



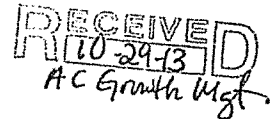
Appendix 2
Information from Plum Creek
Sector Plan Scoping Meeting
September 23, 2013

Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

October 25, 2013

TO: Plum Creek Sector Plan Scoping Meeting Participants
FROM: Scott R. Koons, AICP, Executive Director *SRK*
SUBJECT: Transmittal of Final Summary of Proceedings for the
Plum Creek Sector Plan Scoping Meeting and
Recommendations from Scoping Meeting Participants



A final summary of proceedings for the above-referenced scoping meeting is attached. Two comments were received regarding the draft summary. One change was made on page two to replace the referenced 10,500 projected jobs with 30,000 projected jobs. Another change was made on page five to note that Kris Cathey of the Florida Fish and Wildlife Conservation Commission requested that the long-term master plan provide additional information regarding allowable high-intensity agricultural uses, if any, as well as allowable low-intensity agricultural uses within agricultural lands identified as conservation areas.

Written comments and recommendations were received from Alachua County, Putnam County, the St. Johns River Water Management District, the Florida Department of Environmental Protection and the Florida Department of Transportation. In addition, pursuant to Subsection 163.2345, Florida Statutes, written recommendations adopted by the Council at its October 24, 2013 meeting on the issues requested by Alachua County are also included. All written comments and recommendations are included in Appendix C.

If you have any questions concerning this matter, please do not hesitate to call me at extension 101, or Steven Dopp, Senior Planner, at extension 109.

Attachment

v:\sector plans\plum creek\scoping meeting final sop cover memo.docx

Dedicated to improving the quality of life of the Region's citizens,
by coordinating growth management, protecting regional resources,
promoting economic development and providing technical services to local governments.

1

SUMMARY OF PROCEEDINGS OF THE
PLUM CREEK SECTOR PLAN
SCOPING MEETING

Multi-Purpose Meeting Room
Gainesville Regional Utilities
Gainesville, Florida

September 23, 2013
9:30 a.m.

I. Opening Remarks, Agenda Review, and Introductions

Scott Koons, Executive Director of the North Central Florida Regional Planning Council, opened the Scoping Meeting 9:34 a.m. He stated that the purpose of the scoping meeting is to carry out the requirements specified in Section 163.3245, Florida Statutes, and reviewed the agenda for carrying out this purpose. A list of individuals and participating agencies attending the scoping meeting is attached.

II. Overview of the Sector Planning Process

Steven Dopp, Senior Planner for the North Central Florida Regional Planning Council, presented an overview of the sector planning process. He emphasized that sector plans are an alternative to the development of regional impact process. He noted that the long-term master plan portion of the sector plan is reviewed as a comprehensive plan amendment using the state coordinated review process. Mr. Dopp concluded by stating that participating agencies should submit any comments and recommendations they have on the project in writing to the Council by October 14, 2013 and that the Council will forward their comments and recommendations to Plum Creek, Alachua County and the Florida Department of Economic Opportunity.

Mari Daniels, Alachua County Planning Department, gave a brief overview of the Alachua County Comprehensive Plan amendment process. She stated that Alachua County requires a separate preapplication conference for the comprehensive plan amendment for the long-term master plan in addition to the scoping meeting. She noted that a neighborhood meeting is also required before the comprehensive plan amendment is submitted to the County. She stated that the local government development orders for the detailed specific area plans are anticipated to be similar to development of regional impact local government development orders.

Mr. Koons noted that, unlike a development of regional impact, there will not be a formal sufficiency review process for the long-term master plan. Therefore, he noted, it is important that participating agencies state their comments and concerns regarding the sector plan during the meeting today. He further stated it is important that agencies in attendance submit any comments and recommendations they have on the sector plan to the Council no later than October 14, 2013.

III. Overview of the Project

Daniel Iacofano, Chief Executive Office, MIG, consultant for Plum Creek, gave an overview of public outreach process for the project which has occurred up to this point in time. He noted that Plum Creek, on its own accord, implemented a community process involving a community task force and a technical advisory group which consisted of many of the agencies in attendance at the scoping meeting. He further notes that the formal process consisted of two phases, the first being a community vision and goals phase which started in the spring of 2011 and ended in

the spring of 2012. He stated that the second phase, currently underway, is the preparation of the long-term master plan. He further stated that additional information on the process can be found on the Envision Alachua website (www.envisionalachua.com).

Mr. Iacofano noted that, in addition to the community task force and the technical advisory group, Plum Creek has also been working with the Design Studio, the University of Florida, Santa Fe College and the Gainesville Area Chamber of Commerce in the development of the Sector Plan.

Tim Jackson of Plum Creek gave an overview of the long-term master plan. Mr. Jackson stated that the long-term master plan implements the two primary goals which came out of the community process, job creation and conservation. He noted that a secondary goal of the sector plan is to provide housing within the development area for the persons who work within the development area. He noted that the development area consists of 60,000 acres of the 65,000 acres of land within Alachua County owned by Plum Creek. He further noted that the lands located north and west of the City of Hawthorne are anticipated to be developed as urban-oriented mixed uses while the area generally near the City of Waldo and Lake Lochloosa will contain conservation-oriented uses. He noted that other lands are intended to be in rural and agricultural uses. He further noted that, taking into account existing conservation lands, the sector plan is anticipated to enhance the connection of conservation lands between Paynes Prairie and Lake Lochloosa as well as Ocala National Forest and Osceola National Forest.

Mr. Jackson stated that, as of today, approximately 22,800 acres of the development area are in a conservation easement. He further stated that approximately 36,000 acres are in an rural/agriculture use, of which approximately 1,200 acres are located within the Hawthorne Urban Reserve. Mr. Jackson stated that approximately 23,000 additional acres of the development area are anticipated to be placed in a conservation easement. He noted that approximately 12,000 acres are anticipated to be developed as urban uses. He further noted that the exact locations for the various uses have yet to be determined.

Mr. Jackson stated that the scoping meeting material developed by the Council and mailed to attendees as part of the meeting packet includes information on preliminary allowable land uses and intensities of use (see Appendix B). He noted that, should the sector plan be constructed to its maximum allowable use as suggested by the preliminary urban land use program, the project will result in 30,000 jobs. He further noted that if every person who lived within the planning area worked within the planning area, the residents would represent approximately 40 percent of the employment base. He stated that approximately 60 percent of the workforce will come from somewhere else, such as the City of Hawthorne and East Gainesville. He described the East Gainesville - Hawthorne development area as an Economic Development Corridor.

Mr. Koons asked if there were any questions regarding the scope, size and general uses depicted on the general framework map discussed by Mr. Jackson. No questions were raised.

IV. Local Government and Agency Comments on Relevant Planning Issues to be Addressed and the Data and Resources Available to Assist in the Preparation of the Sector Plan

Mr. Koons noted that this section of the meeting is to address the information requirements of the long-term master plan. He further stated that he will seek questions and comments on each item identified in the Synopsis of Sector Plan Requirements which is included in the meeting packet (see Appendix B).

A. Long-term Master Plan

1. General

Mr. Jackson stated that the development/construction phase of the planning area is currently estimated to be 50 years. Mr. Jackson further stated that the maximum population of the entire planning area is currently based upon the projected 10,500 dwelling units. He also noted that detailed specific area plans will be submitted to the County to develop phases of the planning area over time.

2. Framework Map (Generalized Land Use Map)

Mr. Koons stated that the framework map is to identify at a minimum, urban, agricultural, rural and conservation land uses. Mr. Koons referred meeting participants to page 14 of the meeting packet which is the preliminary Framework Map.

No questions or comments were raised under this item.

3. General Identification of:

a. Water Supplies Needed and Available Resources of Water, Including Water Resource Development, Water Supply Development Projects, Water Conservation Measures Needed to Meet Projected Demand

Steve Fitzgibbons, St. Johns River Water Management District, noted that the District is concerned about available water supplies and requested that this issue be addressed in the long-term master plan. He provided the applicant a list of issues that the District is requesting the applicant to address in the long-term master plan (see Appendix C).

Brad McDonald, CH2M Hill, consultant for the applicant, stated that the applicant will consult with the District regarding minimum flows and levels and regional water supply planning.

Mike Castine, Alachua County Growth Management, requested that the applicant consult with the City of Hawthorne regarding potential impacts to the City of Hawthorne water supply and water wells.

Chris Bird, Alachua County Environmental Protection Department, noted that one of the data sources the Department has identified is the Orange Creek Basin Water Management Action Plan. He stated that the sector plan should tie in to the Basin Management Action Plan. He noted that Orange Lake, Lake Lochloosa and Newnans Lake are classified as Impaired. He further noted that the Basin Management Action Plan will soon undergo an update process.

- b. Transportation Facilities to Serve the Development, Including Guidelines to be Used to Establish Each Modal Component Intended to Optimize Mobility

Marlie Sanderson, Director of Transportation Planning, North Central Florida Regional Planning Council, stated that regionally significant transportation facilities are identified in the North Central Florida Strategic Regional Policy Plan. He further stated that the regionally significant transportation facilities located within or adjacent to the planning area include State Road 20, State Road 26, State Road 121, U.S. Highway 301 and the CSX rail line adjacent to U.S. Highway 301. He further stated that the regional planning council will be concerned about potential impacts of the development to these regionally significant transportation facilities.

Terry McKloski of URS Corporation, consultant for the Florida Department of Transportation, asked if there could be a follow-up meeting to discuss transportation impacts.

Mr. Koons responded affirmatively.

Mr. McKloski stated that he would wait until the transportation meeting to raise further comments.

