

APPENDIX D . LAND USE INFORMATION FOR ALACHUA COUNTY, THE CITY OF GAINESVILLE, AND MARION COUNTY

ALACHUA COUNTY LAND USE

Existing and Future Land Use

Current land uses

Most of the Orange Creek Basin in unincorporated Alachua County, 56.8 %, has the Future Land Use of Rural/Agriculture. Policy 6.2 of the Future Land Use Element (FLUE) allows "Areas identified for Rural/Agriculture on the Future Land Use Map are for rural residential uses, home-based businesses, and 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, and agricultural products distribution." 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 incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

Much of the land, 26.1% of the unincorporated area, in the basin is designated Preservation. The 2001-2020 Comprehensive Plan now includes the land use category of Preservation, which is defined as "An environmental land use category that consists of publicly owned lands which are intended for use as natural reserves or managed conservation lands for the preservation of natural resources. Preservation areas include lands owned in fee simple or less-than-fee simple title." (Conservation and Open Space Element Definitions). It is appropriate for the parcels now in public ownership and managed for conservation to receive the land use classification of Preservation.

There are numerous moderate to large acreages of Institutional Land Use in the Orange Creek Basin within the unincorporated portion of Alachua County. These facilities include the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS) Beef Research Unit, the Alachua County Solid Waste Transfer Station, Florida Department of Transportation Maintenance, Construction and Planning Offices, State of Florida Materials Research, North Florida Evaluation and Treatment Center and Florida Department of Corrections Gainesville Work Camp.

Planned projects that will result in significant land use changes

Many of the recent acquisitions by Alachua County Forever are located in Orange Creek Basin. Eleven projects totally 7,945.5 acres of land are in or will soon be in Preservation land use (Table 1). A Comprehensive Plan Amendment (CPA) for approximately 1,389 acres was transmitted to the Florida Department of Community Affairs (DCA) in Spring 2006 to change existing Rural/Ag land to Preservation land use.

TABLE ____ . LAND CONSERVATION PROJECTS THROUGH ALACHUA COUNTY FOREVER

WBID	WATERBODY NAME	PROJECT NUMBER	NAME OF PROJECT	PROJECT DESCRIPTION	AREA (ACRES)
2718/ 2711	Paynes Prairie	AS07	Bishop and Henderson	Land acquisition - Bishop and Henderson Williston Road adjacent to Paynes Prairie	25
2705	Paynes Prairie	AS08	Crevasse	Land acquisition - Crevassee (Prairie Creek by Paynes Prairie (owner considering conservation easement)	661
2749	Cross Creek	LOCH05	Sliver Springs/ McLeod	Land acquisition - Silver Springs/McLeod property in Cross Creek area (working on a conservation easement with owner)	986
2705/ 2693	Little Lochloosa Creek	LOCH05	Phifer Flatwoods	Land acquisition - Phifer Flatwoods	600
2749/ 2749A	Orange Lake	OR08	Freddy Wood Tract	Land acquisition - Freddy Wood Tract	600
2733/ 2744/ 2734	Orange Lake	OR09	Rayonier Tract (River Styx wetland)	Land acquisition - Rayonier Tract River Styx	1450
2749	River Styx	OR09	Richardson Tract (River Styx)	Land acquisition - Richardson NW corner of Orange lake to River Styx	400
2688/ 2695	Newnans Lake	NEW06	Newnans Lake Addition	Land acquisition - Newnans Lake Addition	1700
2705	Newnans Lake	NEW07	Wainberg	Land acquisition - Wainberg (west side Newnans Lake)	22
2749	Orange Lake	OR02	Longleaf Flatwoods Preserve	Land acquisition - Longleaf Flatwoods Preserve	1388.5
2711/ 2722	Sweetwater Branch/ Paynes Prairie	SWT31	Sweetwater Preserve	Land acquisition - Sweetwater Preserve (north rim of Paynes Prairie)	113
TOTAL ACREAGE					7,945.5

