



# Sector Plan Comprehensive Plan Amendment

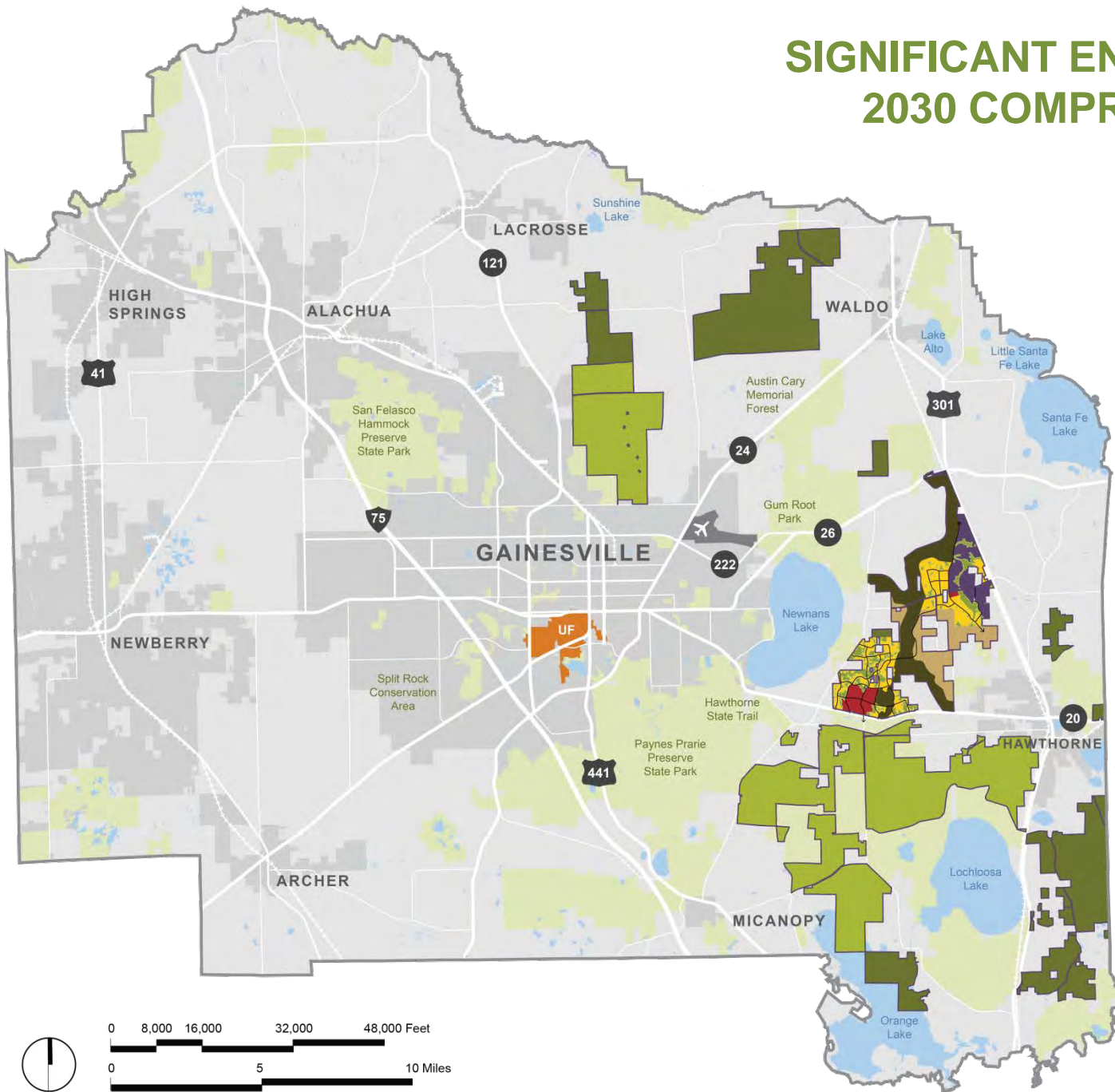
**February 16, 2016**

A community discussion on the future of East County

# Sector Plan is a Significant Enhancement to the 2030 Comprehensive Plan

- Accommodates needed major employment centers – 50 Years
- Addresses documented economic disparity
- Permanently protects an additional 22,364+ acres

# SIGNIFICANT ENHANCEMENT TO 2030 COMPREHENSIVE PLAN



## ENVISION ALACHUA SECTOR PLAN:

- EA-PRES: PRESERVATION
- EA-CON: PROPOSED CONSERVATION
- EA-CON: EXISTING CONSERVATION
- EA-RUR: RURAL
- MIXED USE
- ADVANCED MANUFACTURING
- RESIDENTIAL



0 8,000 16,000 32,000 48,000 Feet  
0 5 10 Miles

ENVISION ALACHUA

# Unprecedented Opportunity Made Possible By:

- **Unique large land owner**
- **Sector Plan legislation**
- **Unprecedented community engagement** that has prepared this 50-year vision for economic prosperity and environmental protection.



# Before the County Commission Today:

- **Proposed Sector Plan**
- **Staff Report and Recommendation**
- **Local Planning Agency Recommendation**
- **Policy Decision for BOCC**

# Policy Decisions Do Not Depend on the Identity of the Applicant

- Comprehensive plan provisions “run with the land” no matter who owns the property
- Does not matter if Plum Creek or Weyerhaeuser or someone else owns the property
- **Provisions must be clear and enforceable**

A stylized, sketch-like illustration of green plants, possibly pine or bamboo, is visible in the background of the slide, rendered in a light green color that blends with the overall theme.

# **LAND USE and URBAN DEVELOPMENT**

# Envision Alachua Sector Plan

- **Sector Plan is a 50 year Strategic Plan**
  - where and how people will live, work, learn and play.
  - where and how additional land will go into conservation.
- **Not an incremental update of the Comp Plan**
  - where and how to accommodate 5 – 10 more years of population growth.

# Community Planning Process

## June 2011 – Today

- Seventeen (17) Task Force meetings
- Seven (7) Community Workshops
- Five (5) Educational Forums
- Four (4) Tech Advisory meetings
- Tours of Lands
- Public Website – transparent
- Small scale Community Outreach: public events, one-on-one meetings



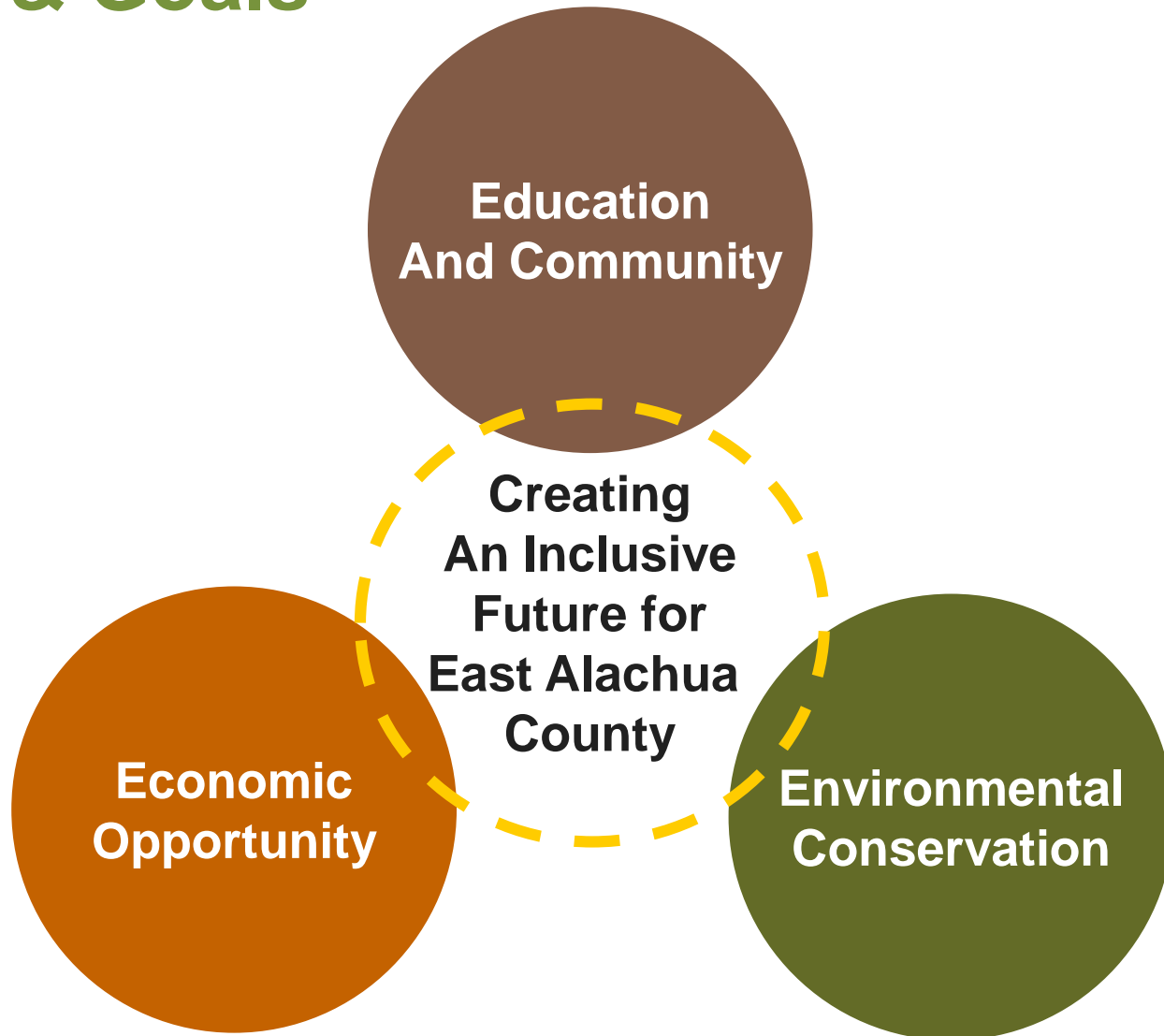


# Vision & Goals Guiding the Long-Term Master Plan



- **Economic Development**
- **Environmental Conservation**
- **Agriculture**
- **Water**
- **Energy & Utilities**
- **Education**
- **Community Planning**
- **Transportation**
- **Land Use**
- **Health Care**
- **Social & Cultural Development**
- **Recreation**
- **Governance**
- **Performance Measures**

# Envision Alachua Community Task Force Vision & Goals



# Task Force Identified Planning Challenges

## **Alachua County and its Cities have had success, but challenges lie ahead:**

- Growing competition from other regions of Florida and other areas of the country
- Disparity between West County and East County with respect to:
  - Jobs
  - Income
  - Access to quality education
  - Access to goods and services
- Funds are lacking for completion of the conservation vision





**West  
Gainesville**

**East  
Gainesville**

**A Tale of Two Cities...**



# The Need for Economic Progress

## West Gainesville

Percent eligible  
free/reduced lunch  
(32653):  
**44.4%**

Individuals in poverty  
(32605):  
**10.2%**

## East Gainesville

Percent eligible  
free/reduced lunch  
(32640):  
**78.0%**

Individuals in poverty  
(32641):  
**31.7%**



# The Need for Economic Progress

## West Gainesville

Average household  
income:

**\$82,170**

Median household  
income:

**\$59,940**

## East Gainesville

Average household  
income:

**\$45,039**

Median household  
income:

**\$35,277**

# The Need for Economic Progress

## West Gainesville

No high school  
diploma:

**4.7%**

No college admission:

**19.6%**

Blue collar or  
services:

**25.4%**

## East Gainesville

No high school  
diploma:

**17.8%**

No college admission:

**50.7%**

Blue collar or  
services:

**44.7%**

# Economic Needs and Opportunities

- Regional Economy
- East Gainesville Residents
- University of Florida

# UF and Economic Progress in the Gainesville Region

UF seeks a new engine of economic growth to stay at the forefront of the knowledge economy.

- 80% - 90% of Alachua County's economic activity depends on UF
- UF now experiences less growth in enrollment, and more competition for increasingly limited public support
- UF must seek new and innovative funding sources to support its efforts to become a top 10 public research university

# UF and Economic Progress in the Gainesville Region

- A collaboration of UF, the State of Florida, local residents, local business owners, local governments, Plum Creek and other local land owners is required to expand the economic base
- UF can augment limited revenue growth from traditional sources by collaborating with business partners, especially within local labor market
- Alachua County residents stand to gain by:
  - Improving employment opportunities, especially for East County
  - Increasing the value of taxable land



# University of Florida Opportunities

- Over 1,800 individual corporate relationships in 2012 & 2013
- 56 of the Fortune 100 Companies
- 13 of the top 20 patent producing companies in the US
- Comprehensive relationships with Software/IT, Aerospace, Human Life Sciences, and Agriculture.
- Companies like Intel, Honeywell, Merck, Dow, DuPont and Archer Daniels Midland have sizable relationships across multiple departments.

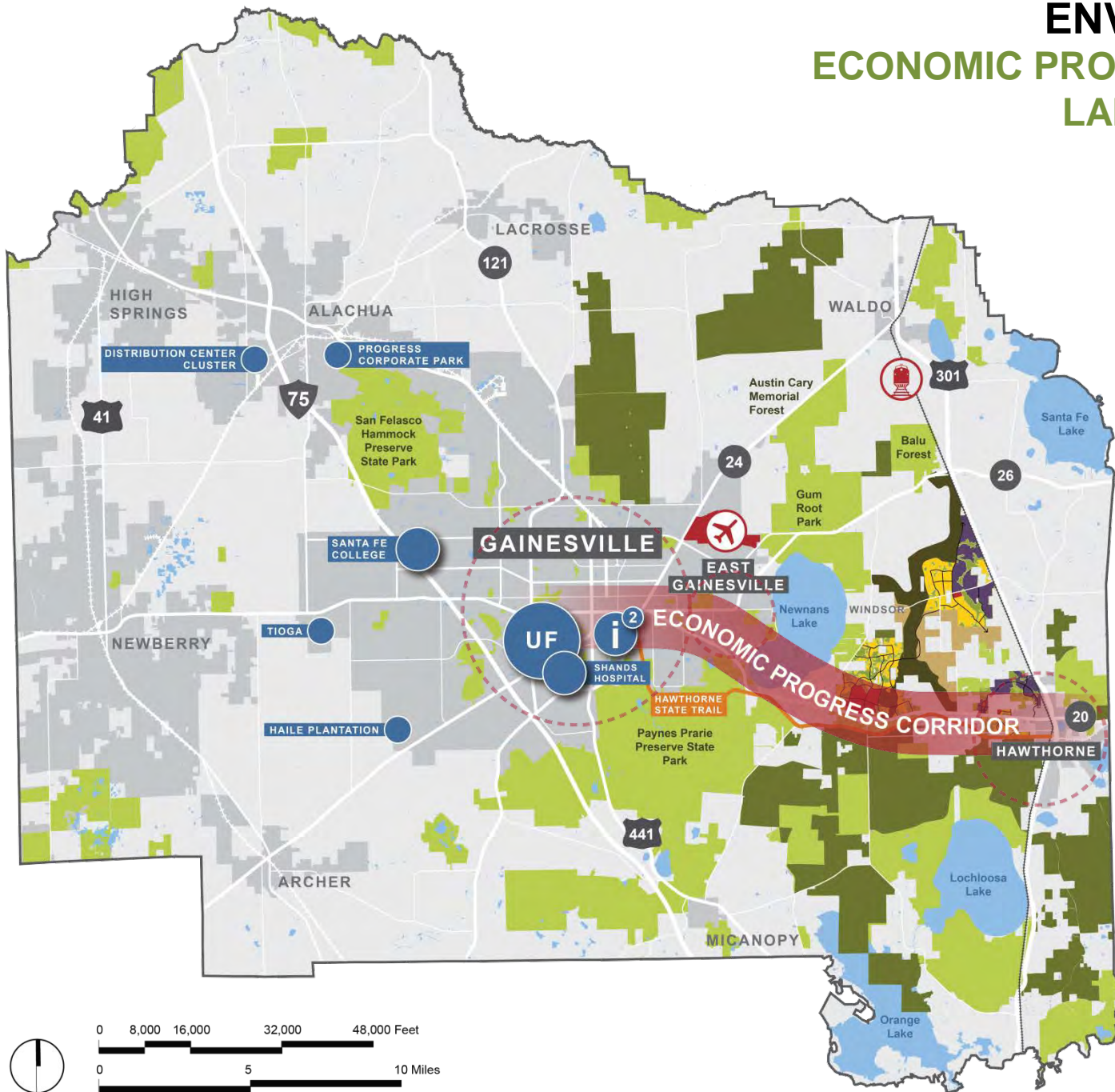
# UF and Economic Progress in the Gainesville Region

- Increasing base employment in Alachua County by 30,000 above trend over 50 years is a reasonable goal
- County residents can plan to meet the County's economic needs rather than just continuing past practices.
- Alachua County is in a strong position for above trend growth

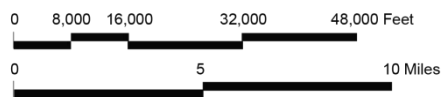
# ENVISION ALACHUA

## ECONOMIC PROGRESS CORRIDOR

### LAND USE SCENARIO



- EA-Preservation
- EA-CON (Proposed Conservation)
- EA-CON (Existing Conservation)
- EA-RUR (Rural)
- Mixed Use
- Advanced Manufacturing
- Residential



# ENVISION ALACHUA

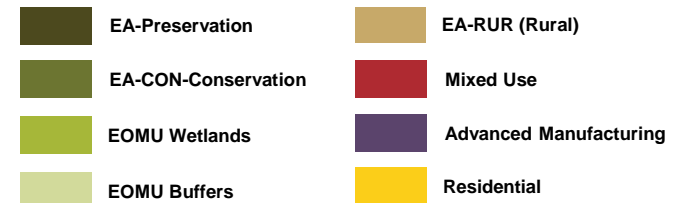
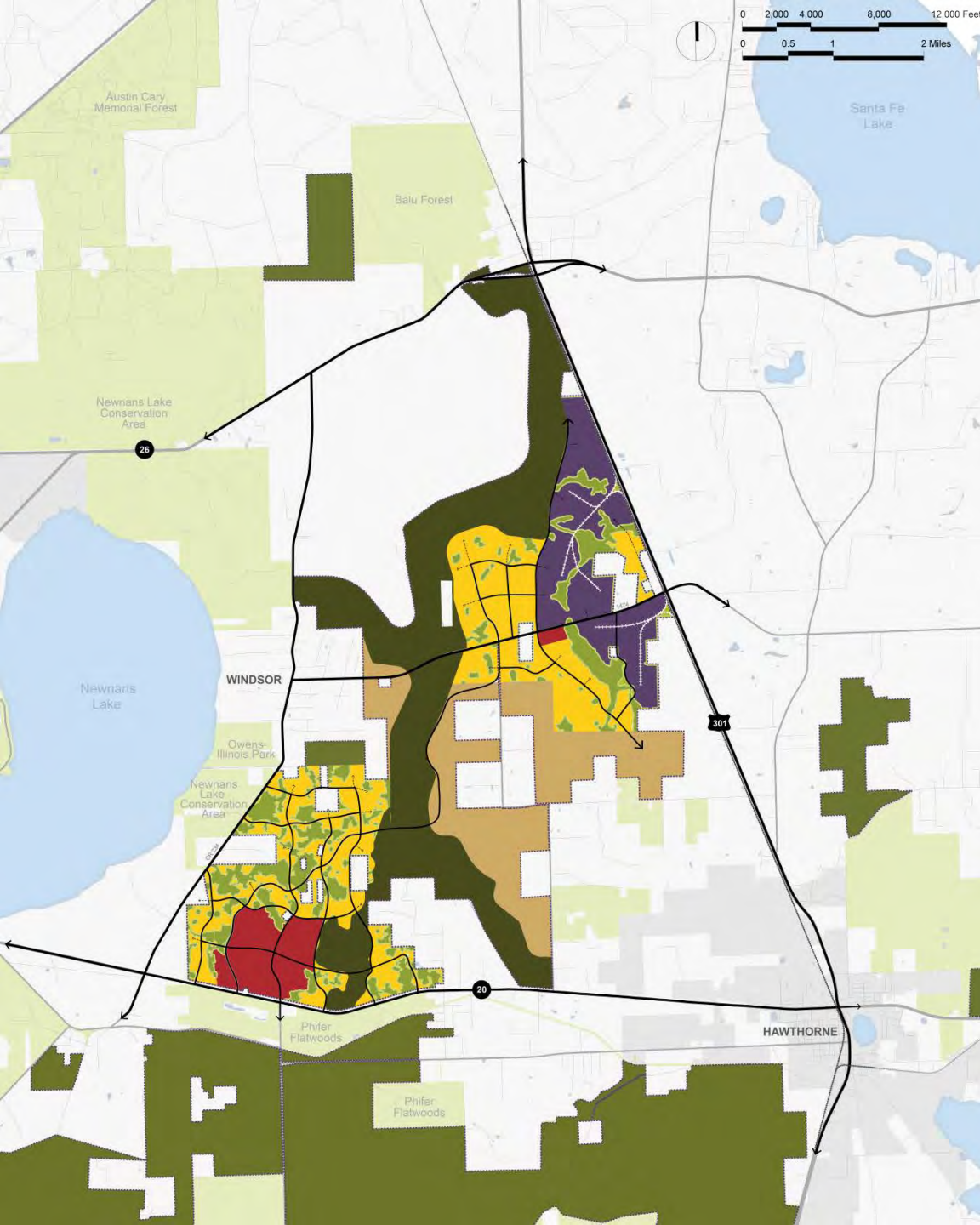
## JOB CENTERS

