

Outline of Major Issues – Envision Alachua Sector Plan Proposal, October 21, 2014 Workshop

Applicant Responses

Land Use

Proposing 10,500 residential units and 15.5 million square feet of non-residential urban development in a rural, environmentally sensitive area of the County

The revised application reduces the proposed development program to 8,700 residential units and 11.2 million square feet of non-residential urban development. The revised application reduces the maximum footprint of urban development (from 7,605 acres to 3,380 acres) and increases the average density required to accommodate the maximum development allowed (so land acres consumed is minimized).

Why this location?

During an extensive 4+ year visioning process, community representatives articulated a future vision to leverage the opportunities associated with planning for such a large-scale land area while it remained under a single ownership. The Framework Map for the Planning Area reflects the collaborative work of the citizen-based Envision Alachua planning process and illustrates land use relationships that will support future economic development areas in east Alachua County and:

- 1. Creates economic opportunities that accommodate significantly more jobs than anticipated in the historic trend-based projections used in the Alachua County Comprehensive Plan. The proposed scale of the Jobs Centers creates an opportunity in Alachua County that doesn't currently exist to attract large employers that can serve as the catalytic tenants to energize the region's economy and to provide expansion opportunities for existing institutional prospects that are currently constrained by parcel size or adjacent uses. Opportunities at this scale will support the UF pre-eminence initiative to be a top 10 Research Institute, will diversify the local economy beyond UF/government, and will address poverty and unemployment issues within east Alachua County.*
- 2. Places new Job Centers in east County where they will directly address poverty and unemployment in east Gainesville and Hawthorne, and will address economic inequity issues that exist between west County and east County.*
- 3. Permanently protects significantly more land from development than would be protected under the current Comprehensive Plan. The amendment requires the development of communities that have a balanced and compatible mix of land uses and employs environmentally sustainable development practices while conserving*

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	<p><i>lands to protect ecosystems and wildlife corridors.</i></p> <p><i>The Data & Analysis has been revised to fully respond to the three primary components of this concern. Please see the following documents:</i></p> <ol style="list-style-type: none"> <i>1) Urban Sprawl Analysis;</i> <i>2) Revised policies to address the protection of Rural Edges (Policies 10.3.3.5 and 10.3.4.5);</i> <i>3) Additional Geological and Geotechnical Preliminary Site Evaluation;</i> <i>4) Updated Environmental Data and Analysis; and</i> <i>5) Revised Natural Resource Protection Provisions including a new land use category EA-Preservation.</i>
<p>Currently, the Rural/Agriculture land use designation allows agriculture with limited rural residential uses; larger residential developments are required to cluster in order to preserve 50% of the property as open space</p>	<p><i>The EASP retains a total of 24,826 acres at current densities (22,865 acres in existing conservation easements and 1,961 acres at rural/agriculture density). Of the remaining 27,919 acres in the EASP, a total of 24,539 acres (88%) will be permanently protected from development (3,538 acres of EA-Preservation, 18,826 acres as EA-Conservation, and 2,175 acres as Open space within the EOMU land use) and a maximum of 3,381 acres (12%) will be development. So the EASP permanently protects significantly more land from development than would be protected under the current Comprehensive Plan.</i></p> <p><i>The currently adopted future land use designation for the area covered by the EASP permits a residential density of 1 dwelling unit per 5 acres. Although the Alachua County Comprehensive Plan (ACCP) provides for various limitations on timing of such development, the ACCP currently permits the development of single-use residential development over large expanses of land. Even if such residential development were ‘clustered’ as is identified in the ACCP as the preferred design for new rural residential subdivisions, such development would still constitute sprawl at build out. Rural clustering and timing provisions for rural development as provided in the ACCP at the permitted density of 1 unit per 5 acres merely function as an interim measure to limit development over the comprehensive plan’s planning horizon, but is not a sufficient long term planning form to address sprawl.</i></p> <p><i>Sprawl is by definition “low-density development on the edges of cities and towns that is poorly</i></p>