Mr. Koons encouraged Mr. McKloski to discuss the concerns the Florida Department of Transportation has regarding transportation at the scoping meeting today.

David Rae of URS Corporation requested to be a part of the Detailed Specific Area Plan process in order to investigate transportation impacts for the Detailed Specific Area Plans.

Mr. Rae stated that he was concerned about potential project impacts on developments located in surrounding areas and adjacent counties.

Mr. Koons stated that the applicant has previously agreed to use the five percent trip threshold used in the Development of Regional Impact transportation methodology to determine the transportation impact area of the development.

Mr. Jackson confirmed the use of the five percent trip threshold to determine the transportation impact area as well as the use of the statewide transportation model to determine impacts on other jurisdictions.

- c. Other regionally significant public facilities necessary to support the project and policies setting forth the procedures to mitigate project impacts on public facilities.

Vicki McGrath, Alachua County Public Schools, stated that the school district anticipates a need for an additional two to three elementary schools, one middle school and one high school.

Steven Dopp, Senior Planner, North Central Florida Regional Planning Council, stated that the New River Regional Landfill is a regional facility identified in the North Central Florida Strategic Regional Policy Plan and that the Council will be concerned about potential impacts to the landfill as a result of the development.

- d. Regionally Significant Natural Resources Within the Planning Area Based on the Best Available Data and Policies Setting Forth the Procedures for Protection or Conservation of Specific Resources Consistent with the Overall Conservation and Development Strategy for the Planning Area

Mr. Dopp commended the applicant on considering the concept of ecosystem/habitat linkages between the planning area, Osceola National Forest and Ocala National Forest. He stated that the Council will be concerned about potential adverse impacts of the sector plan on Natural Resources of Regional Significance. Mr. Dopp further stated that the North Central Florida Strategic Regional Policy Plan identifies and maps Natural Resources of Regional Significance. He noted that Natural Resources of Regional Significance located within the planning area include the Floridan Aquifer, stream-to-sink recharge areas, regionally significant wetlands, the Lochloosa Conservation Area, Gum Root Park, Austin Carey Memorial Forest, Paynes Prairie and Santa Fe Swamp.

Kris Cathey, Florida Fish and Wildlife Conservation Commission, stated that the long-term master plan should emphasize the ecological corridor linkages discussed by the applicant. She stated that the corridors as well as key habitat areas are identified in the State Wildlife Action Plan. She further stated that the Commission will be concerned about potential impacts to high priority habitats, including natural pinelands and interior wetlands. She further stated that information regarding these areas is available online.

Ms. Cathey further requested that the long-term master plan provide additional information regarding allowable high-intensity agriculture uses, if any, which are to be allowed within agricultural lands identified as conservation areas. Ms. Cathey also requested that the long-term master plan provide additional information regarding allowable low-intensity agricultural uses to be allowed within agricultural lands identified as conservation areas.

Mr. Bird stated that he wanted to emphasize the impaired waters issue he previously identified. He noted that while although the existing Orange Creek Basin Management Action Plan does not anticipate the sector plan, it does make reference to new development not further degrading existing impaired water systems. Therefore, Mr. Bird requested the applicant to address how the development will not further degrade the existing impaired water systems identified in the Orange Creek Basin Management Action Plan.

4. General Principles and Guidelines Addressing:

No questions or comments were raised under this item.

5. Identification of General Procedures and Policies to Facilitate Intergovernmental Coordination to Address Extrajurisdictional Impacts

No questions or comments were raised under this item.

V. Local Government and Agency Comments on Topic Areas Identified by Alachua County

Mari Daniels, Alachua County Growth Management, distributed a document prepared by Alachua County staff entitled, Data Resources for Reference in Preparation of Application for a Sector Plan by Plum Creek.

Ms. Daniels stated that this section of the meeting is to address the topic areas identified by the County for which it has requested additional information. The topic areas are listed in the item identified as County-Identified Topic Areas which is included in the meeting packet (see Appendix B).

Ken Zeichner, Principal Planner, Alachua County Growth Management, noted that the County Comprehensive Plan currently calls for most of the projected County growth and development to be located within the Urban Cluster and that the sector plan is located outside the Urban Cluster. He further stated he was concerned how the proposed development would impact the provision of services, fiscal impacts, as well as a variety of other issues as the sector plan appears to diverge from some of the fundamental principles of the County Comprehensive Plan.

Michael Drummond, Alachua County Environmental Protection Department, encouraged the applicant to coordinate with the Florida Division of Historical Resources, use their databases on existing known historical and archaeological sites. He further stated that the North Central Florida Regional Planning Council has a database of cemeteries located within Alachua County.

Mr. Dopp requested that the Applicant address affordable housing impacts. He recommended the use of the North Central Florida Regional Planning Council affordable housing methodology to assess affordable housing impacts. He stated that the Council's affordable housing methodology is a modified version of the East Central Florida Regional Planning Council affordable housing Impact methodology. He further stated that an analysis of affordable housing impacts should not occur in the long-term master plan, but should occur for the detailed specific area plans. He noted that the long-term master plan should include a commitment to address affordable housing impacts using the North Central Florida Regional Planning Council methodology.

VI. Permitting/Licensing Agency Comments on Development Information Required for Permits/Approvals

Mr. Koons asked if any of the permitting agencies had any comments at this time regarding this agenda item.

Mr. Fitzgibbons noted that the development will require a consumptive use permit.

Shannon White, U.S. Army Corps of Engineers, recommended that the applicant identify jurisdictional wetlands in either the long-term master plan or the detailed specific area plans. However, she advised identifying jurisdictional wetlands as part of the long-term master plan as this will assist the applicant to better identify the information needed for developing the detailed specific area plans.

Mr. Jackson suggested that it may be too early to identify jurisdictional wetlands as part of the long-term master plan. He stated that it may be appropriate to include a policy in the long-term master plan regarding how and when jurisdictional wetlands are to be mapped and included in the detailed specific area plans.

Mr. Rae stated that the applicant will need access permits to the Florida State Highway System from the Florida Department of Transportation.

Russell Simpson, Florida Department of Environmental Protection, stated that the project will require one or more National Pollution Discharge Elimination System permits as well as other permits issued by the Department. He provided the applicant a list of those permits (see Appendix C).

VII. Public Comments

Mr. Koons stated that one citizen, Charles Lee of the Florida Audubon Society, had submitted a request to speak form.

Mr. Lee stated that Florida Audubon is favorably impressed with the identification of conservation lands to be protected by easements in the Farmton Plan, located in both Brevard and Volusia Counties. He recommended that the County and the applicant look at the Farmton Plan as a model for developing the Plum Creek long-term master plan. Mr. Lee suggested looking at a Volusia County Comprehensive Plan amendment for the Farmton Plan in particular for use as a model to be followed. Mr. Lee noted that the application of conservation easements in Volusia County was especially noteworthy and could be used as a model for the Plum Creek Sector Plan.

Mr. Lee also commented on water supply and water conservation. He recommended that Florida Friendly landscaping and the avoidance of traditional landscape irrigation systems as well as other water conservation techniques be included as policies and guiding principles in the long-term master plan.

Mr. Koons asked if any other member of the public wished to speak.

No additional members of the public indicated a desire to speak.

VIII. Concluding Remarks

Mr. Koons asked meeting participants who have not yet signed the meeting attendance sheet to do so before leaving the meeting. Mr. Koons also stated that the summary of proceedings will be mailed to all meeting participants for their review. He requested the reviewers forward any clarifications and omissions to the Council for inclusion in the final version of the meeting summary. He further requested that any written comments or recommendations which member participants have be forwarded to the Council no later than October 14, 2013 and that the Council will forward all comments and recommendations it receives to Plum Creek, Alachua County and the Florida Department of Economic Opportunity. He further noted that the Council will be forwarding its recommendations to Plum Creek, Alachua County and the Florida Department of Economic Opportunity following the October 24, 2013 Council meeting.

The meeting adjourned at 11:04 a.m.



Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

AGENDA

SCOPING MEETING

Plum Creek Sector Plan

Gainesville Regional Utilities
General Purpose Meeting Room
301 SE 4th Avenue
Gainesville, FL

September 23, 2013
9:30 a.m.

- I. Opening Remarks, Agenda Review and Introductions
- II. Overview of Sector Planning Process
- III. Overview of Project
- IV. Local Government and Agency Comments on Relevant Planning Issues to be Addressed and the Data and Resources Available to Assist in the Preparation of the Sector Plan (see attached synopsis of sector plan requirements)
- V. Local Government and Agency Comments on Topic Areas Identified by Alachua County (see attached list of County-identified topic areas)
- VI. Permitting/Licensing Agency Comments on Development Information Required for Permits/Approvals
- VII. Public Comments
- VIII. Concluding Remarks



Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Madison
Suwannee • Taylor • Union Counties

1000 University Blvd., Gainesville, FL 32653-1603 • 352.955.2200

SYNOPSIS OF SECTOR PLAN REQUIREMENTS, SECTION 163.3245, FLORIDA STATUTES

SCOPING MEETING

Plum Creek

- IV. Reviewing Agency Comments on Relevant Planning Issues to be Addressed and the Data and Resources Available to Assist in the Preparation of the Sector Plan
 - A. Long-term Master Plan
 - 1. General
 - a. Identification of the planning period including build-out date
 - b. Projected population within the planning area
 - c. Phasing/staging schedule, if applicable
 - 2. Framework Map (Generalized Land Use Map)
 - a. Urban, agricultural, rural and conservation land uses
 - b. Allowed uses in various parts of the planning area
 - c. Maximum and minimum densities and intensities of use
 - d. General development pattern in developed areas with graphic illustrations based on a hierarchy of places and functional place-making components

3. General Identification of:

- a. Water supplies needed and available resources of water, including water resource development, water supply development projects, water conservation measures needed to meet projected demand
- b. Transportation facilities to serve the development, including guidelines to be used to establish each modal component intended to optimize mobility
- c. Other regionally significant public facilities necessary to support the project and policies setting forth the procedures to mitigate project impacts on public facilities.
- d. Regionally significant natural resources within the planning area based on the best available data and policies setting forth the procedures for protection or conservation of specific resources consistent with the overall conservation and development strategy for the planning area.

