



# WELCOME

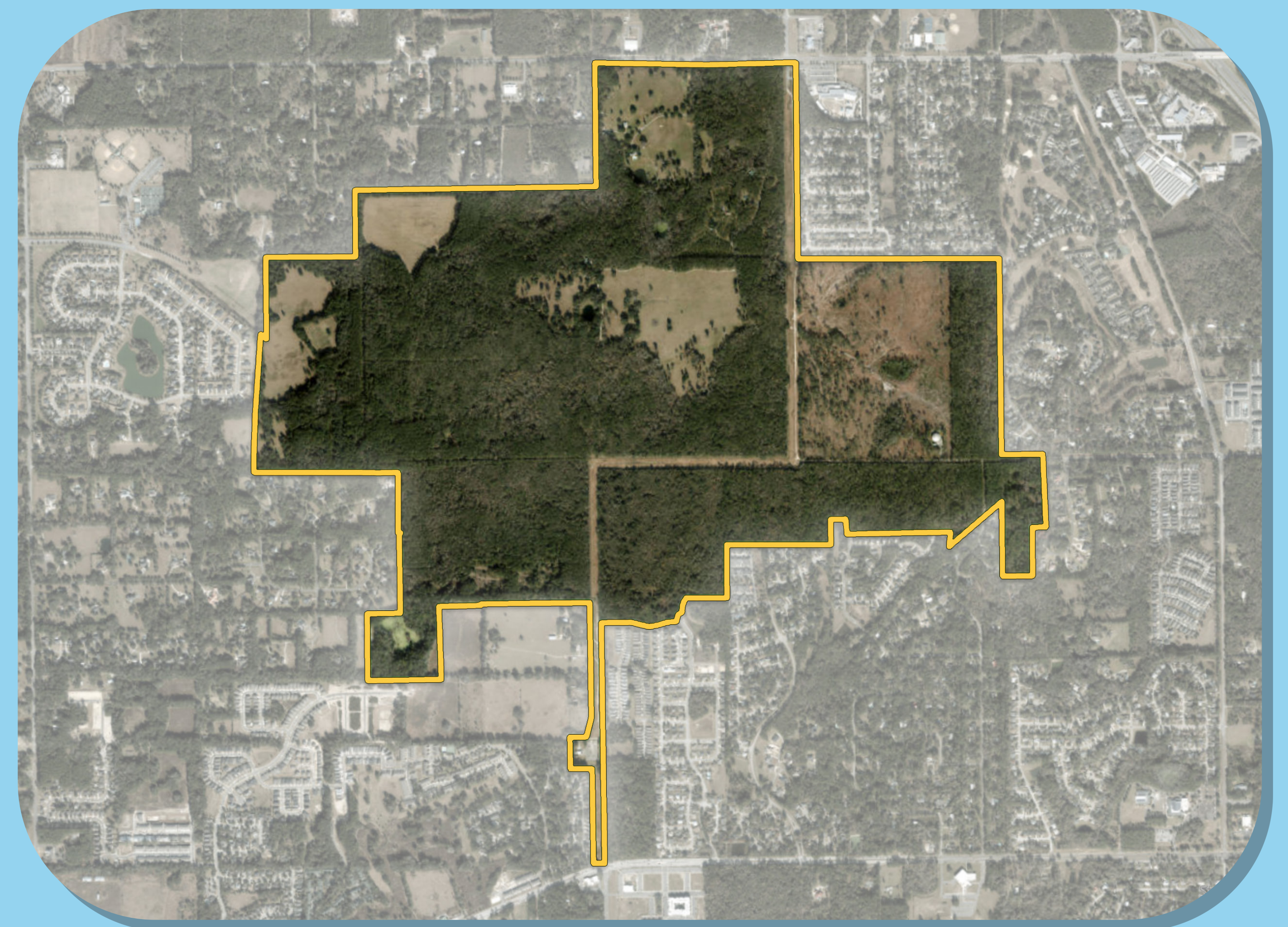
TO THE

## PINE HILL FOREST SPECIAL AREA STUDY PUBLIC WORKSHOP!

AUGUST 27, 2025



Kimley»Horn





[illegible]

An illustration featuring three stylized hands. On the left, a yellow hand holds a green leaf. In the center, a green hand holds a glowing lightbulb. On the right, a white hand holds a globe of the Earth. The background is white.



