



Envision Alachua Technical Advisory Group Summary of Technical Advisory Group Meeting #2 December 18, 2012

prepared by

MIG, Inc.

December 2012

in support of the Envision Alachua
process convened by Plum Creek



Background

Envision Alachua is a community planning process to discuss future economic, environmental and community opportunities in Alachua County on lands owned by Plum Creek. Plum Creek is the largest private landowner in Alachua County, with 65,000 acres. Nearly 24,000 of these acres are permanently conserved. The company's holdings are located throughout northern and eastern Alachua County. Plum Creek is considering future uses for its lands that could be aligned with community needs. Phase I of the process yielded a community vision, goals and guiding principles to guide Plum Creek's decision making as it explores potential opportunities for lands in East County that are suitable for uses other than timber.

During Phase II of the process, Plum Creek will work with a Technical Advisory Group, Task Force and members of the community to identify more specific future land uses for its lands, including those that support economic development opportunities, environmental conservation and activities that meet community needs expressed during the Envision Alachua process.

This document provides the general discussion, presentation points and comments made by the facilitator, presenters, and Technical Advisory Group members during the December 18th, 2012 meeting. It is intended only as a summary and should not be considered a transcription of the meeting. Meeting materials and information about the process can be found at www.envisionalachua.com, and will be posted following the upcoming Task Force meeting on January 24, 2013.

I. Welcome and Introductions

Todd Powell, Senior Director, Real Estate, Plum Creek, welcomed the group and thanked everyone for coming to the meeting. He appreciated everyone's participation and acknowledged that although we did not have a representative from the University of Florida (UF) present at the meeting, the University continues to be very active in the process of exploring opportunities related to Envision Alachua. For example, during the first week of November, UF representatives traveled to the University of California Davis to meet with their planning staff and learn in detail about best practices related to recent projects featuring economic and community development, and partnerships involving agriculture. Todd also noted that UF President Bernie Machen is retiring and a new president may be named in early

January. Todd explained that the candidates being considered for this position were informed of the Envision Alachua process and the opportunities it will create for the University. Todd then introduced Daniel Iacofano, CEO and Principal of MIG, Inc. and lead Facilitator for the Envision Alachua process.

Daniel asked the TAG members to conduct brief self-introductions. TAG members, alternates and related guests included:

- Khalid Al-Nahdy, Florida Department of Environmental Protection
- Chris Bird, Alachua County Department of Environmental Protection
- Rich Budell, Florida Department of Agriculture and Consumer Services
- Ann Collett, Gainesville Council for Economic Outreach & Innovation Gainesville
- Missy Daniels, Alachua County Growth Management Department
- Laura DiGruttolo, Florida Fish and Wildlife Conservation Commission
- Steve Dopp, North Central Florida Regional Planning Council
- Vivian Filer, Cotton Club Museum and Cultural Center
- Steve Fitzgibbons, St. Johns River Water Management District
- Scott Koons, North Central Florida Regional Planning Council
- Michael McDaniel, Florida Department of Economic Opportunity
- Todd Powell, Plum Creek
- Jon Rashleigh, Plum Creek
- Ana Richmond, Florida Department of Economic Opportunity
- Bob Romig, Florida Department of Transportation
- Steve Seibert, Seibert Law Firm
- Justin Williams, Cracker Boys Hunt Club

Daniel reviewed the agenda and the materials provided to each person, which included the agenda and summaries of Technical Advisory Group Meeting #1 and Task Force Meeting #1, Phase II. They were also provided with an updated roster of contact information for TAG members.

Since there were several new TAG members, alternates and guests present, Daniel reviewed the history of the Envision Alachua process to date. The genesis of Envision Alachua was a request from the County to prepare a master plan for its lands. Plum Creek owns approximately 65,000 acres in the county with 24,000 acres in permanent conservation and 41,000 zoned for agriculture timber production. Current zoning also allows one residential unit per five acres.

