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July 2005
Countywide Visioning and Planning Committee

COUNTYWIDE VISIONING AND PLANNING

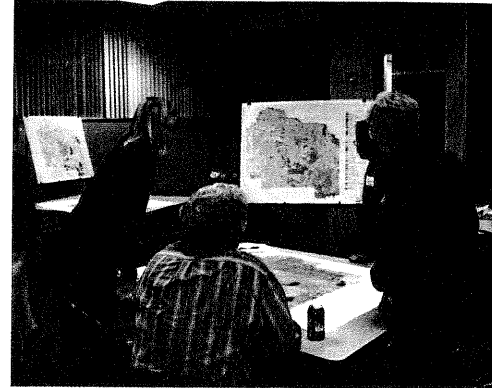
Alachua County

Alachua • Archer • Gainesville • Hawthorne • High Springs • LaCrosse • Micanopy • Newberry • Waldo

NEXT STEPS

The Interlocal agreement that funded the Countywide Visioning and Planning Process sunsets on June 30, 2005. On behalf of the CVPC, the conceptual plan, guiding principles and actions strategies were submitted to each municipality and the Board of County Commissioners for consideration and future action. Each community involved

will determine next steps to developing their own small area plans for the urban and extraterritorial reserve areas. Continued planning within these areas is likely to occur under new joint planning area or interlocal agreements with active stakeholder and public input.



CVPC CONTACT INFORMATION

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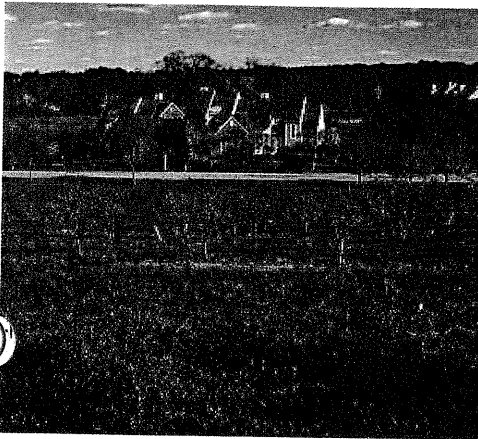
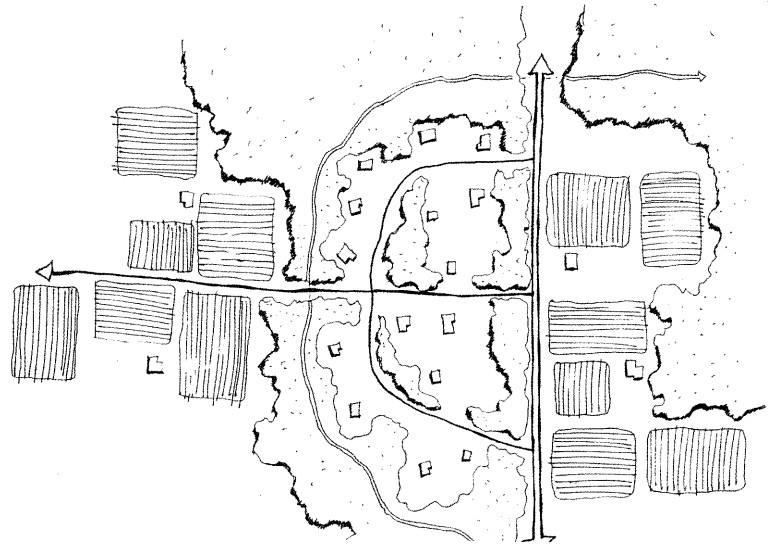
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12 SE 1st Street
PO Box 2877
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Rural Residential / Agricultural