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	<p><i>planned, land-consumptive, automobile-dependent, designed without regard to its surroundings.” The State of Florida’s definition of urban sprawl is:” a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” The EASP is the opposite of sprawl.</i></p>
<p>Inconsistent with the County’s adopted Plan which promotes urban development within the designated Urban Cluster where facilities and services needed for urban uses can be most efficiently and effectively provided</p>	<p><i>The EASP is an amendment to the County’s adopted Plan since it proposes to create economic opportunities that accommodate significantly more jobs than are anticipated in the historic trend-based projections used in the Alachua County Comprehensive Plan. The proposed scale of the Jobs Centers creates an opportunity in Alachua County that doesn’t currently exist to attract large employers that can serve as the catalytic tenants to energize a region’s economy and to provide expansion opportunities for existing institutional prospects that are currently constrained by parcel size or adjacent uses. The amendment places new Job Centers in east County where they will directly address poverty and unemployment in east Gainesville and Hawthorne, and will address economic inequity issues that exist between west County and east County.</i></p> <p><i>The proposed amendment creates a new urban cluster that is of sufficient size, scale and density to be served efficiently by new water, wastewater, school and park facilities.</i></p> <p><i>The Economic and Financial Data and Analysis has been updated to include additional analysis of economic opportunities, and the Land Use Data & Analysis has been revised to include a more specifically focused assessment of the lands within east Gainesville to determine the extent to which these lands could function to support the proposed EA-EOMU land uses.</i></p>
<p>Incompatibility of the proposed urban uses with the rural area</p>	<p><i>The area proposed for development has been significantly reduced and Areas D and E have been removed from the EASP.</i></p> <p><i>The planning framework and proposed policies have been revised to substantively protect the rural character in this area including provisions that support and reinforce rural character in</i></p>

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the form of continued agricultural operations.

Rural Character is determined by the extent to which certain fundamental elements of rural character are present in a community. The fundamental elements of community character that support and reinforce rural character provide insight into both the perception of rural areas and the actual pattern of development. Areas of residential development on large lots that are 5 acres or greater are often seen as part of the rural pattern of development; however, this low density pattern of residential expansion will, over time, consume large areas of agricultural land and will change the character and function of these rural areas. In addition, this low-density pattern of development places an increasing burden on our transportation infrastructure.

The amendment protects the basic elements of rural character as follows:

- *Open Space Protection.*

The EASP revised amendment includes approximately 52,745 acres of land in eastern Alachua County, of which 3,538 acres are protected as Preservation Lands, 41,691 acres are protected as Conservation Lands with 22,865 acres in existing conservation easements and 18,826 acres in proposed new conservation areas and an additional 2,174 acres are protected as Open Space.

Urban land uses are proposed on 5,555 acres (11%) of the total revised amendment as Employment Oriented Mixed Use (EA-EOMU), with a minimum average of 39% of the EA-EOMU land dedicated to open space uses, leaving a total of 3,381 as the maximum amount of lands available for urban development.

- *Agriculture.*

The revised EASP amendment permits agricultural and silvicultural uses within the EA-RUR (1,961 acres) and the EA-EOMU land use classifications. Agricultural and silvicultural uses are also permitted with limitations within the EA-CON land use classification, which includes an additional 18,826 acres of land that are proposed to be placed under conservation easement as a part of the EASP.

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	<p><i>The amendment retains Rural/Agricultural Lands in locations that maintain and enhance the rural development form and landscape to define the edges of the urbanizing areas. The amendment continues to permit agricultural and silvicultural uses within the EA-CON with limitations. All lands within the Envision Alachua Sector Plan currently use best management practices certified by the Sustainable Forestry Initiative (SFI). SFI uses 115 science-based indicators and certification is conducted by independent third-party auditors. SFI standards require protection of wildlife habitats, biodiversity, water quality, and soil quality of our forests. Although SFI standards allow clear-cut harvest of up to 250 acres at one time, Plum Creek averages less than 70 acres per clear cut. SFI standards require that the area be replanted within 18 months.</i></p> <ul style="list-style-type: none"> • <i>Rural Neighborhoods.</i> <ul style="list-style-type: none"> ○ <i>Adjacencies</i> <i>The EASP amendment was revised to include specific protections for adjacent rural lands through Policies 10.3.3.5 and 10.3.4.5.</i> • <i>Scenic Views.</i> <i>The Areas that had direct frontage along major rural roadways (Areas D and E) have been removed from the application.</i>
<p>Lack of needed urban infrastructure, public facilities and services in this area</p>	<p><i>The revised EASP amendment maximizes the use of existing transportation facilities (including existing rail lines) by:</i></p> <ol style="list-style-type: none"> 1. <i>Locating development along SR 20 and US 301, facilities with excess capacity that are sufficient to accommodate projected development within the EASP through the ACCP horizon year 2030.</i> 2. <i>Locating the US 301 Job Center adjacent to an existing rail line, to allow for a multi-use campus featuring advanced manufacturing and industrial uses utilizing the area's connections to US 301 and the railroad as described in Policy 10.3.4.</i> <p><i>The revised amendment creates a new urban cluster that is of sufficient size, scale and density to be served efficiently by new water, wastewater, school and park facilities.</i></p>