Daniel briefly reviewed the work done during Phase I, which included an extensive process to include the community. It yielded a vision that emphasizes economic development, community development and environmental conservation. This was translated into emerging land use area concepts, with a significant portion of the lands in conservation and the primary use identified as economic development and job creation.

Daniel reviewed the roles and expectations for Phase II, as follows:

- Plum Creek will develop a Sector Plan application for its 65,000 acres in Alachua County based on the Task Force *Vision, Goals and Planning Principles* document.
- Technical Advisory Group (TAG) members will help identify relevant regulations, policies and planning issues that Plum Creek will need to address.
- Task Force (TF) and community members will review land use and conservation strategies created by Plum Creek.
- Plum Creek will incorporate Task Force and community member feedback into the final Sector Plan application.

Daniel reviewed the schedule for upcoming TAG meetings, noting that the next meeting would be in mid-March. Plum Creek will notify all TAG members when the date is confirmed. He also highlighted other upcoming opportunities to participate in the process, including:

Thursday, January 24 6:30 – 8:30 p.m.	Task Force Meeting #2
Thursday, February 7 6:30 – 8:30 p.m.	Community Workshop #1
<i>Tuesday, March 19*</i> 10:00 a.m. – 3:00 p.m.	Technical Advisory Group Meeting #3
Thursday, April 4 6:30 – 8:30 p.m.	Task Force Meeting #3
Thursday, April 25 7:00 – 9:00 p.m.	Economic Development Summit**

* Change in date or addition to calendar added after TAG #2 meeting; once dates are confirmed, they will be communicated to TAG members and posted on EnvisionAlachua.com for the general public.

** Event subject matter was determined after TAG Meeting #2.

<i>Thursday, May 16*</i> 10:00 a.m. – 3:00 p.m.	Technical Advisory Group Meeting #4
<i>Mid-June*</i> 6:30 – 8:30 p.m.	Educational Forum
<i>End-June*</i> 6:30 – 8:30 p.m.	Task Force Meeting #4
<i>Mid-July*</i> 6:30 -8:30	Community Workshop #2

Daniel recapped the main themes from the first TAG meeting which was held on October 4, 2012, and introduced Phase II of the Envision Alachua Process. The goals of Phase II are:

- Define the conservation and development areas
- Address current land use policies
- Avoid major environmental impacts
- Protect wildlife
- Find creative solutions for water (quality and quantity)
- Coordinate transportation improvements throughout the region
- Address the regional planning process underway for North Central Florida
- Create a long-term vision while simultaneously identifying short and medium term opportunities

He also briefly summarized the main themes of the first Task Force Meeting of Phase II, which was held on November 15, 2012. Task Force members commented on Phase II and provided the following direction to Plum Creek:

- Create a new development model based on job creation
- Take a long range view; retain flexibility to take advantage of future opportunities while providing certainty with respect to environmental quality and performance
- Link education to economic development and job creation
- Continue to engage and involve the community
- Make something happen!

* Change in date or addition to calendar added after TAG #2 meeting; once dates are confirmed, they will be communicated to TAG members and posted on EnvisionAlachua.com for the general public.

Daniel then reviewed a series of USGS historical topographic maps which showed how the Gainesville area developed over time, starting in 1904. The 1934 map showed the growth that occurred as additional roads were developed. The 1944 map showed little change. The map from 1966 showed I-75 and related pending growth. Maps from 1988 and 1994 showed increasing urban development focused on the western portion of the County.

II. Develop Planning Principles and Assumptions

Daniel introduced Tim Jackson from Kittelson and Associates. Tim reviewed the sector planning principles and assumptions. Plum Creek's next step in this process is to begin preparing a Sector Plan application. The challenge is to take the principles developed through the Envision Alachua Phase I process and apply them to Plum Creek's lands. The sector plan application covers about 65,000 acres, and 23,780 acres have a conservation easement on them.