# SPECIAL AREA STUDY AND PLAN



## THE PURPOSE OF SPECIAL AREA STUDY:

- Identify and evaluate the significant natural resources within the study area.
- Proactively plan for future development with a focus on environmental protection.
- Consider necessary infrastructure improvements.

WHAT IS THE PURPOSE OF A SPECIAL AREA PLAN?

Special Area Plans are established as one mechanism to protect unique environmental, historic, or cultural resources within strategic ecosystems, significant habitat areas, listed species habitat areas...

or

...to enhance livability, protect the character of a neighborhood, provide amenities, plan for traffic management, and facilitate joint planning with municipalities.



SCOPE OF WORK

SPECIAL AREA PLAN

SPECIAL AREA STUDY

- PUBLIC PARTICIPATION
- ENVIRONMENTAL ANALYSIS
- INFRASTRUCTURE NEEDS
- DEVELOPMENT SCENARIOS



## KEY TOPICS FOR STUDY:


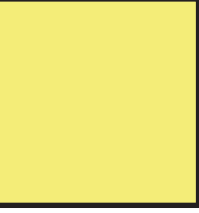
- Natural Resource Ground-Truthing and Identification of Required Set-Aside Areas
- Consideration of Land Use Options
- Identification of Conceptual Road Alignments
- Utilities and Stormwater Planning