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	<p><i>The revised EASP amendment also maximizes the use of existing school facilities by establishing a priority for the use of existing school capacity. Policy 10.5.4</i></p> <p><i>The revised EASP amendment also maximizes the use of existing Fire/EMS services and facilities by supporting and prioritizing the conversion of the existing Windsor Volunteer Fire Department, St. #30 to a full station with EMS as the initial method of service for the SR 20 Job Center.</i></p>
Lack of a clear plan for providing the required new public facilities	<p><i>The EASP amendment has been revised to include a clear strategy and set of policies relating to the provision of public facilities.</i></p> <p><i>The Data & Analysis for public facilities has been revised to include a needs assessment and estimation of public facilities required to meet the adopted level of services standards in 2020 (5-year), 2030 (ACCP horizon year) and at project build-out 2070. The revised policies clarify that the funding infrastructure is paid by project development and not existing residents. The proposed amendment includes a revised Objective 10.5 and the following policies:</i></p> <p>OBJECTIVE 10.5 – PHYSICAL INFRASTRUCTURE</p> <p><i>Policy 10.5.1 Transportation</i></p> <p><i>Policy 10.5.1.1 Transportation Facilities Intergovernmental Coordination</i></p> <p><i>Policy 10.5.1.2 Transportation Capital Improvements</i></p> <p><i>Policy 10.5.2 Potable Water and Sanitary Sewer Centralized Services</i></p> <p><i>Policy 10.5.2.1 Potable Water and Sewer Service Facilities Intergovernmental Coordination</i></p> <p><i>Policy 10.5.2.2 Potable Water Service Capital Improvements</i></p> <p><i>Policy 10.5.2.3 Sanitary Sewer Service Capital Improvements</i></p> <p><i>Policy 10.5.3 Stormwater Level of Service Standard</i></p> <p><i>Policy 10.5.3.1 Stormwater Facilities Intergovernmental Coordination</i></p> <p><i>Policy 10.5.3.2 Stormwater Capital Improvements</i></p> <p><i>Policy 10.5.4 Public School Facilities</i></p> <p><i>Policy 10.5.4.1 Public School Facilities Intergovernmental Coordination</i></p>

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	<p><i>Policy 10.5.4.2 Public School Facilities Capital Improvements</i> <i>Policy 10.5.5 Recreation and Open Space</i> <i>Policy 10.5.5.1 Recreation Facilities Intergovernmental Coordination</i> <i>Policy 10.5.5.2 Recreation Facilities Capital Improvements</i> <i>Policy 10.5.6 Police, Fire and Emergency Medical Services Protection</i> <i>Policy 10.5.6.1 Public Safety Intergovernmental Coordination</i> <i>Policy 10.5.6.2 Public Safety Capital Improvements</i> <i>Policy 10.5.7 Solid Waste</i> <i>Policy 10.5.7.1 Solid Waste Intergovernmental Coordination</i> <i>Policy 10.5.7.2 Solid Waste Facilities Capital Improvements</i> <i>Policy 10.5.8 Infrastructure Financing</i></p>
<p>50 year plan – no phasing or timetable for development</p>	<p><i>The revised amendment application includes specific provisions for phasing the development, including a prohibition on development in Area C (renamed US 301 Job Center) prior to 2030.</i></p>