The sector plan process has two main parts:

- 1) Long term master plan
- 2) Detailed specific area plans

Plum Creek's current focus is on creating the long-term master plan. Their first step is to create a framework map that identifies four main land uses: conservation, urban, rural and agricultural. Plum Creek will need to identify the allowable uses within those four land uses.

They also have to identify the maximum and minimum densities and intensities allowed within the uses. This includes specifics such as the total number of units and square footage for specific uses such as economic development, community services, etc. The application also needs to describe the development pattern, including how compact it is and how the different uses relate to one another.

The process must include a general identification of:

- Regionally Significant Natural Resources
- Water Needs and Supplies
- Regionally Significant Transportation Facilities
- Regionally Significant Public Facilities
- Principles for Urban Form

It must also address policies related to:

- Creation of jobs
- Protecting wildlife and natural areas
- Protection for permanent preservation
- Limiting urban sprawl
- Efficient use of land, resources
- Clean and healthy environment
- Quality communities, multi-modal transport
- Housing diversity
- Procedures for extra-jurisdictional impacts

Tim explained that Plum Creek is starting the process of identifying the land uses and is seeking the TAG's feedback on the factors being utilized in the analysis to identify the conservation land uses. Tim then introduced Fred Merrill, Sasaki and Associates, who presented a series of maps and the general logic used in their approach to the analysis.

Fred started with a big picture view, looking nationally at biodiversity hotspots and noting the significant resources in Florida. Moving to a statewide scale, Fred showed a map featuring public and private conservation lands in Florida and our general proximity to these lands. Fred also showed the Florida Ecological Greenways Network, which represents a statewide ecological hub and linkage strategy to guide land acquisition, conservation efforts, and public awareness. It shows critical linkages and rates conservation lands on a priority scale of 1-6 (where one is the highest priority). Plum Creek lands in Alachua County are priority 3 and are located near some important lands.

On a regional level, Plum Creek lands can make connections to the Ocala to Osceola (O2O) corridor and to national forests and other green corridors. Locally, public lands facilitate east-west connections for conservation related activities and Plum Creek lands facilitate the north-south connections.

Fred then described the factors Sasaki Associates looked at to evaluate Plum Creek's lands in East County, which comprise about 17,250 acres. Some of the factors considered in their analysis included:

- Elevation (5 foot contours)
- Watersheds
- Protected wildlife species including birds, reptiles, amphibians and mammals
- Connected wetlands

- Isolated wetlands larger than 40 acres
- Isolated wetlands between 5 and 40 acres
- Isolated wetlands less than 5 acres
- 100 year flood zone
- Industrial timber lands
- 50 year + tree cover

Using this information, they produced an environmental summary and strategy for the conservation land use component.

The maps generated several comments and questions. Tom Logan, a wildlife biologist with BDA and consultant to Plum Creek, provided some additional clarification. Tom has substantial data and has conducted field work on these lands. He noted the protected species they have identified, including: little blue heron, snowy egret, tricolored heron, white ibis, American alligator, gopher frog, Eastern indigo snake, gopher tortoise and Sherman's fox squirrel.

Laura DiGruttolo noted that there is a significant black bear corridor to the east of Plum Creek lands. Black bear are a far ranging species; they potentially may occur throughout Plum Creek lands. The data that the Fish and Wildlife Commission has on sightings is based on calls from citizens and monitoring road kill. Tom Logan responded that black bear and wood stork are two key species. However, we don't want to encourage or attract black bears near human uses.

There was a question about the southern lands and connections related to Lochloosa Creek and how it fits into a regional system. There were questions about the lands to the south of Plum Creek lands. It appears the local mapping analysis does not describe conditions on these lands. It was noted that it would be helpful if the mapping analysis could show this, even though Plum Creek doesn't own these lands. Mike McDaniel called out that there may be future opportunities to complete the north-south connection.