One large area of land use change is Plan East Gainesville, which is located primarily in the Lake Forest Creek Watershed. The Plan East Gainesville (PEG) area can be generally described as the area bounded on the north by Gainesville Regional Airport, on the east by Newnans Lake, on the south by Paynes Prairie and on the west by Waldo Road. It includes area both in Gainesville and unincorporated Alachua County. An important aspect of the PEG transportation plan is the development of a Bus Rapid Transit (BRT) service to link the PEG area to downtown and the Archer Road corridor. There is also a road extension that will incorporate a proposed greenway system that is a central component of PEG. The system provides for an integrated land preservation,

recreation and transportation strategy. The greenway system includes a series of interconnected multi-use trails with trailheads at pocket parks or mixed-use activity centers. The greenway system provides for greater transportation accessibility to commercial or employment areas. A complementary benefit of the system is that it would provide a buffer between more extensive urban uses and suburban or rural uses. The new road is planned to be located within a greenway corridor that acts as a buffer between the road and environmentally sensitive land. This would ensure limited access, preclude commercial zoning and enable multi-modal transportation to occur in an environmentally sound manner. A Comprehensive Plan Amendment to add Future Land Use Objective 8.5, Section 8 Special Area Studies and related policies incorporating Plan East Gainesville into the Comp Plan as a Special Area Plan pursuant to Future Land Use Policy 7.1.31 was approved by the Board of County Commissioners and was transmitted to the DCA for review.

A number of developments are occurring in the unincorporated urban area west of Gainesville. Springhills Development of Regional Impact is situated on 601 acres in the vicinity of I-75 and NW 39th Avenue and is one of the largest. Springhills includes Commercial/Retail (1,555,500 sf), Hotel (625 rooms), Warehouse (460,000 sf), Office (125,000 sf), Multi-family (1,772 units), and single-family (516 units) land uses. The county allows for Planned Developments (PDs). Two of such PDs, located in the Orange Creek Basin are the 148 acre mixed use Brytan Development at Archer Rd. and SW 75th Street (Tower Road) and Newberry Villages (a Comprehensive Plan Amendment for land use change) for an eighty acre mixed use development at Newberry Rd. and Fort Clarke Boulevard. The County has begun a community planning process for the Rutledge area (east of Santa Fe Community College Main Campus), and it is anticipated stormwater deficiencies in this area will be addressed.

Future Land Use Estimates

Areas with a future land use designation for urban development are approximately 10 percent of the total unincorporated County. The percentages for countywide land use from Future Land Use Map (FLUM) 2020 are:

Countywide Future Land Use Projections

Rural/Agricultural*	76%
Preservation**	14.2%
Urban	9.7%
Commercial	0.6%
Industrial	0.5%
Institutional	1.7%
Recreation/Open	0.4%
Utility	0.0%
Residential	6.5%

Analysis of Future Land Use data for the Orange Creek Basin

Rural/Agricultural*	56.8%	120,512 acres
Preservation**	26.1%	55,419 acres
Urban	17.1%	??????
Commercial/Office/Mixed Use	0.5%	981 acres
Industrial	1.6%	3,445 acres

Institutional	2.2%	4,761 acres
Recreation/Open	0.6%	1,280 acres
Utility	0.0%	22 acres
Residential	9.5%	20,116 acres

* Rural/Agriculture category includes Rural Clusters, Rural Commercial Agriculture, and Rural Community Employment Center.

** Additional lands within the Orange Creek Basin that have a FLU of Rural Agriculture that are publicly owned and managed for conservation.

Potential Effects of Anticipated Future Growth and Land Uses on Pollutant Loadings

Business Marine zoning district- This new zoning district implements certain elements of the Tourist/Entertainment policies of the Comprehensive Plan and associated designations in areas adjacent to lakes, rivers or other natural bodies of water. It is anticipated that the regulations will protect water resources.

Policies, Programs and Regulations

Comprehensive plan policies, general zoning, overlay districts, etc.

The Alachua County Comprehensive Plan 2001-2020 (Effective May 2, 2005) policies protect water quality in a variety of ways. Policies relating to sanitary sewer availability (Potable Water and Sanitary Sewer Element), stormwater management (Stormwater Management Element) and the Conservation and Open Space Element protect surface waters.

Regulations, policies, and programs that specifically address water quality protection (e.g. open space requirements).

TABLE . ALACHUA COUNTY REGULATIONS THAT ADDRESS WATER QUALITY

Alachua County Code		
Regulation		Purpose
Chapter 77	Water Quality Code	Regulate illicit discharges and reduce non-point source pollution
Chapter 406 Natural and Historic Resources Protection		
Article 5	Strategic Ecosystems	Protection
Article 6	Surface Waters and Wetlands	Retain buffers and hydrology
Article 7	100-Year Floodplains	Retain surface water storage
Article 12	Wastewater Treatment Facilities	Monitor plant operations and discharges
Chapter 407 General Development Standards		
Article 5	Open Space	Provide habitat and less impervious area
Article 9	Stormwater Management	Improve water quality and reduce flooding
Article 11	Water and Wastewater Service	Improve water quality