### CONCEPTUAL LAND USE SCENARIO

#### Jobs Focus

1. SR20 Job Center
2. US301 Job Center

Only one home for every two-and-a-half (2.5) Jobs



# Proposed Maximum Land Use Program

## Job Centers - 50 years

EOMU Land Use	Program	Assumptions
<b>ECONOMIC DEVELOPMENT</b>		
• R&D/Office/Institutional	5,000,000 sf	Estimated 16,000 – 20,000 Jobs
• Advanced Manufacturing	5,000,000 sf	Estimated 4,000 – 6,000 Jobs
<b>COMMUNITY</b>		
• Residential	8,700 units	Net density of 5.0 du/ac; >2.5 jobs/household
• Retail/Service	1,200,000 sf	125-150 SF per household
• Schools & Civic Uses		Diverse community supporting uses
<b>ENVIRONMENT</b>		
• Open Space		Minimum 39% Open Space



# Major Policy Choices for BOCC

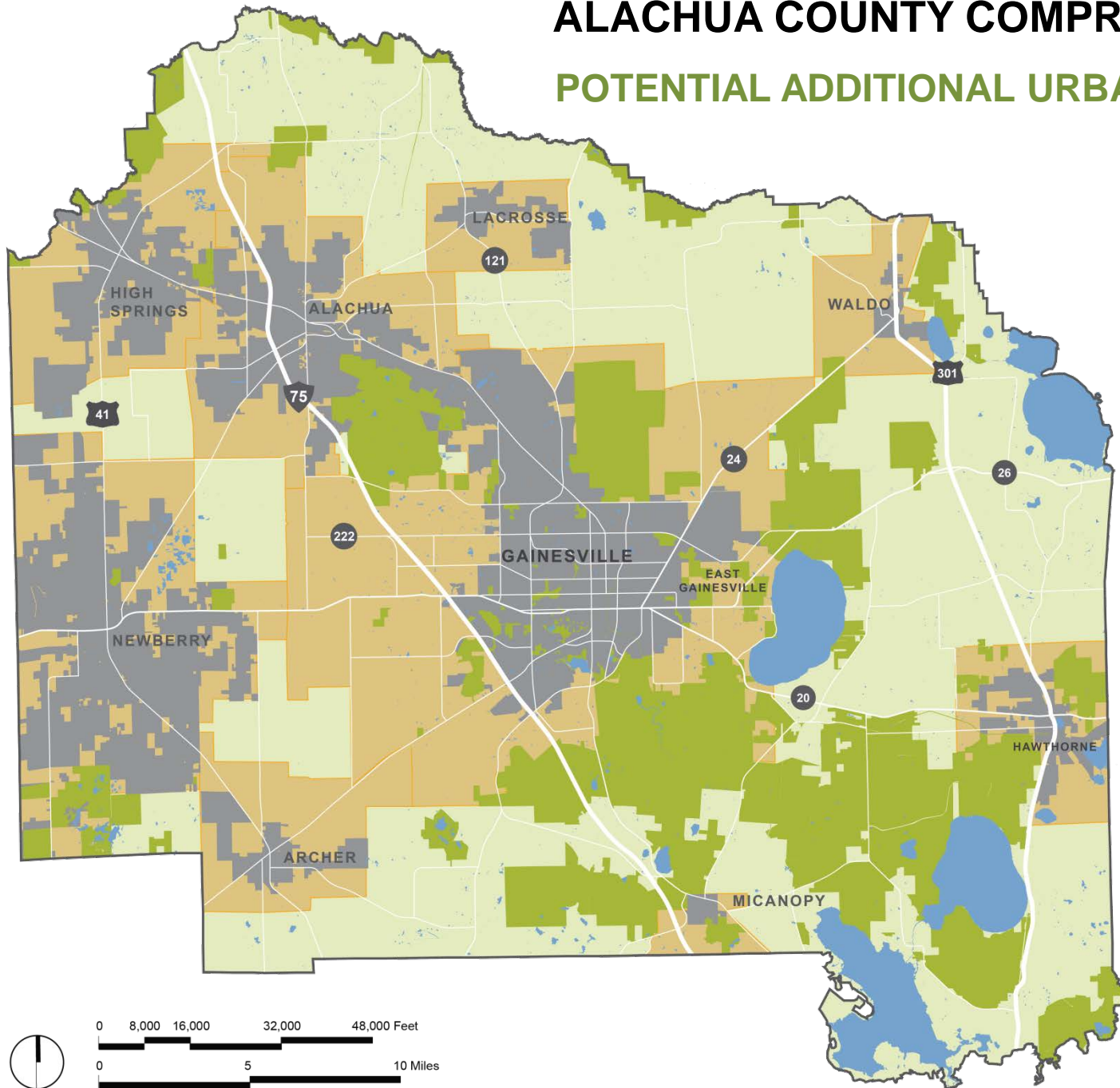
	<u>2030 Comp Plan</u>	<u>EA Sector Plan</u>
URBAN DEVELOPMENT		
CONSERVATION		
IMPACTS TO WETLANDS		

# Urban Development Policy Choice

	<u>2030 Comp Plan</u>	<u>EA Sector Plan</u>
URBAN DEVELOPMENT	Plans for new urban development only in the urban cluster and in designated reserve areas adjacent to cities	Creates new job centers on SR 20 and on US 301 in East County
CONSERVATION		
IMPACTS TO WETLANDS		

# ALACHUA COUNTY COMPREHENSIVE PLAN

## POTENTIAL ADDITIONAL URBAN DEVELOPMENT 50 YEAR HORIZON



- Municipalities
- Urban Cluster, Urban Reserve Areas
- Existing Conservation Land
- Rural/Agriculture (up to 1 DU/5 Ac)
- Water Bodies



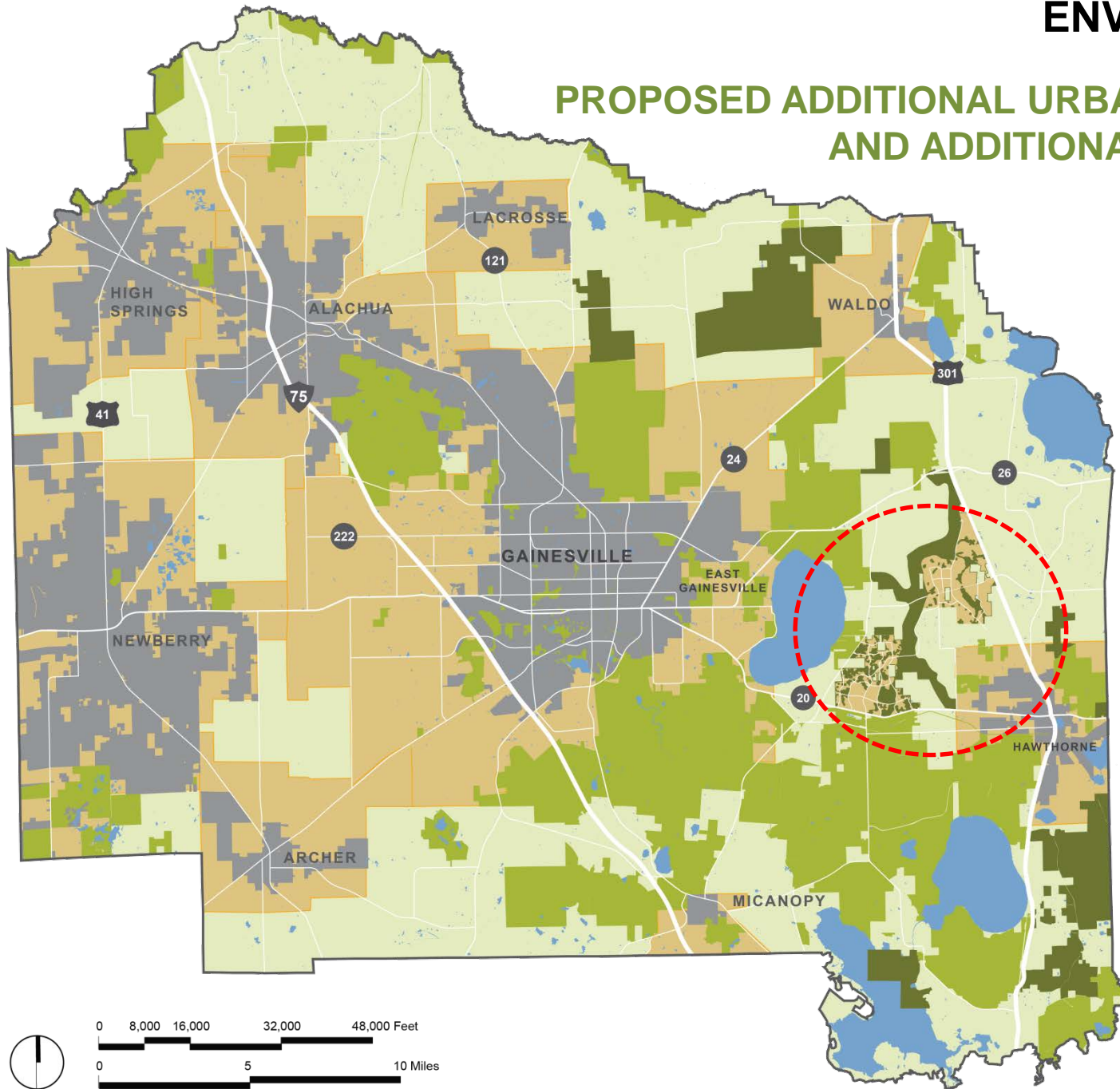
0 8,000 16,000 32,000 48,000 Feet

0 5 10 Miles



# ENVISION ALACHUA

## PROPOSED ADDITIONAL URBAN DEVELOPMENT AND ADDITIONAL CONSERVATION 50 YEAR HORIZON



- Municipalities
- Urban Cluster, Urban Reserve Areas  
(EASP 3,380 additional acres)
- Existing Conservation Land
- Additional Lands Protected from Development  
(EASP 22,364 acres)
- Rural/Agriculture (up to 1 DU/5 Ac)
- Water Bodies

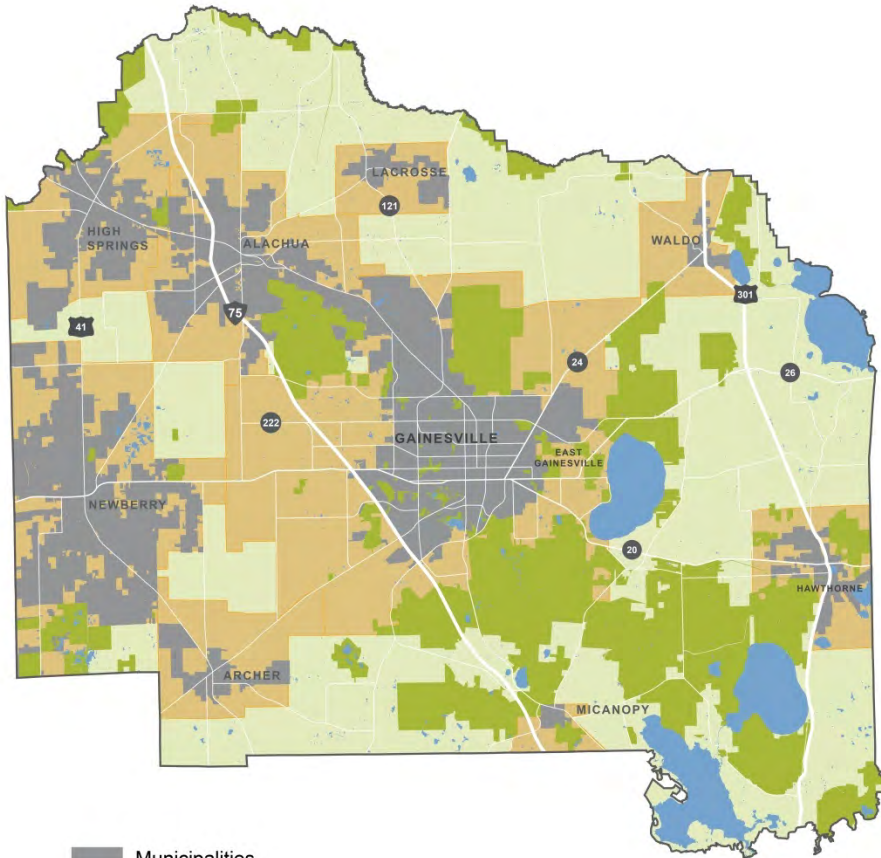


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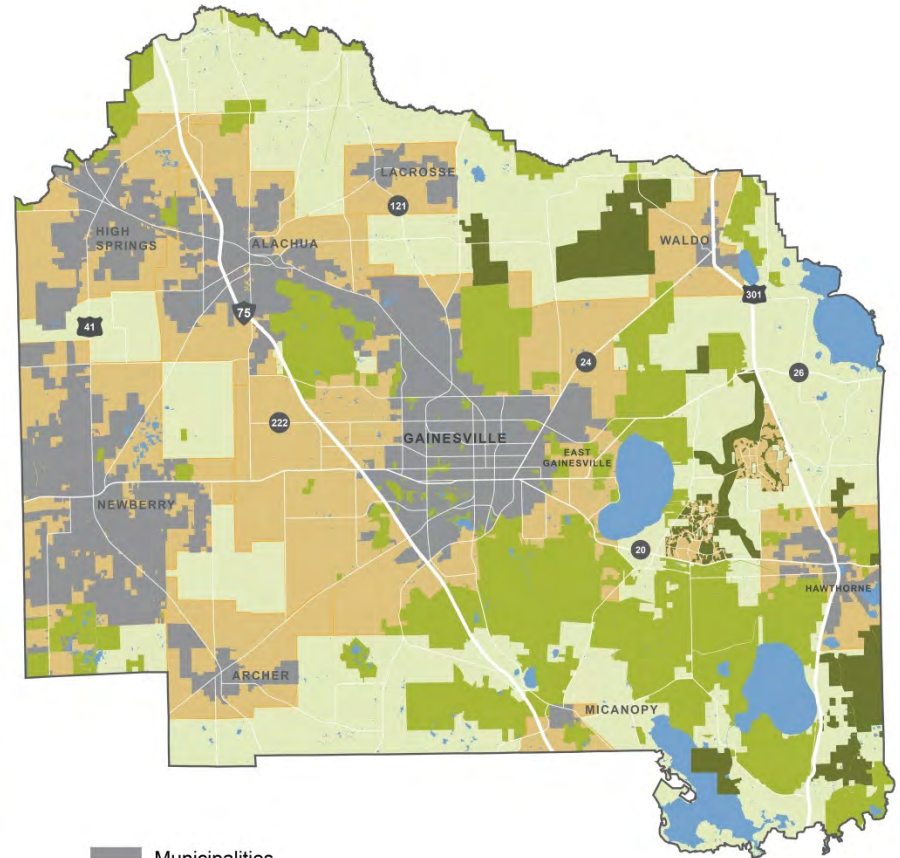
# ANTICIPATED & PROPOSED ADDITIONAL URBAN DEVELOPMENT

**Alachua County Comprehensive Plan Anticipated  
Potential Urban Development**



- Municipalities
- Urban Cluster, Urban Reserve Areas
- Existing Conservation Land
- Rural/Agriculture (up to 1DU/5AC)
- Water Bodies

