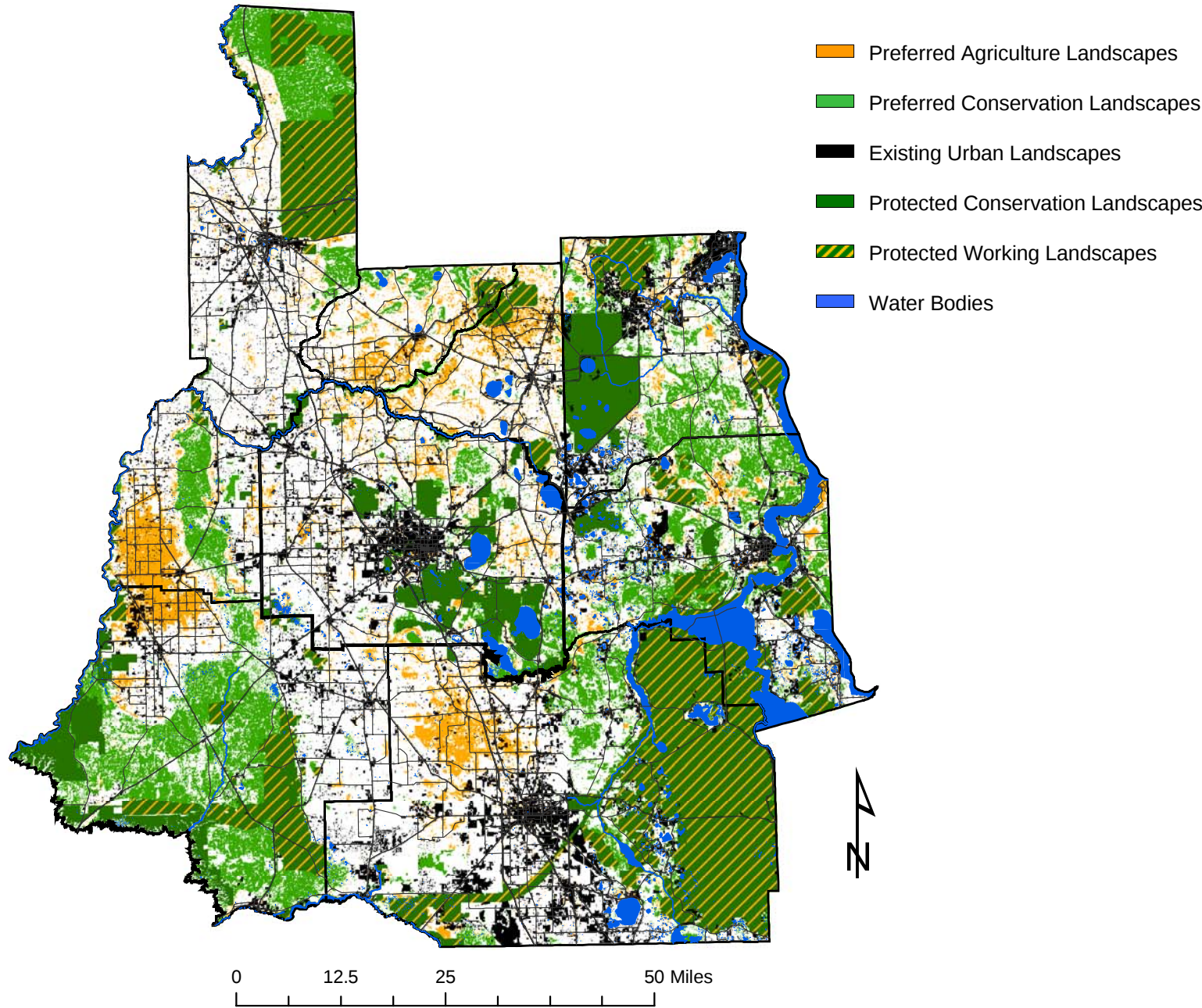
Existing Conditions



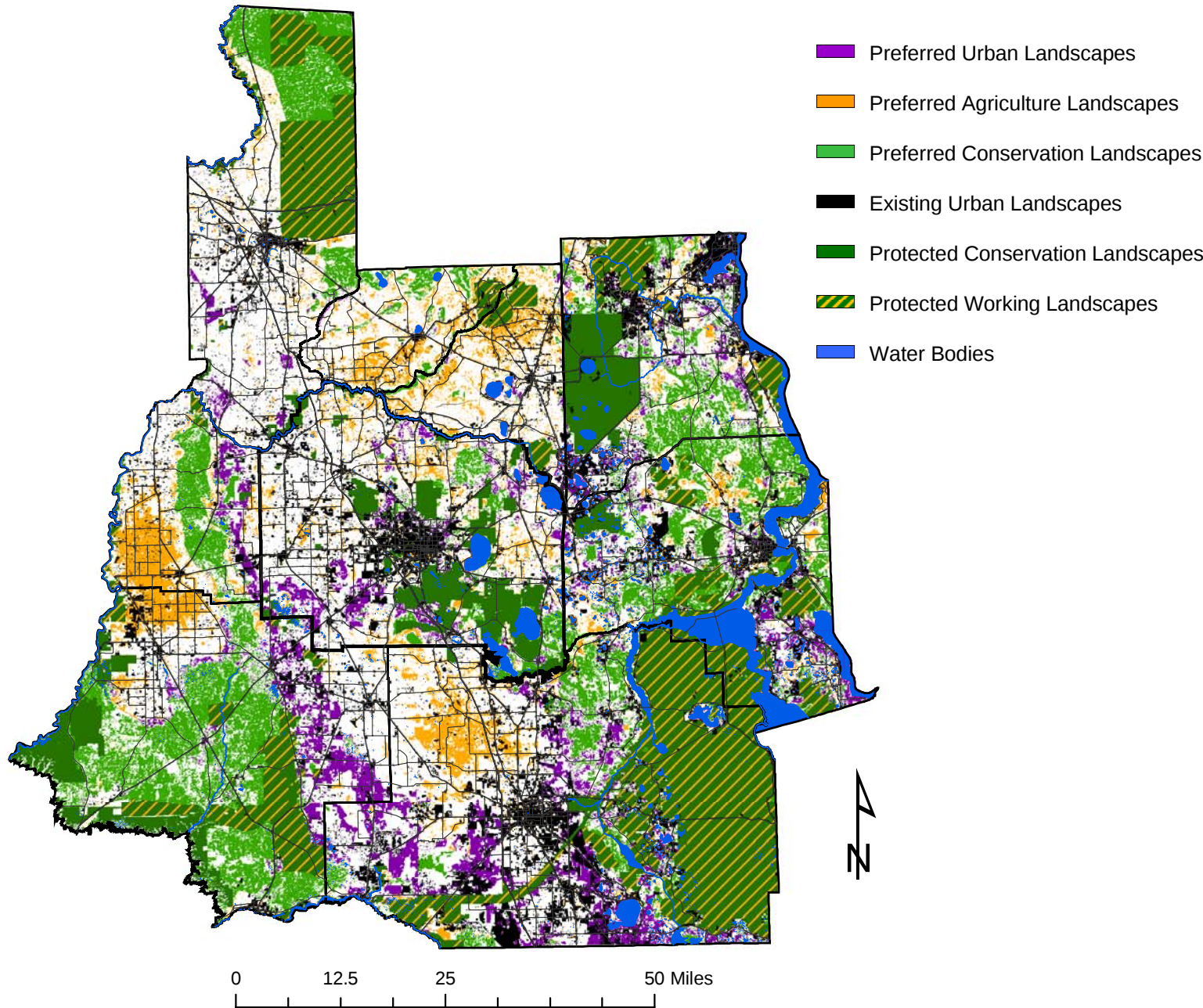
Landscape Preferences



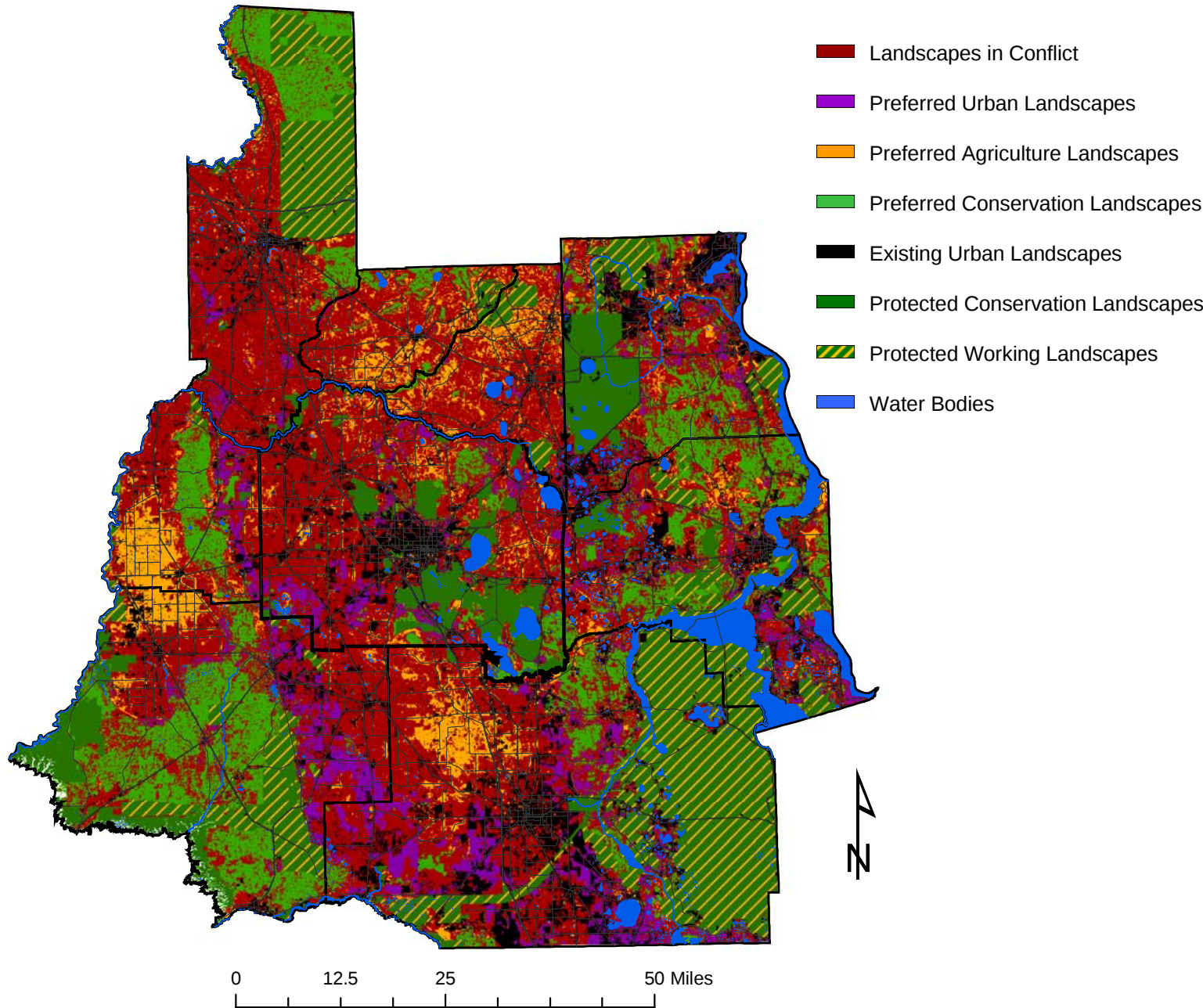
Landscape Preferences



Landscape Preferences



Landscape Conflicts





Designing Alternative Futures: An Application of GIS for Land Use Planning

The Toolbox

- A comprehensive list of tools which can assist a local government in implementing their vision.
- Each tool has:
 - A Short Definition
 - A list of Advantages and Disadvantages for Local Governments and Landowners
 - An example of how this tool has been effectively used in the U.S.
 - Which entities may sponsor this particular tool
 - How a local government can initiate the use of this tool

ACQUISITION TOOLS

Transaction Types

Agricultural Protection Agreement

Conservation Restrictions

Deed Restrictions/Covenants

Donation

Donation (Outright)