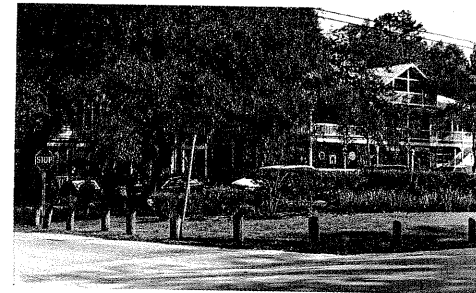
- Promotes use of land for active agricultural activities or limited residential development
- Encourages residential development that is designed to preserve more open space/agricultural land
- Incorporates concepts such as clustering and buffers to protect rural viewsheds and preserve rural character
- Open spaces can also serve as active greenbelts or provide opportunities for recreation

rural residential / agriculture



Rural Hamlet

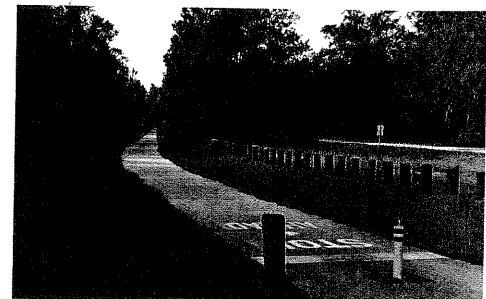
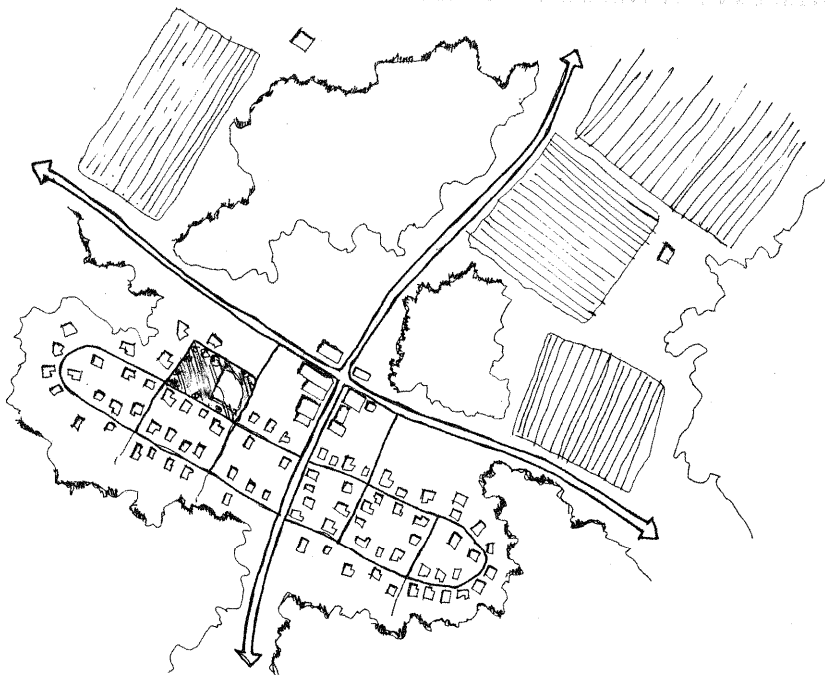
- A traditional small town settlement containing limited commercial and civic uses with some surrounding residential
- The focal point for a rural community, often occurring at a crossroads
- Rural cluster development is designed to enhance the unique sense of place and character reflective of the community history



Environmentally Sensitive / Preserv Lands

- Lands that have been identified as environmentally sensitive
- Many are either designated as parks, conservation areas or strategic ecosystems
- Can be in either private or public ownership
- Very limited or no development in these areas
- Passive recreational activities can occur here
- Can provide buffers and greenbelts between urbanized areas