**Proposed Additional Urban Development and  
Additional Lands Protected from Development**

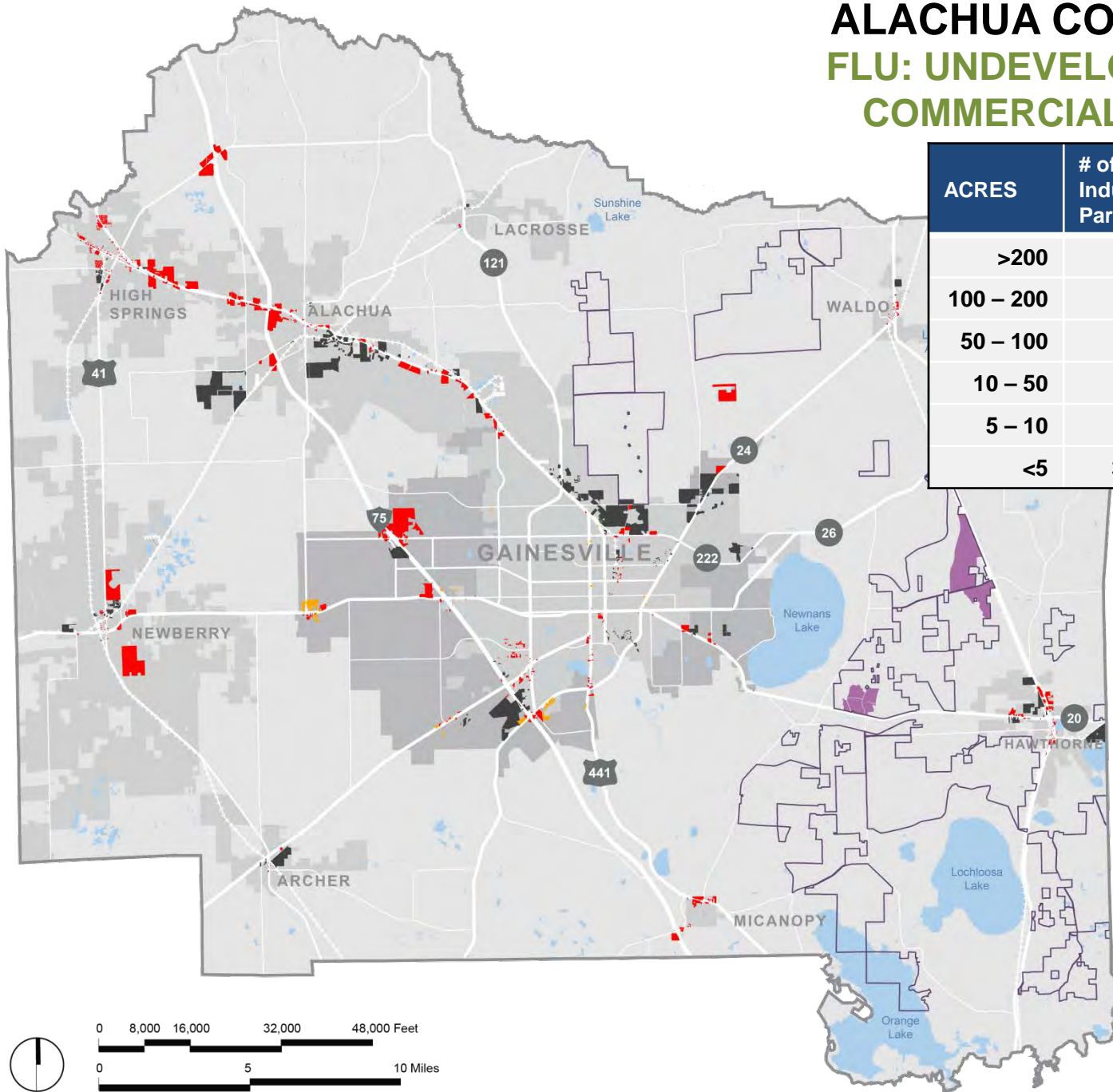


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# ALACHUA COUNTY and CITIES

## FLU: UNDEVELOPED INDUSTRIAL, COMMERCIAL, & OFFICE LANDS



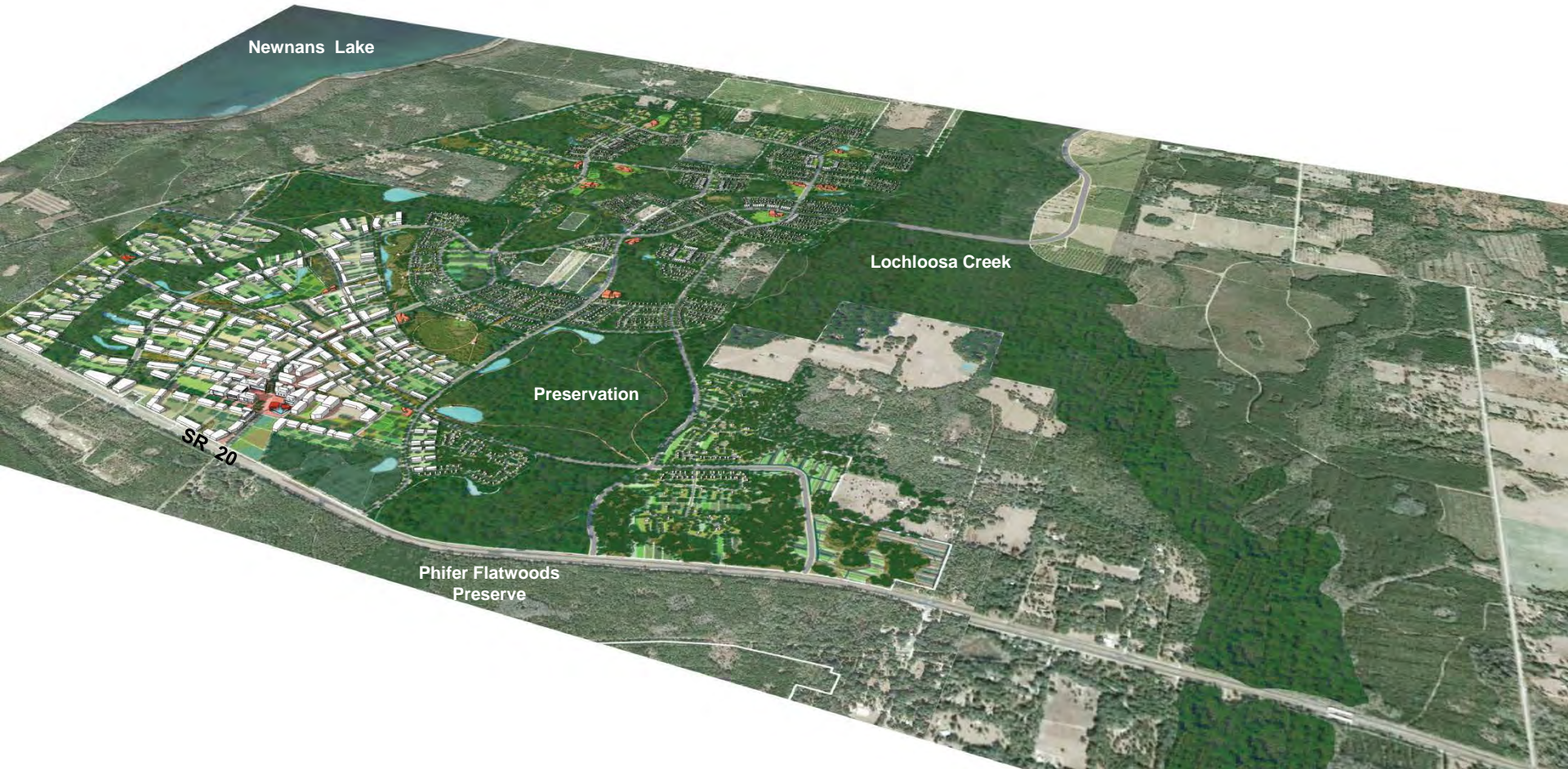
ACRES	# of Industrial Parcels	# of Commercial Parcels	# of Office Parcels
>200	3	0	0
100 – 200	8	4	0
50 – 100	11	10	1
10 – 50	58	59	4
5 – 10	49	49	4
<5	378	705	125

### LEGEND:

- MUNICIPALITIES
- URBAN CLUSTER
- UNDEVELOPED INDUSTRIAL LANDS
- UNDEVELOPED COMMERCIAL LANDS
- UNDEVELOPED OFFICE LANDS
- SR 20 MIXED USE CENTER & US 301 JOB CENTER (~1,850 AC)

# SR 20 JOBS CENTER

## ILLUSTRATIVE CONCEPT PLAN





# SR 20 JOBS CENTER

## ILLUSTRATIVE CONCEPT PLAN

### CLUSTERED CAMPUS OPTION

<b>Potential Campus:</b>	<b>185 AC</b>
Wetland Park:	45 AC
Agriculture Fields:	85 AC
Development Area:	55 AC





# SR 20 JOBS CENTER

## MIXED USE CENTER 3D VIEW

## CLUSTERED CAMPUS OPTION

<b>Potential Campus:</b>	<b>185 AC</b>
Wetland Park:	45 AC
Agriculture Fields:	85 AC
Development Area:	55 AC





# ENVISION ALACHUA

## SR 20 JOB CENTER: EYE-LEVEL VIEW



# UCF & Central Florida Research Park

Campus-like environment for business, located adjacent to the University of Central Florida

**Businesses that desire a "university relationship"** can purchase land in the Research Park on which to construct a facility or can lease space for office, office/lab or light manufacturing uses.

Research Park tenants form relationships with the University of Central Florida through technology transfer, research, faculty consultations.

**1,027 Acres**

**125+ Companies**

**58 Buildings**

**9,500 Employees**



# Medical City Lake Nona

## UCF College of Medicine

Medical City, 22 miles south of UCF's main campus:

- UCF College of Medicine
- Burnett School of Biomedical Sciences
- MD Anderson Orlando Cancer Research Institute
- Nemours Children's Hospital
- Orlando VA Medical Center
- **To-date: \$1.3 billion investment**



### University of Florida Research & Academic Center

100,000 square feet  
\$61 million construction



### Burnham Institute for Medical Research

300+ research jobs  
\$85 million construction investment

# Florida Advanced Manufacturing Research Center

## UCF, Osceola County and Harris Corporation



- \$75 million center - anchor for 300 acre park
- Approved zoning, site plan - Aug 2014
- Approved funding Feb 2015
- Construction underway
- Expected to generate 20,000+ jobs, paying \$2 billion in wages in next 10 years

**Partners include the University of Florida**

# Downtown Greenville, SC

## Then (1970) & Now (2015)







CLEMSON UNIVERSITY  
TECHNOLOGY  
NEIGHBORHOOD 1

**CUICAR**  
CLEMSON UNIVERSITY INTERNATIONAL CENTER FOR AUTOMOTIVE RESEARCH

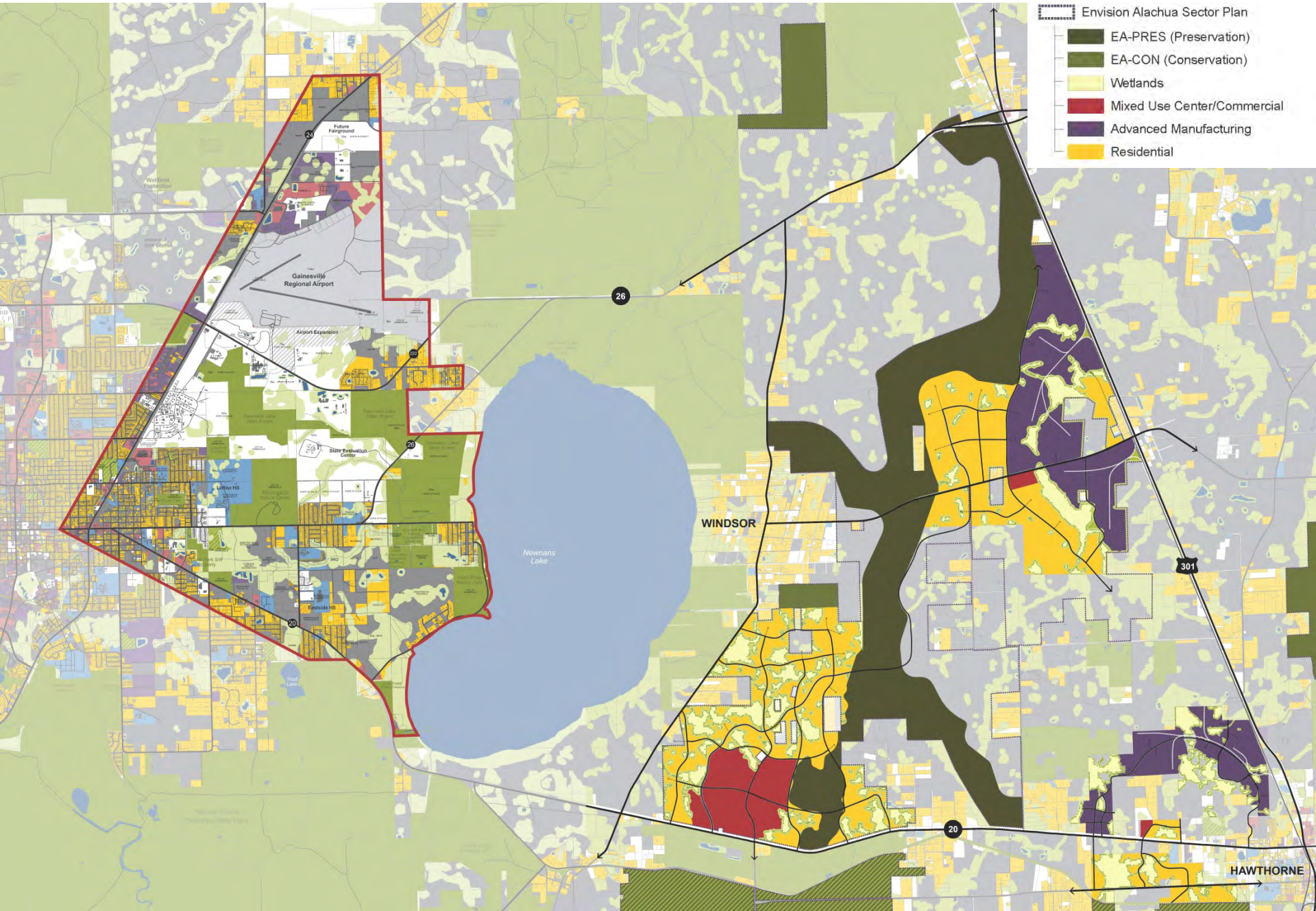
TAKE A



ENVISION ALACHUA

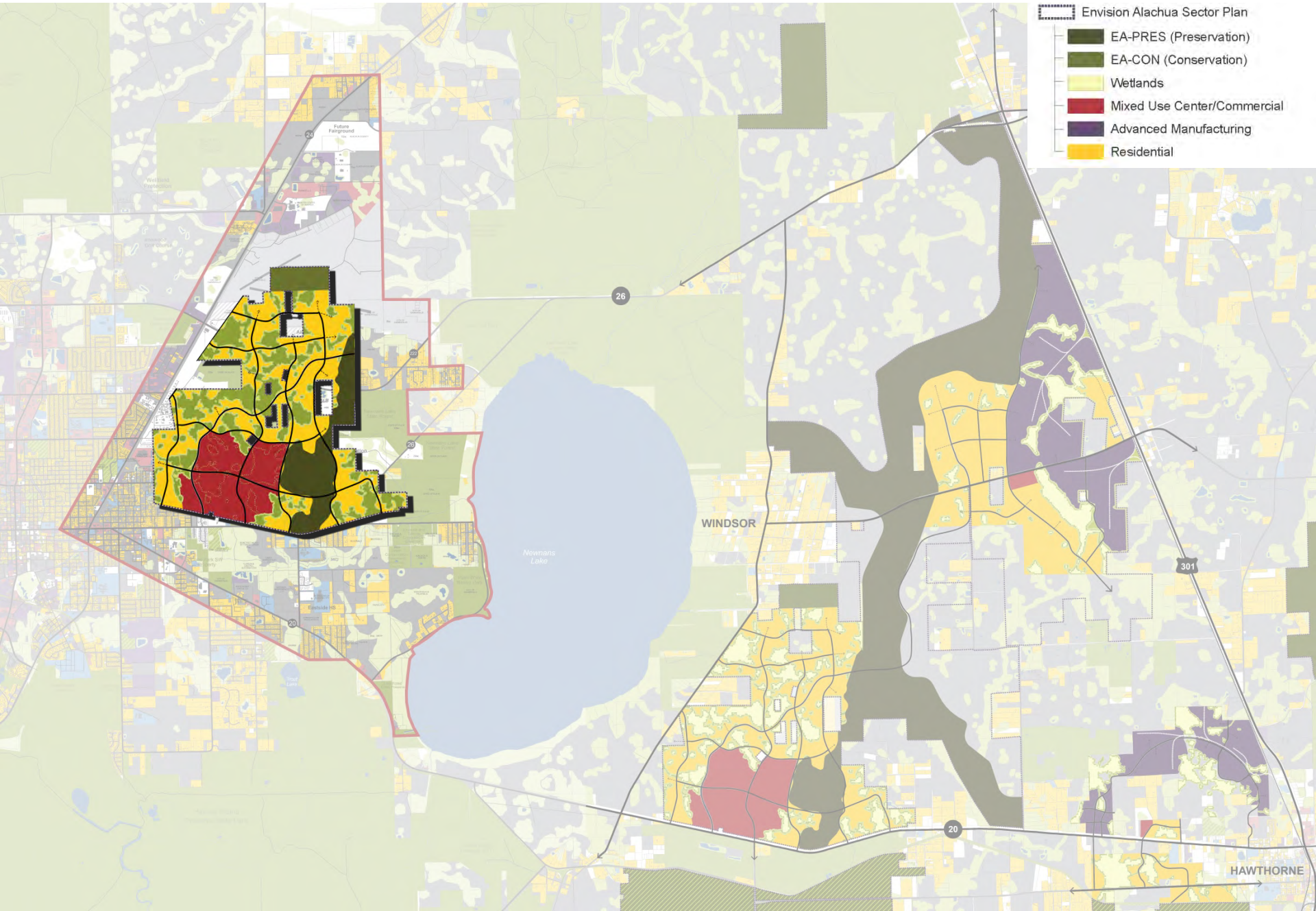


# EAST GAINESVILLE LAND USE ANALYSIS





# EAST GAINESVILLE LAND USE ANALYSIS

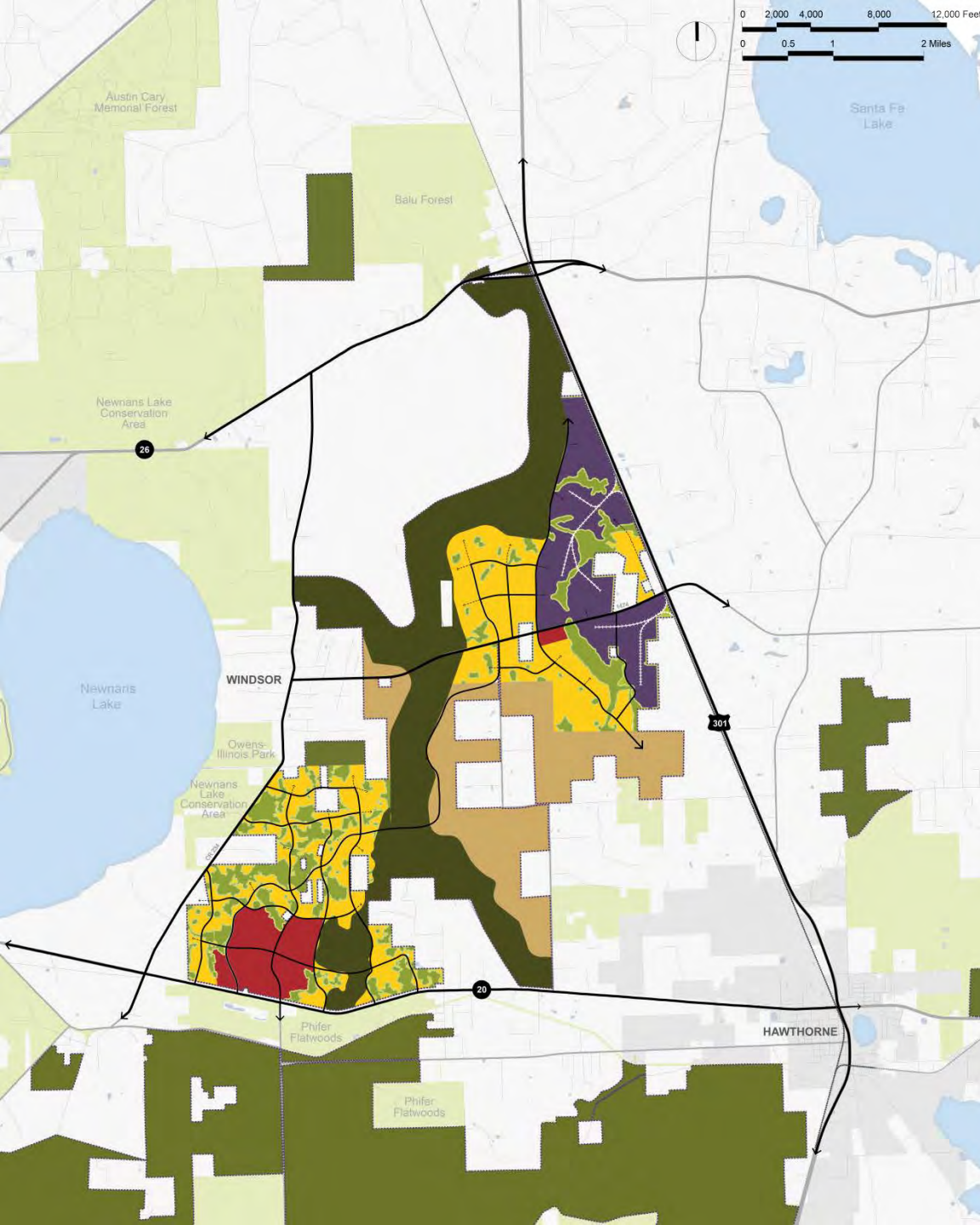












# ENVISION ALACHUA

## JOB CENTERS DEVELOPMENT FORM

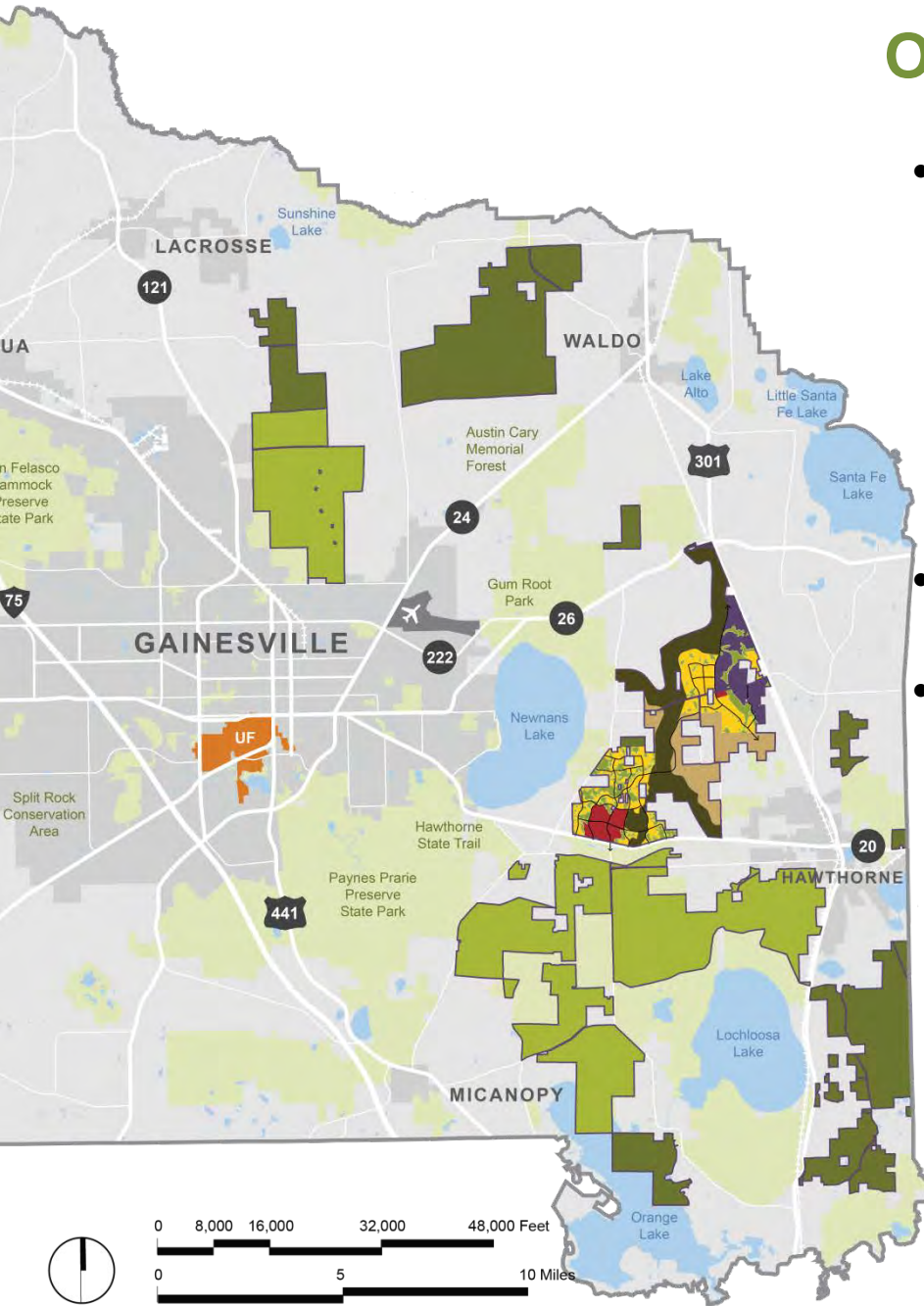
- Similar to County TND/TOD Form
- Walkable pattern
- Majority of homes within half-mile radius of non-retail jobs
- Majority of jobs within half-mile radius of transit
- All homes within ¼ mile walk of recreation, open space or conservation