Managing Potential Water Quality Impacts of Anticipated Growth and Land Use

The Alachua County Comprehensive Plan has numerous policies and programs in separate elements that compliment one another in support of broad environmental protections aimed at, among things, water quality and quantity for citizens and natural resources. Specific Land Development Regulations implement these policies from enforcing zoning and development activities through identified criteria for buffers and open space requirements. For example:

- New land use regulations went into effect January 30, 2006. Springs, Article 8 of Chapter 406 Natural and Historic Resources Protection, was reserved for later completion and adoption. It is anticipated that Article 8 will be completed and adopted within the next year.
- Alachua County 2001-2020 Comprehensive Plan includes Conservation and Open Space Element Objective 4.6: Ensure the protection and improvement of the water quality, biological health, and natural functions of surface water systems in Alachua County. The policies create a framework for managing the impact of growth. In particular, Policy 4.6.16. requires increased buffers for septic tanks and other specific land uses. Policy 4.6.18. encourages alternative technologies for wastewater treatment facilities (see attachment). Land development regulations adopted in December 2005 implement the updated Comprehensive Plan.

CITY OF GAINESVILLE LAND USE¹

The City of Gainesville has more than 18,500 parcels comprising low-intensity Single-Family land use, which allows 3.5 to 8 dwelling units per acre. Total Single-Family land area is 9,400 acres. Any new subdivisions of vacant Single-Family land into more than 5 lots require on-site stormwater treatment facilities.

Residential Low, Medium and High Density land uses total 9,075 parcels covering 4,725 acres, and allow from 8 to 100 dwelling units per acre. These developed land uses are a mixture of some single family, duplex and other low-density residences, up to high-rise apartments and condominiums. Redevelopment could increase impervious surface coverage, but new development standards require improved stormwater treatment.

The Mixed-Use land uses allow residential, office and commercial retail uses singly or in combination. There are 2,100 parcels covering approximately 2,000 acres. Residential densities may range from 8 upwards to 150 units per acre (downtown). City policies favor redevelopment and increased densities in appropriate locations, with an emphasis upon shared master stormwater basins in some of the Mixed-Use districts.

The Education land use category comprises 80 parcels covering over 3,000 acres. It includes the University of Florida main Campus and all other public and private K-12 schools. The City does site plan review only for private schools; UF and Alachua County public schools are governed by State of Florida guidelines.

Agriculture land use lies entirely north of NW 53rd Avenue and NW 441, totalling approximately 1,430 acres. Recreation and Public Facilities Land Uses exceed 3,200 acres. The Conservation Land Use is placed upon passive recreation areas and sensitive wetland or creekside habitat for a total of 2,700 acres and 180 parcels.

The Office and Commercial land use categories have 1,074 parcels totaling 1,300 acres, and redevelopment of older sites would also require improved stormwater treatment. Industrial land uses cover more than 1,345 acres, and include older fully developed industrial districts along Main Street and Waldo Road, and vacant land straddling US 441 north of NW 39th Avenue eastward to the north side of the Gainesville Regional Airport.

¹ Gainesville Community Development Department, March 24, 2006

The Murphree Wellfield Protection Zone adopted by Alachua County prohibits new septic tank installation within the wellfield zone, and requires additional storage and disposal methods of hazardous chemicals. Zoning Compliance Permits issued by the City of Gainesville flag any new business or business relocation for additional scrutiny before an Occupational License can be approved.

Redevelopment of any existing impervious surfaces exceeding 4,000 square feet must meet current regulations for stormwater treatment. The City requires developments needing potable water that have residential densities exceeding two units per acre to connect to the City's potable water and central wastewater systems. (All zoning districts allowing residential uses have density standards exceeding this threshold, except the Agriculture district). Temporary package wastewater plants must connect to the central wastewater lines within five years after central wastewater lines become available. Lots platted before June 1992 must connect to the central wastewater system unless abutting sewer lines are unavailable.

The City's Land Development Code has strict setback and development requirements for properties adjacent to wetlands, creeks or lakes. The City has flood control, surface water, wellfield, gateway street, nature park, greenway and uplands districts designated as overlay districts. Development plans for lots within 150 feet of any regulated creek must demonstrate compliance with erosion and sediment control, runoff control and treatment, and protection of vegetation integral to the creek's ecological value.

The City adopted a Stormwater Utility billing system in 1989 to help fund city-wide stormwater treatment improvements. Gainesville has also been designated a Tree City by the National Arbor Day Foundation for 22 years continuously.

MARION COUNTY LAND USE

Marion County has delineated twelve planning districts for the entire county. The Orange Creek Basin falls within the northern parts of Planning Districts 9 and 11. The overall land use within these two districts is shown in **Tables ____ and ____**.

