

Scope of Work

Special Area Study and Plan for Northwest Urban Cluster/Pine Hill Forest Strategic Ecosystem

PROJECT SUMMARY

Alachua County is initiating the process for developing a Special Area Study and Plan for a portion of the northwest Urban Cluster and the Pine Hill Forest Strategic Ecosystem in unincorporated Alachua County (see Planning Area Map, Figure 1). The Special Area Study and Plan will be conducted in accordance with the process outlined in Chapter 402, Article 16 (“Special Area Plans”) of the Alachua County Unified Land Development Code (ULDC) and this Scope of Work. This Scope of Work is intended to satisfy the requirements of Section 402.100 of the ULDC (“Scope of Work Components and Procedures”).

The Special Area Study and Plan will involve three key focus areas, including:

- (1) On-site natural resources evaluation of the Pine Hill Forest Strategic Ecosystem to determine which areas are required to be protected for conservation purposes in accordance with the requirements of the Alachua County Comprehensive Plan and ULDC and which areas are available for potential development,
- (2) Identification of land use scenario options for potential future development within the Planning Area in accordance with the County’s adopted Comprehensive Plan.
- (3) Conceptual planning for the necessary public infrastructure and public services needed to serve any future development within the Planning Area, including identification of options for funding needed infrastructure and services.

The Special Area Study and Plan will be a collaborative process involving the County, the landowners within the Planning Area, and the public. The process will require significant public involvement and coordination among landowners within the Planning Area.

BACKGROUND AND CONTEXT

One of the key principles articulated in the adopted Alachua County Comprehensive Plan is to focus urban development in a clearly defined area and strengthen the separation of rural and urban land uses, and to base new development upon the provision of necessary services and infrastructure. One of the land use strategies to implement that principle is the designation of an urban growth boundary (the “Urban Cluster”) for the unincorporated area. The majority of the population growth that is projected for the unincorporated area is planned to occur within the Urban Cluster, while the areas outside the Urban Cluster are generally planned for agricultural uses, rural density residential, and conservation. The Comprehensive Plan provides that the Urban Cluster is the area where future urban development will occur (e.g., residential

uses at densities of ≥ 1 dwelling unit per acre, commercial, industrial, and mixed-use development) and where a full range of public services and infrastructure will be provided.

The Planning Area is the largest contiguous area of undeveloped land remaining within the Urban Cluster, however, it currently lacks the necessary infrastructure, such as transportation network and potable water and sanitary sewer systems, required and necessary for urban development.

The Planning Area also contains the Pine Hill Forest Strategic Ecosystem as designated in the Comprehensive Plan. Objective 4.10 of the Conservation and Open Space Element of the Comprehensive Plan is to “Protect, conserve, enhance, and manage the ecological integrity of Strategic Ecosystems in Alachua County”. Policy 4.10.2 further provides that strategies shall be implemented through the land use planning and development review processes to ensure that each Strategic Ecosystem is evaluated and protected based on the integrity of the ecological unit. Sub-part (a) of Policy 4.10.2 provides that the County shall create special area plans in cooperation with landowners to establish specific guidelines for strategic ecosystems prior to approval of land use change, zoning change, or development approval.

In light of the above considerations, an area-specific planning effort is needed in order to establish a Special Area Plan that effectively addresses the related issues of land use planning, infrastructure planning and funding, and Strategic Ecosystem protection.

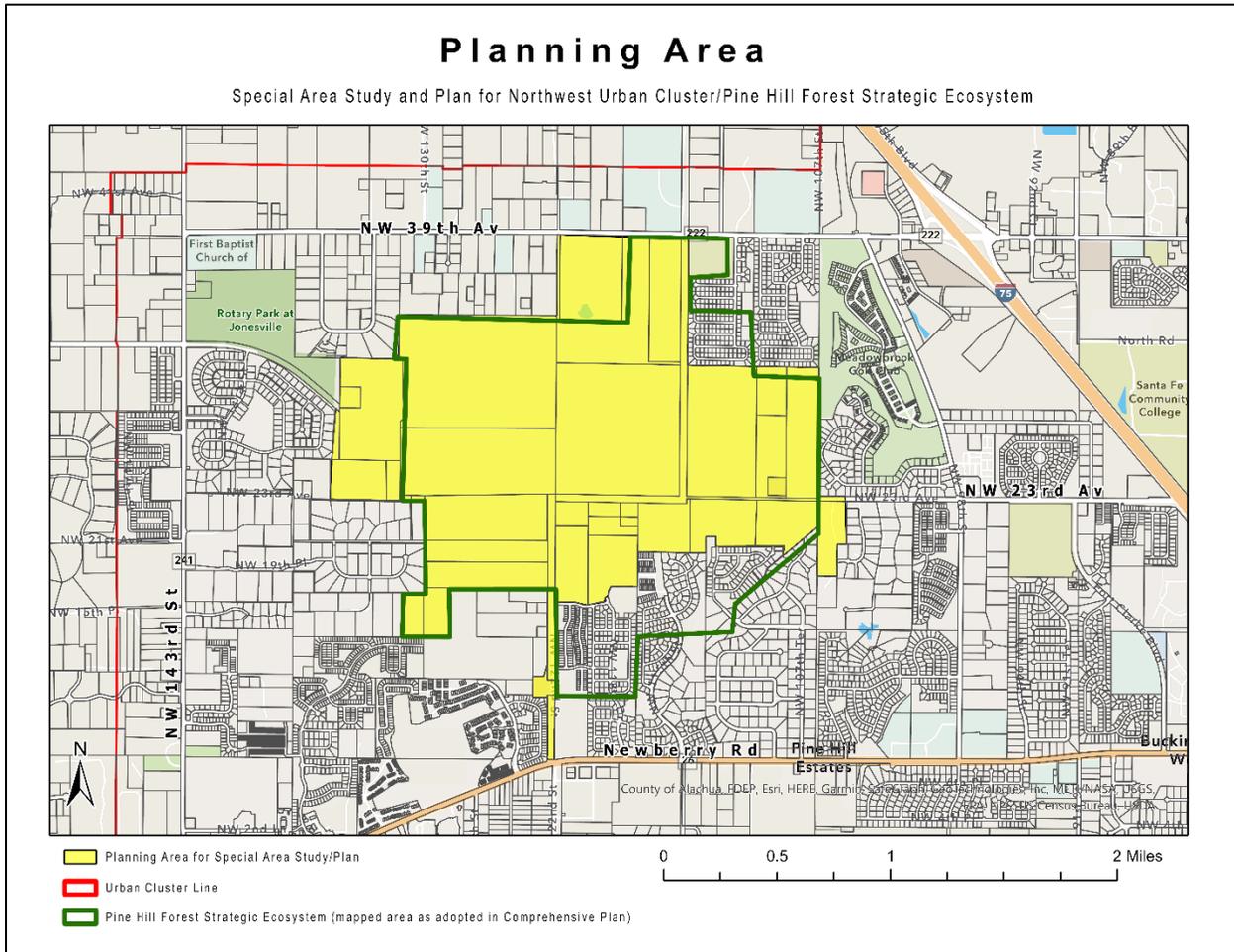
THE FOLLOWING TOPICS ARE REQUIRED TO BE ADDRESSED IN THE SCOPE OF WORK PURSUANT TO SECTION 402.100(A) OF THE ULDC.