4. General Principles and Guidelines Addressing:

- a. Development patterns, urban form and interrelationships between land uses
- b. The protection and, as appropriate, restoration and management of lands identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, Florida Statutes
- c. Achieving a cleaner and healthier environment
- d. Limiting urban sprawl
- e. Providing a range of housing types
- f. Protecting wildlife and natural areas
- g. Advancing the efficient use of land and other resources
- h. Creating quality communities of a design that promotes travel by multiple transportation modes
- i. Enhancing prospects for the creation of jobs

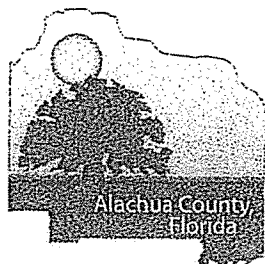
5. Identification of general procedures and policies to facilitate intergovernmental coordination to address extrajurisdictional impacts.

B. Other Issues

Appendix C

Page

- Letter from Alachua County—Comments on the Scoping Meeting Summary dated 10/14/13 to NCFRPC 13
- Data Resources compiled by Alachua County Staff for Reference In Preparation of Application for a Sector Plan by Plum Creek 15
- Putnam County's comments on Plum Creek Sector Plan (10/09/13) 24
- St. John's River Water Management District comments to NCFRPC dated 9/23/13 (email to Steve Dopp) regarding Plum Creek Sector Plan scoping meeting 26
- FDEP-Northeast District-Jacksonville comments regarding Plum Creek Scoping meeting Potential Permit Requirements and Staff comments 28
- Letter dated 10/16/13 from Florida Dept of Transportation to NCFRPC (Marlie Sanderson) regarding Plum Creek Sector Plan-Methodology Comments 30
- North Central Florida Regional Planning Council dated 10/24/13 regarding Plum Creek Sector Plan Scoping Meeting Recommendations 33
- Plum Creek Sector Plan Scoping Meeting—Excerpts from Applicant Handbook Materials 37



SKSD
ALACHUA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT

10 S.W. 2nd Avenue Third Floor Gainesville, Florida 32601-6294

Tel: (352) 374-5249 Fax: (352) 338-3224

Home Page: www.alachuacounty.us

Steven Lachnicht, AICP
Director
Growth Management

Richard Wolf
Assistant Director
Growth Management

Ken Zeichner, AICP
Principal Planner
Comprehensive Planning

Tom Webster
Housing Program
Manager

Brenda Wheeler
Development Review
Manager

Jeffrey Hays
Transportation
Planning Manager

Gregory A. Ferrone
Building Official

Benny Beckham
Zoning Administrator

October 14, 2013

Mr. Scott R. Koons, AICP
North Central Florida Regional Planning Council
2009 NW 67th Place
Gainesville, Florida 32653

Re: Alachua County Comments on the Scoping Meeting Summary

Dear Mr. Koons,

Alachua County has reviewed the Scoping Meeting Summary and has no comments on the summary. As concerns the Long Term Master Plan, we reiterate that the proposed Plum Creek Sector Plan appears to diverge from the County's current Comprehensive Plan framework and each of the County identified topic areas need to be considered as the Comprehensive Plan amendment is prepared.

In addition, as mentioned at the Scoping Meeting, the applicant needs to be aware of the Orange Creek Basin Water Management Action Plan. The Sector Plan will need to address how the proposed development will not further degrade the existing impaired water systems identified in this Action Plan.

Please contact Missy Daniels at 352-374-5249 or mdaniels@alachuacounty.us if you have any questions.

Sincerely,


Steven Lachnicht, AICP
Director

xc: Betty M. Baker, County Manager
Richard Hedrick, Interim Assistant County Manager
Dave Wagner, County Attorney
Missy Daniels, Growth Management
Chris Bird, Environmental Protection Department
Michael Fay, Interim Public Works Director
Ed Bailey, Chief, Fire Rescue
Todd W. Powell, Plum Creek



NORTH CENTRAL FLORIDA
RECEIVED
OCT 16 2013
REGIONAL PLANNING COUNCIL

Outline of Major Topic Areas

1. Future Land Use
2. Transportation
3. Capital Improvements Planning
4. Water Quality and Stormwater Maintenance
5. Wastewater
6. Water Supply Planning
7. Natural Resources
8. Recreation
9. Intergovernmental Coordination
10. Economic Development
11. Historic Preservation
12. Affordable Housing
13. Energy/Sustainability
14. Public Safety
15. Solid Waste

**DATA RESOURCES FOR REFERENCE IN PREPARATION OF APPLICATION FOR
A SECTOR PLAN BY PLUM CREEK**

Compiled by Alachua County Staff for Scoping Meeting on September 23, 2013

The following is a listing of data resources available to assist in the preparation of the Comprehensive Plan Amendment application for a Sector Plan by Plum Creek. This is not intended as an exhaustive list of resources, and other resources may be available and relevant. Most of the data resources identified herein are part of the supporting data and analysis for the Alachua County Comprehensive Plan. The information is organized by topic areas that will need to be addressed as part of the application.

GENERAL

Alachua County Comprehensive Plan 2011-2030

http://growth-management.alachuacounty.us/comprehensive_planning/documents/2011_2030_Comprehensive_Plan.pdf

The Alachua County Comprehensive Plan is a set of principles, general strategies, goals, objectives, policies and maps, adopted by the County Commission, to guide growth and development, resource protection, and provision of public services and facilities in Alachua County. Amendments to the Plan shall be considered based on these adopted provisions and shall be consistent with all Elements of the Plan and the applicable requirements of Florida Statutes Chapter 163 Part II. See attached Table of Contents for the Comprehensive Plan showing the adopted Elements with page numbers and maps, Appendix A.

Evaluation and Appraisal Report on the Alachua County Comprehensive Plan 2001-2020, as adopted by the Board of County Commissioners on August 11, 2009 (2009 EAR on Comprehensive Plan).

[http://growth-management.alachuacounty.us/comprehensive_planning/comprehensive_plan_update/documents/EAR_Draft_Document_for_8-11-09_BoCC\(2\).pdf](http://growth-management.alachuacounty.us/comprehensive_planning/comprehensive_plan_update/documents/EAR_Draft_Document_for_8-11-09_BoCC(2).pdf)

The 2009 Evaluation and Appraisal Report on the County's Comprehensive Plan provides data and analysis on a variety of issues, and served as the basis for the most recent update of the Alachua County Comprehensive Plan in 2011. Some of the topic areas addressed in the EAR include the following (also see attached Table of Contents for the EAR showing all topic areas, maps, and figures with page numbers, Appendix B):

Land Use & Population Analysis* (Ch. 3, pg. 33-50)
Future Land Use (see EAR Table of Contents in Appendix B for various land use issues and analysis)
Land Use/Transportation Linkages (pgs. 173-188)
Natural Resources, generally (pgs. 98-104; 200-259)
Water Supply and Water Quality (pgs. 203-204; 207-227; 230)
Potable Water/Wastewater (pgs. 205-206; 228-229; 230)
Air Quality (pgs. 200-203)

Recreation (pgs. 119-123)
Intergovernmental Coordination (pgs. 105-114)
Economic Development (pgs. 133-151; 156-158)
Historic Preservation (pgs. 159-161)
Affordable Housing (pgs. 162-172)
Energy (pgs. 266-270)
Solid Waste (pgs. 152-155)
Public Safety (pgs. 124-129)
Capital Improvements (pgs. 116-118)

** The "Medium" population projections used in the 2009 EAR were from March 2009. The analysis in the EAR included projections of unincorporated area population derived from the March 2009 countywide projections. The most recent Medium population projections from March 2013 indicate that the year 2035 population of Alachua County is projected to be about 33,000 less than the 2009 Medium projections.*

Supporting Data and Analysis for the 2011-2030 Alachua County Comprehensive Plan Update Based on the 2009 Evaluation and Appraisal Report (2011-2030 Comprehensive Plan Data and Analysis)

http://growth-management.alachuacounty.us/comprehensive_planning/documents/Data_and_Analysis_CP_2011_2030.pdf

This is the supporting data and analysis document for the most recent update of the Alachua County Comprehensive Plan based on the EAR in 2011. The document is organized by Plan Element (if the applicable Element was updated), and supplements the Evaluation and Appraisal Report as supporting data and analysis for the 2011 Plan update. Data and analysis related to the following Plan Elements are included with reference to the page number where that Element starts (also see attached Table of Contents for the Supporting Data and Analysis for the 2011 Comprehensive Plan Update, Appendix C).

Community Health Element (pg. 1)

Energy Element (pg. 8)

Future Land Use Element (pg. 17)

Housing Element (pg. 45)

Potable Water & Sanitary Sewer Element (pg. 49)

Solid Waste Element (pg. 53)

Stormwater Element (pg. 57)

Conservation and Open Space Element (pg. 61)

Recreation Element (pg. 85)

Intergovernmental Coordination Element (pg. 124)

Capital Improvements Element (pg. 132)

Economic Element (pg. 135)

Supporting Data and Analysis for the 2001-2020 Alachua County Comprehensive Plan update based on the 1998 Evaluation and Appraisal Report (2001-2020 Comprehensive Plan Data and Analysis).

http://growth-management.alachuacounty.us/comprehensive_planning/documents/Data_and_Analysis_CP_2001_2020.pdf

This document is the data and analysis which served as a basis for the update of the Alachua County Comprehensive Plan based on the 1998 Evaluation and Appraisal Report. The amendments updating the Plan based on the 1998 EAR were adopted in 2002 and went into effect in 2005 following resolution of legal challenges. This document is organized by Plan Element.