	EA-Preservation		EA-RUR (Rural)
	EA-CON-Conservation		Mixed Use
	EOMU Wetlands		Advanced Manufacturing
	EOMU Buffers		Residential








# ENVISION ALACHUA

## OPPOSITE OF URBAN SPRAWL



- **Compact, balanced, mixed use urban development**
  - Clustering on largest scale
  - All daily living needs within walk
  - Maximize efficiency of future public facilities and services
  - No other undeveloped land available within urban area to meet economic need
- **Provides clear separation between rural and urban uses**
- **Protects significant open space; agriculture.**

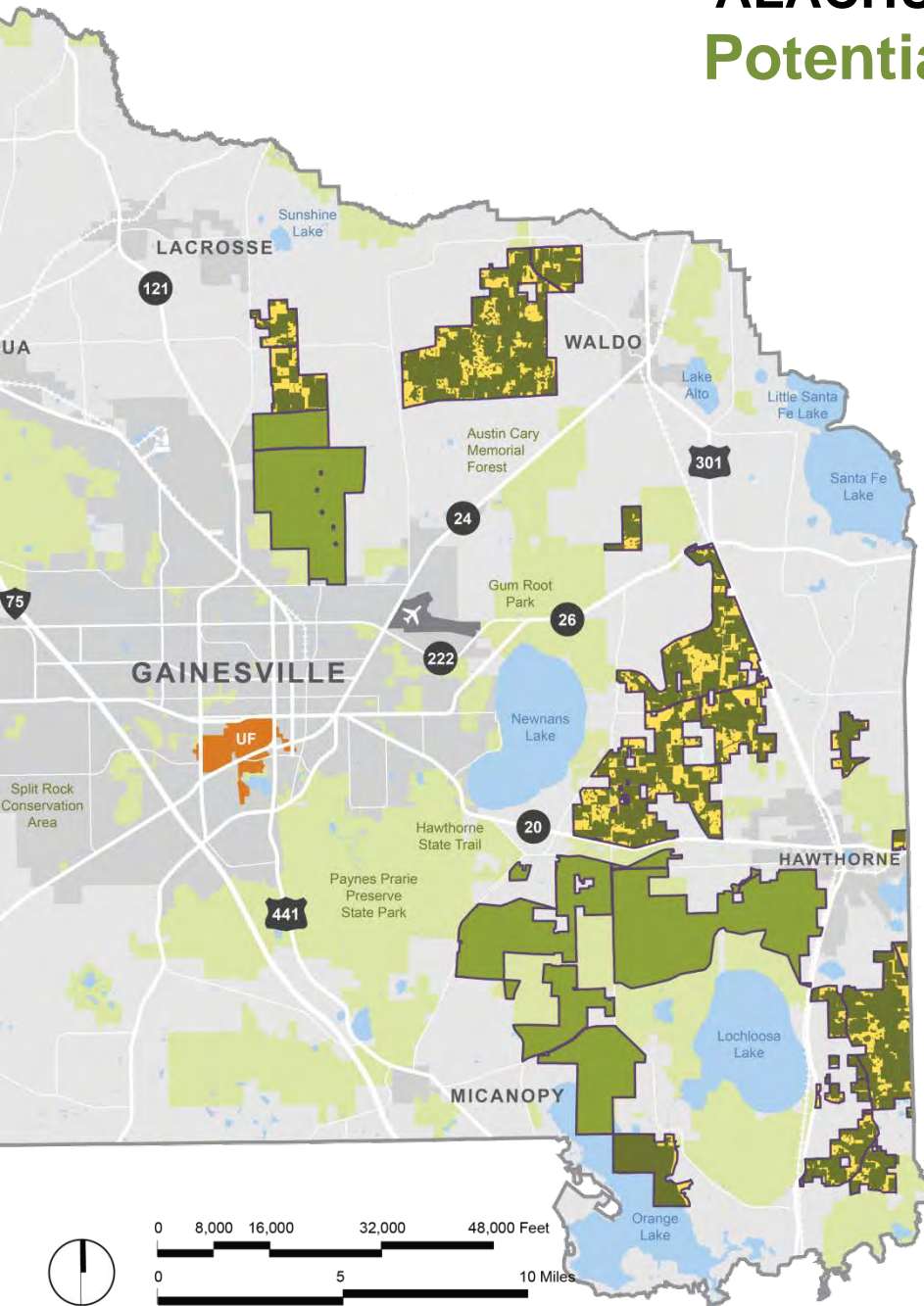
### ENVISION ALACHUA SECTOR PLAN:

	EA-PRES: PRESERVATION
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	MIXED USE
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# ALACHUA COUNTY COMPREHENSIVE PLAN

## Potential Rural Development Scenario

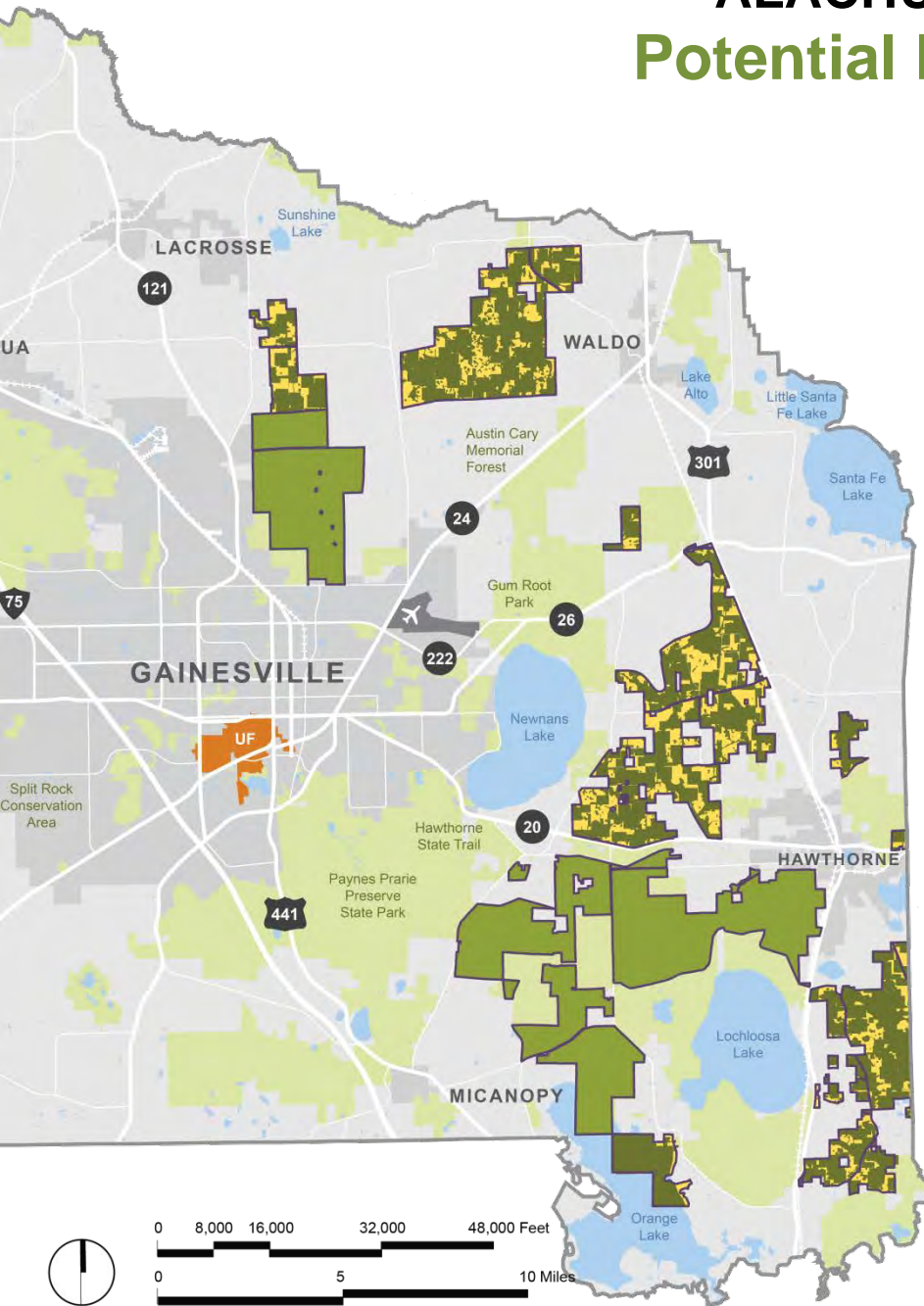


- Staff report estimates 7,773 homes on 8,388 acres
- Each home with septic tank and at least one well
- Undeveloped land owned by up to 7,773 individual owners

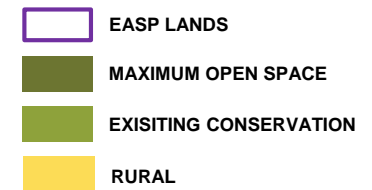


# ALACHUA COUNTY COMPREHENSIVE PLAN

## Potential Rural Development Scenario is a Form of Classic Sprawl



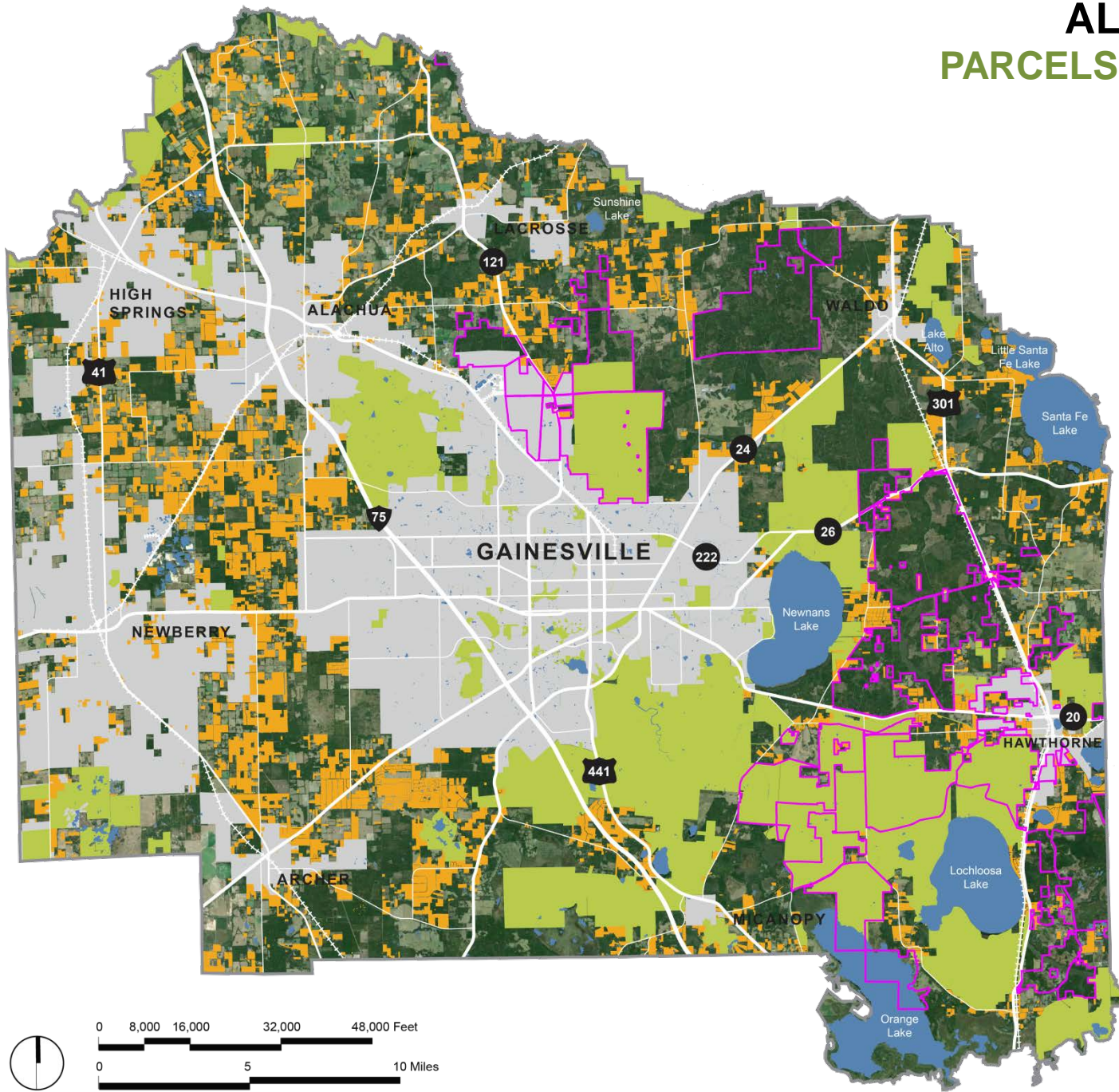
- Allows substantial areas of County to develop as single use, low density
- Auto dependent
- Fails to protect and conserve natural resources
- Difficult to provide services efficiently
- High risk of haphazard development patterns (strip, linear)









# ALACHUA COUNTY

## PARCELS 10AC AND UNDER



### LEGEND:

-  MUNICIPALITIES & URBAN CLUSTER
-  PARCELS 10AC AND UNDER
-  CONSERVATION LAND
-  PLUM CREEK LANDS IN ALACHUA COUNTY

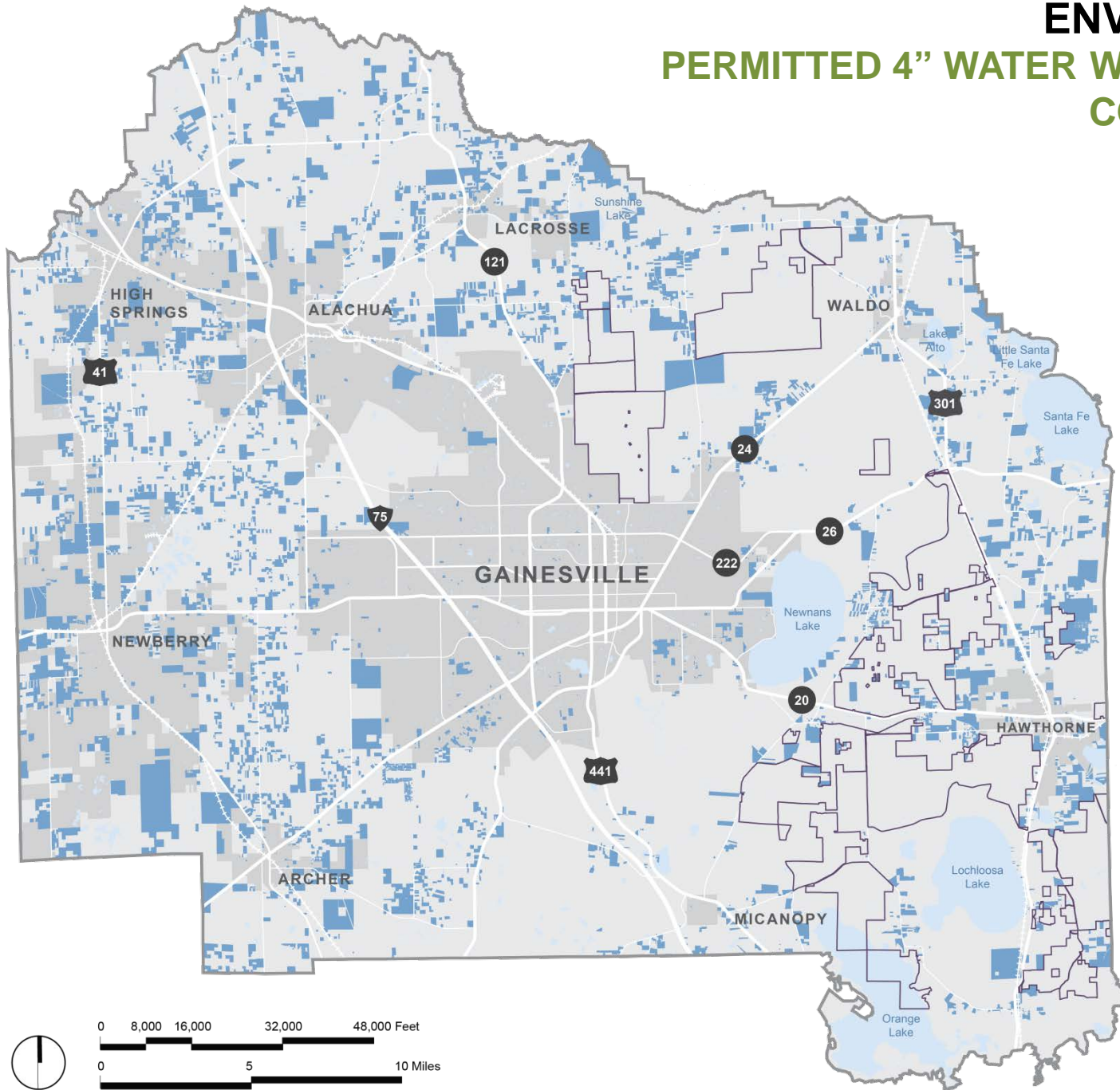


0 8,000 16,000 32,000 48,000 Feet

0 5 10 Miles

# ENVISION ALACHUA

## PERMITTED 4" WATER WELLS IN ALACHUA COUNTY (1994-2014)



### LEGEND:

- PARCELS WITH WATER WELLS (6,047)
- EASP
- MUNICIPALITIES

# Water Conservation – A New Standard

- **No potable water for residential irrigation**
- **Florida Friendly plant species required for all landscaping**
- The priority for reclaimed water: environmental restoration, industrial users, and agricultural users
- All wells shall be monitored as part of a utility system
- No reuse water for single-family residential irrigation



A stylized, light green illustration of a plant with long, thin leaves and a central flower-like structure, set against a light green background. The illustration is positioned in the upper left quadrant of the slide.