1. Geographic extent of the area to be covered by the special area plan.

The area to be covered by the Special Area Study and Plan is shown in Figure 1, “Planning Area Map”. The Planning Area is the area within which detailed planning and environmental analysis will be performed in accordance with the requirements of ULDC Chapter 402, Article 16, and Objective 4.10 and related policies of the Comprehensive Plan’s Conservation and Open Space Element (COSE). While the Special Area Study and Plan will be focused on the Planning Area, it will be necessary to consider how this Planning Area fits within a surrounding area in terms of land use, infrastructure and environmental resources.

The Planning Area does not include all of the lands within the mapped boundary of the Strategic Ecosystem because some of those areas are already included within approved development projects, and the Strategic Ecosystem protection policies have already been considered and applied as part of the development review process for those approved development projects.

Figure 1. Planning Area Map



2. Basic information concerning all properties within and immediately abutting the area including acreage, current uses, and owners of each parcel.

The Planning Area contains approximately 1,226 acres and 37 individual tax parcels. A list of tax parcels within the Planning Area with ownership, acreage, current use, and other information is included in Appendix A. A list of tax parcels immediately abutting the Planning Area with ownership, acreage, current use, and other information is included in Appendix B. Note that the immediately abutting parcels do not represent a public notice area for mailed notice; a wider area than just the “immediately abutting” parcels will be notified about neighborhood meetings, draft reports, and project milestones.

3. The important ecological functions for the strategic ecosystem(s) or other planning area, based on available historical and digital map data, and other information sources.

The Planning Area includes the Pine Hill Forest Strategic Ecosystem as designated in the Alachua County Comprehensive Plan Conservation and Open Space Element.

Strategic Ecosystems are defined in the Comprehensive Plan and ULDC as sites that are identified in the KBN/Golder Associates report, “Alachua County Ecological Inventory Project” (1996). The purpose of the Report prepared by KBN Engineering and Applied Sciences, Inc. was to identify, inventory, map, describe, and evaluate the most significant natural biological communities, both upland and wetland, that remain in private ownership in Alachua County, and make recommendations for protecting these natural resources. The Report identified 47 areas throughout the County, including the Pine Hill Forest Strategic Ecosystem, based on six ecological, hydrological, and management parameters. Summary information on the important ecological functions of the Pine Hill Forest Strategic Ecosystem is contained in the 1996 KBN/Golder Associates Report. An excerpt from that Report is attached as Appendix C of this Scope of Work. The full KBN/Golder Associates Report is also incorporated by reference.

4. The type, extent, and schedule for ground-truthing to be conducted, identifying opportunities for verification of results by the County and affected owners within the strategic ecosystem(s) or other planning area.

Ground-truthing of the conservation resources within the Strategic Ecosystem will be conducted for the Planning Area. Such ground-truthing shall analyze the critical ecosystem functions and values in accordance with the natural and historic resources assessment requirements of Section 406.04 of the ULDC. Ground-truthing may include but is not limited to the presence of potential significant plant and wildlife habitat, the occurrence and general location of listed species and associated plant and animal habitat, presence of surface waters and wetlands and their locations, location and extent of significant geologic features, location of significant heritage trees over 60” diameter at breast height, and other sensitive natural features.

All ground-truthing of conservation resources shall be completed by a qualified environmental professional. It is expected that the ground-truthing and analysis of Strategic Ecosystem resources will be conducted by an outside consultant and that Alachua County will be given an opportunity to review and verify the results.

The County’s ability to enter any individual property for the purpose of conducting ground-truthing and other environmental resource inventory is subject to the landowner’s authorization. The County or the County’s consultant will seek authorization from individual landowners to enter any property as needed. If such authorization cannot be secured, the County or the County’s consultant will rely on best available data to conduct the necessary environmental analysis.

5. Description of relevant infrastructure, including transportation facilities.

The Planning Area is presently undeveloped land, and there is no public infrastructure serving the Area at this time. All areas surrounding the Planning Area have access to a full array of public infrastructure providing urban levels of service as required for development within the Urban Cluster.

One of the key objectives of the Special Area Study and Plan is to develop a conceptual plan for the provision of infrastructure and services to the Planning Area, including transportation, potable water, sanitary sewer, broadband, stormwater, fire protection, and public school facilities.

The Special Area Study will provide an analysis of public infrastructure and services to determine the capital improvements that are needed to serve potential new development within the Planning Area. This analysis will be based on the adopted level of service standards and guidelines in the Alachua County Comprehensive Plan and any potential land use scenarios that are identified for the Area.

Specific capital improvement projects, funding sources, and timing will be identified as part of the Special Area Study and Plan. The Special Area Study and Plan will include identification and consideration of options for funding the needed capital improvements for infrastructure and services (e.g., Special Assessment Districts, MSBU, or other).

6. Detailed description of the planning process that will be used to develop the Special Area Plan, including the means of public participation, an outline for the Special Area Plan, and the format of the outcome to be provided in the Special Area Plan.

The Special Area Study and Plan shall be developed through a collaborative process involving the County, the public, and the owners of land within the Planning Area. Alachua County will oversee the public involvement process with technical assistance and participation from its project consultant. The planning process shall, at a minimum, meet the requirements of Chapter 402, Article 16 of the Alachua County Unified Land Development Code (“Special Area Plans”).

The expectation of this process is that it will be a collaborative effort involving the County and its project consultant, landowners within the Planning Area, and the public at large. In the course of the planning process, the County will continually communicate with the owners of land within the Planning Area (or their representatives) about project progress, and seek their review and input on draft reports, proposals, or plans. The County will ensure that the landowners are continually informed and have an opportunity to provide input prior to holding public meetings or releasing draft reports, proposals or plans to the public at large.

There will be numerous opportunities and methods for public participation at various stages of the process. This will include mail and electronic communication with residents and

landowners within the surrounding areas, neighborhood workshops, and sharing draft reports, proposals, or plans with the public and seeking public feedback.

ULDC Chapter 402 Article 16 (see Appendix D) spells out the process for special area planning. The process includes the following three steps. Each step in the process must be completed before proceeding to the next step.

Step 1. Scope of Work

The Scope of Work (this document) is required to identify the geographic areas included in the Special Area Study/Plan and the issues and process to be used for the Study. The Scope of Work must be presented to the Board of County Commissioners (BoCC). The specific elements of the scope of work are outlined in Section 402.100 of the ULDC. Upon being presented to the BoCC, the Board may approve, deny, or approve the Scope with modifications.

Step 2. Special Area Study

The Special Area Study forms basis for the Special Area Plan in the next step of the process. The Special Area Study is required to include an analysis of existing conditions, infrastructure, and natural resources relevant to the issues or circumstances identified in the scope of work, and to provide recommendations for potential strategies or actions to be pursued as part of the Special Area Plan. The detailed requirements for contents of the Special Area Study are provided in Section 402.101 of the ULDC.

Pursuant to Section 402.101(f) of the ULDC, a draft Special Area Study shall be presented to the Board of County Commissioners. The Board shall then consider whether to accept the Study and whether to authorize any specific follow-up recommendations or strategies that have been identified as part of the study. Any recommendations or strategies authorized by the Board as part of the Study will be implemented as part of a Special Area Plan.