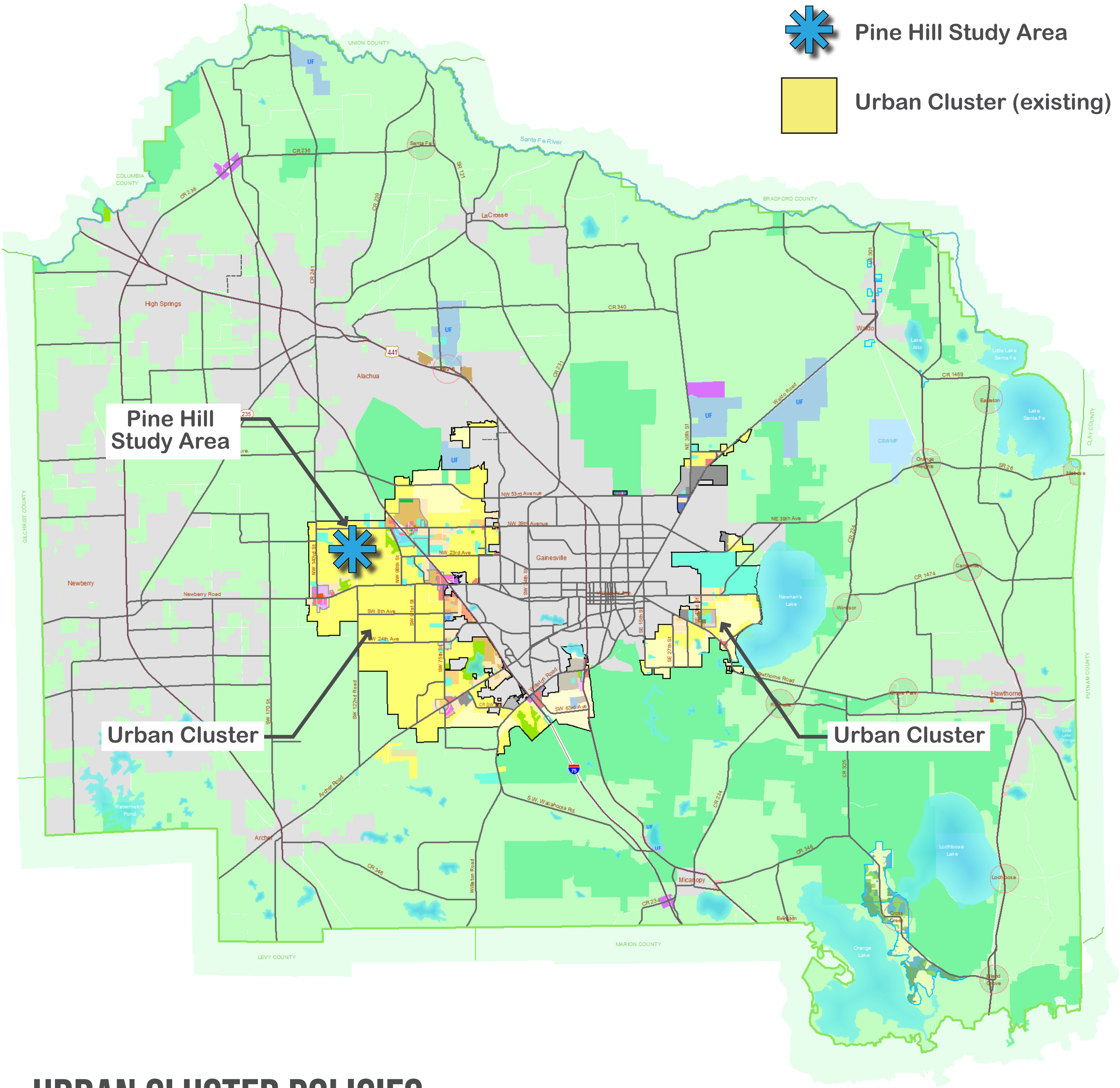




# URBAN CLUSTER

## LEGEND

-  Pine Hill Study Area
-  Urban Cluster (existing)



## URBAN CLUSTER POLICIES:


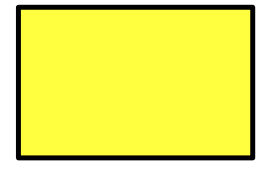





- Sets boundary for urban growth within the unincorporated area.
- Provides adequate land to accommodate projected population growth and discourage sprawl.
- Minimizes conversion of land from rural to urban land uses
- Provision of urban infrastructure and services is focused within the Urban Cluster to ensure efficiency.