# **NATURAL ENVIRONMENT AND CONSERVATION**

# Major Policy Choices for BOCC

	<u>2030 Comp Plan</u>	<u>EA Sector Plan</u>
URBAN DEVELOPMENT		
CONSERVATION		
IMPACTS TO WETLANDS		

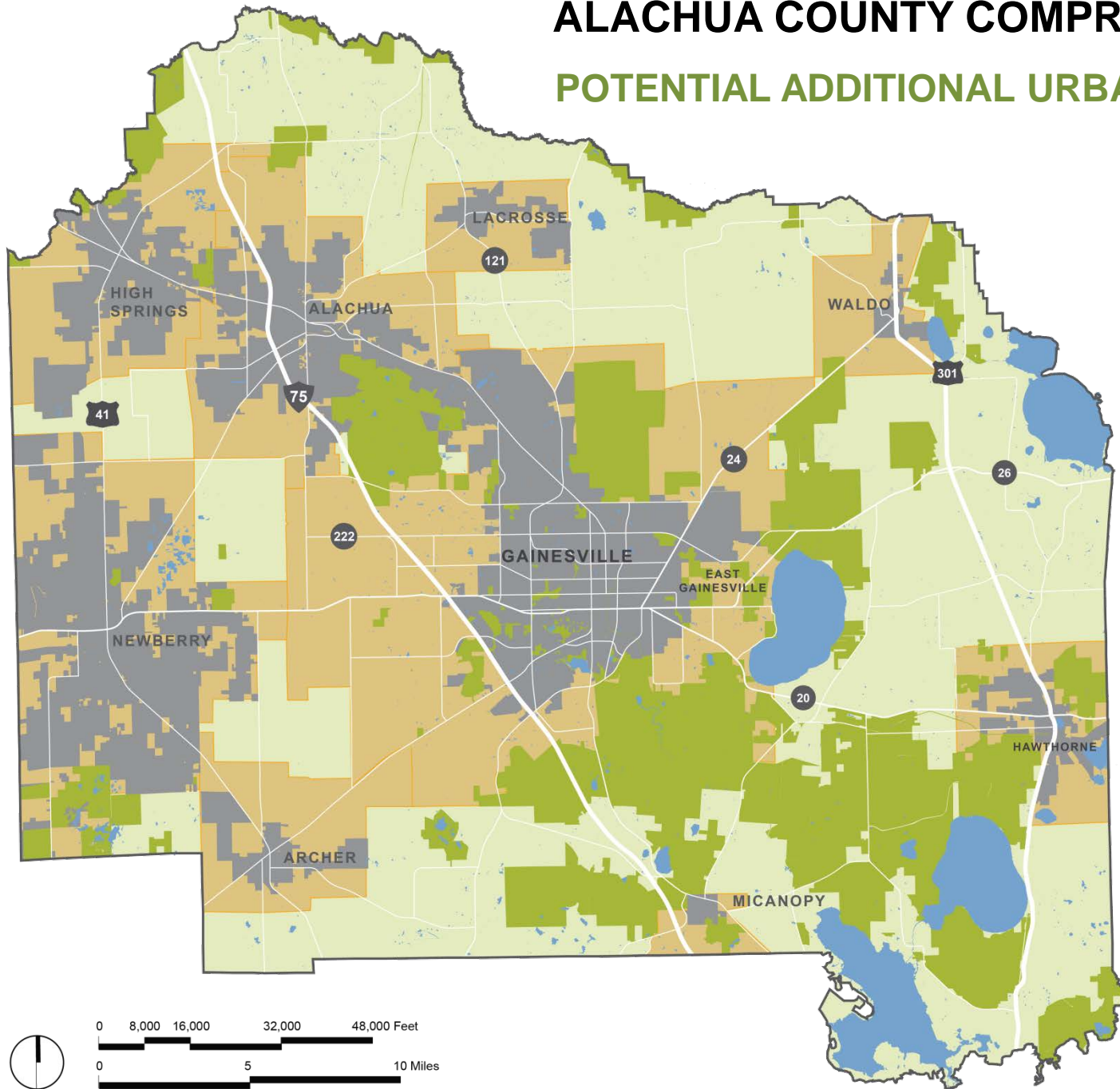
# Conservation Lands Policy Choice

	<u>2030 Comp Plan</u>	<u>EA Sector Plan</u>
URBAN DEVELOPMENT		
CONSERVATION	Tools limited to purchase of land/easements and to regulation of land within proposed development sites.	Requires on-site conservation/open space PLUS an additional 6.6 acres off-site for every acre of development
IMPACTS TO WETLANDS		



# ALACHUA COUNTY COMPREHENSIVE PLAN

## POTENTIAL ADDITIONAL URBAN DEVELOPMENT 50 YEAR HORIZON

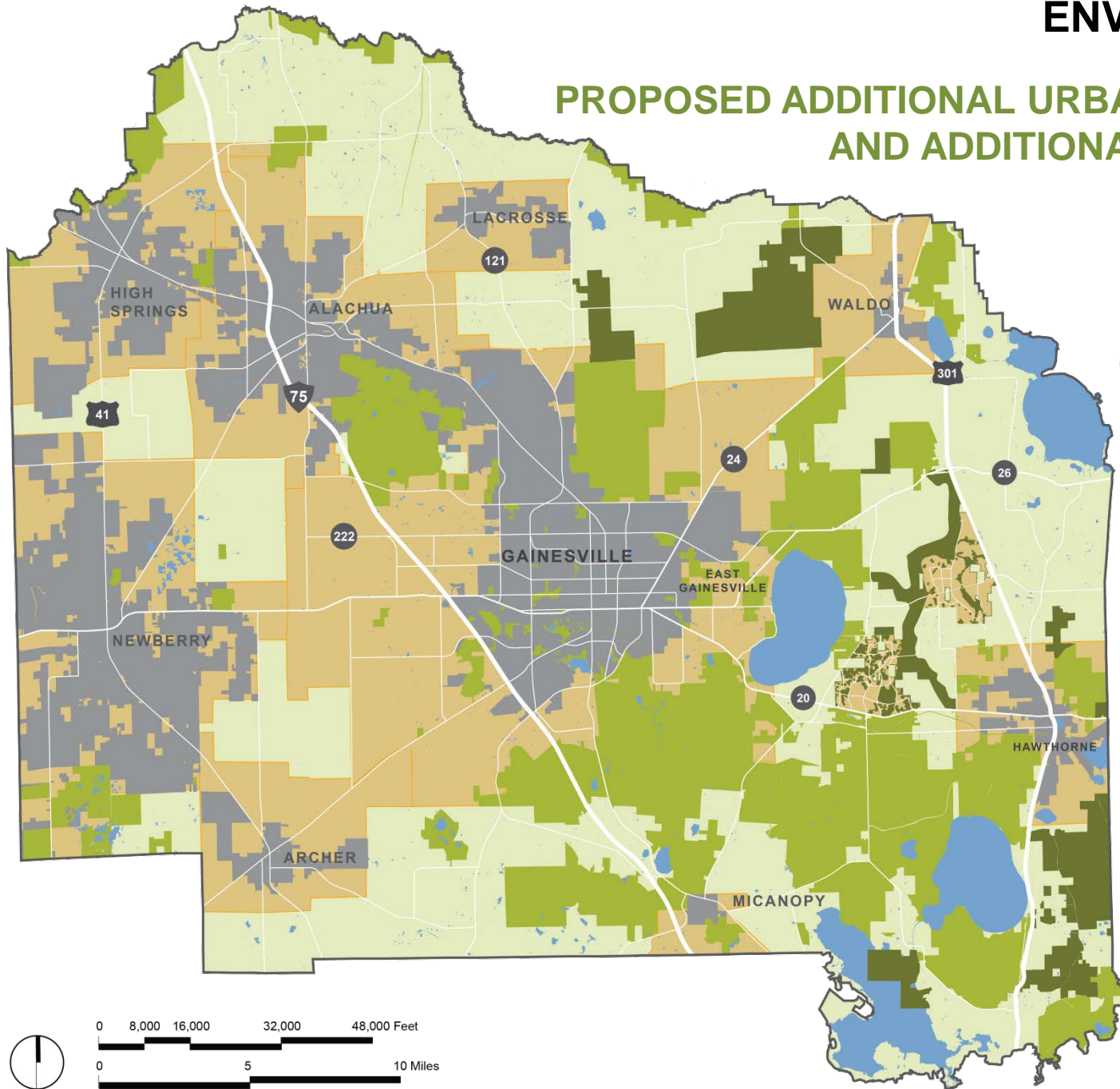


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- Urban Cluster, Urban Reserve Areas
- Existing Conservation Land
- Rural/Agriculture (up to 1 DU/5 Ac)
- Water Bodies

# ENVISION ALACHUA

## PROPOSED ADDITIONAL URBAN DEVELOPMENT AND ADDITIONAL CONSERVATION 50 YEAR HORIZON

On-site Conservation  
And  
Off-Site Conservation  
6.6 new acres  
per developed acre



- Municipalities
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(EASP 3,380 additional acres)
- Existing Conservation Land
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(EASP 22,364 acres)
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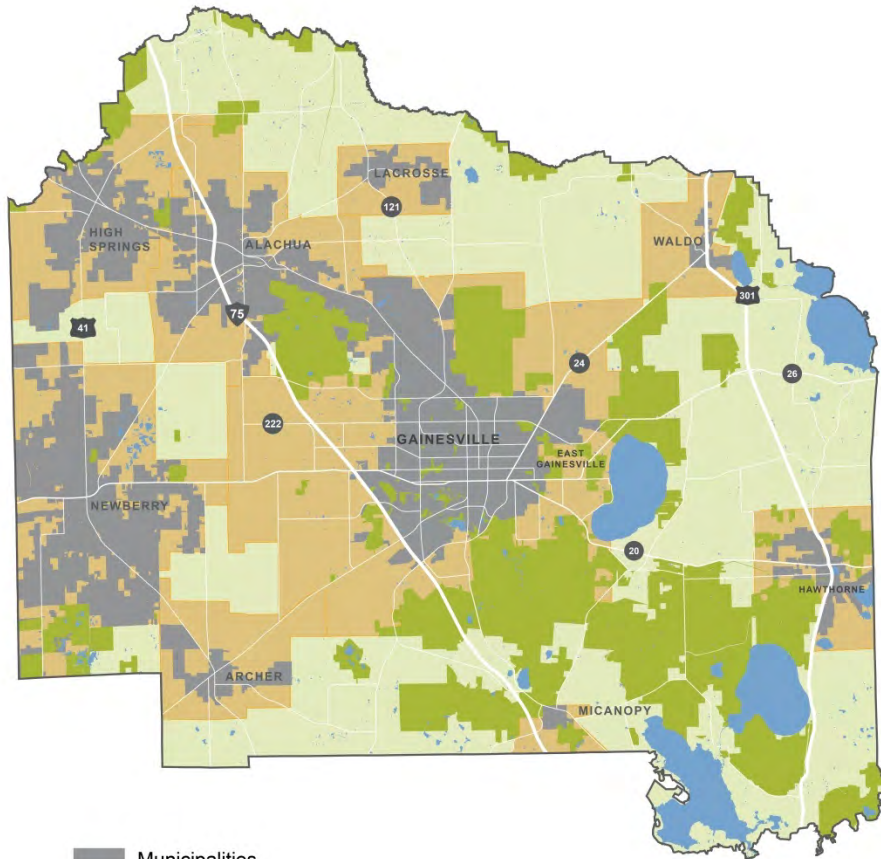
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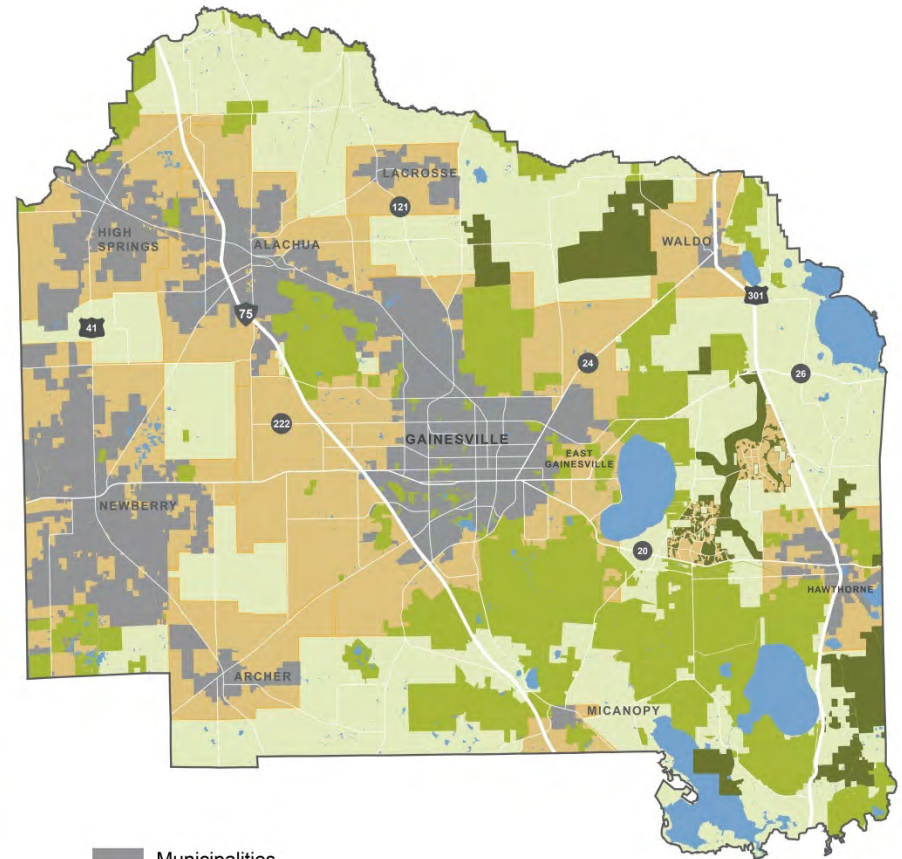
# ADDITIONAL URBAN DEVELOPMENT

**Alachua County Comprehensive Plan Anticipated Potential Urban Development**



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**Proposed Additional Urban Development and Additional Lands Protected from Development**

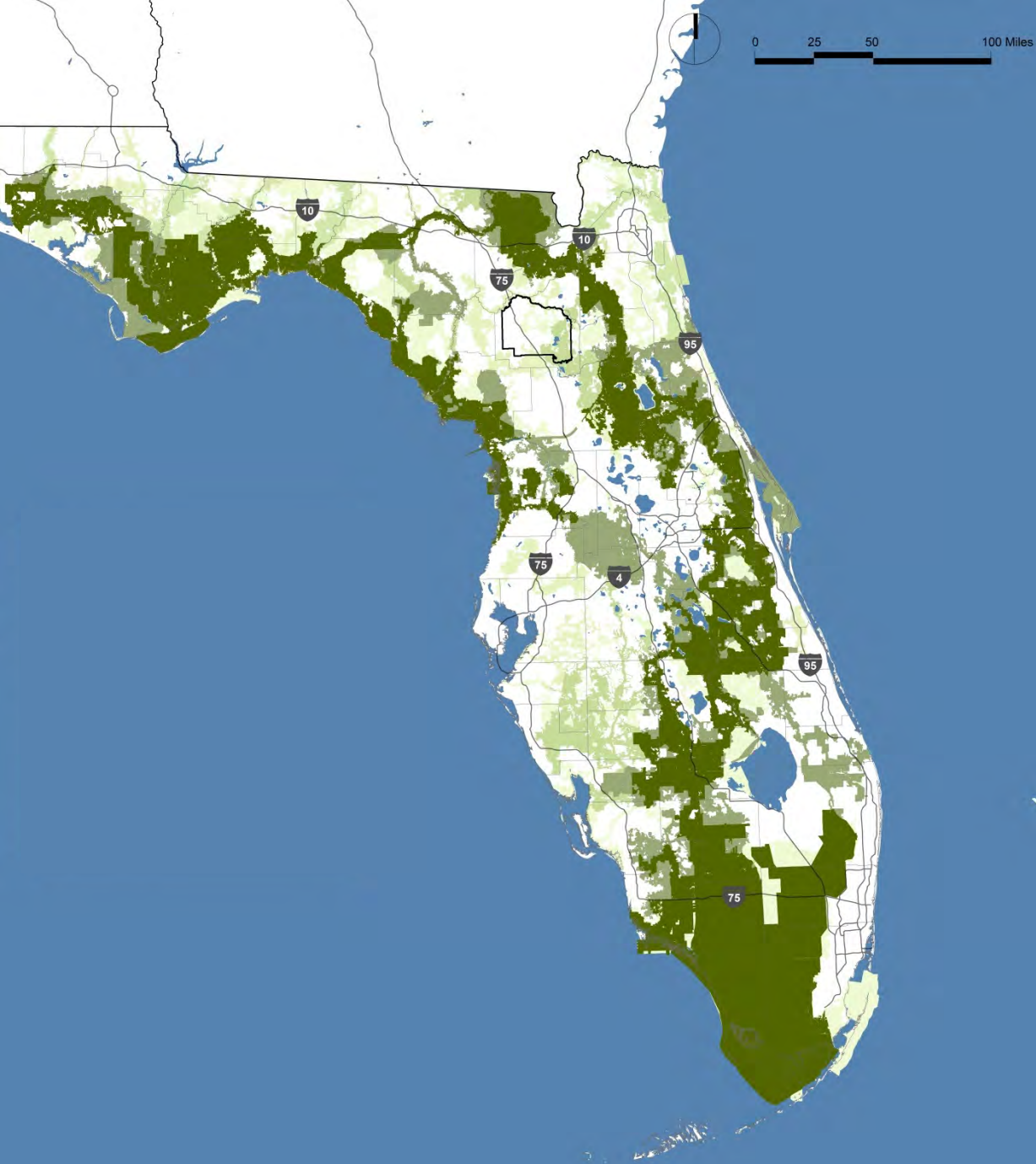


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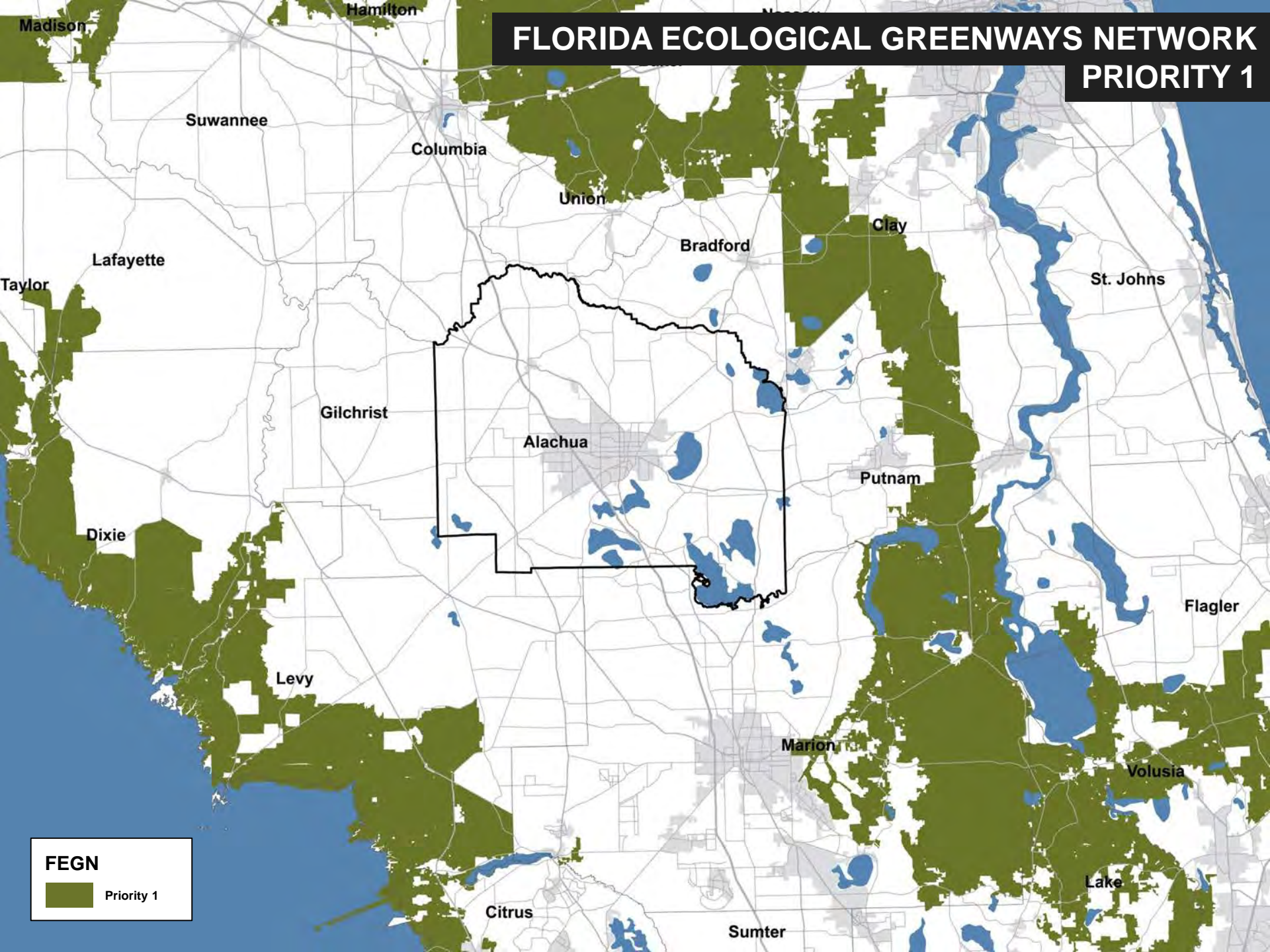
## JUNE 2015 STATEWIDE FLORIDA ECOLOGICAL GREENWAYS NETWORK



### LEGEND

- Critical Linkages 1
- Critical Linkages 2
- Priority 1
- Priority 2
- Priority 3 – PLUM CREEK'S ALACHUA COUNTY LANDS AREA RATED PRIORITY 3
- Priority 4
- Priority 5
- Priority 6

