

ARCHER FARMS PLANNED DEVELOPMENT

ZONING MASTER PLAN

PROJECT INFORMATION	
1. STATEMENT OF PROPOSED USES:	THIS PD PROPOSES AN EQUESTRIAN FACILITY ACCOMPANIED BY UP TO 6 RESIDENTIAL LOTS.
2. ZONING:	PLANNED DEVELOPMENT
3. FUTURE LAND USE DESIGNATION:	RURAL AGRICULTURE
4. MAX BUILDING HEIGHT:	RESIDENTIAL: 35 FEET EQUESTRIAN: 40 FEET
5. MAX IMPERVIOUS AREA:	10%
6. MAX BUILDING COVERAGE:	5%
7. MAX NUMBER OF LOTS:	6
8. MAX DENSITY:	6 UNITS (SEE NOTE REGARDING ACCESSORY UNITS IN THE LAND USE DATA TABLE.)
9. MINIMUM BUILDING SETBACKS:	RESIDENTIAL 40 FEET (FRONT/REAR) 30 FEET (INTERIOR SIDE) 40 FEET (STREET SIDE) EQUESTRIAN 50 FEET FROM ALL PROPERTY LINES
10. LOT REQUIREMENTS:	LOT WIDTH AT BUILDING LINE: 200' MINIMUM LOT DEPTH: 250' MINIMUM LOT SIZE: 3 AC.

Alachua County
Planned Development
Zoning Master Plan
Application #: 2011-12-13
Resolution #: 2-13-17
BOCC Approval Date: 12-10-13

Growth Management: [Signature] 1/22/14
Public Works: [Signature] 1/24/14
Environmental: [Signature] 1/22/14

LAND USE DATA TABLE				
LAND USE AREA	LEGEND	PERMITTED USES	ACREAGE	PERCENTAGE
RESIDENTIAL/EQUESTRIAN USES:		<ul style="list-style-type: none"> RESIDENTIAL USES <ul style="list-style-type: none"> NOT TO EXCEED 6 LOTS BUILDING TYPE SHALL BE LIMITED TO SITE-BUILT SINGLE FAMILY DETACHED HOMES. NO MOBILE HOMES ARE PERMITTED. ACCESSORY LIVING UNITS SHALL BE PERMITTED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN ULDC CH. 404.24. EQUESTRIAN USES <ul style="list-style-type: none"> USES PERMITTED THAT ARE TYPICAL AND CUSTOMARY TO EQUESTRIAN ACTIVITIES, INCLUDING BUT NOT LIMITED TO: <ul style="list-style-type: none"> HORSE BOARDING, TRAINING, & LESSONS STABLES/BARNES SHOW RING RIDING TRAILS PADDOCKS GRAZING PASTURES FOR EQUINE ANIMALS AND/OR CATTLE SUPPORT/MAINTENANCE AREAS EQUESTRIAN USES MAY BE PERMITTED ON ANY LOTS WITHIN THE PD AREA. <p>NOTE: RIDING TRAILS ARE FOR USE OF OWNERS AND RESIDENTS WITHIN ARCHER FARMS PD & MARLBORO FARMS PD. SPECIAL EVENTS (VIA SPECIAL EXCEPTION) MAY BE HELD ON A LIMITED BASIS ON THE PROPERTY, BASED ON THE APPROVED PD CONDITIONS.</p>	35.9 Ac.	80%
OPEN SPACE AREAS		<ul style="list-style-type: none"> OPEN SPACE (9 AC.) <ul style="list-style-type: none"> NATURAL AREAS EXISTING LANDSCAPED AREA LANDSCAPE BUFFERS RIDING TRAILS 	9 Ac.	20%
TOTAL:			44.9 Ac.	100%

P.D. CONDITIONS (ZOM-12-13)