Step 3. Special Area Plan

If the Special Area Study is accepted by the Board of County Commissioners, then a Special Area Plan shall be developed to implement the recommendations of the Study. The Special Area Plan may include proposed Comprehensive Plan amendments to establish new or revised goals, objectives, and policies in the Plan that are specific to the Planning Area as well as identification of capital improvement projects to address public infrastructure and service needs. The Comprehensive Plan amendment process involves public hearings of the Local Planning Agency/Planning Commission, and the BoCC as required by Florida Statutes and the Alachua County ULDC.

The Special Area Plan may also include proposed amendments to the Alachua County Unified Land Development Code to implement the Comprehensive Plan. ULDC amendments require public hearings and will follow the process required by the ULDC and Florida Statutes.

The public participation component of the process will include a variety of methods to provide information and process updates and to seek input from the public at each step of the process. Public participation strategies will include, but are not limited to, providing information and draft documents online with an opportunity for the public to provide feedback, mailouts to surrounding areas, neighborhood workshops (both virtual and in-person), outreach to homeowners associations in the area, County Commission workshops, and individual meetings with residents as requested.

Specific efforts will be made to communicate with and involve the residents of the immediate surrounding area in the process, including reaching out to known community groups in the area. Specific efforts will also be made to communicate with and involve nearby municipalities, local service providers, and regulatory agencies in the process.

7. The specific planning issues that will be addressed through the Special Area Planning process and their relationship to county-wide comprehensive planning goals and/or the vision of the community or neighborhood.

The following planning issues shall be addressed through the Special Area Study and Plan. Additional issues not listed here may be identified through the Special Area Study process.

a) Strategic Ecosystem Evaluation and Identification of Conservation Set-Aside Requirements

The Special Area Study and Plan shall include an evaluation of the Pine Hill Forest Strategic Ecosystem resources within and adjacent to the planning area through ground-truthing, to determine the areas that must be set aside for conservation and/or may be sensitive to development activities in accordance with the policies under Objective 4.10 of the Conservation and Open Space Element of the Comprehensive Plan and the ULDC. The natural resources to be set aside for conservation shall be shown on an overlay map(s) to be proposed for adoption in the Comprehensive Plan.

Alachua County Environmental Protection Department Staff will be given an opportunity to review and provide input on the consultant's proposed ground-truthing methodology prior to beginning any on-site evaluation. ACEPD staff will also be given opportunities at various points in the process to review and verify the results and recommendations of the consultant's on-site evaluation of the Strategic Ecosystem resources.

b) Land Use Scenario Planning

The Special Area Study and Plan shall include identification of conceptual land use scenarios for the Planning Area. The land uses that are allowable in accordance with the adopted Alachua County Comprehensive Plan shall be the default land use scenario for the Planning Area, however, other land use scenarios may be considered as part of the Study and Plan process.

Land use scenarios shall seek to balance conservation set aside requirements with future development opportunities in a way that ensures that all landowners retain development rights pursuant to the adopted Comprehensive Plan (e.g. if necessary, through transfer of development rights from conservation areas to non-conservation areas within the Planning Area).

c) Transportation, Utilities, and Stormwater Planning

- i. Transportation: The Special Area Study and Plan shall include identification of multimodal transportation system needs for the Planning Area in the context of connections with the surrounding transportation network within the Urban Cluster. The Study and Plan shall identify conceptual alignments and cross-sections for new roadways and potential locations for roadway drainage and utilities. The Special Area Study and Plan will provide initial cost estimates for all necessary roadway improvements and identify possible funding sources for such improvements.

Specific consideration will need to be given to the future extension of NW 122nd Street and NW 23rd Avenue/NW 32nd Avenue through the Planning Area in accordance with the Capital Improvements Element of the Alachua County Comprehensive Plan.

- ii. Potable Water and Wastewater: The Special Area Study and Plan shall include an evaluation of the potable water and wastewater system needs for the Planning Area in coordination with Gainesville Regional Utilities (GRU). Specific potable water and wastewater infrastructure improvements needed to serve future land uses within the Planning Area, as well as potential funding sources for such improvements, will be identified. The Study and Plan will include conceptual utility main planning (likely in coordination with roadways) and locations for any necessary lift stations.
- iii. Stormwater Management: The Special Area Study shall include an evaluation of future stormwater management needs to serve any potential future development, including roadway drainage, within the Planning Area. Potential locations for stormwater basins will be identified as part of the Study and Plan. The potential for a common stormwater management plan for the entire Planning Area will be explored.

d) Other Issues

- i. Consideration of any significant historic or cultural resources within and surrounding the Planning Area.
- ii. Consideration of the overall consistency and compatibility of the Special Area Plan with adopted goals, objectives, and policies of the Alachua County Comprehensive Plan.

8. The minimum qualifications of the environmental professionals that will be participating in the study.

Any environmental professionals that will be participating in Special Area Study and Plan process shall be qualified in the appropriate fields of study, and any analysis will be conducted according to professionally accepted standards and based on data that is considered to be recent with respect to the resources. Names, qualifications, and resumes of all environmental professionals involved in the Study will be provided to the County as part of the consultant selection process.

9. Professional Consultant Assistance and Costs

The County will utilize the services of a professional consultant in conducting some of the technically specialized aspects of the Special Area Study and Plan, including environmental resources analysis for the Strategic Ecosystem, roadway alignment planning and identification, and utilities planning. Consultant services will be secured through Alachua County's procurement process. The funding needed for consultant services will be covered under the Growth Management Department's adopted budget. A maximum budget amount of \$100,000 is anticipated for consultant services.

APPENDIX A

GENERAL INFORMATION FOR ALL PARCELS WITHIN PLANNING AREA

Source: Alachua County Property Appraiser's Data (based on 2022 tax rolls)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
06303-040-002	ALACHUA COUNTY	17.43	County Owned	Government	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04219-000-000	BOSTIC & DANIELS & GREENE ET AL	20.73	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04219-003-000	BOSTIC & DANIELS & GREENE ET AL	5.1	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04308-001-000	BUCHANAN TRAILS INC	67.91	Grazing land soil capability Class VI	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-100-000	CITY OF GAINESVILLE	30.22	Government	Government	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-200-000	CITY OF GAINESVILLE	17.6	Government	Government	Institutional	Agricultural (A)
04314-001-000	CITY OF GAINESVILLE	4.09	Municipal	Government	Institutional	Agricultural (A)
04211-003-001	CITY OF GAINESVILLE	2.99	Government	Government	Low Density (1-4du/acre)	Agricultural (A)
04211-003-005	FLETCHER CONSTRUCTION LLC	20.01	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-003-002	FLETCHER CONSTRUCTION LLC	13.61	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-000-000	FLETCHER DEVELOPMENT LLC	84.91	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04315-000-000	FLETCHER MARY D	52.6	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-003-000	FLETCHER MARY D	39.8	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-000-000	FLETCHER MARY D	23.96	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-060-000	FLETCHER MARY D TRUSTEE	29.25	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04315-001-000	FLETCHER MARY D TRUSTEE	24.62	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04217-000-000	GREENE LUE HEIRS	54.98	Grazing land soil capability Class I	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04218-000-000	GREENE S HEIRS	4.05	Grazing land soil capability Class II	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04310-002-000	HALLMAN JASON	13	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04215-000-000	JONESVILLE PROPERTIES INC	163.62	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-005-000	JONESVILLE PROPERTIES INC	151.89	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04215-003-000	JONESVILLE PROPERTIES INC	97.41	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04313-003-000	MORRIS GERALD & AMANDA	5.64	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04313-009-000	MORRIS GERALD R & AMANDA K	0.55	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-004-000	MULLALLY & MULLALLY TRUSTEE	61.99	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Agricultural (A)
04211-002-000	MULLALLY & MULLALLY TRUSTEES	50	Dairies, feed lots	Agricultural	Low Density (1-4du/acre)	Agricultural (A)
04211-006-000	MULLALLY & MULLALLY TRUSTEES	37.06	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04216-000-000	PBM ASSET MANAGEMENT INC	2.67	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-050-010	ROSS INVESTMENT GROUP INC	26.79	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Planned Development (PD)
04321-050-008	ROSS INVESTMENT GROUP INC	23.3	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Planned Development (PD)
04321-050-011	ROSS INVESTMENT GROUP INC	7.37	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-050-013	ROSS INVESTMENT GROUP INC	4.35	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-050-016	ROSS INVESTMENT GROUP INC	2.26	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-050-012	ROSS INVESTMENT GROUP INC	1.58	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-050-014	ROSS LARRY J LIFE ESTATE	7.54	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-060-001	RR-FLETCHER TRACT LLC	24.81	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04315-002-000	WR HOLDINGS LLC	30.17	Non-agricultural acreage	Miscellaneous	Low Density (1-4du/acre)	Residential Single Family (R-1A)