# FLORIDA ECOLOGICAL GREENWAYS NETWORK PRIORITY 1



FEGN

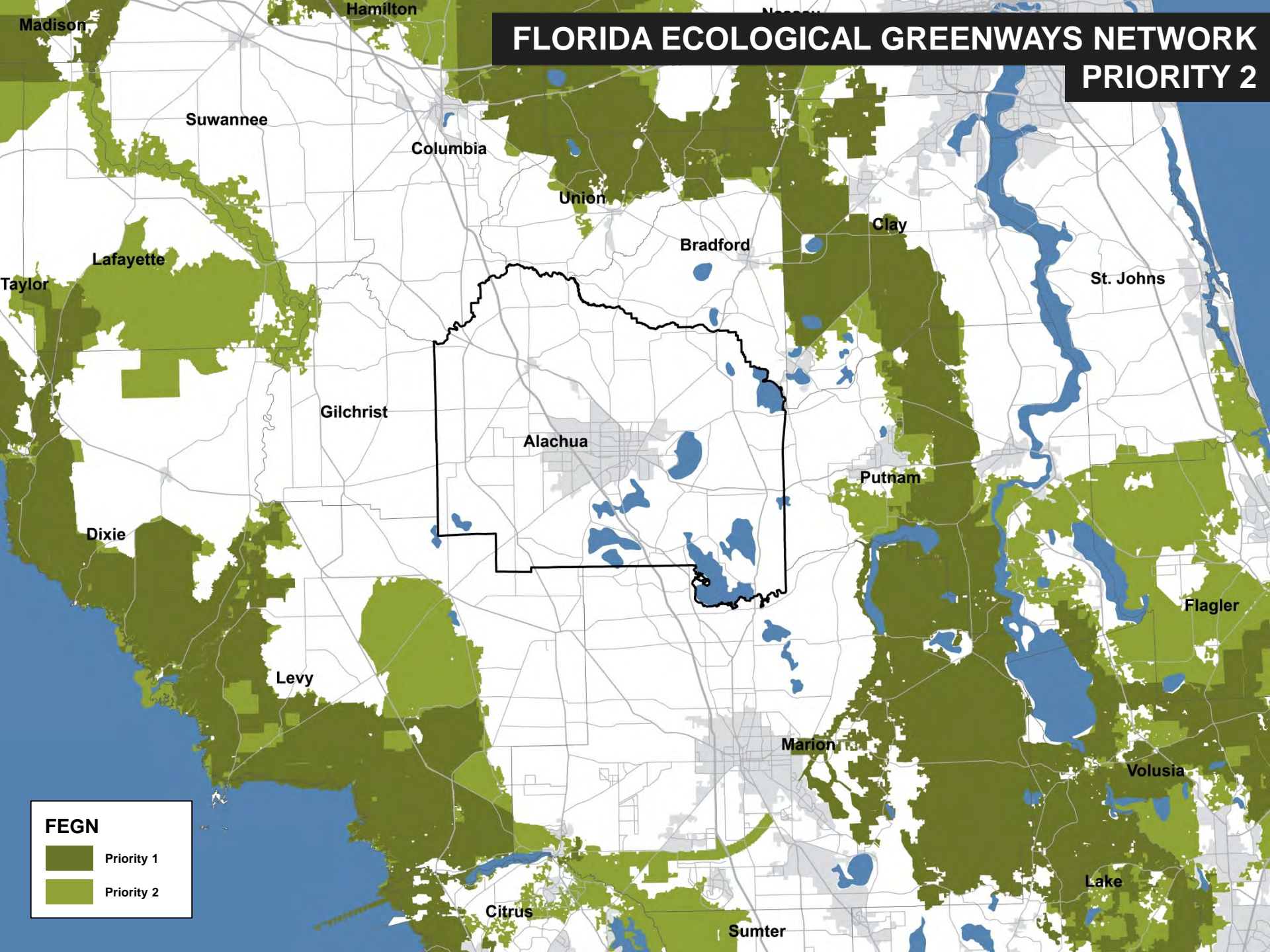


Priority 1



# FLORIDA ECOLOGICAL GREENWAYS NETWORK

## PRIORITY 2

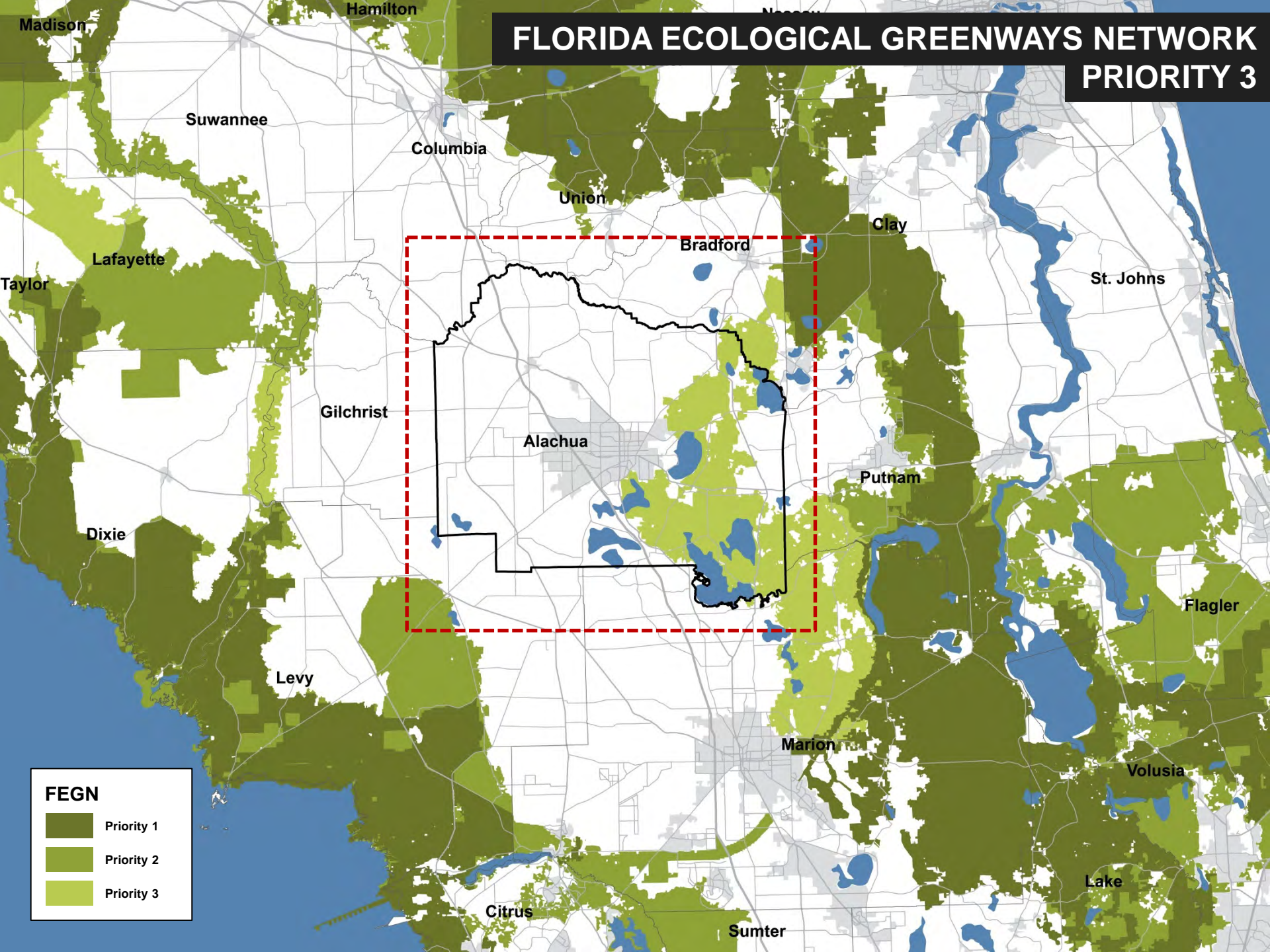


### FEGN

- Priority 1
- Priority 2

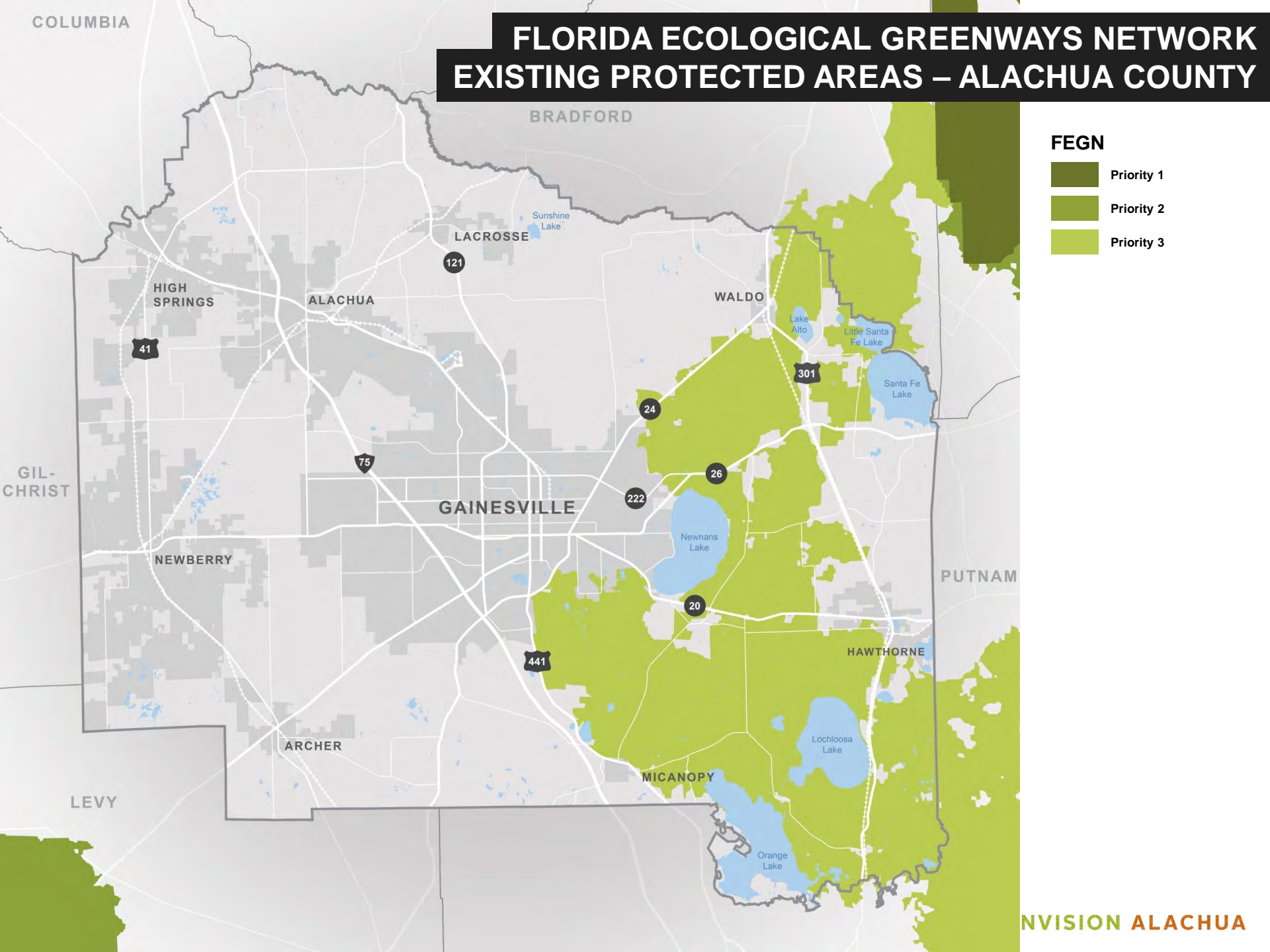


# FLORIDA ECOLOGICAL GREENWAYS NETWORK PRIORITY 3

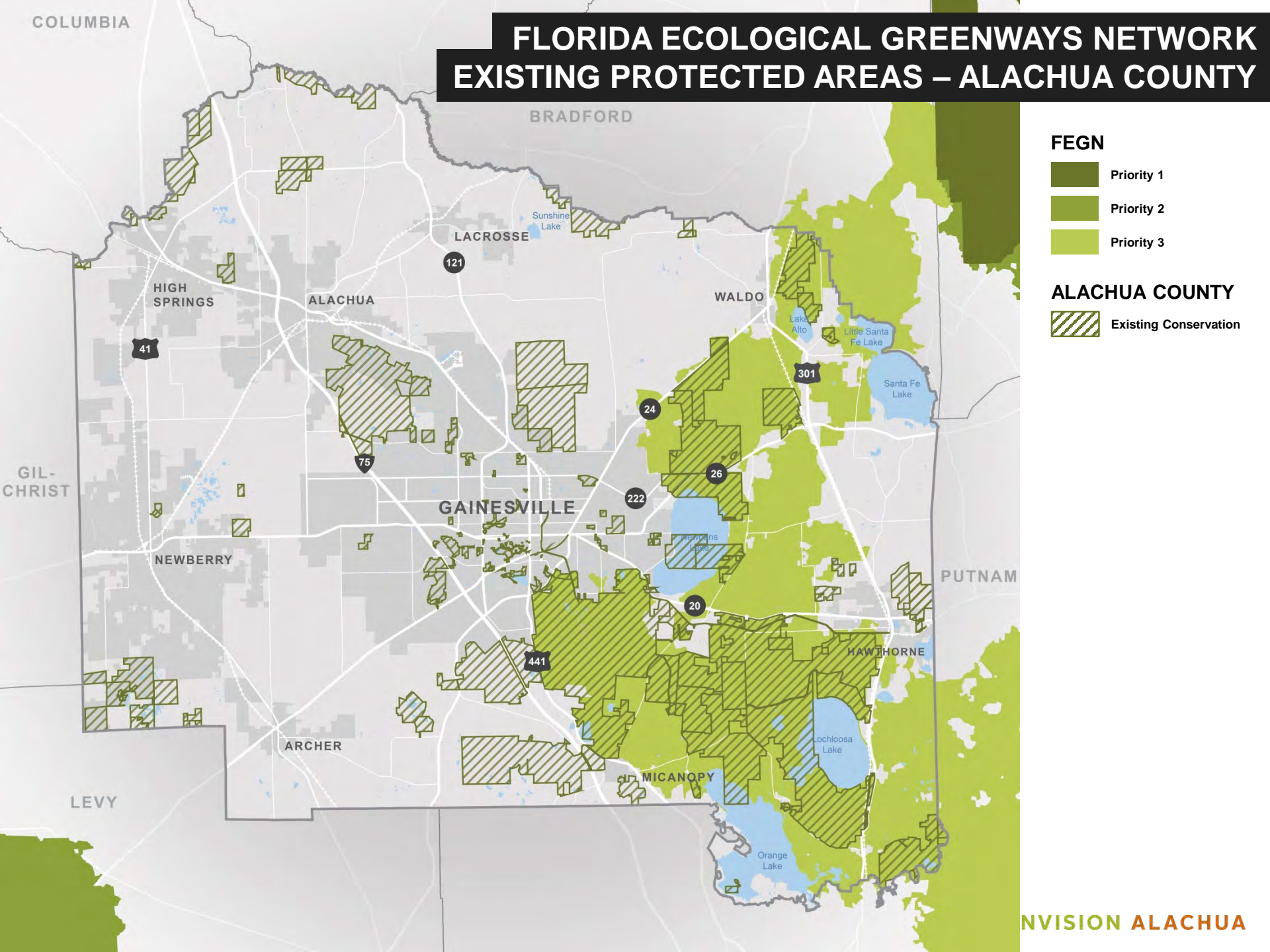




# FLORIDA ECOLOGICAL GREENWAYS NETWORK EXISTING PROTECTED AREAS – ALACHUA COUNTY

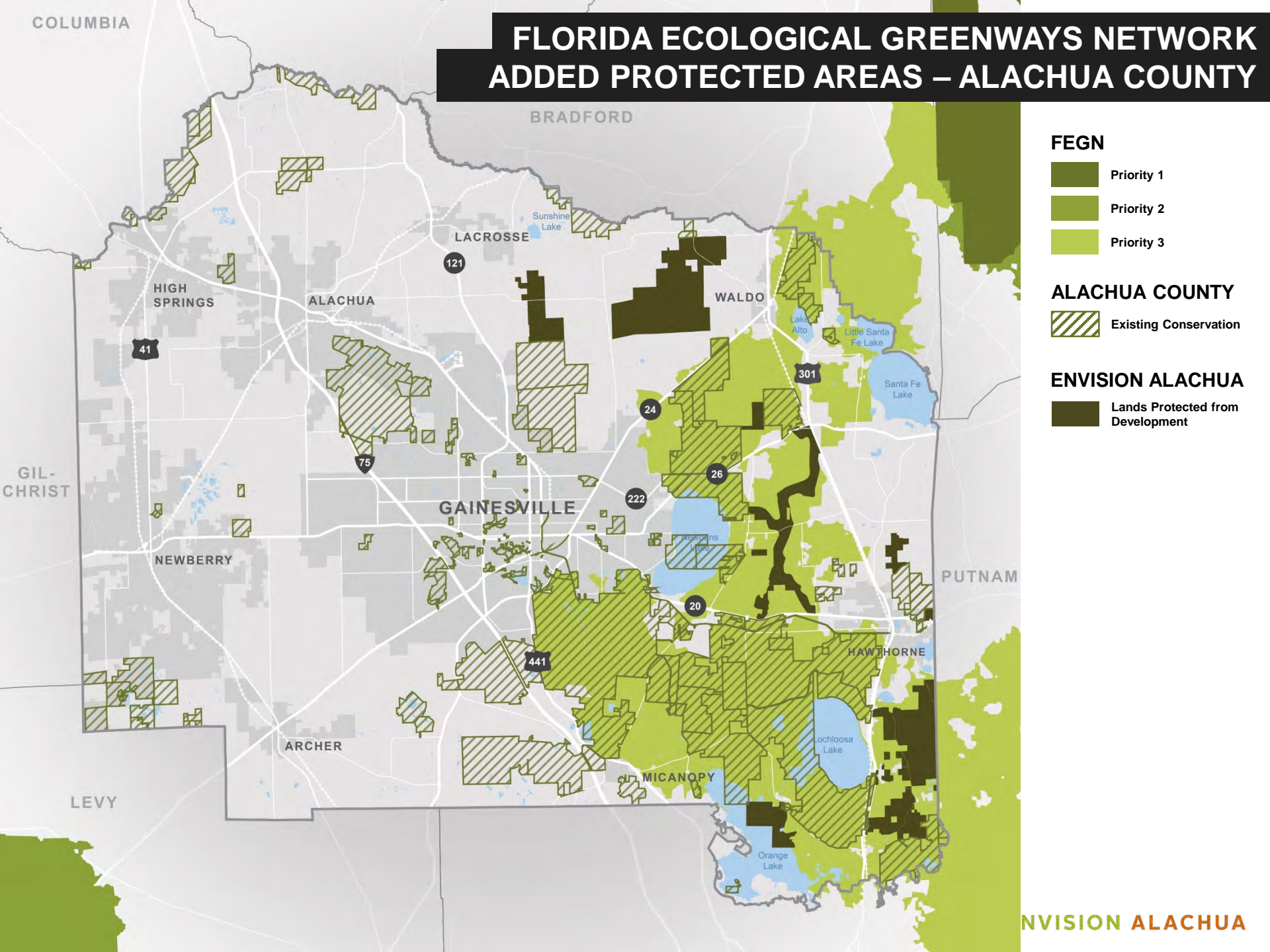


# FLORIDA ECOLOGICAL GREENWAYS NETWORK EXISTING PROTECTED AREAS – ALACHUA COUNTY





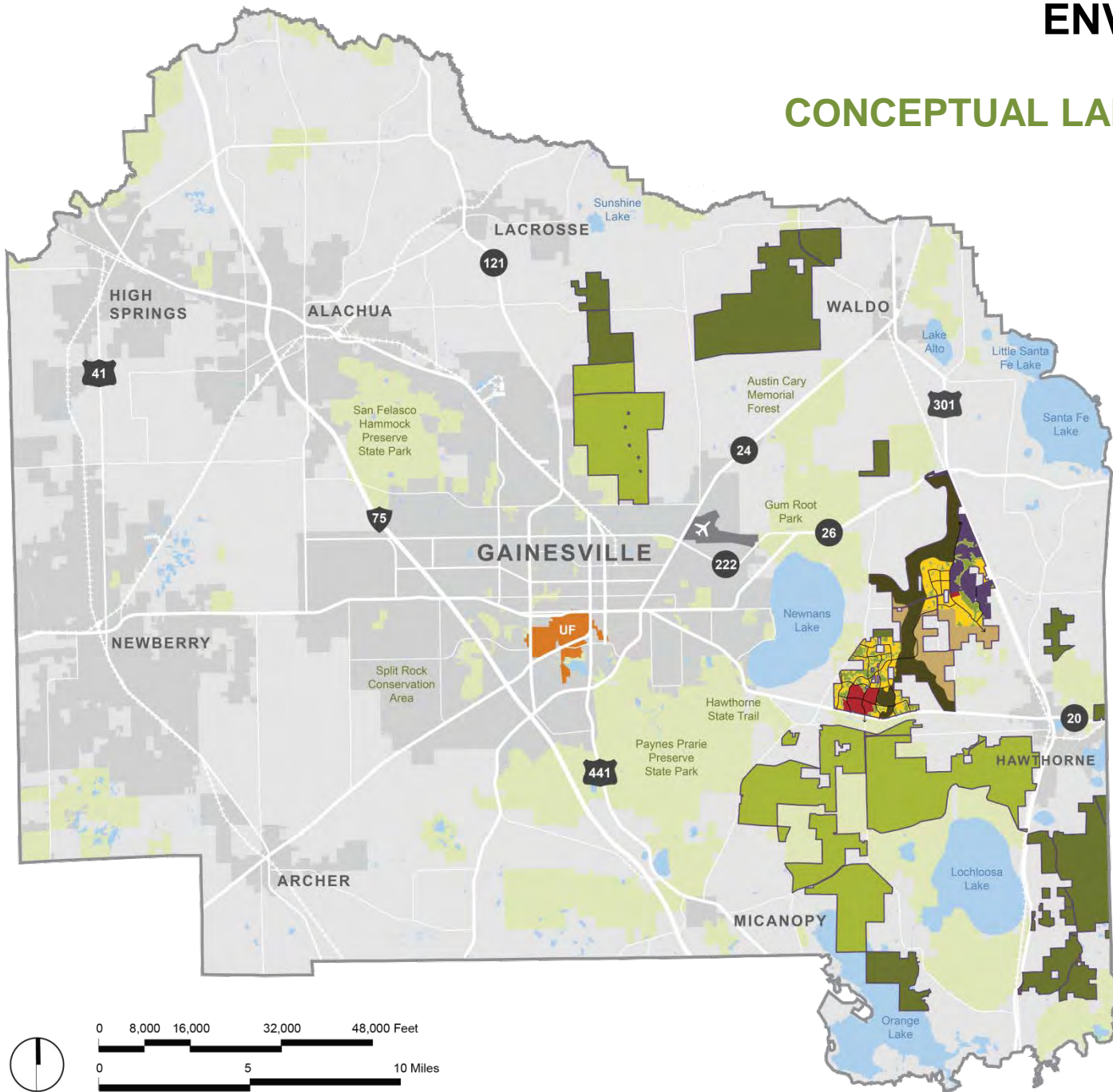
# FLORIDA ECOLOGICAL GREENWAYS NETWORK ADDED PROTECTED AREAS – ALACHUA COUNTY



# ENVISION ALACHUA

## JUNE 2015 EASP

### CONCEPTUAL LAND USE SCENARIO

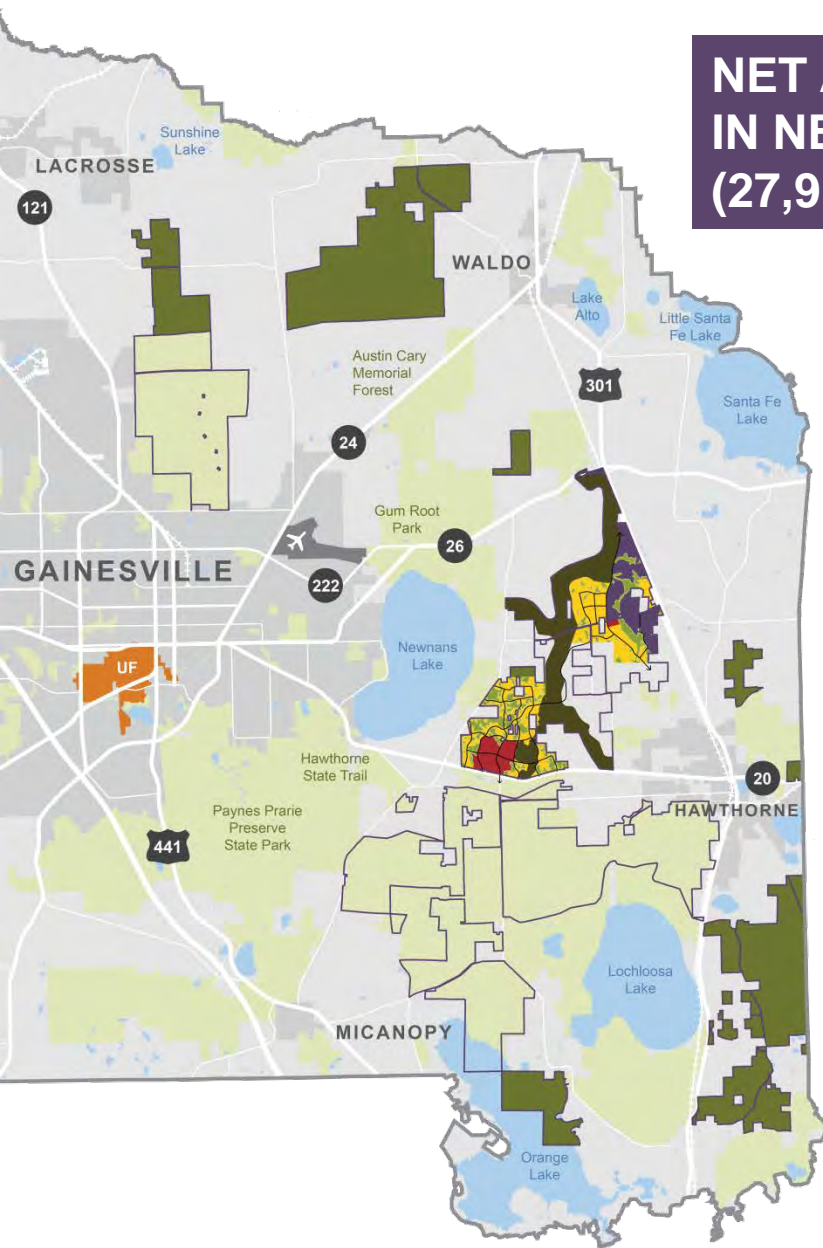


#### ENVISION ALACHUA SECTOR PLAN:

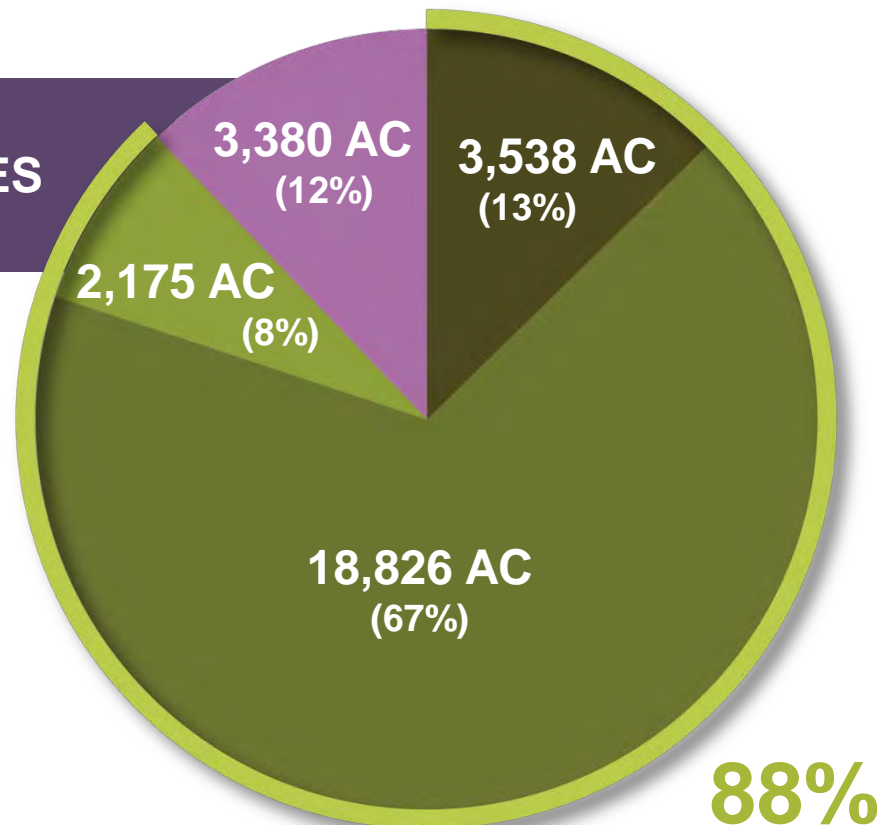
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**NET ACRES  
IN NEW USES  
(27,919 AC)**



**88%**  
OF ACRES IN NEW USES  