Chris Bird called out the Orange Creek Basin and the regulatory framework for managing these lands which is driven by the Clean Water Act. The Orange Creek Basin Management Action Plan (BMAP) establishes the restoration of some of these water bodies, and looks at future development. The action plan is driven by the need to respond to Orange Lake and Newnan's Lake as federally-designated impaired waters. There is a mandate to address the sources of impairment which include agriculture, septic and waste water treatment activities. As we move forward, we will need to consider upstream activities and

their potential impact on the impairment of these resources. Plum Creek should review the BMAP to inform their decision-making regarding these lands. He also noted there is a lot of overlap between the wildlife corridors and water sub-basins.

Rich Budell noted that the BMAP is a compilation of the activities occurring in the landscape that will help us reach the load reduction goals. The Sector Plan will be a key element in the BMAP.

Chris Bird said the next five-year cycle for updating the plan is starting, so the timing is very good for this process. The existing BMAP did not consider new development, since the analysis was based on looking at agriculture and silviculture land owners following best practices. Chris suggested we contact Mary Pollack or someone else from the Tallahassee group that is doing the update.

Mike McDaniel commented that we have been focusing on the wetlands, and he wanted to know how the wildlife species match up with what we have mapped. He recommended this be further investigated to determine how what we have mapped matches with the needs of the wildlife species we have identified.

Khalid Al-Nahdy asked about the potential industrial land uses and how waste disposal was considered. Daniel responded that we have not yet gone to the point of identifying details or the feasibility of the needed infrastructure. We are still developing the initial framework. Tim Jackson responded that since this area in the current Comprehensive Plan (Comp Plan) is not identified for industrial uses, the infrastructure does not exist. Hawthorne is its own city, so it is not included in the Comp Plan. The surrounding lands are primarily rural and located in the reserve area.

Todd Powell also responded to Khalid that the process is still in the initial stages. Plum Creek is looking at their existing rights and at opportunities to do something cutting-edge. Plum Creek is working with UF to do something innovative that results in enhancements to the existing resources.

Chris Bird noted that if Plum Creek lands are annexed to Hawthorne, there is an expectation of a commitment to putting in the infrastructure.

Chris also suggested that we are going to need to look at a soil profile to show the location of the high phosphatic soils that are close to the

surface. He noted that one of the reasons Newnan's Lake is impaired is due to the ditches that were dug near the airport. This breached the protective clay soil layer and released phosphates that have contributed to naturally occurring phosphorus pollution. He added that if the map shows that these soils go down 30 feet, then it is not likely we will go down to that level and it wouldn't be an issue in this case.

Tim Jackson then did a review of Plum Creek lands in the county, suggesting that the Potential Conservation Land Use cover about 23,200 acres based on some of the corridors that were identified. Plum Creek lands in the northern portion of the county might be included. In East County, the strategy might focus on the connected wetlands. Daniel asked the group for their feedback. Are they comfortable with the underlying logic? He referenced Ian McHarg's environmental planning approach to "Design with Nature." Daniel asked Scott Koons how this aligned with the regional planning process. Scott replied that it looked like we were right on point, and that we want to keep the north-south Lochloosa corridor in conservation.

Rich Budell noted that the rural and agricultural land uses are not without environmental benefit. Forestry and open pasture are passive uses and do not limit the ability for other environmental benefits to accrue. We can leverage the conservation ability of the corridors and create a safe harbor since wildlife naturally moves in and out of the corridors and into other areas.

Steve Dopp commented that, since he works with Scott Koons at the North Central Florida Regional Planning Council, he looks at the process from the perspective of the regional planning scale. He noted we appear to be consistent with their process.

Ana Richmond commented that looking at it from the perspective of the sector plan process, there may still be some issues at the county level, such as utilities and other topics.

Steve Seibert described this as a difficult exercise since we are looking so far into the future. He considered the identification of the natural areas to be the easy part, and noted that we need to balance them with the economic development opportunities. He considered it a benefit that we have a lot of land to work with.

Vivian Filer described the meeting as a great education in the process, and stated that it provided her with an understanding of the depth of information needed to carry this out. She is most focused on the

community opportunities, especially as they relate to what happens on the east side of the county.