Alachua County Unified Land Development Code (ULDC)

http://growth-management.alachuacounty.us/land_development_code/documents/Unified_Land_Development_Code.pdf

The Unified Land Development Code (ULDC) is a collection of development regulations that implement the policies of the Comprehensive Plan. New development in the unincorporated area is required to meet the standards of the ULDC. Chapter 402 Article 7 identifies the procedures for Comprehensive Plan Amendments. Chapter 402 Article 20 identifies the specific requirements for Sector Plans and related applications for Comprehensive Plan Amendments, including requirements for internal consistency and supporting data and analysis.

POPULATION

Alachua County "Medium" Population Projections: 2015-2040, from the State Office of Economic and Demographic Research, March 2013.

http://edr.state.fl.us/Content/population-demographics/data/Medium_Projections.pdf

Countywide "Medium" population projections through the year 2040.

Florida Population Estimates for Counties and Municipalities: April 1, 2012

http://edr.state.fl.us/Content/population-demographics/data/2012_Pop_Estimates.pdf

This document provides the most recent estimates of current population for Florida Counties and municipalities (including Alachua County and its municipalities).

TRANSPORTATION

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

Topics addressed in the EAR include "Land Use and Transportation" beginning on pg. 173.

FDOT Strategic Intermodal System Strategic Plan, updated 2010

<http://www.dot.state.fl.us/planning/sis/Strategicplan/>

FDOT 5 Year Work Program, 2008-2013 and 2014-2018

<http://www2.dot.state.fl.us/fmsupportapps/workprogram/WorkProgram.aspx>

FDOT District 2 Level of Service Report, 2011

<http://www.dot.state.fl.us/planning/systems/sm/los/districts/district2/>

Florida Greenways and Trails System Plan 2013-2017

http://www.dep.state.fl.us/gwt/FGTS_Plan/PDF/FGTS_Plan_2013-17_publication.pdf

Gainesville Year 2035 Long Range Transportation Plan, 2010

<http://ncfrpc.org/mtpo/LRTP.html>

NATURAL RESOURCES

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

Topics addressed in the EAR include:

- *Connectivity of Preservation and Strategic Ecosystem Areas (Critical Ecological Corridors): pg. 98ff.*
- *Air Quality: pg. 200ff.*
- *Water Resources, including discussion of surface water, groundwater, regional water supply, and water supply concurrency: pg. 203ff.*

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under "General" header on page 2)

- *See Conservation and Open Space Element Data and Analysis beginning on pg. 61. Topics addressed include:*
 - *"Water Resources", including discussion of surface water, groundwater, regional water supply, and water supply concurrency, beginning page 61*
 - *"Connectivity of Preservation and Strategic Ecosystem Areas - Ecological Corridors", beginning on pg. 70.*
 - *"Air Quality", beginning on page 75.*

2001-2020 Comprehensive Plan Data and Analysis by Element (see link and description under "General" header on page 2)

See Conservation and Open Space Element Data and Analysis

Alachua County Critical Ecological Corridors Map (Map 5, Conservation and Open Space Element of Alachua County Comprehensive Plan)

[http://growth-management.alachuacounty.us/gis/compplanmaps/Critical Ecological Corridors.pdf](http://growth-management.alachuacounty.us/gis/compplanmaps/Critical_Ecological_Corridors.pdf)

See Comprehensive Plan Objective 6.3 ("Linked Open Space Network") and subsequent policies of the Conservation and Open Space Element relating to the Critical Ecological Corridors Map.

Alachua County Ecological Inventory Project, prepared by KBN, a Golder Associates Company, 1996.

http://growth-management.alachua.fl.us/comprehensive_planning/natural_and_historic_resources/documents/Alachua%20County%20Ecological%20Inventory%20Report.pdf

This document provides an inventory and generalized mapping of significant natural areas in Alachua County. It is a basis for the "Strategic Ecosystem" designation and related policies in the Alachua County Comprehensive Plan.

Alachua County Strategic Ecosystems Map (Map 4, Conservation and Open Space Element of Alachua County Comprehensive Plan)

[http://growth-management.alachuacounty.us/gis/compplanmaps/Strategic Ecosystems.pdf](http://growth-management.alachuacounty.us/gis/compplanmaps/Strategic_Ecosystems.pdf)

See Comprehensive Plan Objective 4.10 and subsequent policies of the Conservation and Open Space Element relating to Strategic Ecosystems.

Alachua County Floridan Aquifer High Recharge Area Map (Map 2, Conservation and Open Space Element of Alachua County Comprehensive Plan)

[http://growth-management.alachuacounty.us/gis/compplanmaps/Floridan Aquifer High Recharge Area Map.pdf](http://growth-management.alachuacounty.us/gis/compplanmaps/Floridan_Aquifer_High_Recharge_Area_Map.pdf)

See Comprehensive Plan Objective 4.5.3 through 4.5.6 of the Conservation and Open Space Element relating to the Alachua County Floridan Aquifer High Recharge Area Map.

Alachua County Wetlands & Floodplains Map (Map E, Future Land Use Element of Alachua County Comprehensive Plan)

http://growth-management.alachuacounty.us/gis/compplanmaps/wetlands_floodplains.pdf

This map, adopted in the Comprehensive Plan as Map E of the Future Land Use Element Map Series, provides for generalized identification of 100-year floodplains and wetlands. See policies in the Alachua County Comprehensive Plan Conservation and Open Space Element relating to protection of wetlands and floodplain areas. Wetland locations shown on this map are based on a composite of several datasets, and the actual presence and location of wetlands is subject to ground-truthing.

Alachua County Water Conservation Initiative Report, 2010

<http://www.alachuacounty.us/Depts/EPD/Documents/WaterResources/WaterConservationInitiativeReport.pdf>

The report identifies opportunities for more effective local government roles in increasing water conservation such as land use and low impact development incentives. It recognizes that effective water conservation requires cooperation, collaboration, and communication among citizens and all levels of government, business, and non-governmental organizations.

Orange Creek Basin Management Action Plan

<http://www.dep.state.fl.us/water/watersheds/docs/bmap/AdoptedOrangeCrkBMAP.pdf>

The Orange Creek Basin Management Action Plan was developed for the Implementation of Total Maximum Daily Loads adopted by the Florida Department of Environmental Protection for Newnans Lake, Orange Lake, Lake Wauberg, Hogtown Creek, Sweetwater Branch, Tumblin Creek, and Alachua Sink.

Florida Ecological Greenways Network Critical Linkages & Prioritization Results, 2008.

http://www.fgdl.org/metadataexplorer/full_metadata.jsp?docId=%7BFCD0733C-F359-4B7C-B420-FD26D4228220%7D&loggedIn=false

Link to GIS data and related metadata for the Florida Ecological Greenways Network.

St. Johns River Water Management District Water Supply Plans

<http://floridaswater.com/watersupply/planning.html>

This is a link to general information about the ongoing St. Johns River Water Management District water supply planning process, including information for "Region 1", which includes Alachua, Baker, Bradford, Clay, Duval, Flagler, Nassau, Putnam and St. Johns counties. Water supply planning for this area is conducted as part of the North Florida Regional Water Supply Partnership (see link below) in coordination with the Suwannee River Water Management District. See related policies on water supply planning in the Alachua County Comprehensive Plan, Conservation and Open Space Element.

North Florida Regional Water Supply Partnership

<http://northfloridawater.com/>

This is a link to information about the ongoing water supply planning efforts of the North Florida Regional Water Supply Partnership. The partnership includes the St. Johns River and Suwannee River water management districts, FDEP, and local governments, and intended to formalize coordination of water resource management in north Florida. See related policies on water supply planning in the Alachua County Comprehensive Plan, Conservation and Open Space Element.

RECREATION

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

Topics include "Recreation Facilities Level of Service and Intergovernmental Coordination", beginning on page 119.

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under "General" header on page 2)

See Recreation Element Data and Analysis beginning on pg. 85, including analysis of the geographic accessibility of activity-based park facilities, including those owned or operated by the County, municipality, school board, and non-profit organizations.

Alachua County Recreation Facilities Level of Service Current Estimates and Projections

The most current level of service data for Alachua County activity-based and resource-based recreation facilities is available from the Alachua County Parks and Recreation Division.

Alachua County Recreation Master Plan, Phases I and II.

<http://www.alachuacounty.us/Depts/PW/parksAndRecreation/Pages/CountywideRecreationMasterPlan.aspx>

INTERGOVERNMENTAL COORDINATION

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

Topics in the EAR include "Comprehensive Plan and Countywide Visioning & Planning Process", beginning on page 105.

As stated in the 2005 Countywide Vision and Conceptual Land Use Plan for the unincorporated areas of the County, "The plan captures the common goals articulated by each municipality to protect environmentally sensitive areas, preserve the unique identity of each community, direct future growth into existing urbanized areas, prevent inefficient, sprawling development between one community and the next, and preserve the rural character of the county. It also articulates specific recommendations for the character of development and preservation lands in the unincorporated areas." See related policies in the Alachua County Comprehensive Plan Intergovernmental Coordination Element

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under "General" header on page 2)

See Intergovernmental Coordination Element Data and Analysis beginning on pg. 124, which provides information about the Countywide Visioning and Planning Process.