PROTECTED FROM  
DEVELOPMENT

**ENVISION ALACHUA SECTOR PLAN:**

- EA-PRES: PRESERVATION
- EA-CON: CONSERVATION
- EA-EOMU: EMPLOYMENT ORIENTED MIXED USE



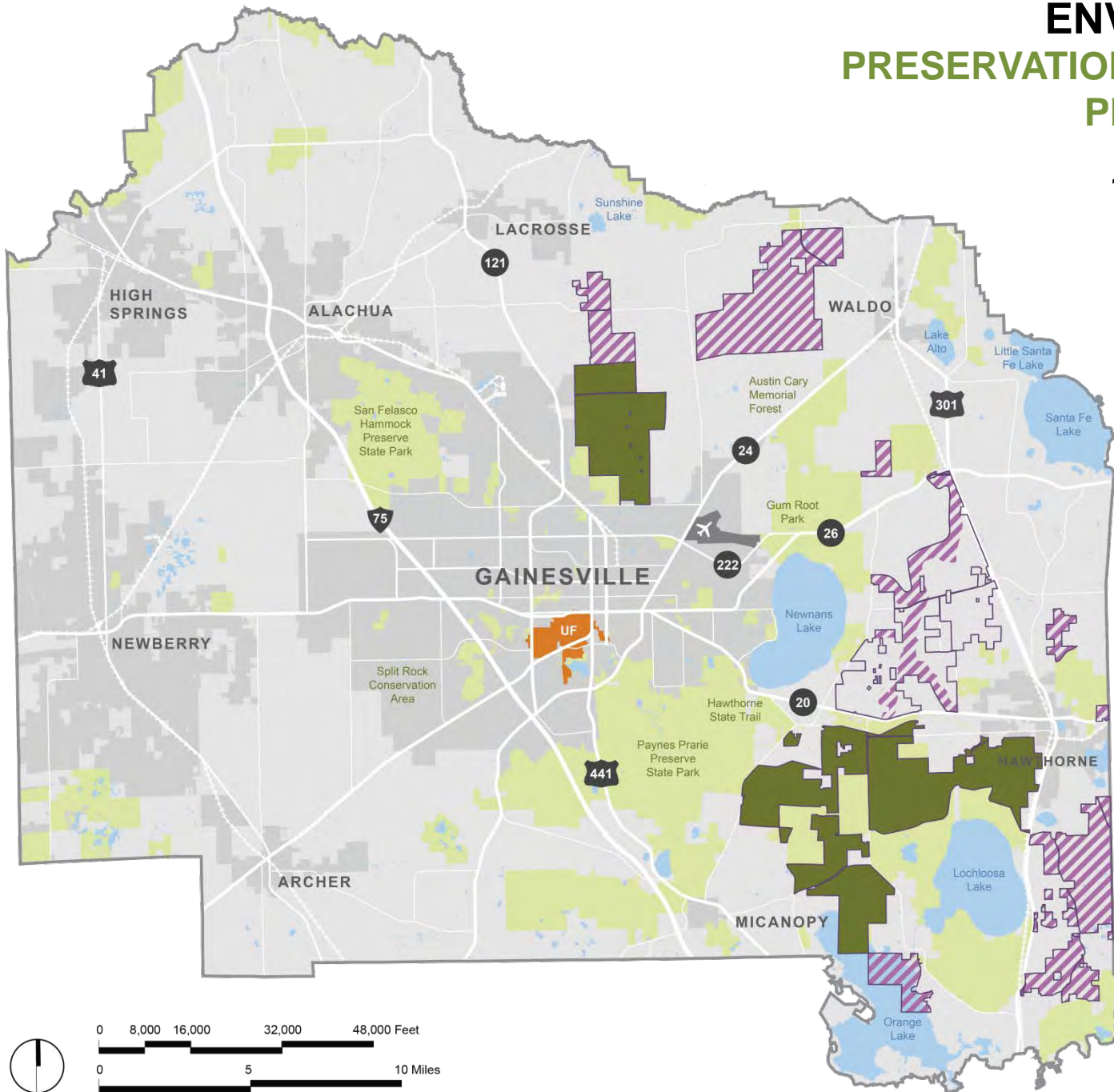


# ENVISION ALACHUA

## PRESERVATION / CONSERVATION

### PHASING SCENARIO

#### 1. Deed Restrictions on Effective Date of Sector Plan



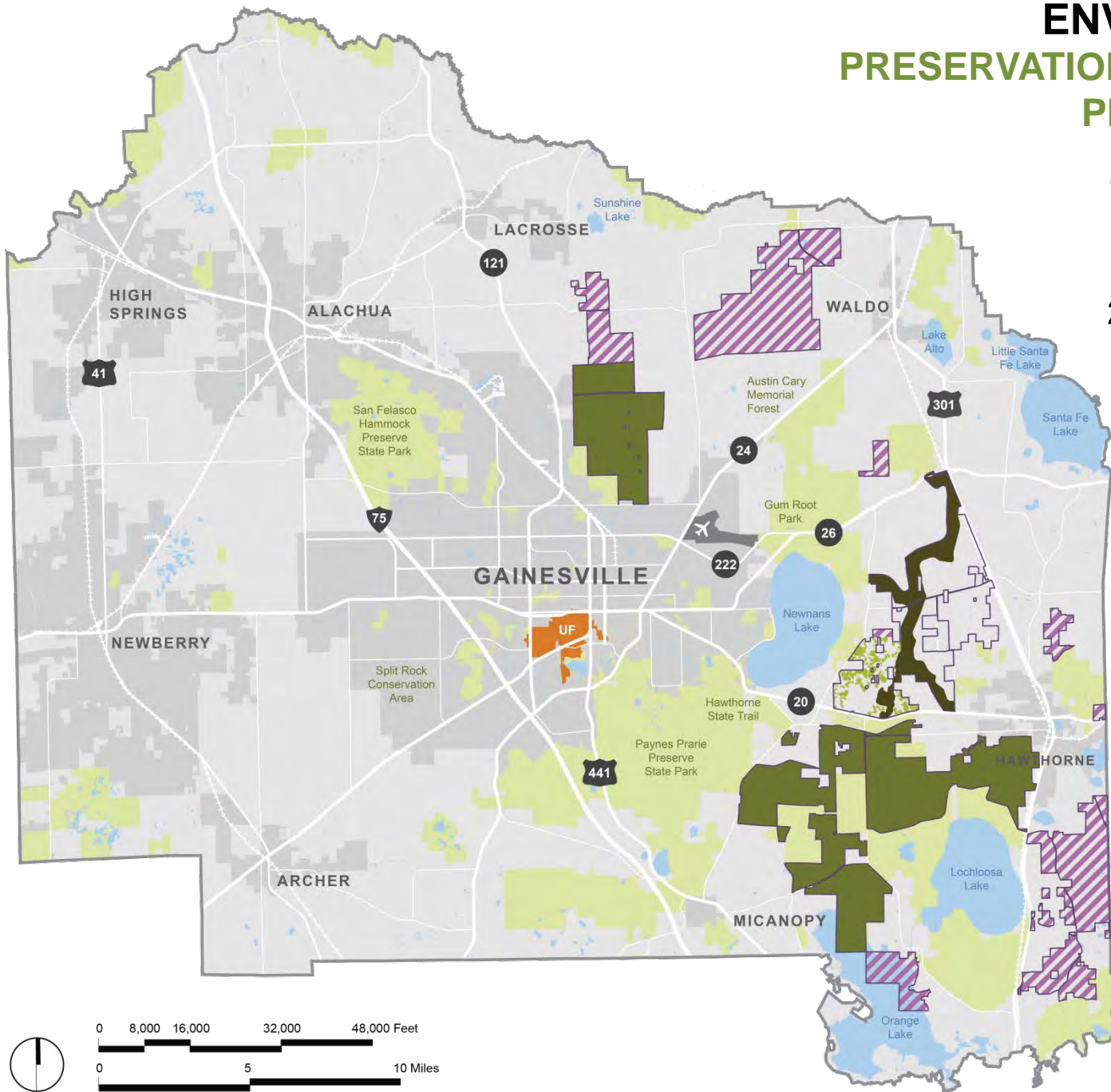
- Envision Alachua Sector Plan
- Deed Restriction
- Conservation Easement

# ENVISION ALACHUA

## PRESERVATION / CONSERVATION

### PHASING SCENARIO

1. Deed Restriction on Effective Date of Sector Plan
2. EA-PRES Easement on Date of SR 20 Job Center (first DSAP) Approval



- Envision Alachua Sector Plan
- Deed Restriction
- Preservation Easement
- Conservation Easement
- EOMU Open Space

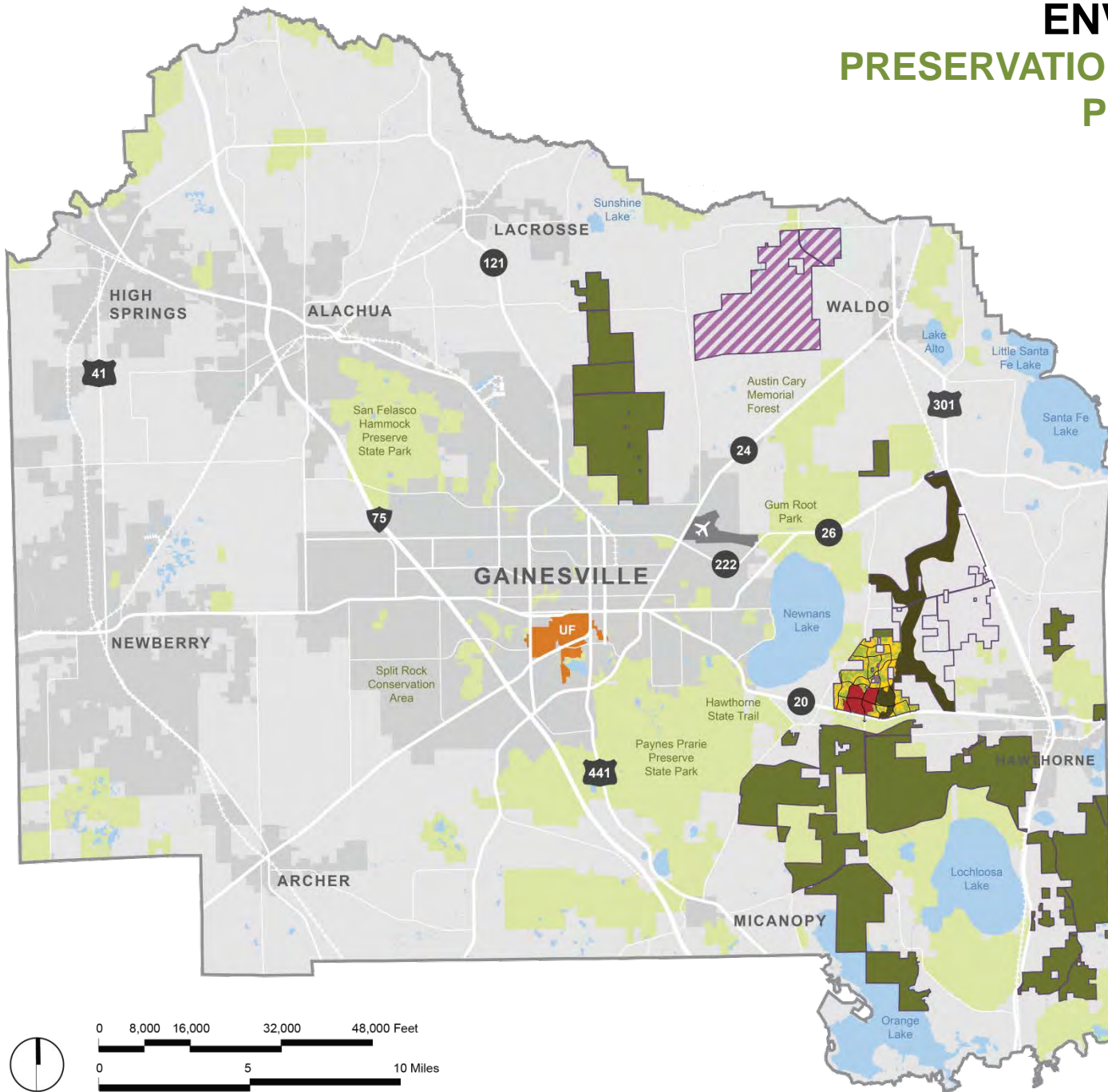


# ENVISION ALACHUA

## PRESERVATION / CONSERVATION

### PHASING SCENARIO

1. Deed Restriction on Effective Date of Sector Plan
2. EA-PRES Easement on Date of SR 20 Job Center (first DSAP) Approval
3. SR 20 Job Center DSAP Fully Developed