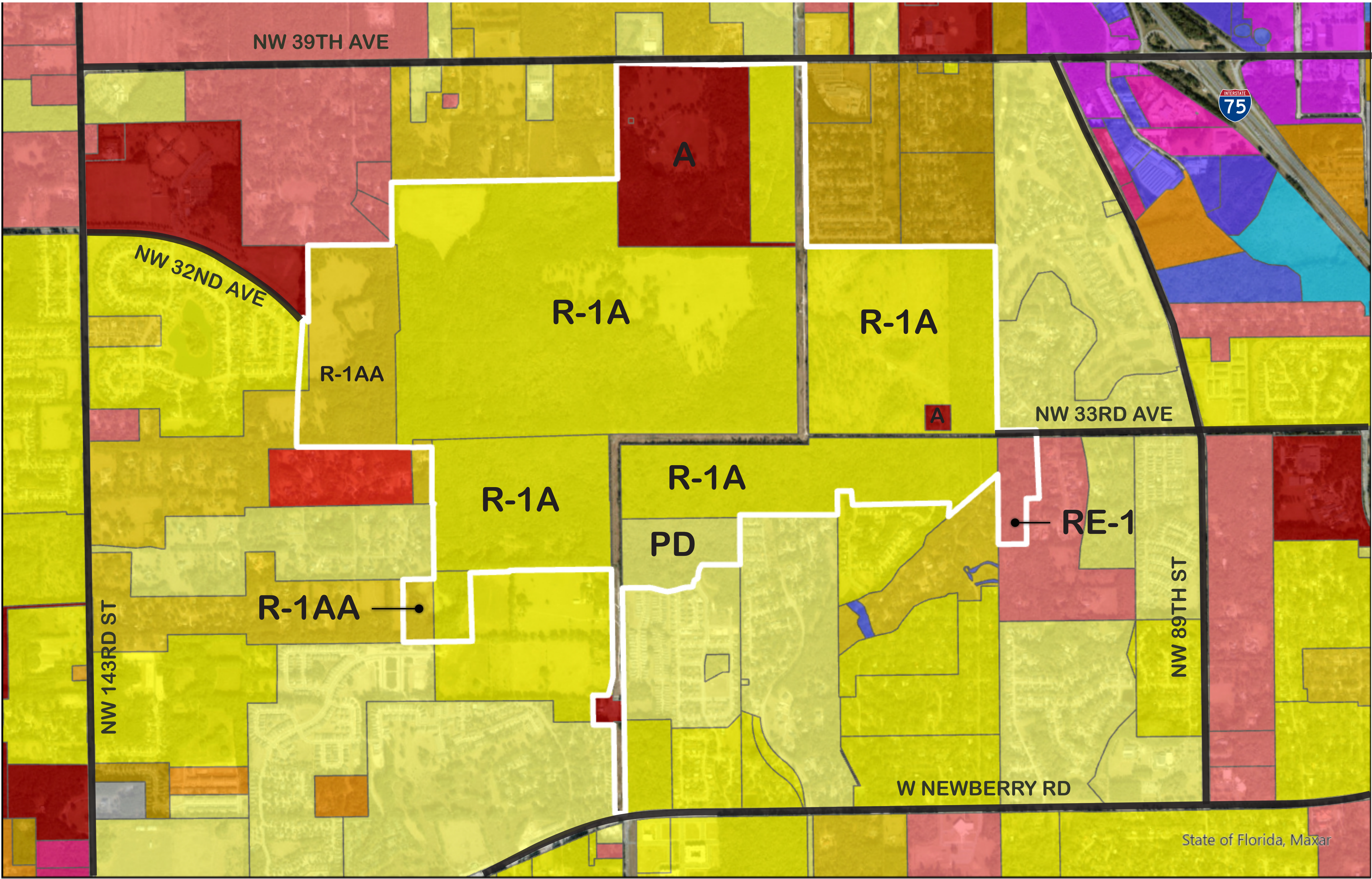


# ZONING

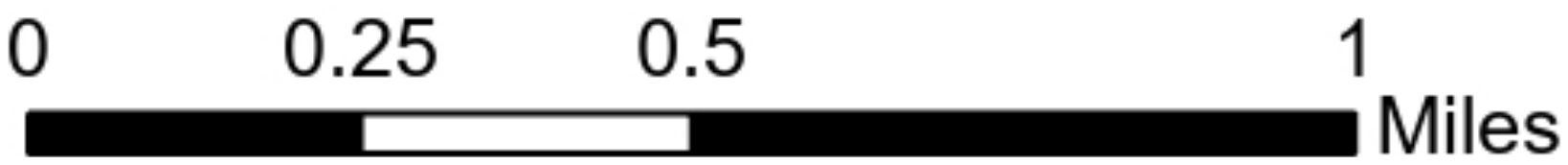
## LEGEND

-  **A (Agriculture)**  
1 dwelling unit per acre
-  **R-1A (Residential Single Family)**  
1 - 4 dwelling units per acre
-  **R-1AA (Residential Single Family)**  
1 - 4 dwelling units per acre
-  **RE (Residential Single Family Estate)**  
1 dwelling unit per 2 acres or less
-  **RE-1 (Residential Single Family Estate)**  
1 dwelling unit per 2 acres to 2 dwelling units per acre
-  **R-1B (Residential Single Family)**  
4 - 16 dwelling units per acre
-  **PD (Planned Development)**  
Varies

Current zoning within the Study Area primarily permits residential development at low to very low density. Limited agricultural uses are also permitted.