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<p>Natural Resources</p>	
<p>Inadequate protection of the extensive natural resources in the area</p>	<p><i>The Environmental Data & Analysis has been revised to include an analysis of each of the natural resources discussed in the staff report and the policies have been revised to reflect this assessment. The revised amendment also includes the following:</i></p> <ol style="list-style-type: none"> <i>1. Expands the Lochloosa Creek linkage from 2,633 acres to 3,538 and designates these lands as EA-Preservation.</i> <i>2. Requires a deed restriction for Preservation and Conservation lands that sets forth the land use limitations of each future land use designation within 90 days of the effective date of the EASP. (Policies 10.2.3.2, 10.2.4.2)</i> <i>3. Requires Conservation Easements for all lands protected from development, not just for those areas preserved as “permanent preservation.” (Policy 10.4.1.1)</i> <i>4. Establishes DSAP minimum requirements that insure that there is a proportional relationship between the lands that will be protected through conservation easements to the total development program that is included in each DSAP.</i> <i>5. Establishes specific provisions for natural resource protection for wetlands that insures that there will be no net loss of wetland function. Impacts to natural systems and wetlands, while permitted, are limited to the extent that they are authorized by State and federal permits and to a maximum acreage over the entire EASP. (Policies 10.3.3.4, 10.4.2.1, 10.3.4.4)</i> <i>6. Establishes specific provisions for natural resource protection for water resources. (Policy 10.4.3.1)</i>
<p>Most of the Envision Alachua Sector Plan property, and virtually all of the proposed Envision Alachua Employment Oriented Mixed Use area, is within County-designated Strategic Ecosystems - large, connected, environmentally sensitive areas with requirements that any development within these systems not negatively impact their ecological integrity</p>	<p><i>The EASP lands not currently protected by a conservation easement and not proposed as EA-Rural use, that are located within a Strategic Ecosystem on Map 4 of the ACCP, shall be considered as a total parcel area of 25,088 acres. Within this parcel there are approximately 16,658 acres of upland within seven (7) Strategic Ecosystems, of which a minimum of 13,401 acres (80%) will remain undeveloped. Within six (6) Strategic Ecosystems, 100% of the uplands will remain undeveloped, and within one Strategic Ecosystem (Lochloosa Creek Flatwoods) at least 47% will remain undeveloped. The Comprehensive Plan allows no more than 50% of the upland portion to be protected from development without landowner consent.</i></p>

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Demand for significant amounts of water and creation of a significant amount of wastewater and stormwater

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Water Supply strategy
The potable water needs of the employees and residents within the EOMU will be provided in accordance with one or more Consumptive Use Permits issued by the Water Management District to a utility provider. The EASP does not include an application for a Consumptive Use Permit.

The water supply strategy of the EASP is to ensure that people and industry within the EOMU use 50% less water per capita than current users in Alachua County. To do this, Plum Creek is developing a new water ethic standard based on the following principles:

- Conservation First*
- Right Water for the Right Use*
- Efficiency of Use*
- Source Protection and Restoration*
- Performance Monitoring over 50 Years*

Plum Creek’s policy stating that no potable water will be used for residential landscaping (except for home gardens and a limited period when the landscaping is being established) is ground-breaking and is an example of the type of leadership Plum Creek is providing on water management issues. The following are some key policies that will promote long-term sustainability in both the quality and supply of water for these lands.

- The use of large water storage facilities for water harvesting and capture shall be encouraged.*
- All Agriculture and Silviculture (forestry) activities shall follow the most recent applicable best management practices.*
- Priority use of reclaimed water shall be given to environmental restoration projects and industrial users.*
- State-of-the-art system components (e.g., water recycling) shall be incorporated where appropriate and feasible.*

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- *The use of Florida-Friendly plant species shall be required for landscaping, with a preference for native species.*

Water conservation will be incorporated into the design and construction of all buildings and facilities, into the type of landscaping allowed, the selection of industries and agricultural uses and, potentially, into the community covenants and restrictions and Zoning Master Plans. Opportunities to use additional wetlands for the storage of reclaimed water and stormwater, after appropriate treatment, within the planned areas will be evaluated. These wetlands will not only provide storage to better optimize the use of reclaimed water and stormwater, but can also provide a benefit to the community and surrounding wildlife.

Plum Creek’s policy stating that no potable (drinking) or reclaimed water will be used for residential landscaping (except for a limited period when the landscaping is being established) is ground-breaking and is an example of the type of leadership Plum Creek is providing on water management issues. Due to concerns expressed by County staff regarding the County’s authority and capacity to legally enforce some of these limitations, Plum Creek will place those restrictions in recorded, legally enforceable deed restrictions and covenants, instead of including them in the comprehensive plan provisions applicable to the EASP.