Alachua County Annexation Reserve and Extra-Territorial Areas Map - updated in 2011.

http://growth-management.alachuacounty.us/gis/compplanmaps/Reserve_Areas_2011.pdf

Map adopted as "Map 1" of Alachua County Comprehensive Plan Intergovernmental Coordination Element.

ECONOMIC DEVELOPMENT

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

Topics include "Economic Development", beginning on page 133.

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under "General" header on page 2)

See Economic Element Data and Analysis beginning on page 135.

HISTORIC PRESERVATION

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

Topics include "Historic Preservation", beginning on page 159.

Historic Structures Survey of Unincorporated Alachua County, prepared by Quatrefoil Consulting, 2000.

<http://growth-management.alachua.fl.us/histstruct/infosys/>

This survey documents almost 1000 historic structures, bridges and cemeteries in the County. The "Interactive GIS" link allows search of the data by Section, Township and Range. The 2000 Historic Survey recommended the Rural Clusters of Evinston, Rochelle, Grove Park and Island Grove to be nominated as Historic Districts. Survey funding provided by the Florida Department of State.

Old Florida Heritage Highway, a state scenic byway partnership with Florida DOT.

www.scenicus441.com

Designated a state scenic byway in June 2001, US 441 and several County roads around Paynes Prairie, Micanopy and Cross Creek are promoted for heritage tourism and include efforts by a new citizen support organization.

AFFORDABLE HOUSING

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

Topics in the EAR include "Housing", beginning on page 162.

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under "General" header on page 2)

See Housing Element Data and Analysis beginning on page 45.

Alachua County State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan, State Fiscal Years 2011-2012, 2012-2013, and 2013-2014.

http://growth-management.alachuacounty.us/formsdocs/H_SHIP_LHAP.pdf

Alachua County Department of Growth Management, *Affordable Housing Needs in Alachua County*, April 2008.

Florida Housing Data Clearinghouse, Shimberg Center for Affordable Housing, University of Florida.

<http://flhousingdata.shimberg.ufl.edu/>

ENERGY/SUSTAINABILITY

2009 EAR on Comprehensive Plan (see link and description under “General” header page 1)

Topics in the EAR include “Energy”, beginning on page 266, and “Land Use, Transportation, and Energy Linkage” beginning on page 184.

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under “General” header on page 2)

See Energy Element Data and Analysis beginning on page 8.

Alachua County Energy Conservation Strategies Commission Executive Summary and Final Report. December, 2008.

<http://issuu.com/msexton/docs/ecscfinalreport>

This report contains analysis on a wide range of energy-related issues, with related recommendations and implementation strategies for energy resilience and sustainability in Alachua County.

SOLID WASTE

2009 EAR on Comprehensive Plan (see link and description under “General” header on page 1)

Topics in the EAR include “Recycling and Waste Alternatives”, beginning on page 152.

2011 Comprehensive Plan Data and Analysis by Element (see link and description under “General” header on page 2)

See Solid Waste Element Data and Analysis beginning on page 53.

PUBLIC SAFETY

2009 EAR on Comprehensive Plan (see link and description under “General” header on page 1)

Topics in the EAR include “Public Safety”, beginning on page 124.

Alachua County Fire and Emergency Medical Services Performance Update; prepared by Emergency Services Consulting and the Alachua County Fire Rescue Department; December 2012.

Available from Alachua County Fire Rescue Department.

STORMWATER MANAGEMENT

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under “General” header on page 2)

See Stormwater Element Data and Analysis beginning on page 57.

Stormwater Master Plan, 2010

<http://www.alachuacounty.us/Depts/PW/engineering/stormwaterManagementProgram/SWMasterPlan/Pages/StormwaterMasterPlan.aspx>

This document provides data and analysis in support of a Stormwater Management Program for the unincorporated areas of Alachua County.

CAPITAL IMPROVEMENTS

2009 EAR on Comprehensive Plan (see link and description under "General" header on page 1)

See Chapter 5 "General Levels of Service Analysis", beginning on page 74. This Chapter provides a generalized analysis of the adopted and actual levels of service for various public facilities including transportation, recreation, potable water and sanitary sewer, public school facilities, solid waste, and stormwater management. Note, that this data is from 2009 and there may be updated data available in some cases from applicable departments or agencies.

2011-2030 Comprehensive Plan Data and Analysis by Element (see link and description under "General" header on page 2)

See Water Supply Concurrency discussion on page 50, and Recreation Level of Service and capital facilities planning discussion on page 85.

Comprehensive Plan Public School Facilities and Capital Improvements Element Updates, adopted August 27, 2013

<http://meetingdocs.alachuacounty.us/documents/bocc/agendas/2013-08-27/EC3081B5-21F7-49D8-8587-E670CE91CE0D-F9E0AFBC-26DC-4A6B-9C09-902F36DEC129.HTM>

Information on amendments to the Public School Facilities Element adopted in August 2013, which revised policies relating to the public school concurrency review process, level of service standards, proportionate share mitigation, clarification of terminology, and other amendments to comply with the Community Planning Act of 2011; and related amendments to the Capital Improvements Element policies. The adopted Public School Facilities Element in the Alachua County Comprehensive Plan also includes goals, objectives, and policies relating to coordination of long range land use and school capacity planning.

PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES

SKS

P. O. Box 1486
Palatka, FL 32178-1486
Fax: 386-329-1213
Email: pzb@putnam-fl.com



Planning: 386-329-0491
Zoning: 386-329-0316
Building: 386-329-0307
Codes Enforcement: 386-329-0317
In FL Toll Free: 1-800-432-0364

October 9, 2013

Scott R. Koons, Executive Director
North Central Florida regional Planning Council
2009 NW 67th Place
Gainesville, Florida 32653

NORTH CENTRAL FLORIDA
RECEIVED

OCT 15 2013

REGIONAL PLANNING COUNCIL

RE: Plum Creek Sector Plan

Dear Mr. Koons:

Thank you for the opportunity to participate in Scoping Meeting for the Plum Creek Sector Plan in Alachua County. Putnam County has reviewed the Draft Summary of Proceedings for the Sector Plan Scoping Meeting. The County is in agreement with the draft summary. Regarding the long-term master plan Putnam County offers the following comments and recommendations.

Putnam County's primary interest is in the procedures and policies that will be in place to facilitate intergovernmental coordination to address extra-jurisdictional impacts from the land uses and development of the Plum Creek Sector Plan. Because of the proposed 50 year build-out and that statutorily detailed specific plans are approved by issuance of a local development order, the coordination process should not only encompass the long range plan incorporation into the local government comprehensive plan but also provide opportunity to adequately address extra-jurisdictional impacts during the specific plan approval process. It is the County's desire to see a specific process set forth in policy(ies) that would guarantee that any significant adverse impacts on adjacent local government resulting from development of the Sector Plan are adequately identified and mitigated.

The intergovernmental Coordination Element of the adopted Alachua County Comprehensive Plan contains Policy 1.1.4 which states:

Alachua County shall develop with the North Central Regional Planning Council, the Florida Department of Transportation, and the cities of Alachua, Archer, Gainesville, Hawthorn, High Springs, LaCrosse, Micanopy, Newberry, and Waldo; Bradford, Gilchrist, Levy, Marion, and Putnam Counties; Northeast Florida Regional Planning Council, and Withlacoochee Regional Planning Council coordination mechanisms to address inter-jurisdictional comprehensive planning issues.

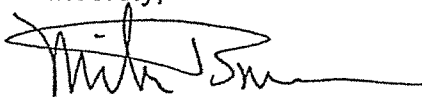
Putnam County is not aware that this coordination mechanism presently exists. The Plum Creek Sector Plan provides an opportunity for the various parties to come together to develop the coordination mechanisms for inter-jurisdictional planning issues both for the Sector Plan and the Comprehensive Plan.

Mr. Scott Koons
Plum Creek Sector Plan
Page 2

Putnam County is concerned with any impacts which may adversely impact the county, but the primary areas of concern are transportation impacts especially related to SR 20 and SR 26, groundwater withdrawals which could adversely impact the county and impact on recreational resources in the county.

Putnam County looks forward to working with all parties through the approval process of the Plum Creek Sector Plan. If you desire any clarification regarding this recommendation, please feel free to contact me and (386) 329-1293 or at mike.brown@putnam-fl.com.

Sincerely,



Michael Brown
Planner

cc: Ana Richmond, FDEO
Brian Teeple, NEFRC
Ed Lehman, NEFRC
Mari Daniels, Alachua County Growth Management
Richard Prindville, FDOT
Steve Dopp, NCFRPC
Todd Powel, Plum Creek

Steve Dopp

From: Steve Fitzgibbons [SFitzgibbons@sjrwmd.com]
Sent: Monday, September 23, 2013 2:10 PM
To: Steve Dopp
Subject: RE: Plum Creek Sector Plan Scoping Meeting, 9:30 a.m., September 23, 2013
Attachments: Planning issues.docx

Steve,

As discussed at today's scoping meeting, attached to this email is the list of general planning issues for consideration.