Steve Fitzgibbons commented that he feels the tools we have used in the analysis are appropriate. He found it interesting to see the effort to create the corridor and how we might link to it.

Mike McDaniel asked if we are assuming the areas with existing easements are in the right place. He inquired as to why we have designated the northern Plum Creek properties in the county as conservation. Tim Jackson explained that some of the northern parcels have limited access and they contribute to potential corridors. Mike noted that we haven't mapped wildlife and we are assuming they are all on the same property. Are the corridors that have been mapped wide enough? Do they need to be broadened in the southern lands? Should we consider some exchanges? Are there important species in any of the areas not designated for conservation? Is the corridor wide enough to support the wildlife connections we have identified?

Tom responded that the corridors will support wildlife and that when you consider the scale of the map, the corridors are substantial.

Laura DiGruttolo noted that the corridors are pretty large scale and this process provides a great opportunity to look at connectivity on a regional scale. Wildlife depends on those "in-between" spaces; they don't just stay within their identified range.

Rich Budell noted that when you look at maps of Florida, the highest value lands for resource benefit are privately owned and managed. Obviously, the private land owners are doing something right, since they have the highest value lands. In this process, we have a private landowner who is seeking the flexibility to manage their lands for economic development while setting aside lands for permanent conservation.

Mike McDaniel commented that as we look at the property, the wildlife corridors, existing infrastructure and other factors and take our work to a finer grain, we need to minimize fragmentation of the area around Hawthorne and around the central corridor. Looking at the area further to the west, along 301 and 26, makes sense. He inquired if the central corridor should be designated as conservation. We need to recognize that many private landowners are achieving significant conservation. Development introduces opportunities for restoration and higher standards.

Chris Bird asked about the conservation linkages, from the county's perspective. He noted that the maps show the regionally significant resources, but don't yet include the locally significant resources which must be considered. He commented that the County framework includes a Transfer of Development Rights (TDR) process and we may want to consider that some of the conservation areas could become "sending areas." The County planning process includes the strategic ecosystem overlay, which requires that up to 50% of that upland ecosystem be set aside. Because of the TDR framework, we have some flexibility. Conceptually, we may be able to trade rights. Our first step is to consider the function we are trying to protect.

Bob Romig noted that Highway 301 is a regionally significant route. The Florida DOT is looking at a 50-year vision. They are launching an alternatives analysis for the future of Highway 301, which investigates improving it for the future and the possible need for new corridors where they don't exist today. Daniel asked about the rail line, which is crucial from a goods movement standpoint. Bob responded that we need to be thinking about "utilidors" - how do we get multiple needs addressed in the same corridor?

Justin Williams commented that when he looks at the conservation lands, he wonders how he can maintain his way of living with this sliver of conservation. Justin is an avid outdoorsman. Currently, he sees plenty of wildlife - deer in backyards and gopher tortoises. He doesn't have neighbors nearby and can't imagine living on a property with a zero lot line. He doesn't know if the Sector Planning process creates a sense of urgency, especially as it relates to economic development and jobs creation. He pointed out that we are in such drastic need of something now, noting that one of the few local businesses in Hawthorne, the car wash, just closed.

When it comes to conservation, he believes more is better. Where development is proposed, he believes it should be more compact.

Missy Daniels stated that she agrees with the desire for more conservation. She recommended that Plum Creek map the local resources, since this has to be approved by the County. The County has the GIS layers for the Strategic Ecosystem overlay and could provide them to Plum Creek.

Ann Collett commented that the Chamber of Commerce wants to provide jobs and improve the quality of life for our community. We

want to retain and attract talent to fill jobs and be an attractive place for employers. We need to strike a balance so that it is not so difficult for industry to locate here. When we grow our economy, our quality of life improves. People employed doing meaningful work, and people who are trained and educated to do this work, help make a difference in the community. She concluded by saying she likes how thoughtful a process Envision Alachua has been.