- THE MARLBORO FARMS PD IS AMENDED TO REMOVE PARCELS 04360-030-001, 04360-028-000 AND 4360-030-000.
- THE TWENTY-SEVEN (27) RESIDENTIAL LOTS ON TRACT A OF THE MARLBORO FARMS PD HAVE BEEN FOUND TO MEET THE STATUTORY VESTING REQUIREMENTS OF SECTION 402.169, STATUTORY VESTED RIGHTS, UNIFIED LAND DEVELOPMENT CODE, AND ARE THEREFORE VESTED FROM THE DENSITY REQUIREMENTS OF THE COMPREHENSIVE PLAN.
- APPROVAL IS GRANTED FOR A RESIDENTIAL PD (PLANNED DEVELOPMENT) DISTRICT FOR 44.9 ACRES LOCATED ON PARCELS 04360-030-001, 04360-028-000 AND 4360-030-000 AND IDENTIFIED AS ARCHER FARMS ON THE ZONING MASTER PLAN (ZMP). ALLOWABLE USES IN THE PD ARE OUTLINED ON THE ZONING MASTER PLAN.
- THE MINIMUM LOT SIZE FOR RESIDENTIAL USES IN THE ARCHER FARMS PD SHALL BE THREE ACRES.
- A SPECIAL EXCEPTION IS GRANTED TO THE ARCHER FARMS PD (PARCELS 04360-030-001, 04360-028-000 AND 4360-030-000) FOR AN AGRICULTURAL EVENTS ARENA AS SHOWN ON THE APPROVED ZONING MASTER PLAN. CONDITIONS FOR APPROVAL OF THE SPECIAL EXCEPTION SHALL BE AS FOLLOWS:
 - THE ARENA SHALL BE WHOLLY CONTAINED ON ONE LOT THAT SHALL BE A MINIMUM OF 5 ACRES.
 - THE ARENA LOT SHALL BE LOCATED ON A PAVED, PUBLICLY-MAINTAINED ROAD.
 - ONLY EQUESTRIAN USES SHALL BE PERMITTED AT THE ARENA.
 - EVENTS SHALL BE LIMITED TO NO MORE THAN 4 PER CALENDAR YEAR.
 - EVENTS SHALL BE LIMITED TO NO MORE THAN ONE DAY IN DURATION.
 - EVENT HOURS SHALL BE FROM 8AM TO 6PM.
 - NO OFF-SITE SIGNAGE SHALL BE ALLOWED.
 - NO MORE THAN 40 HORSES AND 150 PEOPLE (INCLUSIVE OF PARTICIPANTS AND NON-PARTICIPANTS) SHALL BE ALLOWED AT ANY ONE EVENT.
 - EVENTS SHALL BE LIMITED TO THOSE AREAS DESIGNATED ON THE ZONING MASTER PLAN.
 - ALL PARKING FOR EVENTS SHALL OCCUR ON THE LOT DESIGNATED FOR THE EVENT ARENA.
 - THERE SHALL BE A MINIMUM 25 FOOT BUFFER ALONG THE EASTERN BOUNDARY OF THE PARCEL CONTAINING THE EVENT ARENA.
 - ALL EVENTS SHALL ADHERE TO CHAPTER 110 OF THE ALACHUA COUNTY CODE (NOISE ORDINANCE).
 - THE PROPERTY OWNER SHALL NOTIFY THE ALACHUA COUNTY OFFICE OF CODES ENFORCEMENT IN WRITING 30 DAYS PRIOR TO EACH EVENT
- THE SUBDIVISION AND AGRICULTURAL EVENT ARENA SHALL REQUIRE PRELIMINARY AND FINAL DEVELOPMENT PLAN APPROVAL. DEVELOPMENT SHALL BE IN ACCORDANCE WITH CONDITIONS OF APPROVAL AND THE ATTACHED ZONING MASTER PLAN ADOPTED AS PART OF THIS RESOLUTION.

OPEN SPACE

- THE PD SHALL PROVIDE AT LEAST 20% OPEN SPACE IN ACCORDANCE WITH U.L.D.C. ARTICLE 5, CHAPTER 407. THESE OPEN SPACE AREAS MAY BE PROVIDED IN THE FORM OF NATURAL AREAS COMMUNITY GREEN SPACE, LANDSCAPED AREAS, STORMWATER AREAS AND OTHER SIMILAR USABLE SPACE.
- THE HATCHED AREAS SHOWN ON THE ZONING MASTER PLAN ARE CONCEPTUAL IN NATURE AND THE FINAL LOCATION OF THE OPEN SPACE AREAS SHALL BE DETERMINED AT THE DEVELOPMENT REVIEW STAGE.



SITE ACCESS

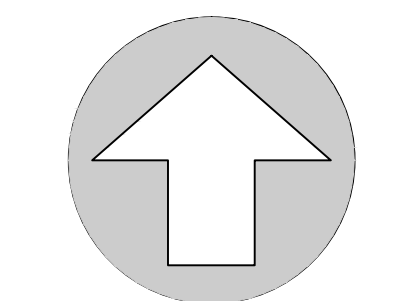
- FUTURE INTERNAL ROAD CONFIGURATION SHALL COMPLY WITH APPLICABLE U.L.D.C. DESIGN CRITERIA AND THE LOCATION SHALL BE DETERMINED AT THE DEVELOPMENT REVIEW STAGE.

SIGNAGE

- THE PD ALLOWS ONE FREESTANDING SIGN ALONG MARLBORO DRIVE FOR THE EQUESTRIAN FACILITY. THIS SIGNAGE SHALL COMPLY WITH THE REGULATIONS FOUND IN ULDC CH. 407.33 (PERMANENT SIGNS ALLOWED IN THE AGRICULTURAL ZONING DISTRICTS.)

PHASING

- THE PD IS PROPOSED IN PERPETUITY AND THE PROPOSED USES SHALL BE PERMITTED AS LONG AS THE PD ZONING IS IN PLACE.
- THE POTENTIAL SUBDIVISION OF LAND MAY OCCUR AS ONE PHASE OR MULTIPLE PHASES BUT SHALL NOT EXCEED 6 LOTS.



NORTH
SCALE: 1" = 200'
200 100 0 200
GRAPHIC SCALE

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ARCHER FARMS PLANNED DEVELOPMENT
ZONING MASTER PLAN

Project Phase: PD ZONING
Designed: CBS
Drawn: TAR
Project No.: 13-086
Date: 11/21/13
Professional Engineer of Record:
Engineer
Certificate No.:

Sheet No.: P0.00

Plotted Dec. 31, 2013 - 09:53:52 - Tim Rockwell

Date No. Comment