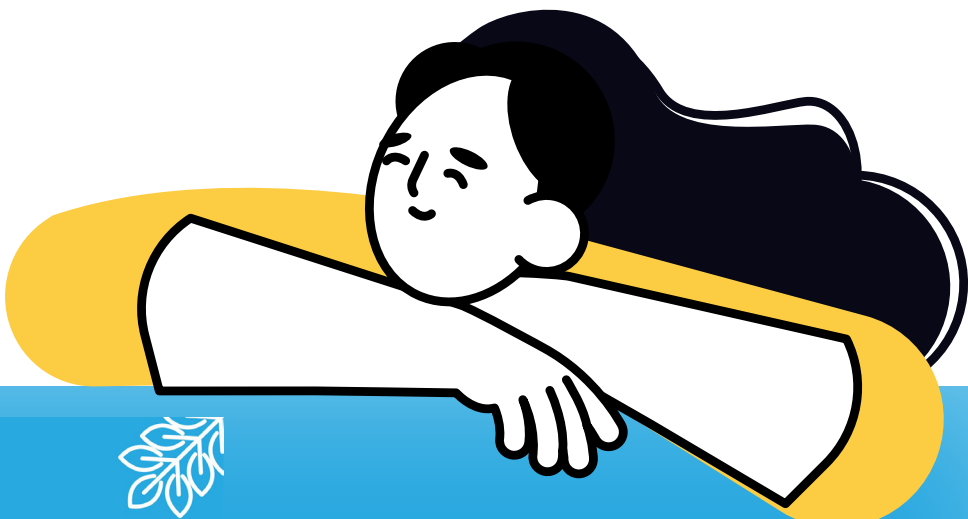
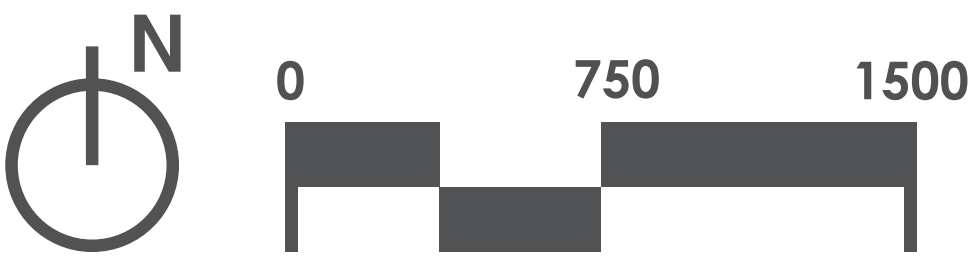
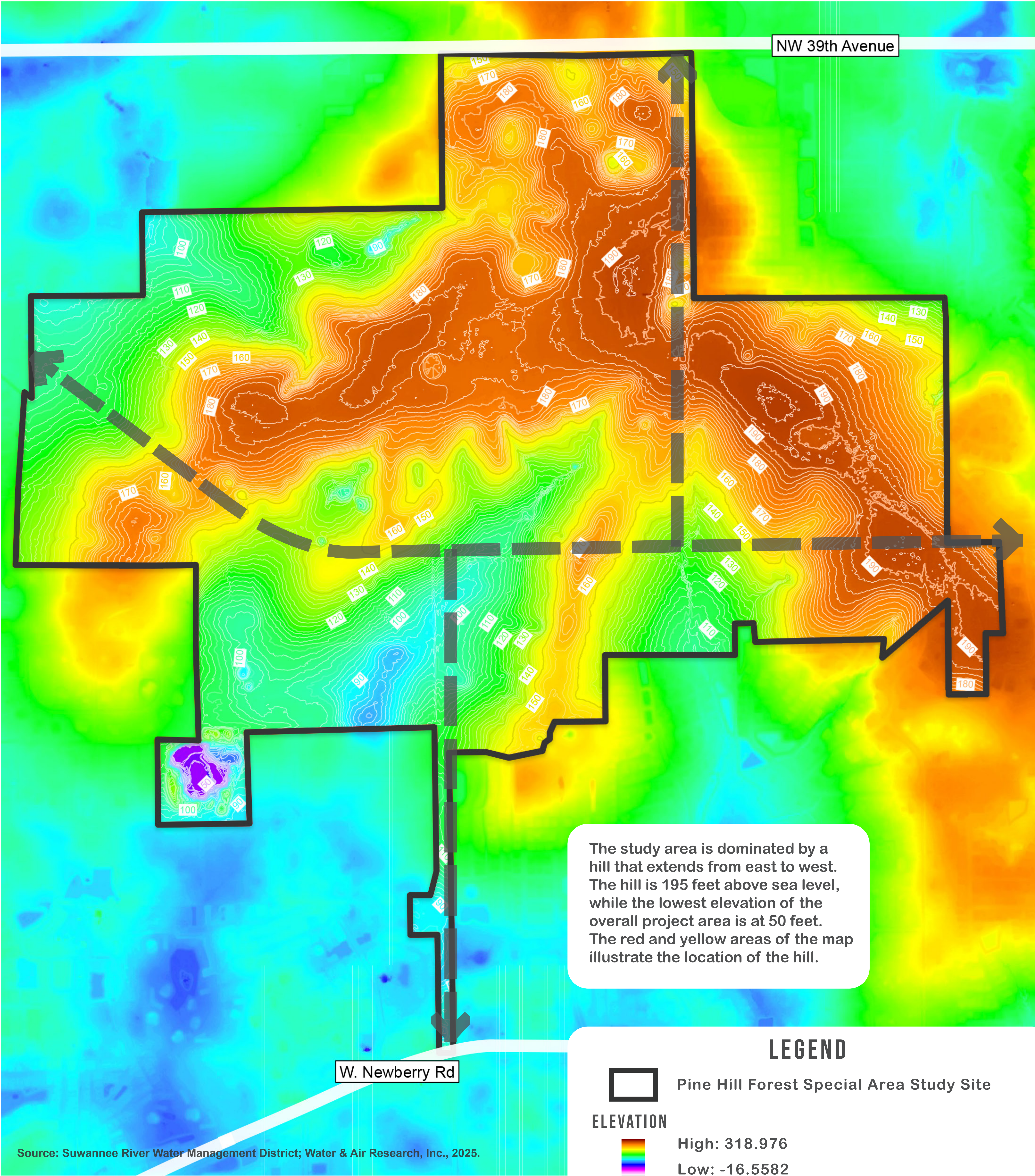
Source: Esri, Digital Imagery, 2022; Alachua County Growth Management, 2025; Water & Air Research, Inc., 2025.