Daniel asked Ann for her opinion on why we would put economic development activities on the East County lands. Ann responded that the demand for companies to relocate and expand in the County is high, both for large companies and for local companies that want to grow and expand their operations. As a community, we have to have a broad and diverse economic portfolio that includes work space in all corners and in the center of our community. Alachua County is the work center for the surrounding eleven counties, and provides jobs for residents in the larger region. Providing space for economic development activities in East County allows us to spread the opportunities through the county.

Laura DiGrutollo commented that on a larger scale, there is a great opportunity to look at potential corridors beyond Alachua and look at Marion and Putnam Counties, as well. At the smaller scale, once we pass this initial phase, there are opportunities to look at design elements – i.e., clustering that will still provide for wildlife.

III. Discuss Land Use Framework

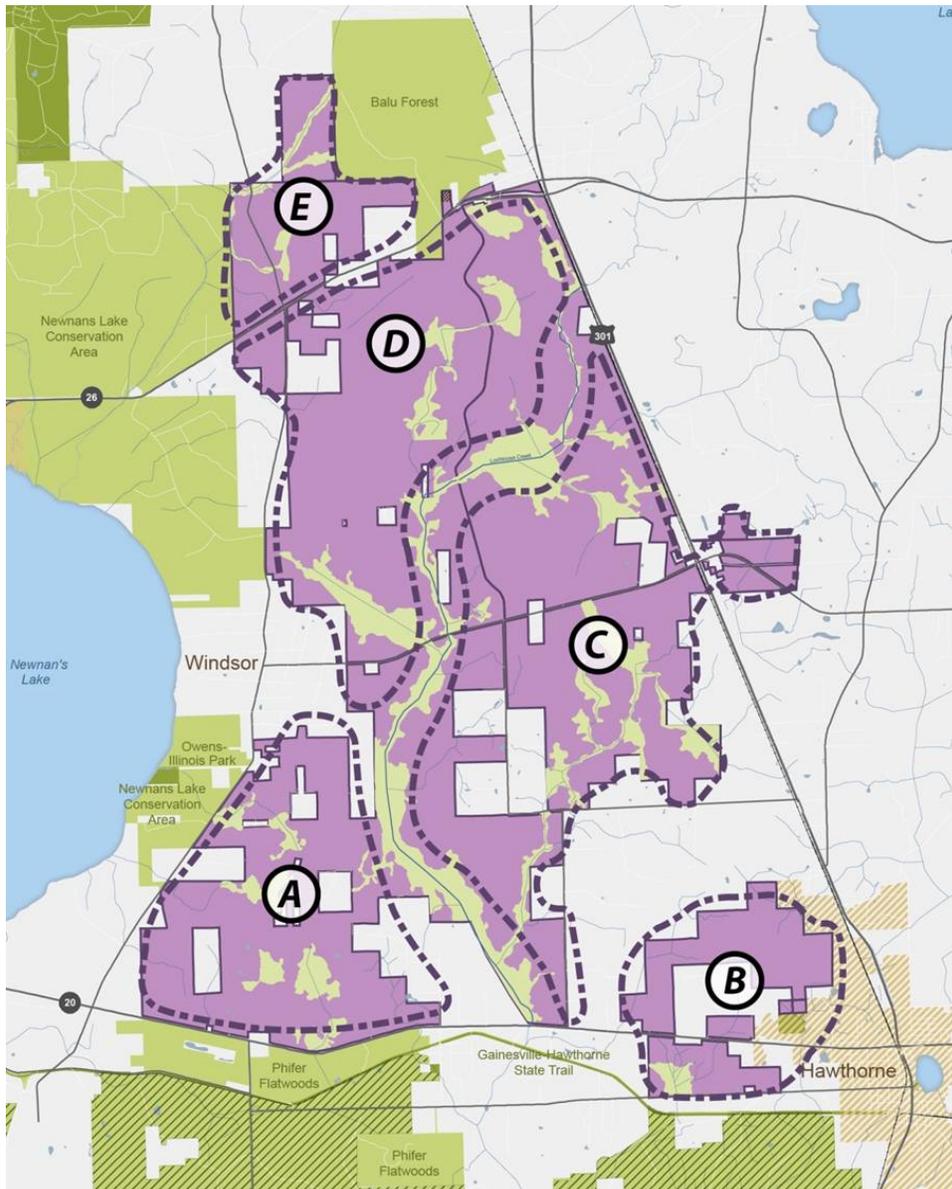
Following lunch, the group reconvened and Daniel directed the group to the potential Framework Map that identified proposed Urban, Agriculture and Rural land uses totaling about 14,570 acres.