APPENDIX B

GENERAL INFORMATION FOR PARCELS IMMEDIATELY ABUTTING THE PLANNING AREA

Source: Alachua County Property Appraiser's Data (based on 2022 tax rolls)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
04321-031-000	122ND AND NEWBERRY LLC	19.5	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04222-004-000	ALACHUA COUNTY	86.14	County owned	Government	Institutional	Agricultural (A)
04314-001-001	ALACHUA COUNTY	3.88	Municipal	Government	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-051-007	ALLEN BRENDA ARLENE LIFE ESTATE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-051-014	ALLEN BRYAN RICHARD & JENNIFER B	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
06303-050-006	ALVAREZ CLAUDIO F & ALICIA LIFE ESTATE	1.54	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04321-053-027	ANDRADE JUAN EMILIO & JEANETTE M	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-010-019	ASIMBAYA OLGA ROCIO	0.21	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04314-302-002	AULISIO HOLDINGS LLC	0.29	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04317-001-000	AVERY DONALD RAY	1.01	Mobile Home	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04317-000-000	AVERY LINDA H LIFE ESTATE	15.28	Cropland Soil capability Class I	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-030-003	BANKS GREGORY RYAN & TANYA ELAINE	1.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04321-051-009	BANNISTER NATALYA	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-600-028	BASTAK CHARLES ANTHONY & SUSAN DEEVER	0.09	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04222-300-146	BEG & SALMANI W/H	0.89	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-010-021	BENEFIELD JOHN S & JOYCE A	0.21	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04215-001-020	BENNETT & MORRIS	1.88	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04321-501-035	BEST & RIGA	0.69	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04222-300-142	BHUNIA & BHUNIAROY H/W	0.88	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-010-022	BLACK SHAWN & JULIE	0.31	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
06236-027-000	BLOOM PATRICIA A LIFE ESTATE	0.82	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-331-095	BOGART & SANCHEZ	0.25	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-010-081	BORAH & BORAH CO-TRUSTEES	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-051-008	BOYD EDMUND E	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-051-004	BREHM & LEE	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-051-003	BROWN CHRISTOPHER DAVID & DEBRA ANN	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04214-000-000	BROWN LOU ANN	8.21	Timberland-site index 80-89	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
06303-050-004	BRUMMER & BRUMMER CO-TRUSTEES	1.34	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04313-010-009	BRUMMETT & PEADEN H/W	3.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
04321-051-010	BRYANT & MOORE JR	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-051-001	BRYANT ANDREW J	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-322-069	BRYANT TROY BENJAMIN & MELODY NICOLE	0.25	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04308-000-000	BUCHANAN TRAILS INC	5	Grazing land soil capability Class VI	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04308-001-000	BUCHANAN TRAILS PARTNERS LLC	67.91	Grazing land soil capability Class VI	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-010-018	BURKETT KELLEY	0.21	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-030-004	BUZZELLA ERIN R	2.09	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
06303-050-000	CARRIAGE WAY HOMEOWNERS ASSOCIATION INC	5.86	Undefined	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04314-302-086	CARRINGTON VALERIE	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-088	CARTER LONI NICOLE & SCOTT	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-322-068	CHAN LIEN-HUONG THI & TAI SHAN LIFE ESTATE	0.39	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04314-302-081	CHIARELL BARBARA J	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-601-048	CHRISTIAN JEANINE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-601-047	CLARK RYAN & MICHELLE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-321-049	CLEAVE & WHITE W/H	0.36	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-400-174	CLOUTIER KEVIN J & SAMANTHA D	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-400-181	COOPER & FLEMING W/H	0.3	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-010-080	COOPER & MARSHALL TRUSTEES	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04314-302-004	COOPER LEE ROY & JUANITA MOORE	0.15	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-400-169	CORRELL JOAN	0.33	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-400-170	CORRELL MELANIE J	0.33	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-051-011	CORWINE NICOLE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-053-028	CRAWFORD CARRIE L	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04214-006-001	CREWS DORIS W LIFE ESTATE	5.55	Non-agricultural acreage	Miscellaneous	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04311-026-352	CURRENT RESIDENT	0.17	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-353	CURRENT RESIDENT	0.17	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-354	CURRENT RESIDENT	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-355	CURRENT RESIDENT	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-356	CURRENT RESIDENT	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-357	CURRENT RESIDENT	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-358	CURRENT RESIDENT	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-359	CURRENT RESIDENT	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04311-026-360	CURRENT RESIDENT	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-501-031	CURTIS TRACEY L & FRANCIS M	0.51	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04215-010-002	CUTTING WILLIAM BENJAMIN & CHRISTINE CLAIRE	1	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
04215-010-003	CUTTING WILLIAM BENJAMIN & CHRISTINE CLAIRE	0.22	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04290-020-004	CYNKAR JEREMY M & KELLY S	2.77	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04290-020-003	DAAKA & DAAKA	2.11	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-053-016	DAS & RAY W/H	0.35	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04314-302-078	DICKHAUS JOHN L & RACHEL S	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04215-003-020	DIEDRICKS & MCEWEN	3.71	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04193-005-000	DIOCESE OF SAINT AUGUSTINE CORP	64.48	Churches	Institutional	Institutional	Planned Development (PD)
06236-028-000	DIXON-WOOD VIRGINIA L	0.51	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04222-300-145	DONG & HAN H/W	0.9	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04314-302-075	DORTA & TORRES H/W	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-501-029	DOUGNAC CARLOS & RAQUEL	0.71	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-053-026	DUFFY RYAN & NICOLE	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-400-173	DURGEE ELIZABETH C TRUSTEE	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04313-010-004	EISNER JESSE D & MARY R	2.62	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE)
04211-400-179	FERRANTE THOMAS J & LAURA M	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04314-302-072	FITZ-COY NORMAN	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-501-032	FITZPATRICK SEBRON B	0.49	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-202-018	FLATER BRUCE T & LINDA R LIFE ESTATE	0.22	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-600-000	FLETCHER'S MILL ASSOCIATION INC	6.18	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-601-000	FLETCHER'S MILL ASSOCIATION INC	0.21	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-501-000	FLETCHER'S MILL HOMEOWNERS ASSOCIATION INC	1.01	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-332-117	FRANK JASON & JULIETTA	0.37	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04215-002-022	FROST MERYLL M JR & SUSAN	4.67	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04215-002-018	FROST MERYLL M JR & SUSAN	5.1	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04321-601-029	FUTRELL JESSE E	0.1	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-332-119	GEIDEL & GEIDEL TRUSTEES	0.19	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-010-085	GEIGER DAWN A LIFE ESTATE	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-322-070	GOLDBERG PATRICIA MARIE	0.19	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04319-001-000	GONZALEZ & HUNT	1.01	Mobile Home	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04313-010-007	GOOD CLAIR EUGENE & TIFFANY	2.89	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE)
04314-302-079	GOODSON BETTY L	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04214-008-001	GWALTNEY ROBERT S & INGA E	1.02	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04310-002-000	HALLMAN JASON	13	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04314-302-087	HAMMRICK CHERYL B	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