Thank you,
Steve

Steven Fitzgibbons, AICP
Intergovernmental Planner
Office of Communications and Intergovernmental Affairs
St. Johns River Water Management District
P.O. Box 1429
Palatka, FL 32178
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: floridaswater.com
Social media: [Newsletter](#), [Facebook](#), [Twitter](#), [You Tube](#)

From: Steve Dopp [mailto:dopp@ncfrpc.org]
Sent: Monday, September 09, 2013 3:09 PM
To: ana.richmond@deo.myflorida.com; bbaker@alachuacounty.us; brad_carter@bradfordcountyfl.gov; pzb@putnam-fl.com; bteeples@ncfrpc.org; micanopytown@bellsouthfl.com; cbird@alachuacounty.us; fwcconservationplanningservices@myfwc.com; Craig Parenteau; Darrell.Smith@FreshFromFlorida.com; david_rae@urscorp.com; dww@alachuacounty.us; Deborah Leistner; ecb@alachuacounty.us; evause@cityofhawthorne.net; bredfeldea@cityofgainesville.org; jhays@alachuacounty.us; Jillaine.owens@dep.state.fl.us; Kim Worley; Craig McLane; Laura ; lee.niblock@marioncountyfl.org; Mari Daniels; MikeD@alachuacounty.us; Michael J. Fay; moehlman@wrpc.cc; paul_myers@doh.state.fl.us; Ralph Hilliard; randal_andrews@bradfordcountyfl.gov; rich.budell@freshfromflorida.com; huttonrh@gru.com; rleary@putnam-fl.com; rose.fagler@plumcreek.com; citymgr@cityofgainesville.org; russell.simpson@dep.state.fl.us; sdarnell@alachuasheriff.org; samuel.martsof@marioncountyfl.org; compplans@freshfromflorida.com; Sheena Chin-Green; Steve Fitzgibbons; slachnicht@alachuacounty.us; pubwrk@cityofgainesville.org; Terry_McKloski@URSCorp.com; thomas.hill@dot.state.fl.us; timjacksonconsult@gmail.com; timothy.parsons@dos.myflorida.com; todd.powell@plumcreek.com; tracy.suber@fldoe.org; vicki.mcgrath@sbac.edu
Cc: Scott Koons; Marlie Sanderson
Subject: Plum Creek Sector Plan Scoping Meeting, 9:30 a.m., September 23, 2013

In accordance with the provisions of Section 163.3245(2), Florida Statutes, a scoping meeting for the above-referenced Sector Plan has been scheduled for September 23, 2013 at 9:30 a.m.

The meeting will be held at the following location (see attached map):

Gainesville Regional Utilities
General Meeting Room
301 SE 4th Avenue
Gainesville, FL

Water supply planning issues related to Section 163.3245(3)(a)(2), F.S.:

1. Identify projected potable and nonpotable water demand.
2. Identify water conservation measures that will be implemented to will reduce potable and nonpotable water demand.
3. Identify potable and nonpotable water sources to meet projected water demand.
 - A. Identify existing (if any) potable and nonpotable water sources.
 - B. Identify any planned water resource development or water supply development projects that will be implemented.

Water supply planning issues related to Section 163.3245(3)(a)(4), F.S.:

4. Anticipated potable and nonpotable water supply entities.
5. Anticipated potable and nonpotable water service areas.
6. Implementation of nonpotable water distribution systems.

Other issues related to water supply planning for consideration:

7. Coordination of any water resource development or water supply development projects with SJRWMD's and/or SRWMD's regional water supply plans.
<http://northfloridawater.com/>
8. Some land may be within areas where proposed withdrawals of groundwater may affect minimum flows and levels (MFLs) set by either SJRWMD or SRWMD.
<http://floridaswater.com/minimumflowsandlevels/>
<http://www.srwmd.state.fl.us/index.aspx?NID=55>
9. Areas shown on LTMP framework map located within SRWMD and SJRWMD. Joint consumptive use permit (CUP) review may be required depending on water supplier and water source.

Issues related to natural resources, wetlands, and land management

10. Address sections 163.3245(3)(a)(5) and (6), F.S.
11. Development guidelines relative to wetlands and surface waters outside designated conservation areas.
12. Newnans Lake and Lochlossa Lake TMDLs (TN and TP, and nutrients).
13. OFWs (e.g., Lochloosa Lake, Orange Lake).
14. Some LTMP land areas are adjacent to or near SJRWMD owned and managed land areas that are managed with natural resource land management practices, including prescribed fire. Address development guidelines relative to the proximity of SJRWMD owned and managed lands, including firewise principals.

POTENTIAL PERMITS REQUIRED

PLUM CREEK SCOPING MEETING

Permit Required	Permit Authority
Environmental Resource Permits would be required for Wetland filling, Road access, & Storm Water (impervious area increase, treatment, attenuation and floodplain regulation)	St. Johns River Water Management District
Notice of Intent to Use the Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity. (NPDES Stormwater Program)	Florida Department of Environmental Protection (DEP)
Notice of Intent to Use the Generic Permit for Stormwater Discharge from large and Small Construction Activities (NPDES Stormwater Program)	Florida Department of Environmental Protection (DEP)
Site Clearing & Grubbing Permit	St. Johns River Water Management District
Waste Water System/Facility (Water Reclamation Facility)	Florida Department of Environmental Protection, Northeast District
Consumptive Water Use Permit	St. Johns River Water Management District
Permit to Construct Potable Water System for Non-transient Non-Community Public Water System (Drinking Water Facility/Water Treatment Plant)	Florida Department of Environmental Protection Northeast District
Irrigation Well-Drilling Permit	St. Johns River Water Management District
Test/Potable Well Drilling Permit	St. Johns River Water Management District
Building Permit	County Building Inspection Department
Rail Spur construction	FDOT
DOT Transportation Improvements	FDOT
Certificate of Land Development Regulation Compliance pursuant to Section 14.1-14.4 of the Land Development Code	County
Septic System Permit	Florida Department of Health County Office
Solid Waste Permit could be required if end user is responsible for waste disposal site	Florida Department of Environmental Protection Northeast District
Air Permit(s) could be required by end user (Only major emission sources require Title V permit =100 tons per year of regulated pollutants)	Florida Department of Environmental Protection Northeast District

Northeast District Development of Regional Impacts (DRI) Review Response

SUBJECT: Plum Creek Scoping Meeting – September 23

<i>Please contact Russell Simpson at (904) 256-1653 or Russell.Simpson@dep.state.fl.us if further assistance is required.</i>	
Program/Reviewer	Staff Comments
Air	DEP may have several Solid waste, Hazardous waste and Cleanup sites in the planned project area. As you design different phases of development, please review DEP's database and files for sites located within your planned activity. DEP, NED staff will be available for consultation and guidance for compliance with DEP's regulatory requirements.
Brent Steele (904) 256-1565 (cc Rick Rachal and Ashwin Patel)	
Waste	
Solid Waste: Julia Boesch (904) 256-1577 (cc Ashwin Patel)	
Hazardous Waste: Vicky Valade (904) 256-1669	
Waste Cleanup: Rick Rachal (904) 256-1543 (cc Ashwin Patel)	
Tanks: Tim Dohany (904) 256-1681	
Water	
Potable Water: Blanche Waller (904) 256-1607	<p>The very large section on US 301 between Waldo and Hawthorne there are no large public water systems in this area. Using their proposed numbers of homes, "office" spaces, and industrial spaces, they would need 5.0 MGD of drinking water for average demand plus whatever would be needed for the retail area and schools. Without knowing what type of retail or how many schools, an estimate of average water usage cannot be calculated.</p> <p>This average demand would translate probably between 10-15 MGD maximum daily demand. Waldo or Hawthorne could not provide that amount of water. GRU could supply that amount of water as they are averaging 57% usage, which leaves about 23 MGD free for use, but this area is way outside the city limits and distribution piping would be very long, which is probably cost prohibitive. So they would probably need to build a water treatment plant and distribution system and permits would be required.</p>
Wastewater: Jeff Martin (904) 256-1614	GRU would really be the only WW service in the area. They would probably need to permit and build a domestic wastewater treatment plant.
Stormwater: Junhong Shi (904) 256-1645	Storm-water treatment, attenuation and floodplain regulation will most likely be required and covered by the Environmental Resource Permit(s) issued for these projects by the St. Johns River Water Management District.
Surface Water: Pat O'Connor (904) 256-1685	Alachua County has a robust environmental program and anyone dealing with surface water issues should ensure they coordinate with county staff accordingly. State requirements related to surface waters would generally only be associated if there is an industrial wastewater discharge.
Groundwater: Rob Martin (904) 256-1613	
ERP	
Matt Kershner: (904) 256-1649	



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue
Jacksonville, Florida 32204-2730

ANANTH PRASAD
SECRETARY

October 16, 2013

Marlie Sanderson
Assistant Executive Director
North Central Florida Regional Planning Council
2009 NW 67th Place
Gainesville, FL 32653-1603

RE: Plum Creek Sector Plan, Methodology Comments

Dear Mr. Sanderson,

This letter is provided to you as a follow up to our recent methodology meetings and discussions regarding the assessment of potential traffic impacts related to the Plum Creek Sector Plan. Our most recent discussion was held on October 7, 2013 and included representatives from Alachua County, the City of Gainesville, the North Central Florida Regional Planning Council and the Florida Department of Transportation. The Department notes that there are several issues that remain unresolved including internal capture assumptions, model platform and future network representation. Specific discussions regarding these concerns are provided below.

Internal Capture

- The applicant's definition of internal capture includes trips that utilize the existing public roadway network for project trips that travel from one project TAZ to another project TAZ. While it is likely that there will be zone to zone travel within the project, internal capture reductions should only be for project trips that do not utilize the public roadway network.
- The methodology proposes to utilize the travel demand model to determine internal capture. The Department does not support this approach due to limitations of the GUATS model to provide sufficient productions and attractions. This is in part due to both the magnitude of the project and the location of the project on the periphery of the model. Further confusing the notion of internal capture is the zone to zone modeling approach posited by the applicant.

An estimate of internal capture using the ITE methodology was provided by the applicant. Results of this assessment significantly conflict with the model results. While both approaches for internal capture estimation (GUATS vs. ITE) have limitations, the Department suggested using the FDOT District

2 Internal Capture Report as a basis for establishing an acceptable internal capture rate for the development.

- The Gainesville model is inappropriate for modeling internal capture for this development. The model does not cover a large enough area to include the interaction with population areas within the commuter shed, or impact area, of this development (i.e. areas outside the model limits of Alachua County).