Projected water demand estimates were developed for low, average and high water use based on planning needs for the development in 2030 and 2070. The high water demand estimate reflects water usage that is typical of existing communities in Alachua County that do not strictly implement water conservation principles. Low water demand reflects communities that implement water conservation principles. All residential water use assumes no potable water will be used for landscape irrigation. The estimated water use in 2030 ranges from 0.24 to 0.54 mgd for the EASP area. Residential water use estimates on a gallons per capita per day (gpcd) basis range from 35 to 95.

The per capita per day estimates are less than the Alachua County Level of Service (LOS) Standards of 147 gpcd for average day use and 200 gpcd for peak day. The LOS standards do assume residential and non-residential uses.

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	<p><i>To address non-residential uses, industries that are not heavy water users will be recruited. The advanced manufacturing water use estimates are based on typical usage for no or little wet-process-type industries. The estimated water use data for distribution centers is based on existing centers located in Alachua county. Water use estimates for retail and other facilities are based on published values.</i></p> <p><i>By planning and applying water conservation techniques, a new water use standard can be established.</i></p> <p><i>Wastewater</i></p> <p><i>Estimated wastewater average day use in gallons per capita per day is also less than the Alachua County Level of Service standard (106 gpcd). All wastewater treated within the EASP area will be treated to a minimum of public-access-reuse standards. This will allow the reclaimed water to be used for a variety of needs including industry, rapid infiltration, and irrigation of public areas when needed. The storage and distribution system will be developed to maximize the amount of reclaimed water available to potential users during low and peak demand periods. Storage of excess reclaimed water during wet weather may take place in part in constructed wetlands within communities. These wetlands will be sited and constructed as passive recreational parks to provide additional benefits to the public and wildlife. In addition these wetlands will help optimize reclaimed water storage, reuse, and natural treatment recharge through the use of passive infiltration basins planted with wetland plants.</i></p> <p><i>The revised application includes additional Water and Wastewater Data and Analysis, and also includes additional Stormwater and Floodplain Data and Analysis.</i></p>
<p>Development in areas that contain significant expanses of floodplains and wetlands with policies that include removing county protection standards for highest use areas</p>	<p><i>The Data & Analysis has been revised to include verified wetland limits (field delineated) in the SR 20 Job Center (formerly Area A), a more comprehensive soils analysis including soils samples, clarified soil types, and examples of development built on sites with similar soils conditions, a more comprehensive analysis of the floodplain and accepted standard design/construction methods to protect water quality and preclude flooding.</i></p> <p><i>The policies have been revised to clarify that wetland impacts not consistent with existing</i></p>

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	<p><i>County policies may only be permitted for the SR20 Job Center and limited impacts to natural systems and wetlands for the purpose of advanced manufacturing facilities, creating rail spurs, and for the construction of internal roads and road connections in the US 301 Job Center. These policies have been revised to insure that development and conservation will be designed such that there is no net loss of wetland function consistent with Army Corp of Engineers (ACOE) and St. Johns River Water Management District (SJRWMD) regulations and to set a maximum total of 400 acres of wetland impact within the EASP that may be permitted by SJRWMD and ACOE without specific approval of the County Commission. (This is less than one (1) percent of the total land area.)</i></p> <p><i>Policies have also been revised to address issues associated with the floodplain.</i></p>
Urban development on lands containing mostly poorly drained soils with high water tables	<p><i>A Geological and Geotechnical Preliminary Site Evaluation has been added to the Data & Analysis to address the suitability of these soils for urban development, as described above.</i></p>
Urban development within the Orange Creek Basin Management Action Plan area and impaired watersheds of Newnan’s Lake and Orange Creek	<p><i>The Stormwater Management Technical Memorandum within the additional Stormwater and Floodplain Data and Analysis of the revised application, specifically addresses the multifaceted / integrated stormwater management elements required to achieve a no net increase in pollutant loads discharged to Newnans Lake, Lochloosa Creek, Lochloosa Lake, and Orange Lake.</i></p>
Extensive urban development in a strategic ecosystem (County-recognized conservation resource)	<p><i>The EASP lands not currently protected by a conservation easement and not proposed as EA-Rural use, that are located within a Strategic Ecosystem on Map 4 of the ACCP, shall be considered as a total parcel area of 25,088 acres. Within this parcel there are approximately 16,658 acres of upland within seven (7) Strategic Ecosystems, of which a minimum of 13,401 acres (80%) will remain undeveloped. Within six (6) Strategic Ecosystems, 100% of the uplands will remain undeveloped, and within one Strategic Ecosystem (Lochloosa Creek Flatwoods) at least 47% will remain undeveloped. The Comprehensive Plan allows no more than 50% of the upland portion to be protected from development without landowner consent.</i></p>
Intense urban uses within the heart of the County’s Critical Ecological Corridor area and Priority 3 area of the	<p><i>The area proposed for development has been significantly reduced with the removal of Areas D and E from the EASP. The EASP continues to maintain “ecologically functional linkages</i></p>