04314-302-083	HARRIS LIFE ESTATE & HARRIS LIFE ESTATE	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-202-007	HARRIS WILLIAM III & MARY	0.17	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-077	HATFIELD WILLIAM G & KAREN L	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-601-049	HENDRICKSON JILL E LIFE ESTATE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
06234-030-002	HENLEY TRACY E	0.46	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04319-000-000	HINOTE JASON & MELISSA	5	Grazing land soil capability Class II	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04319-002-000	HINOTE JASON & MELISSA	9.27	Grazing land soil capability Class II	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04314-302-080	HODGE WILSON B & JUDITH R	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-400-180	HOLLAND & HOLTHUS & HOLTHUS	0.3	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04314-302-074	HOUSE & YUAN M/C	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04219-002-000	HUNTER & ROBINSON HEIRS	10.57	Grazing land soil capability Class I	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04313-010-005	HUSTON E LEE & JO-ANN S	2.83	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE)
04201-000-000	IGLESIA CASA DEL ALFARERO ASAMBLEAS OF DIOS ALACHUA FL INC	8.63	Churches	Institutional	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-005	JACK&M LLC	0.21	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-003	JOHNSON CHRISTOPHER & ANNE-MARIE PICCIONE	0.21	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-321-048	KAMODY & KAMODY TRUSTEES	0.37	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-400-171	KAVANAUGH MICHAEL & TAMARA LEILA	0.21	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-051-005	KAY STEVEN HAROLD & KRISTIN FAYE	0.13	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-601-051	KILBOURN JUSTIN M & JULIE M	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-053-029	KIRKPATRICK CONNIE JILL	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-053-022	KNOERLE & XU H/W	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-010-083	KNOWLES & KNOWLES	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-030-031	KOVAL CHARLES B & DEBRA C	0.97	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04211-010-082	KRAUS KENNETH N & BEVERLY J	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-051-006	KREUZER & O'CONNOR	0.13	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-010-078	LAWRENCE GAIL M	0.31	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04314-302-076	LI JIANPING	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-030-002	LIU CHIHRAI & MICHI	1.57	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
06303-050-001	LLABRE MARIA M LOPEZ & MORGAN-LOPEZ H/W	1.01	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
06234-030-001	LOPEZ & MORGAN-LOPEZ H/W	0.56	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-331-096	LOSCH ALBERT A JR	0.37	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-400-167	LOWRY ANNE P LIFE ESTATE	0.19	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
04211-400-177	LUU & PONDICHERRY-HARISH W/H	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-501-034	MANDESE JOEY NICK & WENDY WEBB	0.54	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04222-300-144	MANJARRES & ORTIZ W/H	0.9	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
06236-025-000	MARCUM & MARCUM	0.59	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
06234-005-000	MARCUM CHRISTOPHER LEE TRUSTEE	94.32	Golf courses, driving ranges	Parks and Recreation	Recreation	Planned Development (PD)
04321-030-030	MARKOWITZ JOHN S	1	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04321-053-024	MCGILL & MCGILL	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04321-601-050	MCGUIRE SHIRLEY M	0.13	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-202-008	MCMICHAEL HILLARY SCARR HART & KYLE LEE	0.19	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
06234-030-000	MEADOWBROOK RIDGE HOMEOWNERS ASSN	5.65	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04198-001-000	MEDFORD WALTER R & ANTOINETTE T	6.38	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04321-601-045	MICKLER VALARIE	0.13	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-089	MINCEY CHRISTOPHER TALMADGE & MICHELLE LUANN	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
06234-030-003	MOHAMMADI & ROUHZADEH W/H	0.44	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04313-003-000	MORRIS GERALD & AMANDA	5.64	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04211-010-023	MOSS CHARLES A & DONA D	0.26	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
06303-050-002	MOUNT BRIAN WELTON & RATTANA S	1.05	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04214-006-002	MULLALLY & MULLALLY TRUSTEES	9.71	Timberland-site index 90 and above	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04213-001-004	MURPHY BRIAN & SARA ANGELA LORRAINE	5.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04193-002-000	NGUYEN & NGUYEN CO-TRUSTEES	5	Ornamentals, and misc agriculture	Agricultural	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04321-051-012	NGUYEN DENNIS DUONG & MICHELLE NICOLE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-400-175	OGEDENGBE & OGEDENGBE	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04314-004-000	PAOLITA ACRES INC	0.2	Non-agricultural acreage	Miscellaneous	Low Density (1-4du/acre)	Planned Development (PD)
04321-501-030	PATEL YOGESH A	0.46	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-084	PERSAD RANDY TARAN & REBECCA SUZANNE	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-053-023	PHALIN BENJAMIN R & AMANDA J	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
06234-030-007	PIGOTT GARY V & CANDICE R	1	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-400-178	PONDICHERRY & PONDICHERRY-HARISH	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-400-168	RAMSAY JAMES D	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04214-002-000	REMBERT & REMBERT	4.06	Miscellaneous Residential	Mobile Homes	Low Density (1-4du/acre)	Residential Single Family (R-1AA)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
04214-009-000	REMBERT HUBERT & VELMA J	9.08	Mobile Home	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04211-010-077	RETBERG LAURA M	0.26	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-051-013	RICE JEANNE MARIE LIFE ESTATE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-053-000	RIDGEMONT HOMEOWNERS ASSOC INC	7.87	Undefined	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-010-020	ROBERTS & ROBERTS	0.21	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04290-020-002	ROBERTS STEPHEN M	2.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-400-172	ROJAS & SAAVEDRA	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
06234-030-004	ROMPRE ROBIN M	0.34	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-301-029	ROSENBERGER ALLAN J & MARY A	0.37	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-202-000	ROSS INVESTMENT GROUP INC	6.79	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-030-001	ROUSSEAU TODD Y & KERRY A	1.42	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04290-020-001	SANTIAGO & SANTIAGO	1.52	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-601-046	SCALES ANN EAST LIFE ESTATE	0.12	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
06236-024-000	SCAMMACCA PETER J	0.91	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-400-176	SCHMITT DANIEL IAN & JESSICA ANN	0.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-003-003	SCHOOL BOARD OF ALACHUA COUNTY	18.05	Public county schools and all property owned by School Board	Government	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-052-049	SCHOONMAKER ALLEN C JR	0.07	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-082	SEISAN & SHAHGALDI H/W	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04222-300-141	SHAARA JOSEPH W & DALLAS L	0.75	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
06234-030-005	SHARMA VIVEK & NEHA	0.48	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-051-002	SHEPARD JAMES P & CATHLEEN A	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04211-332-118	SILLOWAY STEPHEN D & CATHY JACOBS	0.25	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04313-010-006	SIMMONS SHAWN N & EMILY J	3	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE)
04321-053-080	SKOBEL DEVELOPMENT INC	6.65	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04211-010-079	SMITH ARDELLE B	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-051-000	SOUTH POINT MASTER OWNERS ASSOCIATION INC	3	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-052-000	SOUTH POINTE MASTER OWNERS ASSOCIATION INC	3.43	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-301-000	SOUTH POINTE MASTER OWNERS ASSOCIATION INC	5.78	Undefined	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-202-019	STANALAND JOSHUA LEE & ALICIA MARIA	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-600-010	STANFORD LANCE N & STACY D	0.07	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04321-601-044	STRESSMAN GWEN	0.07	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04314-302-085	SUTHAR MANOJKUMAR & KALPNA	0.14	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD)
04222-300-143	SWANSON THOMAS R III & JODY R	0.9	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)