Kimley»Horn



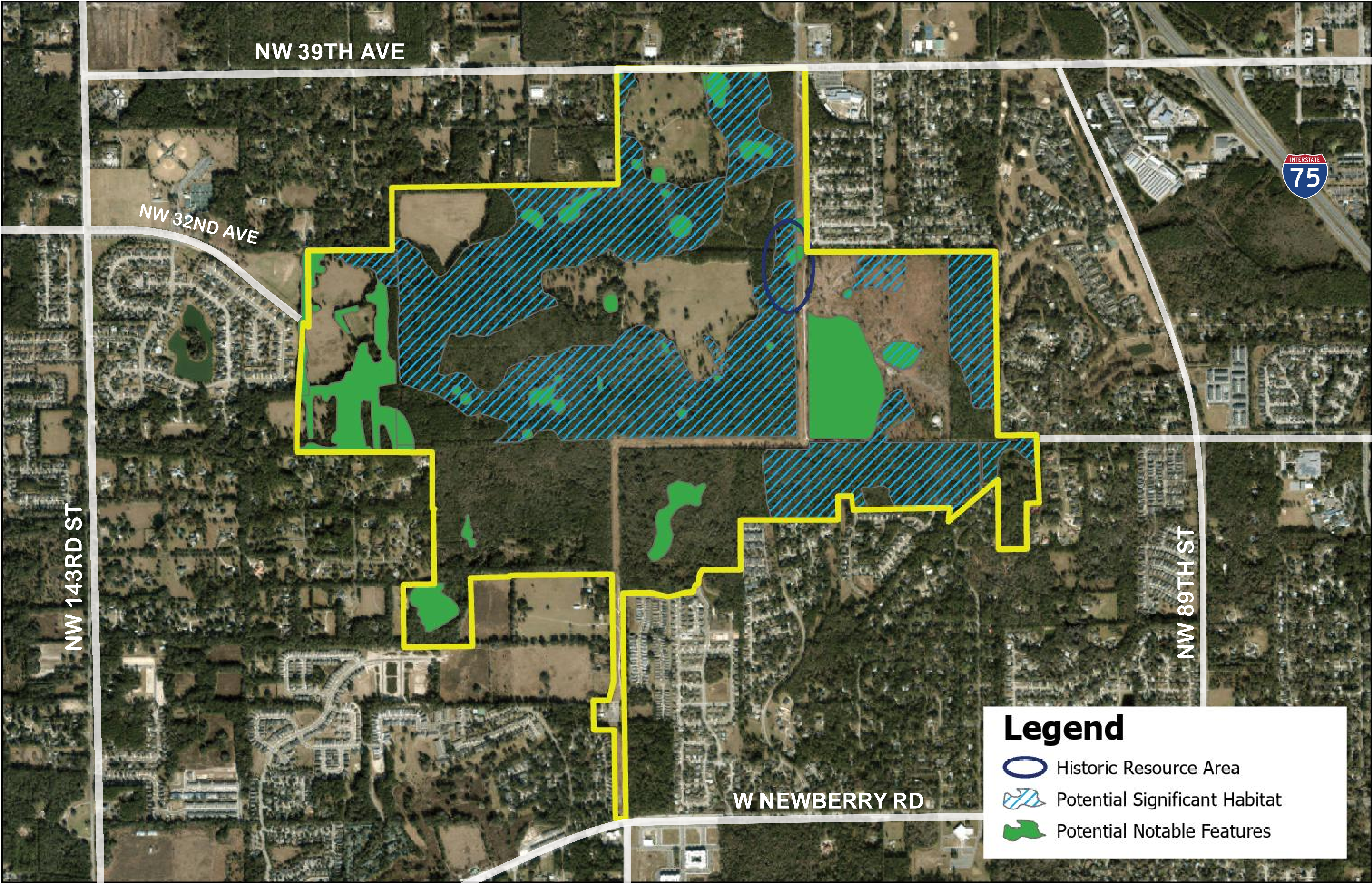
# DIGITAL ELEVATION



Kimley»Horn



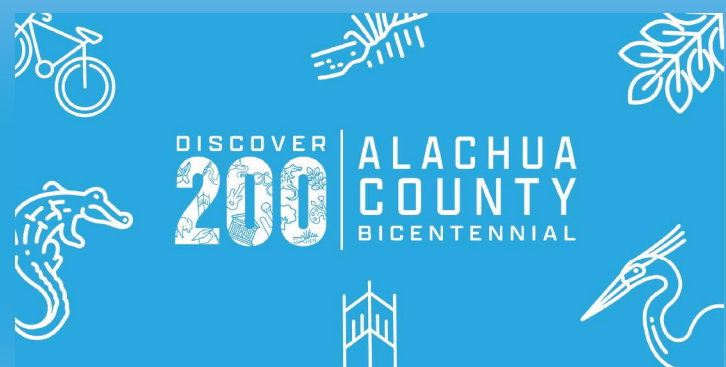
# POTENTIAL SIGNIFICANT HABITAT



The significant habitat, notable features, and historic resources help inform where development should