Travel Demand / Project Distribution

- The model does not cover a large enough area to include the interaction with population areas within the commuter shed of this development. Given the magnitude of the proposed job base, this development will attract significant work trips from the surrounding area. The GUATS model will not adequately forecast interactions with communities outside Alachua County.
- The Gainesville model does not supply enough productions and attractions to satisfy the demands of the sector plan. The GUATS model stream requires a balance of trips in order to forecast reasonable distributions. The methodology does not provide for adjustments to the external trips that are attracted to the development (EI and IE trips - Internal to External trips and External to Internal trips).
- The Applicant included a new six lane arterial in the GUATS model. This facility is intended to represent internal roadways and to provide connectivity for project TAZs. Discussions with the applicant indicate that the development does not intend to build a six lane facility but rather build a series of facilities that will ultimately provide project connectivity. The representation of this facility in the base model is inappropriate, particularly because it does not represent a committed network and it over represents project traffic interaction within the project area.

Determination of Impacts Methodology

- The applicant's methodology is to provide a 5 percent run out of project traffic similar to a DRI analysis. However, no methodology has been provided as to how the analysis will be performed. The Gainesville model does not provide for distribution outside of Alachua County. The sector plan is on the edge of the Gainesville model and therefore no distribution to the surrounding areas can be determined utilizing the current model structure. The Statewide model should be used for determining distribution to the surrounding commuter shed.

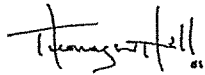
Recommendations

- Limit project internal capture rates to 30 percent. This is consistent with known capture rates for projects located in District Two. Additional allowances for higher capture rates may be considered through the DSAP process when more land use details are provided.
- Require the project to use the Statewide travel demand model because of the representation of outlying counties. The FDOT will provide assistance with this approach.

- Any internal roadway included in the model for distribution purposes must be committed projects by the developer.
- Project traffic impacts both inside and outside of Alachua County must be identified using the five percent threshold approach.

The Department appreciates the opportunity to participate and comment to the Plum Creek Sector Plan transportation methodology. I hope the information and discussion provided in this correspondence is helpful. We look forward to working with the Council, Alachua County and Plum Creek in finding an acceptable methodology for the proposed project. Please contact me if you have questions or require additional information at (904) 360-5647, or by email at Thomas.Hill@dot.state.fl.us

Regards,



Thomas Hill
Growth and Development Administrator/DRI Coordinator
Florida Department of Transportation
Jacksonville Urban Office

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

October 24, 2013

Clearinghouse Committee Item #3 - Plum Creek Sector Plan Scoping Meeting Recommendations

INTRODUCTION

Pursuant to Subsection 163.3245(2), Florida Statutes, Alachua County requested, and the Council conducted a scoping meeting on September 23, 2013 for the Plum Creek Sector Plan. The purpose of a scoping meeting is to assist the Florida Department of Economic Opportunity and the County identify relevant planning issues to be addressed and the data and resources available to assist in the preparation of the sector plan. As part of the scoping meeting, the Council prepares a meeting summary and forwards recommendations received by the Council from local governments and state agencies which attended the scoping meeting to the County, Plum Creek and the Florida Department of Economic Opportunity.

Sector plans are large scale, consisting of 15,000 acres or more in area, long-range planning efforts for areas which local governments consider for adoption as amendments to local government comprehensive plans. Sector plans are an alternative to the Development of Regional Impact process. Similar to a Development of Regional Impact, sector plans are to protect regionally significant resources and facilities, including those regional facilities and resources which are not located in the local government of jurisdiction.

Sector plans are most similar to a Master Development of Regional Impact. A Master Development of Regional Impact consists of an Application for Master Development Approval, which governs the overall development of the project, and a series of Applications for Incremental Development Approval, which govern the specifics of the development of a portion of the project site and implement the development goals and policies contained in the Application for Master Development Approval. Sector plans consist of a long-term master plan and two or more detailed specific area plans. The long-term master plan establishes goals and policies for the development of the entire planning area while the detailed specific area plans implement the goals and policies contained in the long-term master plan for a portion of the planning area. The long-term master plan is reviewed by the Council as an amendment to the County Comprehensive Plan. However, detailed specific area plans are not reviewed by the Council.

PROJECT DESCRIPTION

The Plum Creek Sector Plan is anticipated to comprise approximately 60,000 of the 65,000 acres of land within Alachua County owned by Plum Creek. The construction phase of the sector plan is anticipated to last approximately 50 years. The subject property of the sector plan is generally located west of the City of Hawthorne (see attached map). The area generally located northwest of the City of Hawthorne is anticipated to be developed as urban-oriented mixed uses while the area generally near the City of Waldo and Lake Lochloosa will contain conservation-oriented uses. Currently, approximately 23,000 acres of the development area are in a conservation easement. Approximately 23,000 additional acres will be placed in a conservation easement. Approximately 3,000 acres will be in agricultural/rural use,

Approximately 13,000 acres are anticipated to be developed as urban uses. Preliminary development information for the sector plan indicates the planning area will contain approximately 6,000,000 square feet of research and development, office, and institutional uses, 8,000,000 square feet of manufacturing space, 10,500 dwelling units, and 1,000,000 square feet of retail commercial and service. Should the sector plan be constructed to its maximum allowable use, it is anticipated that the project will result in 30,000 jobs located on the project site (see attached).

EVALUATION

Subsection 163.3245(2), Florida Statutes, specifies that, as part of the Scoping Meeting process, the Council shall make written recommendations to the Florida Department of Economic Opportunity and the County on the issues requested by the County. The County requested comments on the following issue areas:

1. Transportation
2. Capital Improvements Planning
3. Water Quality and Stormwater Maintenance
4. Wastewater
5. Water Supply Planning
6. Natural Resources
7. Recreation
8. Intergovernmental Coordination
9. Economic Development
10. Historic Preservation
11. Affordable Housing
12. Energy/Sustainability
13. Public Safety
14. Solid Waste

Council comments and recommendations on the above-referenced items are as follows.

Transportation

Regionally significant transportation facilities identified in the North Central Florida Strategic Regional Policy Plan located within or adjacent to the planning area include U.S. Highway 301, State Road 20, State Road 26, State Road 121 and the CSX rail line adjacent to U.S. Highway 301. The Council is concerned about potential impacts of the development to these regionally significant transportation facilities. Therefore, it is recommended that the long-term master plan contain goals, policies and/or commitments which prevent, minimize and/or mitigate impacts to these regional transportation facilities as well as other regional transportation facilities identified in the regional plan in a manner consistent with the goals and policies of the regional plan.

Since the transportation impacts of the development may occur beyond the boundaries of the regional planning council (i.e., Clay, Marion and Putnam Counties), it is recommended that the long-term master plan contain goals, policies and/or commitments which prevent, minimize and/or mitigate impacts to regional transportation facilities identified in the strategic regional policy plans of the Northeast Regional Council and the Withlacoochee Regional Planning Council.

It is further recommended that the long-term master plan consider a light-rail connection from the development area to the City of Gainesville.

Capital Improvements Planning

The New River Regional Landfill is a regional facility identified in the North Central Florida Strategic Regional Policy Plan. The Council is concerned about potential impacts to the landfill as a result of the sector plan. Therefore, it is recommended that the long-term master plan contain an analysis of impacts of the sector plan to the anticipated lifespan of the New River Regional Landfill.

Water Quality and Stormwater Maintenance

See Natural Resources, below.

Wastewater

No comments or recommendations.

Water Supply Planning

See Natural Resources, below.

Natural Resources

Natural Resources of Regional Significance identified and mapped in the North Central Florida Strategic Regional Policy Plan located within the planning area include the Floridan Aquifer, stream-to-sink recharge areas, regionally significant wetlands, the Lochloosa Conservation Area, Gum Root Park, Austin Carey Memorial Forest, Paynes Prairie and Santa Fe Swamp. The Council is concerned about potential adverse impacts to these Natural Resources of Regional Significance. Therefore, it is recommended that the long-term master plan contain goals, policies and/or commitments which prevent, minimize, and/or mitigate impacts to these Natural Resources of Regional Significance in a manner consistent with the goals and policies of the regional plan.

Recreation

No comments or recommendations.

Intergovernmental Coordination

It is recommended that the long-term master plan contain goals and policies which encourage coordination with the Cities of Gainesville and Hawthorne for the extension of centralized water and sanitary sewer service to the development area.

Economic Development

No comments or recommendations.

Historic Preservation

No comments or recommendations.

Affordable Housing

The Council recommends using the North Central Florida Regional Planning Council affordable housing methodology to assess affordable housing impacts. The Council affordable housing methodology is a modified version of the East Central Florida Regional Planning Council affordable housing Impact methodology. The analysis of affordable housing impacts should not occur as part of the long-term master plan, but should occur for detailed specific area plans. The long-term master plan should include a commitment to address affordable housing impacts using the North Central Florida Regional Planning Council methodology, as amended. A copy of the Council affordable housing methodology can be downloaded at http://www.ncfrpc.org/download/steve/NCFRPC_Affordable_Housing_Methodology/.

It is further recommended that the master development plan include language which directs that each detailed specific area plan should be treated as a stand-alone project for purposes of affordable housing impact analysis. More specifically, the cumulative unmet affordable housing need from the first detailed specific area plan should not be added to the cumulative unmet affordable housing need of subsequent detailed specific area plans.