Parcel Number	Owner Name	Acres	Property Use	Use Category	Future Land Use Designation	Zoning
04211-010-084	TAFIT MITCHELL MCCLURE & ELIZABETH LENAY	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04321-053-025	TAN & WANG W/H	0.23	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
06303-050-003	THAKOR & THAKOR	1.2	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04314-302-073	THALMANN MARY ANN	0.16	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD) Residential Single Family (R-1B)
04211-301-028	TUCKEY DONNA J	0.37	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04222-300-000	TURNBERRY LAKE OWNERS ASSOCIATION INC	3.27	Undefined	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
06303-050-007	WAGNER & WAGNER CO-TRUSTEES	1.29	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
06303-040-000	WALKER THOMAS J TRUSTEE	5.8	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04321-053-017	WALTERS ROBERT J & JUDITH	0.24	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04214-005-000	WELCOME JUNIUS	5.18	Mobile Home	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04214-007-000	WELCOME RODRICK	2.04	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)
04211-332-000	WELLINGTON PLACE HOMEOWNERS ASSOCIATION	1.99	Undefined	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
04211-400-000	WELLINGTON PLACE UNIT 4 HOMEOWNERS ASSOCIATION INC	0.55	Undefined	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1B)
06234-030-006	WHITE JOHANNA MARIANNE TRUSTEE	0.61	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD) Residential Single Family Estate (RE)
04313-010-008	WIGGINS ETHEL J	3.17	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family Estate (RE-1)
04215-001-000	WILLIAMS KEVIN & MIRANDA	4.67	Single Family Residential	Residential	Low Density (1-4du/acre)	Planned Development (PD) Residential Single Family Estate (RE-1)
06236-023-000	WILSON DEREK J & LINDSEY C	0.62	Single Family Residential	Residential	Low Density (1-4du/acre)	Residential Single Family (R-1A)
04198-011-000	WOOD GREGORY S	8	Vacant Residential	Vacant Residential	Low Density (1-4du/acre)	Residential Single Family (R-1AA)

APPENDIX C

EXCERPT FROM KBN/GOLDER ASSOCIATES REPORT ON PINE HILL FOREST STRATEGIC ECOSYSTEM

PINE HILL FOREST

PRIORITY: 36 (below average) (from unweighted sub-parameter score)

KEY FEATURES: This in an area of cutover forest land surrounded by the growing residential development on the northwest side of Gainesville west of I-75 and between Newberry Road and NW 39th Avenue. It was originally mostly high quality upland pine forest, but this was long ago. Lack of fire and logging have removed most of the biotic features of this community. Smaller areas of mesic and wet flatwoods and mesic hammock are also present in somewhat better condition. There are small ponds and wetland areas, and the entire area provides watershed for two or more small creeks.

USGS QUAD: Gainesville West
SIZE: 1,188 acres

<u>BIO-COMMUNITY TYPES</u>	<u>ACRES</u>	<u>CONDITION OF BIO-COMMUNITY</u>
Sandhill	4	unknown
Upland Mixed Forest	93	fair (Mesic Hammock)
Calcareous Mesic Hammock *	4	fair
Upland Pine Forest	637	poor
Sinkhole	19	good
Mesic Flatwoods	120	fair
Baygall	3	good
Sinkhole Pond	2	good
Mine Pit Pond *	4	
Old Field Succession Pine *	131	
Rough Pasture *	104	
Improved Pasture *	42	
Row Crops *	24	

* Categories not used by FNAI

CONNECTIONS: This area is completely isolated from other biological communities. The closest other Site is Buzzards Roost, but the potential connection between them is being rapidly lost to development. Newberry Road also separates them.

SITE BOUNDARY CONDITIONS: The boundaries are regular in shape and conform to existing property boundaries, section lines, and other surveyed lines.

GEOLOGIC/HYDROLOGIC FEATURES: This area is dominated by a hill that is 195 feet above sea level. The lowest elevation on the area is 80 feet. The hill is flat-topped, with the flat top area shaped as a large, irregular cross extending across the site from east to west and nearly from north to south. The soils are on top of thick beds of marine deposited silt or clay, and are therefore nearly impermeable to water internally. Thus, there is abundant surface runoff forming at least two creek systems with several branches. The flat-topped east-west ridge is poorly drained on top, the north-south one is not so flat on top and somewhat better drained. The streams here are all stream to sink systems that flow into sink holes that lead directly into the Floridan Aquifer. The sink for one stream is on the site, whereas two others are off the site.

WILDLIFE HABITAT: The habitat for wildlife has been severely damaged by lack of burning and logging in the upland pine forest areas, and somewhat damaged by these same factors in the pine flatwoods areas. The hammock areas have been hurt by logging, but would recover on their own given time. There is abundant browse, good cover, few cavities, little mast, and not much diversity. Wildlife species currently inhabiting the area include gray squirrel (*Sciurus carolinensis*), blue jay (*Cyanocitta cristata*), white-eyed vireo (*Vireo griseus*), pine warbler (*Dendroica pinus*), cardinal (*Cardinalis cardinalis*), rufous-sided towhee (*Pipilo erythrophthalmus*), and southern toad (*Bufo terrestris*).

RARE, THREATENED, AND ENDANGERED SPECIES: None observed and none expected.

EXOTICS: The area is nearly free of invasive exotic plants. Only on the power line right-of-way were there a few Chinese tallow trees (*Sapium sebiferum*) and some bahia grass (*Paspalum notatum*).

RESTORATION AND MANAGEMENT POTENTIAL: Frequent prescribed burning would be required forever to restore and maintain the upland pine forest community that dominated most of this area originally (200+ years ago). This would be difficult to do, because I-75 is one mile to the west, there are main roads to the north and the south, and the surrounding area is rapidly becoming residential. The flatwoods areas on the ridge tops would be somewhat easier to restore, because they are smaller, in better condition, and would require smaller and less frequent fires, but even this might be difficult to continue to do in the future.

The hammock areas would restore themselves with time and some protection from invasion by exotic plants.