occur and areas that should be protected to some degree through buffers, setbacks, conservation, or documentation.



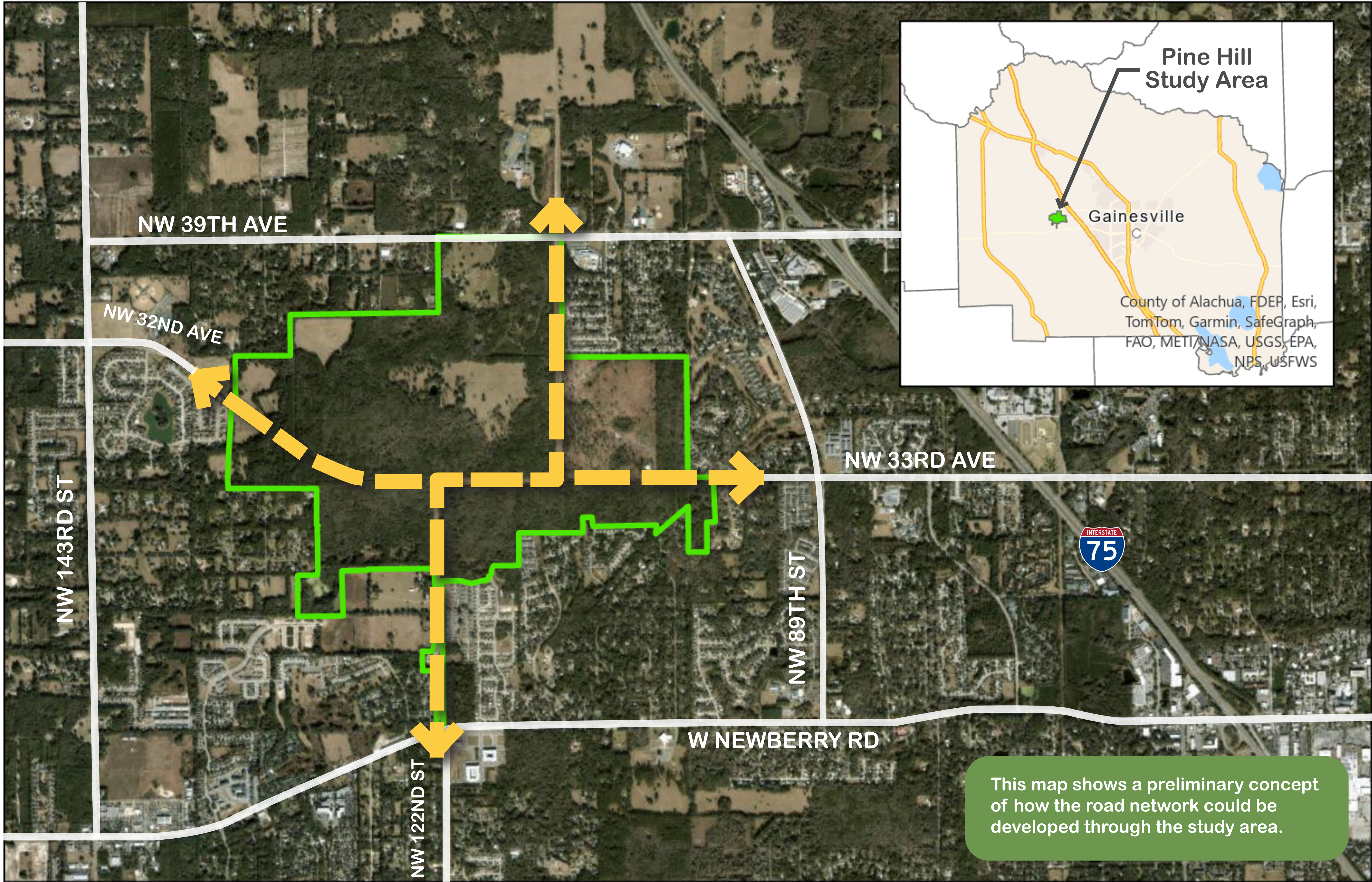
Source: Esri, Digital Imagery, 2022; Alachua County Growth Management, 2025; Water & Air Research, Inc., 2025.