Daniel suggested a few issues and opportunities for the group to discuss, including:

- Wetlands and floodplain
- Green connections
- Outparcels and edges
- Adjacent communities
- Areas for economic development
- Certainty versus flexibility

Tim Jackson suggested we assume that the core of the conservation network is on the East County lands and there are a series of steps we should go through to help determine what land uses go where.

Note: some participant comments reference East County lands that are identified as conceptual areas labeled A,B,C,D and E on the Potential Land Use Framework map, shown below.



Mike McDaniel inquired if all the lands outside of the ABCDE areas are in conservation. Tim replied that they are not. Mike also wanted to know if Plum Creek was considering including any of the outparcels in

the sector plan. He suggested that if they could be included willingly, it might make for a better plan. He also repeated an earlier comment about mapping the wildlife resources as part of our analysis.

Justin Williams commented on the framework map, identifying Area B as potentially desirable for development, since the wetland impacts are minimal and there are adjacent land uses and a work force that is primed for manufacturing job opportunities. Based on his knowledge of the area, Justin suggested that the landowners of outparcels in Area A might be receptive to being part of the sector plan. He commented further that Lochloosa Creek runs through the middle of Areas C and D. Could we consider that area as a core of the conservation strategy and focus development along the roadways? He noted that along Highway 26 in Area D, there don't seem to be a lot of impacts. He suggested we develop the perimeter along the roads and near adjacent communities, allowing us to save a substantial core area for conservation. Daniel named it "the corner strategy," where we focus development in the corners of the property and near key intersections.

Vivian Filer commented that we want to keep our conservation areas open so children can experience nature. We are seeking to attract jobs, and in all of the areas, we need to consider the complete picture that includes conservation and recreation opportunities. She suggested that Area E could accommodate job creation opportunities and natural areas for children.

Daniel noted that the group hadn't talked much about Windsor and asked for some comments about the area. Justin Williams replied that it would be good to have "Mayberry USA" preserved in the midst of this larger development. Windsor would likely not be against economic development, but the residents have chosen to live in a rural area. Vivian Filer agreed that she loves the idea of having "Windsor be Windsor" and retaining the values of this rural community. We can't destroy history in order to move forward.

Ann Collett commented that from an economic development perspective, transportation is a defining factor. We need to look at where a major employer is best served by rail so that we can manage thousands of people coming to work. Bob Romig agreed with this statement and that he was surprised not to see transportation on the list of issues.

IV. Identify Key Issues and Information Needs

Daniel asked the group to discuss the concept of certainty versus flexibility.

Mike referenced the Farmington example where they used the conservation covenants to put the conservation easements in place. The covenants were renewed every ten years and stayed in place as long as the county did not down zone the area. The process had multiple recipients including land trusts and community organizations. The community was going to establish a conservation committee. The statute envisioned it would be done as you go forward, as each Detailed Specific Area Plan (DSAP) is drawn up.

Flexibility also comes in when you identify the four land uses at the schematic level. You have the framework map and the vision and goals. These inform the standards and procedures that are followed as each DSAP comes forward, becoming more performance-oriented and less prescriptive.