RECOMMENDED CONSERVATION STRATEGIES: This area is going to be developed for residential housing and/or other such uses. The best way to protect as much of the watershed

value as possible is to put a high priority and emphasis on storm water retention and detention, on wide and non-compacted, non-cleared setbacks from the creeks, and especially on leaving the aquifer recharge points undisturbed within fairly large conservation areas. Other options, such as full purchase or the purchase of conservation easements is not warranted due to the low resource value combined with the high real estate value.

COMPREHENSIVE PLAN CONSIDERATIONS: There is a small amount of open water in a few ponds, a few small wetlands, and a few sink holes. The main concern are the creeks. The creeks have little to no associated floodplain, but they drain a significant area, are steeply sloped for Florida creeks, and end in swallow holes leading into the Floridan Aquifer. Putting storm sewage into these creeks would greatly alter them and directly pollute the Floridan Aquifer.

SITE VISITS: Bob Simons, 6/29/96, 7/17/96.

SITE EVALUATION SCORING

Vegetation:

Species Diversity	2
Exotics	3

Endangered Species Habitat	1
Wildlife Habitat	2

Hydrology:

Floridan Aquifer	5
Surficial Aquifer Resource Protection	2
Vulnerability of Aquifer	5

Landscape Ecology:

Community Diversity	1
Ecological Quality	2
Community Rarity	3
Functional Connectedness	1

Management Potential	2
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Note: See Table 2-1 for parameter descriptions.

The full KBN/Golder Associates report, which is the source of the above summary information, is incorporated by reference into this Scope of Work.

KBN/Golder Associates, "Alachua County Ecological Inventory Project" (1996).

APPENDIX D
ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE (ULDC) ON
SPECIAL AREA PLANNING PROCESS REQUIREMENTS
(CHAPTER 402, ARTICLE 16, ULDC)

ARTICLE XVI. - SPECIAL AREA PLANS

Sec. 402.96. - Purpose.

Special area plans are established as one mechanism to protect unique environmental, historic, or cultural resources within strategic ecosystems, significant habitat areas, and listed species habitat areas, or to address unique issues and circumstances that are not addressed through the generally applicable comprehensive plan policies and unified land development code. Special area plans may be utilized to enhance the livability of an area, protect the character of a neighborhood, plan for infrastructure and public facility needs, or facilitate joint planning with other jurisdictions. Special area planning is a collaborative planning process based on broad participation by members of the community.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2015-17, § 2, 12-8-15)

Sec. 402.97. - Applicability.

A special area plan may be appropriate for the following areas and circumstances:

- (a) Strategic ecosystems, as identified within the KBN/Golder Associates report, "Alachua County Ecological Inventory Project" (1996), and mapped generally on the KBN/Golder Ecological Inventory Map adopted in the comprehensive plan; except as provided in Article 4, Strategic Ecosystems, of Chapter 406.
- (b) Areas specifically identified by the board of county commissioners as part of a community and neighborhood planning program effort to address specific needs and circumstances.
- (c) Addressing unique issues and circumstances identified by residents or property owners of a particular geographic area, where such issues and circumstances are not otherwise addressed in the general comprehensive plan policies or unified land development code.
- (d) Properties containing significant habitat areas or listed species habitat areas if required by Chapter 406, Article III and Article IV.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2015-17, § 2, 12-8-15; Ord. No. 2016-10, § 2(Exh. A), 6-28-16)

Sec. 402.98. - Special area planning process.

The special area planning process shall be initiated by the board of county commissioners. Property owners, residents, or community organizations may request that the board of county commissioners initiate the special area planning process for a particular geographic area in accordance with Section 402.99.

The special area planning process consists of the following basic components:

- (a) A scope of work that identifies the geographic extent of the study; the unique issues or circumstances to be addressed as part of the study; the existing conditions, infrastructure, and natural resources relevant to an analysis of these issues or circumstances; the potential outcomes of the planning process in terms of the kinds of actions that would be implemented to address the issues or circumstances that have been identified; and the public participation process for the development of the study.
- (b) A special area study that includes an analysis of the existing conditions, infrastructure, and natural resources relevant to the issues or circumstances identified in the scope of work and recommendations for potential strategies or actions, such as comprehensive plan amendments, unified land development code amendments, capital improvement needs identification, or other

initiatives by the county or through public/private partnerships to address the unique issues or circumstances identified in the scope of work.

- (c) A special area plan that provides for implementation of the recommended strategies or actions identified as part of the special area study.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2015-17, § 2, 12-8-15)

Sec. 402.99. - Requests by residents, property owners, or community organizations for the county to initiate a special area plan.

Residents, property owners, or community organizations that wish to request that the county initiate a special area plan, shall submit a letter to the growth management department describing the reasons for requesting the special area plan and identifying the geographic area for which the special area plan is proposed. Upon receiving this request, growth management staff shall schedule a meeting with the requestors to discuss the purposes and procedures for special area plans, the specific issues to be addressed, and the desired outcomes of the special area planning process. The request shall then be forwarded to the board of county commissioners by staff for direction regarding preparation of a formal scope of work, in coordination with the interested persons, to be brought to the board for consideration in accordance with section 402.100(b).

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2015-17, § 2, 12-8-15)

Sec. 402.100. - Scope of work components and procedures.

A scope of work is the first step in the special area planning process, and should be a collaborative effort between the county, property owners, and the public. The components and procedures for a scope of work shall be in accordance with the following:

- (a) *Specific elements of a scope of work.* The scope of work shall specify the following information, where relevant to the specific issues or circumstances proposed to be addressed as part of the special area study and plan:
 - (1) The geographic extent to be covered by the special area plan. A special area plan may be conducted for all or for portions of one or multiple adjacent strategic ecosystems, or for other areas of natural, cultural, community, or historic significance as specifically designated by the board of county commissioners. The defined area for study shall be sufficient to understand the nature of system values and function and relevant historic resources and infrastructure.
 - (2) Basic information concerning all properties within and immediately abutting the strategic ecosystem(s) or other planning area, including the acreage, current uses and owners for each parcel.
 - (3) Identification of the important ecological functions for the strategic ecosystem(s), or an inventory of the natural resources within other planning areas, based on available historical and digital map data, and other information sources.
 - (4) For strategic ecosystem special area plans, the type, extent, and schedule for ground-truthing to be conducted, identifying opportunities for verification of results by the county and affected owners within the strategic ecosystem(s).
 - (5) Description of relevant infrastructure and public facilities that serve the planning area, including transportation facilities.
 - (6) Detailed description of the planning process that will be used to develop the special area plan. This shall include a description of the public participation requirements including community workshops and process for engaging stakeholders and the public in the

development of the special area study and plan, and the format of the outcome to be provided in the special area plan.

- (7) The specific planning issues that will be addressed through the special area planning process and their relationship to county-wide comprehensive planning goals and/or the vision of the community or neighborhood.
 - (8) For strategic ecosystem special area plans, the minimum qualifications of the environmental professionals that will be participating in the study.
 - (9) A work plan for development of the components to be completed as part of the special area study, as required under section 402.101.
- (b) *Consideration of scope of work by board of county commissioners.* The proposed scope of work for a special area study and plan shall be presented to the board of county commissioners. Upon receiving the proposed scope of work, the board of county commissioners shall take one of the following actions:
- (1) Approval;
 - (2) Approval with modifications; or
 - (3) Denial.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2015-17, § 2, 12-8-15)

Sec. 402.101. - Special area study.