TABLE . PLANNING DISTRICT 9

Land Use	Total Acreage	Improved Acreage	Vacant Acreage	Total Parcels	Improved Parcels	Vacant Parcels
COM	434.91	215.83	219.08	168	122	46
CONS	0	0	0	0	0	0
CR	375.51	224	151.51	5	3	2
DRI	0	0	0	0	0	0
HIGH	58.48	47.91	10.57	35	28	7
IND	28.13	18.54	9.59	7	3	4
LOW	1387.81	688.45	699.36	361	210	151
LTD COM	6.25	3.96	2.29	3	2	1
MED	126.57	90.56	36.01	82	51	31
MFH	0	0	0	0	0	0
MFM	0	0	0	0	0	0
NAT RES	0	0	0	0	0	0
PRO	0	0	0	0	0	0
PUB	3583.99	30.19	3553.8	7	1	6
RAC	1346.41	190.4	1156.01	160	115	45

REC	0	0	0	0	0	0
RURAL LAND	185716.7	24210.9	161505.78	12350	5707	6643
RVD	0	0	0	0	0	0
SCD	157.48	10.41	147.07	15	4	11
UCD	0	0	0	0	0	0
UND	0	0	0	0	0	0
UR	237.36	1.59	235.77	7	1	6
City McIntosh	369.6	232.26	137.34	290	227	63
City Reddick	742.9	254.81	488.09	397	229	168
Totals	194572.1	26219.81	168352.27	13887	6703	7184

Source: M:\Lisa.Walsh\Land Use\lbp Issues\lbp_updated_011906.shp Property Appraiser data, March, 2006

Planning District 9 encompasses the boundary for Marion County's Farmland Preservation Transfer of Development Rights Sending Area. Criteria have been established to allow parcels outside the sending area to participate in the program as a sending area.

Within the Orange Creek Basin, most of the land use is Rural Land, with the exception of the urban-area cities of McIntosh and Reddick. Both cities are small, being approximately 370 acres and 743 acres respectively. Rural Land use allows a density of one (1) unit per ten (10) acres. There is a large parcel east of McIntosh, fronting onto Orange Lake which is designated as Commercial Recreation. It is currently an RV park. Marion County is working with the owner to supply water and sewer facilities to this development.

In addition to McIntosh and Reddick, The unincorporated town of Citra falls on the eastern edge of Planning District 9 and within the Orange Creek Basin. In Citra, the majority of land uses are residential and commercial, with approximately 1,387 acres of Low Density Residential and 435 acres of Commercial land use.

TABLE . PLANNING DISTRICT 11

Land Use	Total Acreage	Improved Acreage	Vacant Acreage	Total Parcels	Improved Parcels	Vacant Parcels
COM	135.07	36.78	98.29	44	26	18
CONS	0	0	0	0	0	0
CR	0	0	0	0	0	0
DRI	4018.26	46	3972.26	18	2	16
HIGH	15.01	6.87	8.14	4	2	2
IND	7.82	7.82	0	4	4	0
LOW	851.08	242.09	608.99	205	90	115
LTD COM	20	0	20	1	0	1
MED	936.75	176.07	760.68	297	190	107
MFH	0	0	0	0	0	0
MFM	0	0	0	0	0	0
NAT RES	15796.18	0	15796.18	194	0	194
PRO	0	0	0	0	0	0
PUB	0	0	0	0	0	0
RAC	183.29	106.21	77.08	102	63	39
REC	0	0	0	0	0	0
RURAL LAND	115626.7	12196.88	103429.85	11247	4335	6912

RVD	0	0	0	0	0	0
SCD	0	0	0	0	0	0
UCD	0	0	0	0	0	0
UND	0	0	0	0	0	0
UR	282.45	47.06	235.39	40	29	11
Totals	137872.6	12865.78	125006.86	12156	4741	7415

Source: M:\Lisa.Walsh\Land Use\bp Issues\bp_updated_011906.shp Property Appraiser data, March, 2006

All of the land lying within the Orange Creek Basin in Planning District 11 is designated as Rural Land.

Marion County has established an Environmentally Sensitive Overlay Zone (ESOZ) for various areas in the county. Lands in Marion County adjacent to Orange Lake are in an ESOZ one-half mile from the water's edge. Being within an ESOZ requires, among other things, additional buffering, stormwater management, and stricter standards for sewage disposal systems.

There have been no land use changes within the Marion County portion of the Orange Creek basin within the past 10 years.

Marion County Planning Districts
June, 2005