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Florida Ecological Greenways Network	<p><i>between ecological corridor core areas” consistent with Alachua County Comp Plan Policy 6.3.2 through the preservation of the Lochloosa Creek corridor, ranked as Priority 2 in CLIP 3.0. The majority of the proposed EA-CON lands are also mapped within the County’s Critical Ecological Corridor and as Priority 2-3 in CLIP 3.0, for which the EASP provides permanent protection.</i></p>
Inadequate safeguards to manage and permanently protect proposed conservation areas; proposed uses would include intensively managed timber operations	<p><i>The revised application designates a new land use category, EA-Preservation that includes 3,538 acres along Lochloosa Creek, and the revised policies clarify the conservation easement and management plan process for both EA-Preservation and EA-Conservation.</i></p> <p><i>Plum Creek has indicated its willingness to use alternative forestry standards similar to those prescribed by the Water Management Districts in conservation easements they hold. Due to legal concerns expressed by County staff, Plum Creek has not included these restrictions in the revised application.</i></p>
Long-term disruption to the local hydrology and water resources	<p><i>The revised application includes the additional Stormwater and Floodplain Data and Analysis that explains the integrated stormwater management approach that will address local hydrology. The Water Resources data and analysis has been revised and expanded and outlines a new Water Ethic for this development, one that can have a positive impact not only on Alachua County, but the entire region. The overarching tenant of this ethic is that per-person water consumption will be reduced by 50 percent, through strong conservation initiatives. The extensive water strategies and policies included in the Envision Alachua Sector Plan application address specific water conservation measures and ensure the water quality and supply for these lands can be managed and sustained over the long-term.</i></p> <p><i>These strategies and policies include:</i></p> <ul style="list-style-type: none"> <i>• Using large water storage facilities for water harvesting and capturing;</i> <i>• Prohibiting use of drinking and reclaimed water for residential irrigation;</i> <i>• Achieving 100-percent water reclamation;</i> <i>• Giving priority to environmental uses for reclaimed water;</i> <i>• Requiring Florida Friendly landscaping with native species preference;</i> <i>• Recruiting industries that are not heavy water users;</i> <i>• Requiring all agriculture to use current BMP’s, including water conservation measures;</i>

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	<ul style="list-style-type: none"> • <i>Setting requirements for building design, hardscapes and landscapes to ensure the community lives within a specified water budget; and</i> • <i>Limiting wells within the developed land strictly to those that are part of a utility system.</i> <p><i>Plum Creek’s policy stating that no potable (drinking) or reclaimed water will be used for residential landscaping (except for a limited period when the landscaping is being established) is ground-breaking and is an example of the type of leadership Plum Creek is providing on water management issues. Again, due to concerns expressed by County staff regarding the County’s authority and capacity to legally enforce some of these limitations, Plum Creek will place those restrictions in recorded, legally enforceable deed restrictions and covenants, instead of including them in the comprehensive plan provisions applicable to the EASP.</i></p>
<p>Would eliminate county wetland protection authority in subareas A and B and part of C and substitute less protective state and federal wetland permitting standards, which would likely increase loss of wetlands and wetland habitat</p>	<p><i>The policies have been revised to clarify that wetland impacts not consistent with existing County policies may only be permitted for the SR20 Job Center and to accommodate job locations served by rail in the US 301 Job Center. These policies have been revised to insure that development and conservation will be designed such that there is no net loss of wetland function consistent with ACOE and SJRWMD regulations and to set a maximum total of 400 acres of wetland impact within the EASP that may be permitted by SJRWMD and ACOE without specific approval of the County Commission.</i></p>
<p>Removes current floodplain protection policies for the most intense development areas (subpart A and B)</p> <ul style="list-style-type: none"> • Amending these policies could affect the Community Rating System (CRS) and therefore flood insurance rates • Amending these policies will negatively affect the protection of natural functions such as water purification, flood hazard mitigation, water supply and wildlife habitat and connectivity 	<p><i>The Stormwater Management Technical Memorandum specifically addresses the floodplain management program required to prevent impacts to off-site adjacent landowners and describes specific activities and elements of the CRS program that compliments and will not jeopardize the County's current CRS Classification.</i></p> <p><i>The physical attributes and values of floodplains including the storage and conveyance of flood waters, groundwater recharge, and maintenance of surface water quality are all addressed in the engineering analysis of floodplains as part of the future state permitting process, including any compensating storage analysis and the stormwater management plan design. Floodplain values related to fish and wildlife habitat and connectivity are primarily addressed in the</i></p>