After the scope of work is approved, the special area study shall be conducted in accordance with the approved scope of work. The study shall include data and analysis relating to land use, natural resources, and infrastructure that will be a basis for the recommendations and strategies to address the issues or circumstances that are the focus of the study, as detailed in sections 402.101(b) through (e). This process shall be a collaborative effort between the County, property owners, and the public, and shall involve the following steps.

- (a) *Stakeholders workshop.* All property owners within the area defined by the scope of the special area study, as well as other registered stakeholders, shall be notified in writing of the intent to conduct a study for the area, and shall be encouraged to participate in the process. As part of the development of the special area study the county shall conduct a minimum of one stakeholders workshop in accordance with Article 4, Neighborhood Workshops, of this chapter.
- (b) *Ground-truthing of site.* Where relevant to the specific issues or circumstances identified as part of the scope of work, site-specific ground-truthing of natural resources shall be conducted to evaluate critical system functions and values in accordance with the requirements of the natural and historic resources assessment (see Chapter 406, § 406.04). For special area studies within strategic ecosystems, site-specific ground-truthing shall be conducted using the KBN/Golder report, background mapping and historical data, and other specific factors identified in Article 4 of Chapter 406, as a guide to develop a current scientific assessment of the systems involved. The location and extent of specific natural resources, as well as higher and lower valued portions of the strategic ecosystem(s), shall be delineated within the study area, and with respect to surrounding ecosystems. Those areas found not to contain strategic ecosystem resources shall be eligible for consideration for development as part of a development plan or special area plan provided the ecological integrity of the strategic ecosystem as a whole will be sufficiently protected.
- (c) *Public infrastructure and services.* The study shall identify potential access to public infrastructure and services, and issues and needs related to public infrastructure and services.
- (d) *Land use analysis.* The study shall analyze the existing and future land uses within the study area. For strategic ecosystem special area studies, the study participants shall identify one or

more scenarios for the future uses of land within the area of study and identify the most appropriate locations for various types of land use, including as applicable, agriculture or silviculture activities, conservation areas, and development areas. Parcel ownership and management considerations shall be evaluated in order to develop a scenario that balances protection of the natural and historic resources with ownership interests and protection of private property rights.

- (e) *Recommendations and strategies.* The study shall include recommendations and strategies for follow-up action to address the specific issues or circumstances that have been analyzed as part of the study. Such recommendations and strategies may include, but are not limited to, proposed comprehensive plan amendments, proposed unified land development code amendments, proposed capital improvement needs identification, or other initiatives by the county or through public/private partnerships.
- (f) *Presentation to board of county commissioners.* The draft special area study shall be presented to the board of county commissioners. The board shall consider whether to accept the study and whether to authorize any specific follow-up recommendations or strategies that have been identified as part of the study.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2015-17, § 2, 12-8-15)

Sec. 402.102. - Special area plan.

Once completed, the special area study shall form the basis for a special area plan. The special area plan may include actions such as proposed comprehensive plan amendments, proposed unified land development code amendments, proposed capital improvement needs identification, or other initiatives by the county or through public/private partnerships that have been identified in the special area study. The special area plan may address topic areas such as land use, development standards, natural and historic resource protection, economic development and infrastructure planning. The special area plan shall be consistent with the overall goals, objectives and policies of the Alachua County Comprehensive Plan.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 2015-17, § 2, 12-8-15)

Sec. 402.103. - Adoption of special area plans.

A special area plan shall be adopted through public hearings, as amendments to this ULDC, in accordance with article VIII, Unified Land Development Code Text Amendments, of this chapter. The comprehensive plan may require map or text amendments in connection with the adoption of a special area plan, in order to permit the land uses and development types. Such amendments shall be processed in accordance with article VII, Comprehensive Plan Amendment, of this chapter. Once adopted, the special area plan will govern all subsequent development requests within its boundaries.

(Ord. No. 05-10, § 2, 12-8-05)

Sec. 402.104. - Implementation of special area plans.

Development plan applications within established special area plans shall be submitted and processed in accordance with Article X of this chapter, Development Plan Review. If a special area plan has been adopted that applies to the parcels proposed for development, the applicant shall be required to demonstrate compliance with the adopted special area plan.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 07-07, § 2(Exh. A), 4-27-07)

APPENDIX E
PROCESS FOR DEVELOPING SPECIAL AREA PLAN FOR
NORTHWEST URBAN CLUSTER/PINE HILL FOREST STRATEGIC ECOSYSTEM

1. Initial outreach to landowners about initiating the Special Area Planning process

- a. Seek initial contact with landowners within the Planning Area and one-on-one conversations, where possible, to discuss process, hear concerns and ideas, and gauge interest in the process.
 - i. Provide draft Scope of Work with request for feedback.
 - ii. Discuss need for potential authorization for County staff and/or consultant to enter property to conduct natural resources inventory.
 - iii. Incorporate any landowner feedback into draft Scope of Work where necessary.

2. Scope of Work as Required Per Unified Land Development Code

- a. Draft Scope of Work presented to BoCC at public meeting for approval per ULDC, and authorization to initiate procurement process to select a consultant to assist the County.
- b. Once Scope of Work is approved, mailed notice will be provided to all property owners within the Planning Area and surrounding property owners of the County's intent to initiate Special Area Planning process. Notice will also be provided via press release, web site, and direct email to residents and community organizations.

3. County RFP process to secure consultant assistance

- a. Work with County Procurement Office to draft and advertise a Request for Proposals (RFP) and select consultant to assist the County with the Special Area Study and Plan. The RFP Scope will be generally consistent with the Scope of Work approved by the BoCC in Step 2.

4. Special Area Study

- a. Conduct on-site natural resources inventory and analysis (ground-truthing) of Strategic Ecosystem resources.
- b. Prepare natural resources draft report on results of on-site evaluation, including identification of areas required to be set aside as conservation pursuant to Comprehensive Plan and ULDC.
- c. Prepare land use and infrastructure needs analysis and report. This will address potential land use scenarios for the Planning Area based on the adopted Comprehensive Plan and shall identify infrastructure needs, recommendations, and funding options based on land use scenarios.
- d. Community meeting to present draft reports and study progress, and receive public input.

- e. Preparation of final draft Study Report and recommendations.
- f. Community meeting to present final draft Study Report and Recommendations and receive public input.
- g. Finalize draft Study report and recommendations.
- h. Present draft Study Report to BoCC. The BoCC will consider whether to accept the Study and authorize staff to proceed with a Special Area Plan based on the Special Area Study recommendations.

5. Special Area Plan (if authorized to proceed by BoCC)

- a. Develop draft Comprehensive Plan amendment based on Special Area Study recommendations. The draft Comprehensive Plan amendment may include proposed new goals, objectives, policies, and maps for the Planning Area. It may also include identification of proposed capital improvement projects and infrastructure funding plans for the Planning Area.
- b. Community meeting to present draft Comprehensive Plan amendments and receive public input.
- c. Public hearing process on proposed Comprehensive Plan amendment pursuant to Florida Statutes and County ULDC procedures.
- d. If proposed Comprehensive Plan amendment is adopted, there may be subsequent actions necessary to implement the Special Area Plan. Such actions may include but are not limited to ULDC amendments and establishment of funding mechanisms or agreements for infrastructure capital improvements.