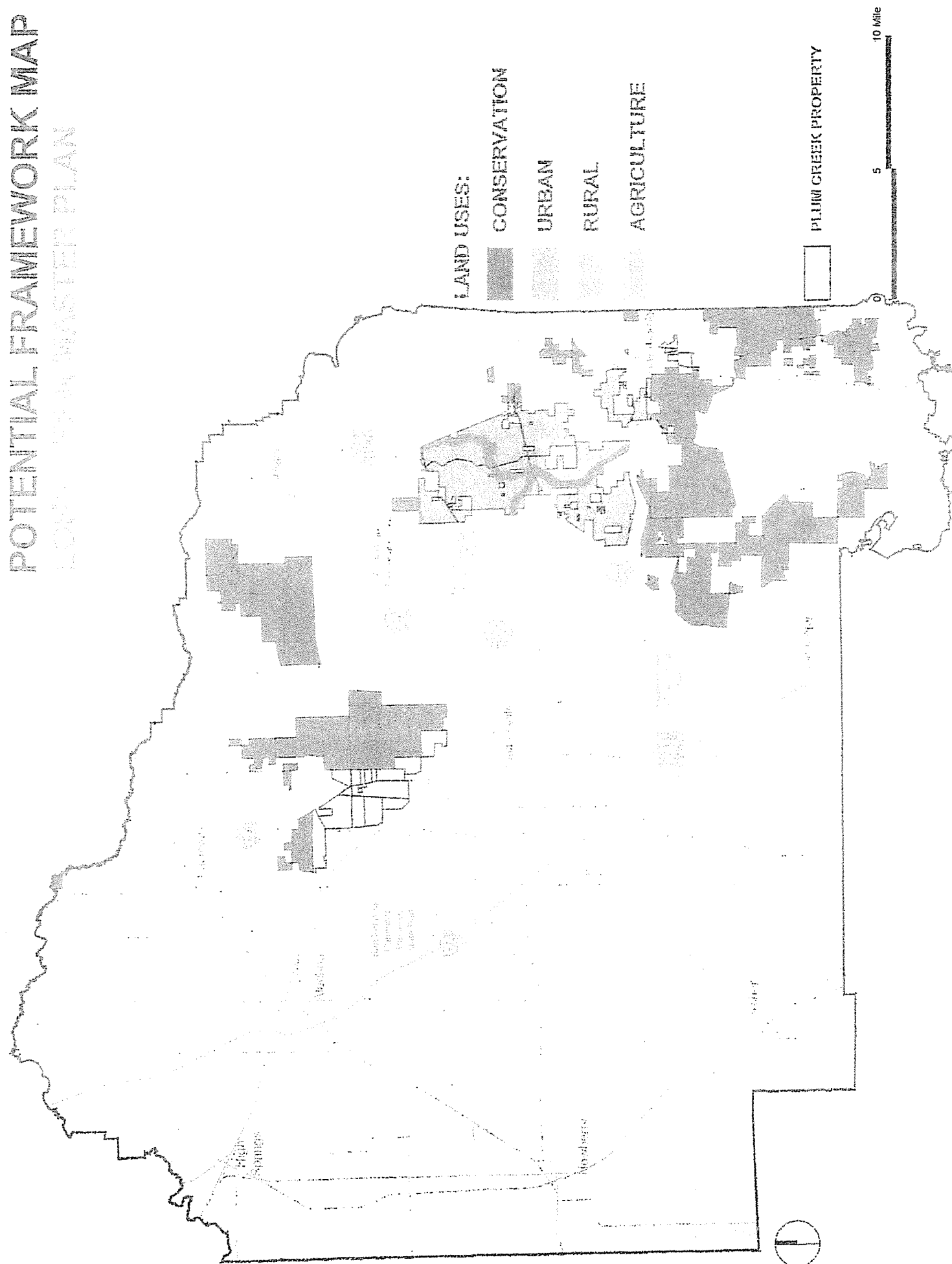
RECOMMENDATIONS

It is recommended that these comments and recommendations be forwarded to Plum Creek, the County and the Florida Department of Economic Opportunity.

Council Action: At its October 24, 2013 meeting, the Council voted to adopt this report.

PLUM CREEK SCOPING MEETING
EXCERPTS FROM APPLICANT HANDOUT MATERIALS

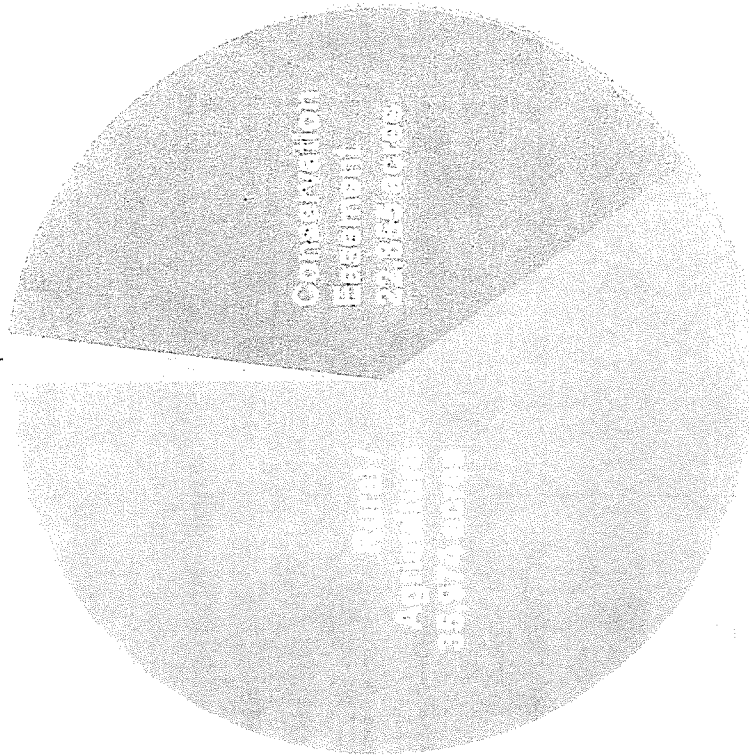
POTENTIAL FRAMEWORK MAP



Plum Creek Land and Ownership: (60,116 acres)

EXISTING

Hawthorne Urban Reserve
1,287 acres



Long-Term Master Plan Framework: (60,116 acres)

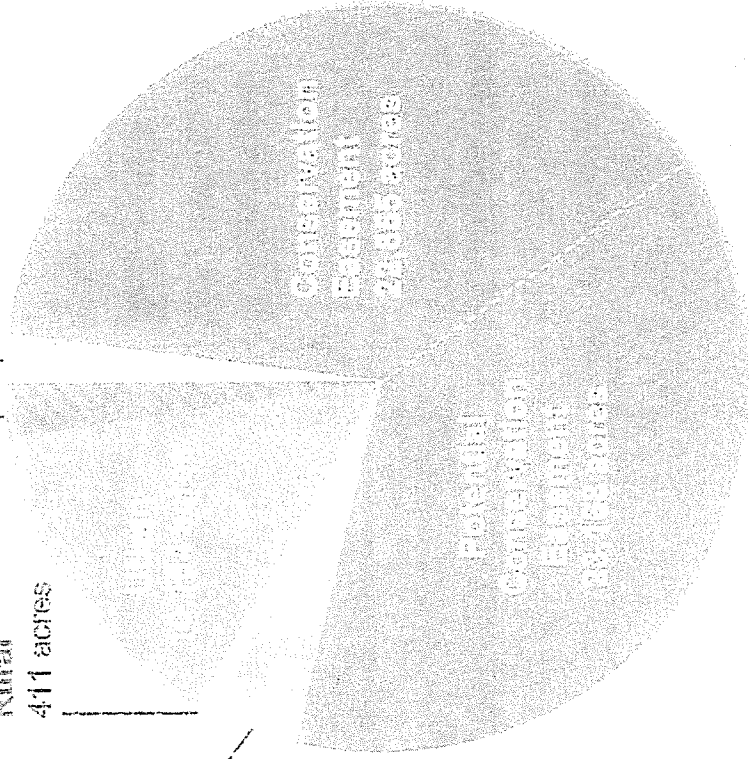
FIGURE

Urban Resource Based Open Space
1,423 acres (included in Urban)

Hawthorne Urban Reserve
1,287 acres

Agriculture
2,231 acres

Rural
411 acres



PRELIMINARY ALLOWABLE LAND USES

Conservation	Agriculture	Urban
<ul style="list-style-type: none"> • Preservation • Silviculture • Limited Ag consistent w/resource value • Environmental Services • Mitigation • Recreation • Roadway Connections 	<ul style="list-style-type: none"> • 1 DU/40 acres • Silviculture • Conservation • Uses allowed in Rural/Ag Today • Environmental Services/Utilities • Related Research Facilities • Recreation • Roadway Connections 	<ul style="list-style-type: none"> • Existing Zoning - Future Land Use • 1 DU/5 acres • Silviculture • Conservation • Recreation • Recreation • Silviculture • Environmental Services/Utilities • Roadway Connections
		<ul style="list-style-type: none"> • Uses allowed in the Urban Cluster • Agriculture • Conservation • Recreation • Silviculture • Environmental Services/Utilities

POTENTIAL URBAN LAND USE PROGRAM

50 YEARS

Urban Land Use	Program	Assumptions
ECONOMIC DEVELOPMENT		
• R&D/Office/Institutional	6,000,000 sf	Estimated 18,000 – 24,000 Jobs
• Advanced Manufacturing	8,000,000 sf	Estimated 6,000 – 12,000 Jobs
COMMUNITY		
• Residential	10,500 homes	3 jobs per household
• Retail/Service	1,000,000 sf	100 SF per household
• Schools		
• Civic Uses		Diverse community supporting uses
• Other community services		
ENVIRONMENT		
• Recreation & Open Space		35% open space