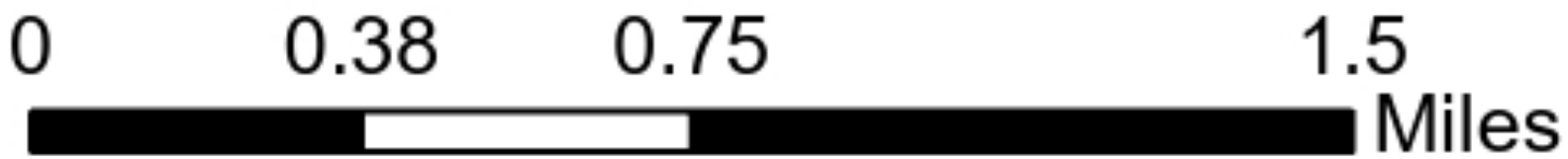
# PRELIMINARY CONCEPTUAL ROAD NETWORK

THIS MAP IS FOR ILLUSTRATIVE  
AND CONCEPTUAL PURPOSES  
ONLY. THE INFORMATION  
PRESENTED IS NOT TO SCALE AND  
MAY INCLUDE GENERALIZATIONS  
AND APPROXIMATIONS.



This map shows a preliminary concept  
of how the road network could be  
developed through the study area.

Source: Esri, Digital Imagery, 2022; Alachua County Growth Management, 2025; Water & Air Research, Inc., 2025; FDOT, 2025





# NEXT STEPS...



LANDOWNER WORKSHOP  
#2 FOLLOWED BY  
PUBLIC WORKSHOP #2



PLEASE DIRECT COMMUNICATION  
REGARDING THE STUDY TO:  
**PineHillForest@kimley-horn.com**

PLEASE PLACE A  
STICKY NOTE WITH  
YOUR THOUGHTS!

- PRESENT STUDY AND PLAN  
- PUBLIC REVIEW AND FEEDBACK

WHAT WOULD YOU LIKE TO SEE AT THE  
NEXT PUBLIC WORKSHOP?



WHAT'S NEXT?



WHAT DO YOU PICTURE FUTURE  
DEVELOPMENT IN THIS AREA TO  
LOOK LIKE?

WHAT ARE YOUR THOUGHTS  
ON THE PROPOSED ROADWAY  
CONNECTIONS?

WHAT TYPE OF USES DO YOU  
THINK ARE COMPATIBLE FOR  
THIS AREA?

GENERAL COMMENTS/  
FEEDBACK?

PLEASE PLACE A  
STICKY NOTE WITH  
YOUR COMMENTS  
UNDER EACH  
QUESTION!