Donation for Conservation Funds

Donation with an Easement

Donation of Remainder Interest with a Reserved Life Estate

Donation of Undivided Interest

Donation by Will

Easement Acquisition

Eminent Domain

Escrowed Commitments

Estate Planning

Government Agency Transfer

Land Exchange

Lease

Partial Conservation Easement

Partial Development

Purchase Development Rights

Purchase with Intention for Resale or Leaseback with Restrictions

Purchase/Lease Access Rights

Resource Conservation Agreement

Rural-Lands Protection Easement

Sale

Sale (Bargain)

Sale with an Easement

Sale (Fair Market Value/Fee Simple

Sale (Installment)

Sale for Resale or Leaseback

Sale with a Reserved Life Estate

Sale or Transfer of Tax Default Property

Option to Purchase

Right of First Refusal

Tax Foreclosure

Two-Step: Restriction and Donation

Undivided Interest

Vested Easements (Deferred Development)

REGULATORY TOOLS

Zoning and Subdivision

Agricultural Zoning

Capital Improvement Programs

Carrying Capacity of Zoning

Cluster Zoning/PUD

Conservation Density Subdivisions

Conservation Planning/Zoning

County Zoning

Curb Cuts

Density Bonuses

Developments of Regional Impact

Infill Incentives

Large Lot Zoning

Limited Development

Military Base Protection

Performance Standards/Zoning

Protection of Historic Structures and Landscapes

Setbacks and Buffers

Site Plan Review

Special Districts/Overlay Districts

State Overrides of Local Zoning

Subdivision Regulation

Transition Zoning

Viewshed Protection

Growth Management

Adequate Facilities Rules

Concurrency

Graduated Transfer of Development Rights

Infrastructure Subsidization

Moratorium

Phased Growth

Right to Farm and Ranch

Service Limits

Stormwater Treatment Subsidization

Transfer of Development Rights

Urban Growth Boundary

Environmental

Areas of Critical State Environmental Concern Protection

Coastal Zone Management

Conservation Commissions

Conservation Restrictions

Endangered Species and Private Lands

Environmental Thresholds and Standards

Erosion Control Regulations

Geologic Features Protection

Groundwater Protection

Habitat Protection Ordinance

Mitigation of Development Impacts

Local Environmental Ordinances

State/Regional Review

Water Quality Regulations

Watershed Management

Watershed Planning

Well field Protection

FUNDING OPTIONS

Land Acquisition and Funding Programs

Alachua County Forever

Alachua Conservation Trust

Audobon Society

Community Stewardship and Vitalization Program

Conservation Fund

Conservation Reserve Program

Conservation Trust Fund

Farmland Protection Program

Florida Brownfield Program

Florida Forever

Florida Quality Development Program

Florida Spring Protection Program

Florida State Parks

Greenways and Trails

Military Base Land Protection Program

Natural Resources Conservation Service

Nature Conservancy

North Florida Land Trust

Rural Area Revitalization Program

Rural Enterprise Enhancement Program

Rural Land Stewardship Program

Trust for Public Land

USFWCC – Partners for Fish and Wildlife Program

Voluntary Land Acquisition

Wetlands Reserve Program

Exactions and Special Taxes

Agricultural Exemption (Homestead Exemption)

Agriculture Restrictions

Current Use Valuation

Dedications

Impact Fees

Sliding Environmental Impact Fees

Special Assessment Districts

Regulation – Zoning and Subdivision

Viewshed Protection

Regulations require that special views remain unobstructed by new development.

Several states have created scenic river and road programs which have successfully protected designated areas.

Advantages:

Maintain visual appeal along highways and at town gateways – important for tourism as well as for residents

Disadvantages:

Difficult to develop appropriate, uniform and justifiable criteria for visual appeal

Scenic evaluation is expensive and time-consuming

Enactment may be seen as a taking

Where industries often clear-cut, may be met with considerable opposition

Examples:

Appalachian Trail has enacted viewshed protection

Scenic easements/overlooks

Land uses may be regulated adjacent to these scenic areas

Sponsor:

Government Agencies

Initiation:

Department of Transportation

Local Government Comprehensive Plans: Amendments or Using an Evaluation and Appraisal Report Process

Minimally these elements should constitute the Corridor Management Plan:

1. Corridor Vision
2. Corridor Identified on a Map
3. Goals, Objectives and Strategies