Chris Bird noted that the County may be able to provide some flexibility through the TDR process and some of the outparcel owners may be willing to be part of a TDR process. They may not be ready due to current market conditions; however, some of these parcels may become available in the future. We want to avoid developing in wetlands. The area will be a challenge for land development. We have a 75 foot average buffer. Isolated wetlands less than 0.5 acre have a 50 foot buffer.

These small wetlands really add up and are a significant part of our "green infrastructure." They play an important role in flood protection.

Chris Bird further commented in reference to the watershed map. We don't currently know how the standards apply since they differ depending on what side of the ridge line the property is located upon.

Daniel returned to the issues and opportunities list. Todd Powell asked a question about what is allowed under the existing rights. Some uses could be converted to agriculture without needing the sector plan process. He noted it worried him that there is a disconnect between what could happen there right now and what we are trying to accomplish through the sector plan. Todd stated there will be a conversion of this land in the future based on current discussions.

Rich Budell commented that without a sector plan and without a more defined outcome, there is likely to be an intensification of the land use. This is also true for the parcels that are not in the sector plan. As we move forward, private landowners will likely intensify the use of their land to take advantage of financial opportunities. Right now, the tools used to reach goals are BMPs, irrigation management practices, etc. It will be interesting to determine the controls we put over that over the long term. How might changes in agricultural practices or the manner in which fertilizers are used impact our ability to achieve these goals?

Even more intensive forms of agriculture (i.e. citrus groves) still maintain healthy wildlife populations. The status quo is not really the status quo. There are models out there where low-density urban living is merged with industrial and agriculture to become an integrated community. Daniel suggested that we bring in some of these case studies and prototypical communities to the next meeting.

For additional agricultural examples, Mike McDaniel mentioned King Ranch in southwest Hendry County, where they have committed to recording the conservation easement upfront. The rest of the planning will be accomplished DSAP by DSAP. King Ranch has significant agricultural activities, primarily in citrus groves. Clear Springs and Blue Head are two additional areas with significant blueberry activity.

Todd inquired about future steps in the process - actions that could happen prior to the sector plan process or as an alternative. He wanted confirmation that lands could be converted from silviculture to other intensive forms of agriculture without any additional approvals. Mike McDaniel commented that the sector plan process cannot regulate agriculture. He assumes that if Plum Creek is working with IFAS, then they would set the standards. The statute specifically allows silviculture and agriculture, even after the Sector Plan is approved. It is not, however, specific about the types of agriculture that can be considered.

V. Summary and Next Steps

Daniel provided a description of the next meeting as one where we will look at some of the principles and show how various layouts of the land uses might look. We will also discuss some of the planning principles as they relate to the outparcels and edges. In some of these examples, we will likely maintain the sanctity of Windsor, while seeking to create opportunities near Hawthorne. We will look at the "corner strategy" as suggested by Justin and review the documents

such as the Orange Creek BMAP that were suggested earlier in the meeting.

Daniel reminded the group that the next meeting will be held in mid-March. Plum Creek will confirm the date with all participants. Daniel closed the meeting by thanking everyone for their time and willingness to participate in helping to creating a positive future for the County. Todd thanked everyone for their participation and the meeting ended early at 2:30 pm.



SHOW
LOCALLY-
SIGNIFICANT
RESOURCES

IMPORTANT SPECIES

CONSERVATION
ISSUES

- ▶ POTENTIAL BLACK BEAR CORRIDOR
- ▶ WOOD STORK
- ▶ SANDHILL CRANES
- ▶ FLATWOOD SALAMANDERS
- ▶ TO WHAT EXTENT DO SPECIES LINE UP w/ GREEN CORRIDORS

▶ SHOW SOUTH OF 20

▶ ORANGE CREEK BASIN MGT ACTION PLAN

▶ SOIL PROFILE "HIGH-PHOSPHATIC SOILS"
↳ CREATE A MAP LAYER



DEVELOPMENT
ISSUES

- ▶ PROVIDING SUFFICIENT INFRA F/ WATER, WWT, esp. f/ INDUSTRY

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