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	<p><i>preservation of the Lochloosa Creek corridor. The EASP also protects isolated floodplain areas through wetland buffer policies.</i></p>

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Transportation	
Would cause multiple elements of the transportation network to fall below their adopted levels of service including Hawthorne Road (SR 20), State Road 26, County Road 234, County Road 1474, NE 39th Avenue (SR 222), and Waldo/Williston Road (SR 331)	<i>The Transportation Data & Analysis has been revised and identifies the appropriate infrastructure improvements required to meet the adopted Level of Service Standards. The revised policies clarify that the funding for infrastructure is paid by project development and not existing residents. (Policy 10.5.8)</i>
An area wide level of service as proposed in this application is inappropriate due to physical and environmental constraints of the land making the construction of parallel transportation capacity impractical and ecologically unadvisable; the proposed mixed-use area – Envision Alachua Employment Oriented Mixed Use (EA-EOMU) area is generally unsuitable for construction of an urban gridded multimodal transportation network due to its location and restrictions imposed upon development impacting sensitive natural resources	<i>The Transportation Data & Analysis has been revised and identifies the appropriate infrastructure improvements required to meet the adopted levels of service without the use of area-wide level of service analysis. Proposed policy 1.10.5b allows the use of areawide level of service in the future where applicable (i.e. within the SR 20 Jobs Center). The Land Use Data & Analysis has been revised, and Geological and Geotechnical Preliminary Site Evaluation has been added, to address the suitability of the site for the proposed uses and infrastructure.</i>
Does not propose adequate transportation infrastructure necessary to support the Future Land Uses proposed	<i>The Transportation Data & Analysis has been revised to include a needs assessment and estimation of public facilities required to meet the adopted Level of Services standards in 2020 (5-year), 2030 (Comprehensive Plan horizon year) and at 2070 project build-out. The policies have been revised to include a 5-year, 2030 and 2070 build-out capital improvement program.</i>
Would have negative fiscal impacts on the County due to the need to provide for and maintain new capital transportation infrastructure and transit service to meet community level of service goals	<i>The revised policies clarify that the infrastructure funding is paid by project development and not existing residents. (Policy 10.5.8)</i>
There is not an adequate basis in the proposed amendment for the implementation of a Mobility Fee	<i>The Transportation Data & Analysis has been revised to include the necessary information to support the establishment of a Mobility Fee.</i>
Potential negative impacts on infill and redevelopment areas more readily served by multi-modal transportation	<i>The type of economic development proposed in the EASP could not be accommodated in infill areas or even by redevelopment. The proposed scale of the Jobs Centers creates an opportunity in Alachua County that doesn't currently exist to attract large employers that can serve as the catalytic tenants to energize the region's economy and to provide expansion opportunities for</i>

**Outline of Major Issues – Envision Alachua Sector Plan
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Applicant Responses

existing institutional prospects that are currently constrained by parcel size or adjacent uses. The amendment places new Job Centers in east County where they will directly address poverty and unemployment in east Gainesville and Hawthorne, and will address economic inequity issues that exist between west County and east County.

The Land Use Data & Analysis has been revised to include a more specifically focused assessment of the lands within east Gainesville to determine the extent to which these lands could function to support the proposed EA-EOMU land uses.