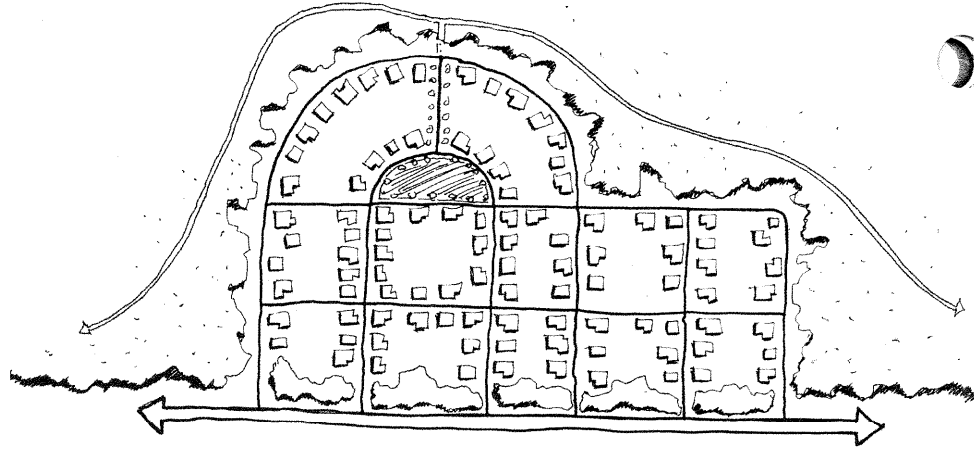
rural hamlet



DEVELOPMENT TYPES

Five land development types were assigned to the urban and extraterritorial reserve areas for the conceptual land use plan to generalize the vision for the future land use. These development types reflect the desire for protection and preservation of environmentally sensitive, agricultural, and rural lands with strategic development to most efficiently meet the needs of future growth. In order to maintain the emphasis on the existing town centers and downtowns, the preference is for development of some low density residential, mixed-use activity centers and rural hamlets to create concentrations of growth to provide complimentary uses to the existing town centers and downtowns.

low density development



The five development types are described in more detail below:

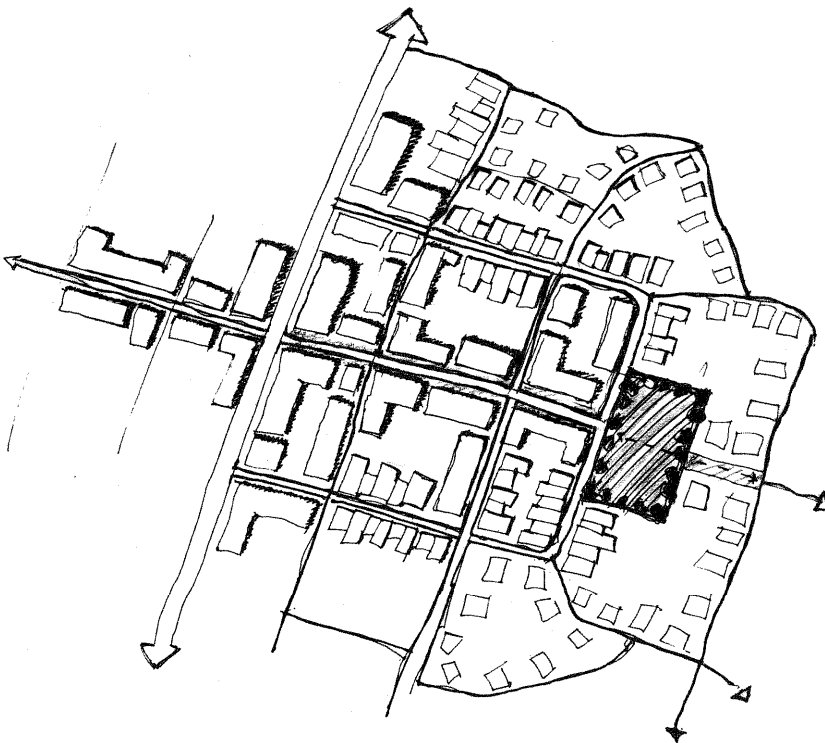
Low Density Development

- Low density residential neighborhoods with small blocks and multiple access points for auto, pedestrian and bicyclists

- Designed to provide multiple routes to access the neighborhood
- Can support limited neighborhood commercial
- Could be sited within walking distance of schools, libraries, recreational facilities or other civic centers
- Provision of urban services within these areas
- Can accommodate lower density uses such as agriculture and open space as appropriate



activity center



Activity Centers

- Provides for the concentration of a mix of higher intensity and density land use designed to be compact, walkable and accessible by a multi-modal transportation system
- Can range in size from neighborhood scale to regional scale
- Likely focused on either retail employment uses with support residential, institutional or office

