



108 Acres Rural Cluster Subdivision
Open Space Management Plan

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1. Introduction

108 Acres is a proposed residential subdivision located on approximately 95.1 acres. As part of the Development Review approval from Alachua County, approximately 48 acres (+/-) has been set aside as open space to provide current and future owners within the development a usable and enjoyable asset. The open space areas consist of conservation areas (wetlands & buffers) and passive and active recreational opportunities for the residents and visitors of the subdivision.

2. Open Space Types and Management Needs

The goals and objectives of this document are to provide current and future owners of the subdivision a set of guidelines for the maintenance of the open space areas to ensure they remain a usable and enjoyable asset to the community. This management plan shall be enforceable by the County.

The proposed types open space areas are:

- Conservation Areas (wetlands and wetland buffers)
- Community Green Spaces (usable space with pedestrian paths)
- Stormwater Areas
- Landscaped Areas

Within portions of these open space areas, paved or mowed pedestrian paths will be provided as shown in the Open Space Plan. Unpaved pedestrian paths will be mowed at least quarterly to maintain their intended function.

2.1 Conservation Areas

The conservation areas included in the open space will be retained in their natural conditions, with the exception of activities specified in this plan (including exotic/invasive removal) consistent with the Conservation Easement for these established areas.

2.2. Community Green Spaces, Stormwater Areas & Landscaped Areas

The open space areas with proposed landscaping improvements will be weeded, mulched, and re-planted as needed to maintain an aesthetically pleasing appearance. Pedestrian paths will be maintained as necessary to maintain their intended function and provide recreational opportunities for residents. Stormwater management and maintenance is permitted in these areas.

Also, refer to the Landscape Plan (Separate Cover) for specific landscaping requirements. It is the responsibility of an owner's association to ensure that these maintenance requirements are met. All landscaping from the approved landscape plan is required to be replaced if and/or when it fails.

3. Additional Management Activities for all open space areas

The pedestrian paths will be maintained as necessary to maintain their intended function. These areas will be maintained through periodic, minimally invasive removal of invasive species and maintenance of plantings required to properly manage the site. The understory should be allowed to succeed naturally.

a. Prohibited Activities

The following activities are prohibited in all open space areas:

- Dumping or removing of any natural or foreign material detrimental to the intended function or habitat of the open space areas.
- Alterations to the watercourse, erosion control features, or the overall drainage functions of the open space areas.
- Surface uses detrimental to the natural habitat, wildlife or intended function of the open space areas.
- Introduction of exotic or nonnative species into open space areas.
- Mowing of perimeter buffers.
- Use of motorized vehicles outside of areas designated for such activity (not including maintenance).
- Installation of private fencing in open space areas.
- Removal of native vegetation, unless part of an approved management plan.

b. Nonnative Vegetation Control

Neither exotic nor invasive species will be introduced to the open space areas. Alachua County Environmental Protection Department maintains a list of prohibited species.

Open space areas will be visually surveyed and documented for exotic and nonnative species at a minimum of every six months. Removal of these species will be accomplished by manual removal, hand-held power equipment or approved herbicides applied by a licensed applicator. All vegetative debris will be disposed of in a manner consistent with local and state regulations.

c. Restoration Activities

Replanting of native vegetation will be performed on a periodic basis if vegetation is not expected to germinate from seed banks or propagate from adjacent land seed sources.

d. Site Control and Protection Measures

Fencing of the open space areas is permitted provided it does not preclude the usability of the open space areas and connectivity with adjacent open space/common areas and does not adversely impact the native habitat and species.

4. Outreach and Education

Outreach by the owner's association shall be provided to residents and users about the common areas, open space areas, and conservation areas, including their intent and permitted and prohibited uses.

5. Maintenance Schedule

Monitoring for control of nonnative and exotic species will be performed bi-annually. Unpaved paths will be mowed quarterly. All other maintenance of the open space areas will be performed as needed to maintain their safe and intended use as a community asset. Outside of the conservation management area, trees may be pruned and shaped periodically to remove deadwood and maintain healthy tree growth.

6. Performance Standards

The following performance standards must be met to be in compliance with this Management Plan:

- Open space areas shall be maintained so they remain usable in a manner consistent with their intended use.
- Nonnative and exotic species shall not exceed 10% (or 5% for the conservation management area and stormwater management facilities).

7. Monitoring and Reporting

An owner's association will be responsible for monitoring and reporting in accordance to the above schedule. Reports will be retained by the owner's association and will be available upon request to Alachua County.

8. Ownership Responsibility

An owner's association will be responsible for managing and maintaining the open space areas in accordance with this management plan.

9. Provisions for Review and Change

Modifications to this approved Management Plan that do not result in lesser protection of the resources present may be allowed, subject to administrative approval by the Alachua County Environmental Protection Department.

10. Contingency Plan

Should corrective action be necessary, the Alachua County Environmental Protection Department or equivalent entity shall be the evaluating and enforcing entity for all corrective measures. The Alachua County Environmental Protection Department or equivalent entity are empowered to maintain the open space areas should the designated managing entity fail to adequately manage the open space areas.