EASP MAJOR ISSUES SUMMARY RESPONSE

Outline of Major Issues – Envision Alachua Sector Plan Proposal, October 21, 2014 Workshop	Applicant Responses
<p>Public Facilities and Services</p>	
<p>Substantial public costs to provide public facilities and services for new development in an area with limited existing core infrastructure</p>	<p><i>The revised policies clarify that infrastructure funding is paid by project development and not existing residents. (Policy 10.5.8) The Water and Wastewater Data and Analysis have been updated to clarify the EOMU land uses will be served by new facilities, funded by the development, rather than by extensions/connections to existing water or wastewater facilities.</i></p>
<p>Substantial needs were identified in the data and analysis provided to support the application including:</p> <ul style="list-style-type: none"> • Potable water and sanitary sewer facilities at an estimated cost of \$96 million including expansion of both water and wastewater plant/system capacity in Hawthorne, plus additional new water and wastewater plants/systems. • Identified need for additional schools to address projected deficits resulting from the proposed sector plan at buildout of 3,071 student stations (1,481 elementary, 782 middle and 808 high school); capital costs estimated at \$64 million according to the applicant’s Fiscal Impact Analysis Model • Segments of the following roads will fail their adopted levels of service due to the addition of Plum Creek Project Trips: <ul style="list-style-type: none"> » SR 20 (Hawthorne Road) » SR 26 » CR 234 » CR 1474 » SR 222 (NE 39th Ave) » SR 331 (Waldo/Williston Road) 	<p><i>The Data and Analysis has been updated to identify capital costs, and the revised policies clarify that the infrastructure funding is paid by project development and not existing residents. (Policy 10.5.8)</i></p>
<p>Proposed policies do not identify specific capital improvement projects, timing, costs, and funding</p>	<p><i>The EASP amendment has been revised to include a clear strategy and set of policies relating to the provision of public facilities.</i></p>

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sources as part of the Comprehensive Plan

Applicant Responses

The Data & Analysis for public facilities has been revised to include a needs assessment and estimation of public facilities required to meet the adopted level of services standards in 2020 (5-year), 2030 (Comprehensive Plan horizon year) and at 2070 project build-out. The proposed amendment includes a revised Objective 10.5 and the following policies:

OBJECTIVE 10.5 – PHYSICAL INFRASTRUCTURE

- Policy 10.5.1 Transportation*
- Policy 10.5.1.1 Transportation Facilities Intergovernmental Coordination*
- Policy 10.5.1.2 Transportation Capital Improvements*
- Policy 10.5.2 Potable Water and Sanitary Sewer Centralized Services*
- Policy 10.5.2.1 Potable Water and Sewer Service Facilities Intergovernmental Coordination*
- Policy 10.5.2.2 Potable Water Service Capital Improvements*
- Policy 10.5.2.3 Sanitary Sewer Service Capital Improvements*
- Policy 10.5.3 Stormwater Level of Service Standard*
- Policy 10.5.3.1 Stormwater Facilities Intergovernmental Coordination*
- Policy 10.5.3.2 Stormwater Capital Improvements*
- Policy 10.5.4 Public School Facilities*
- Policy 10.5.4.1 Public School Facilities Intergovernmental Coordination*
- Policy 10.5.4.2 Public School Facilities Capital Improvements*
- Policy 10.5.5 Recreation and Open Space*
- Policy 10.5.5.1 Recreation Facilities Intergovernmental Coordination*
- Policy 10.5.5.2 Recreation Facilities Capital Improvements*
- Policy 10.5.6 Police, Fire and Emergency Medical Services Protection*
- Policy 10.5.6.1 Public Safety Intergovernmental Coordination*
- Policy 10.5.6.2 Public Safety Capital Improvements*
- Policy 10.5.7 Solid Waste*
- Policy 10.5.7.1 Solid Waste Intergovernmental Coordination*
- Policy 10.5.7.2 Solid Waste Facilities Capital Improvements*
- Policy 10.5.8 Infrastructure Financing*

**EASP MAJOR ISSUES SUMMARY
RESPONSE**

<p>Outline of Major Issues – Envision Alachua Sector Plan Proposal, October 21, 2014 Workshop</p>	<p>Applicant Responses</p>
<p>Potential long-term fiscal liability to County and the public taxpayers for both capital costs and on-going maintenance of needed infrastructure and services</p>	<p><i>The revised policies clarify that funding infrastructure is paid by project development and not existing residents. (Policy 10.5.8)</i></p>
<p>Policies would defer capital improvement planning until the Detailed Specific Area Plan stage public safety impacts (e.g. fire and sheriff) were not evaluated</p>	<p><i>The Data & Analysis for public facilities has been revised to include a needs assessment and estimation of public facilities required to meet the adopted Level of Services standards in 2020 (5-year), 2030 (Comprehensive Plan horizon year) and at 2070 project build-out. Public Safety Data & Analysis has been included.</i></p>