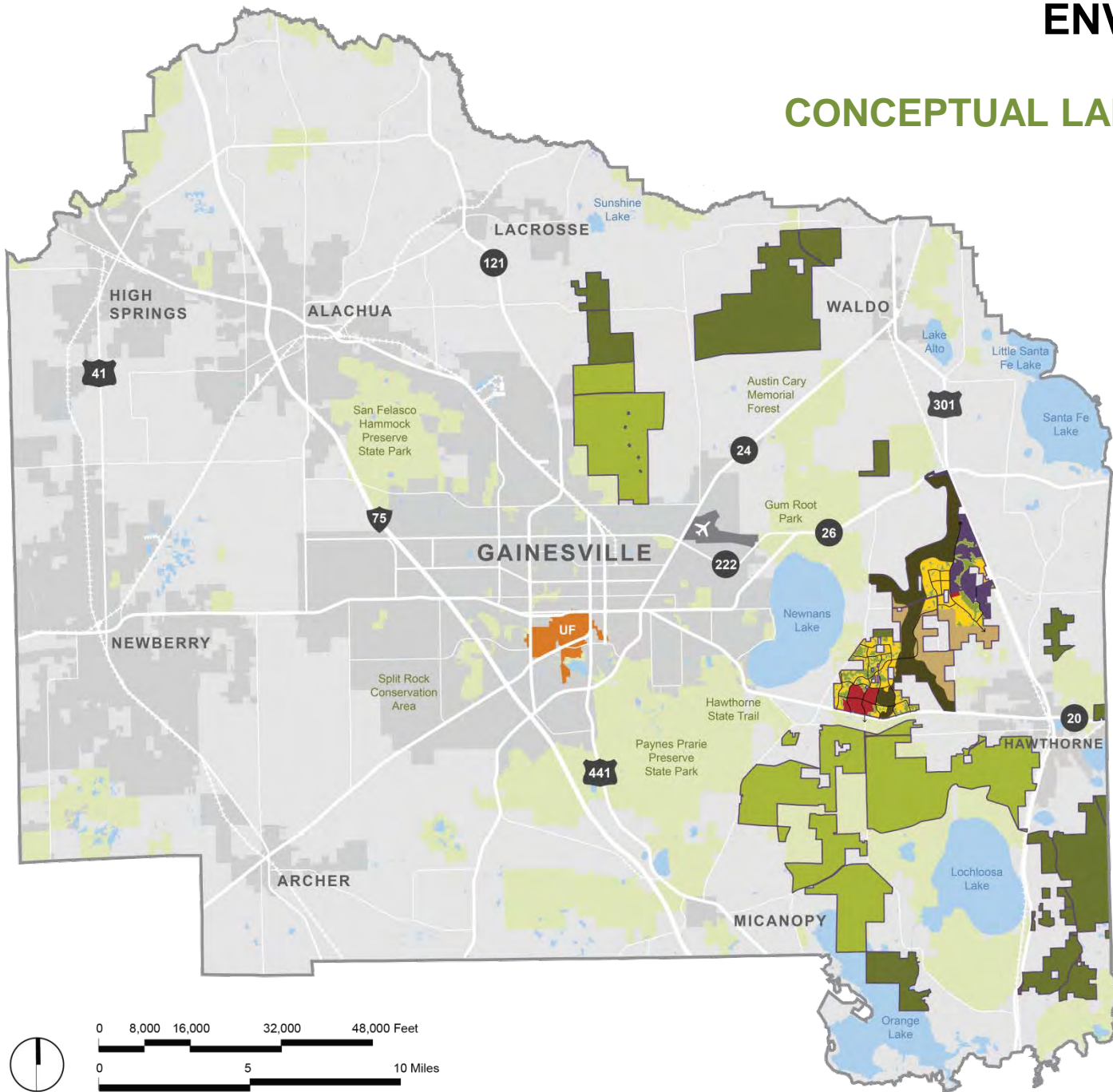
- Envision Alachua Sector Plan
- Deed Restriction
- Preservation Easement
- Conservation Easement
- EOMU Open Space
- Mixed Use Center
- Residential



# ENVISION ALACHUA

## JUNE 2015 EASP

### CONCEPTUAL LAND USE SCENARIO



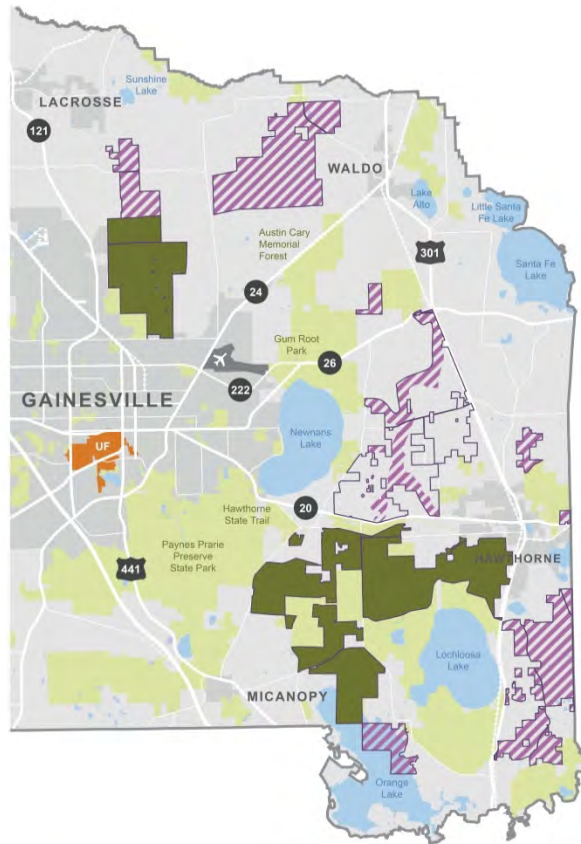
#### ENVISION ALACHUA SECTOR PLAN:

- EA-PRES: PRESERVATION
- EA-CON: PROPOSED CONSERVATION
- EA-CON: EXISTING CONSERVATION
- EA-RUR: RURAL
- MIXED USE
- ADVANCED MANUFACTURING
- RESIDENTIAL

# ENVISION ALACHUA

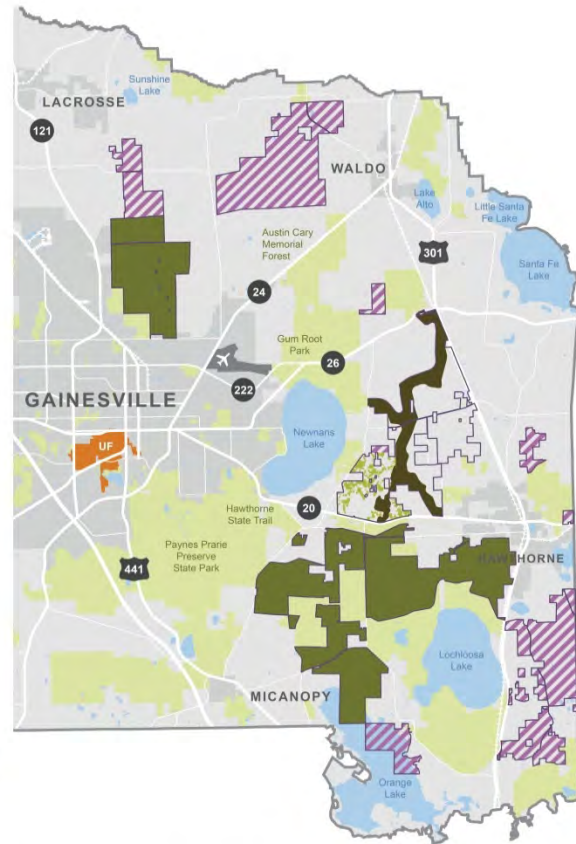
## PRESERVATION / CONSERVATION PHASING SCENARIO

**EASP Effective Date**



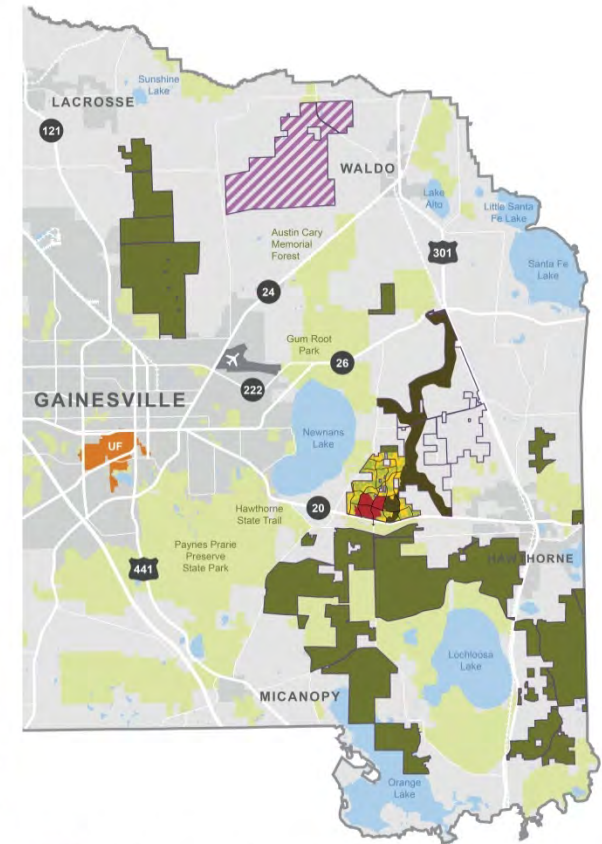
- Envision Alachua Sector Plan
- Deed Restriction
- Existing Conservation Easement

**SR 20 Jobs Center DSAP Approval Date**



- Envision Alachua Sector Plan
- Deed Restriction
- Preservation Easement
- Conservation Easement
- EOMU Open Space

**SR 20 Jobs Center DSAP Fully Developed**

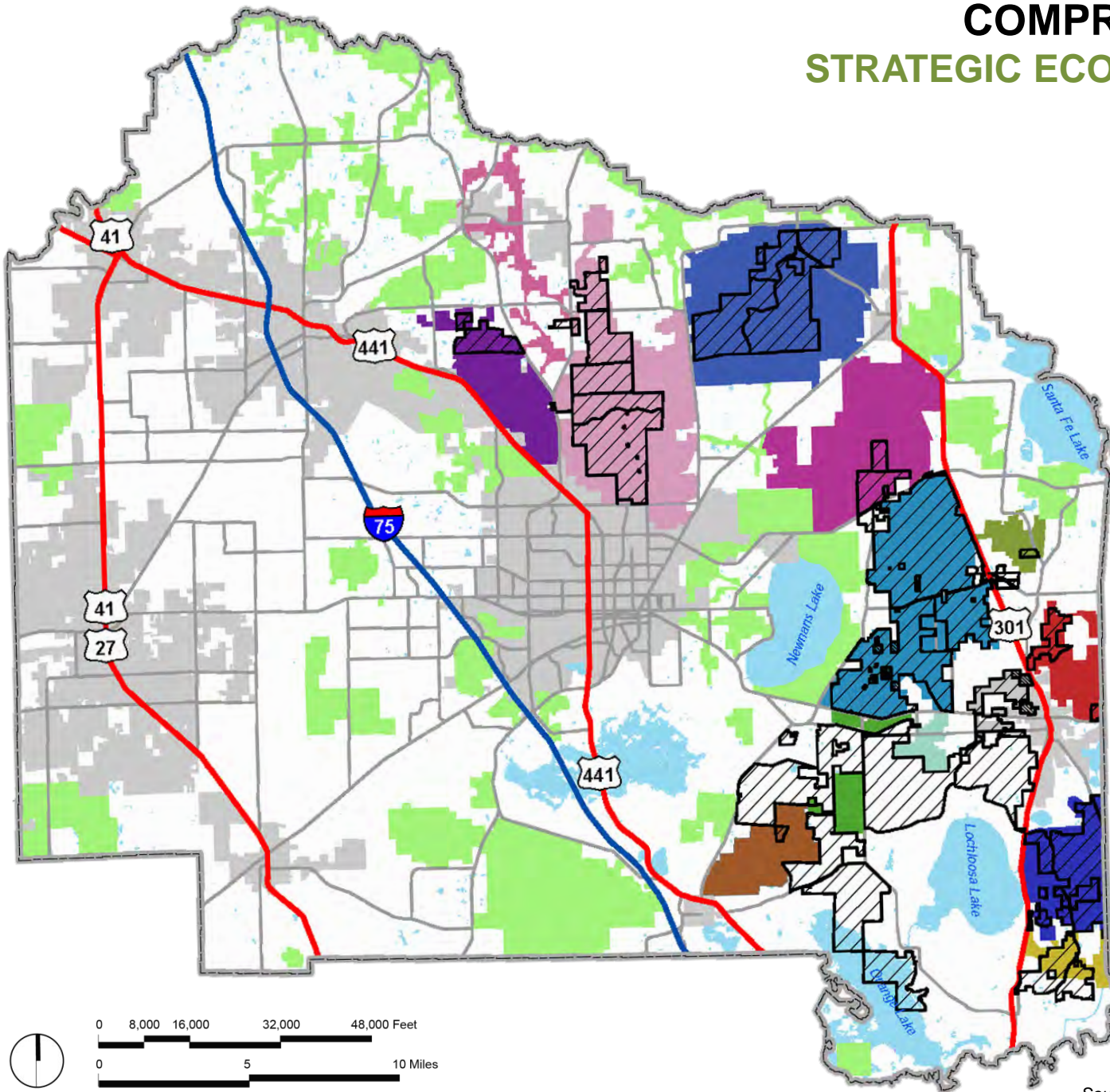


- Envision Alachua Sector Plan
- Deed Restriction
- Preservation Easement
- Conservation Easement
- EOMU Open Space
- Mixed Use Center
- Residential



# COMPREHENSIVE PLAN

## STRATEGIC ECOSYSTEM OVERLAY



### LEGEND:

- Plum Creek Property
- Municipalities
- Water
- Other Strategic Ecosystems
- Austin Cary Flatwoods
- Buck Bay Flatwoods
- East Lochloosa Forest
- Hague Flatwoods
- Little Orange Creek
- Lochloosa Creek
- Lochloosa Creek Flatwoods
- Lochloosa Forest Additions
- Lochloosa Forest West
- Lochloosa Slough
- Moran's Prairie
- Northeast Flatwoods
- Rocky Creek



0 8,000 16,000 32,000 48,000 Feet

0 5 10 Miles



# Strategic Ecosystems

- *ACCP says each SE shall be preserved as undeveloped area, not to exceed 50% of the upland portion of the property without landowner consent*
- EASP Proposes:
  - At least 80% of all upland acres within parcels mapped as Strategic Ecosystem shall remain undeveloped
  - 100% of upland acres in parcels mapped within six Strategic Ecosystems remain undeveloped
  - 47% of the upland acres in one Strategic Ecosystem (Lochloosa Flatwoods) parcels remain undeveloped

# Suitability for Urban Development

- Wetlands
- Soils
- Flooding
- Water Quality: Stormwater
- Water Quality: Treated Wastewater

# Major Policy Choices for BOCC

	<u>2030 Comp Plan</u>	<u>EA Sector Plan</u>
URBAN DEVELOPMENT		
CONSERVATION		
IMPACTS TO WETLANDS		

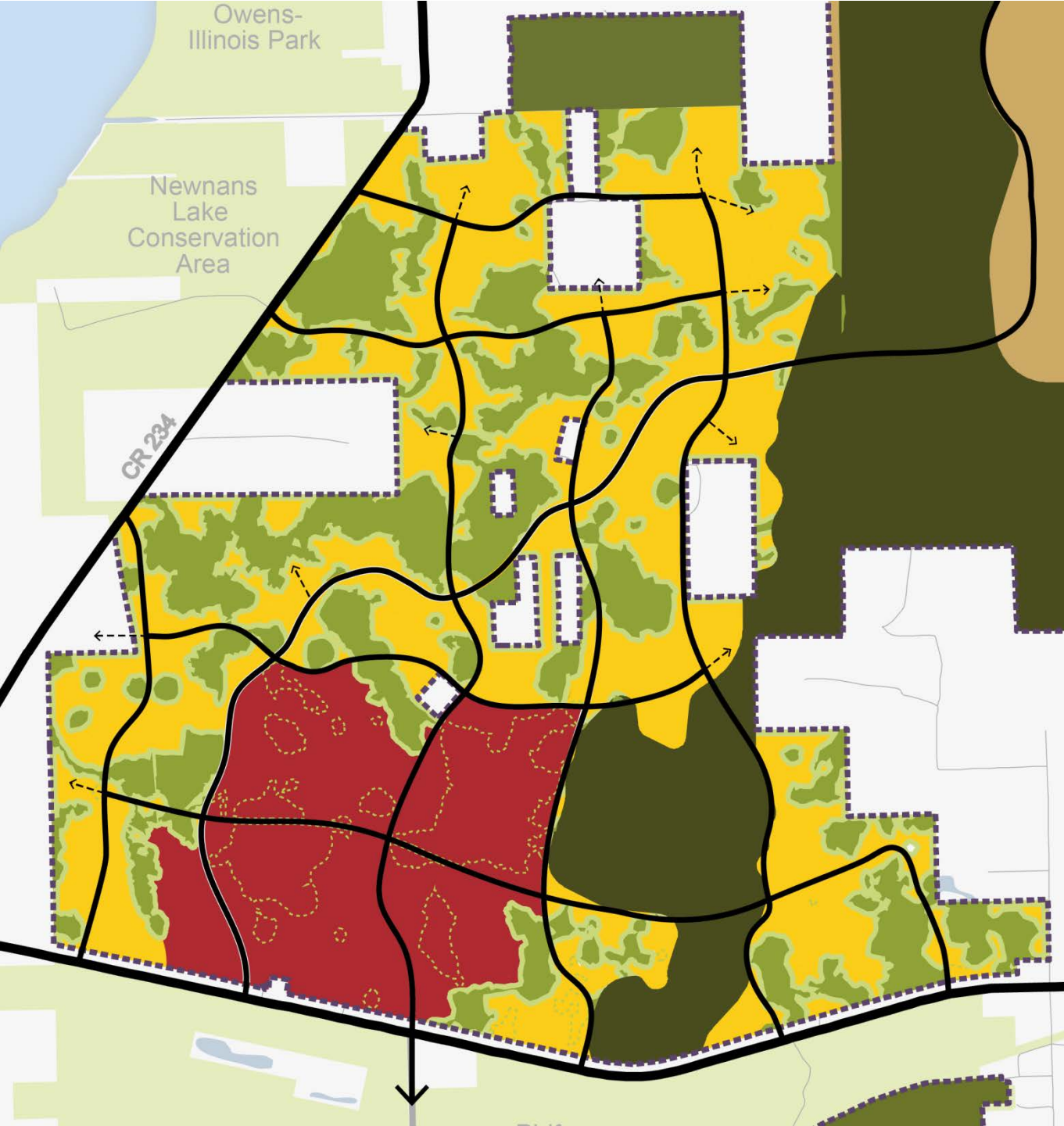


# Impacts to Wetlands Policy Choice

	<u>2030 Comp Plan</u>	<u>EA Sector Plan</u>
URBAN DEVELOPMENT		
CONSERVATION		
IMPACTS TO WETLANDS	Allows wetland impacts based on criteria, limited to a total maximum of ½ acre per 10 acres, or 535 acres	Allows wetland impacts if permitted by SJRWMD and ACOE, limited to total maximum of 400 acres.

# Comp Plan and Sector Plan Wetland Criteria

<b><u>2030 Comp Plan</u></b>	<b><u>EA Sector Plan</u></b>
<b>Overriding public interest</b>	<b>Overriding public interest</b>
<b>All practicable project modifications to avoid and minimize impact</b>	<b>All practicable project modifications to avoid and minimize impacts while balancing locations of job centers</b>
<b>Existing wetlands to be impacted are of minimal function and value</b>	<b>Limited impacts to wetlands that will be mitigated so there is no net loss of wetland function</b>
<b>Maximum impact of ½ acre per 10 acres of all wetlands (excluding existing easements), or 535 acres</b>	<b>Maximum impact of 400 acres</b>



## SR 20 Job Center

### Overriding Public Interest:

- Region and UF
- East County poverty, unemployment, disparity
- +22,364 acres of conservation

### No practicable alternative:

- Proximity to east Gainesville
- Compact, walkable form



# Army Corps of Engineers

## Requirements for Wetland Impacts

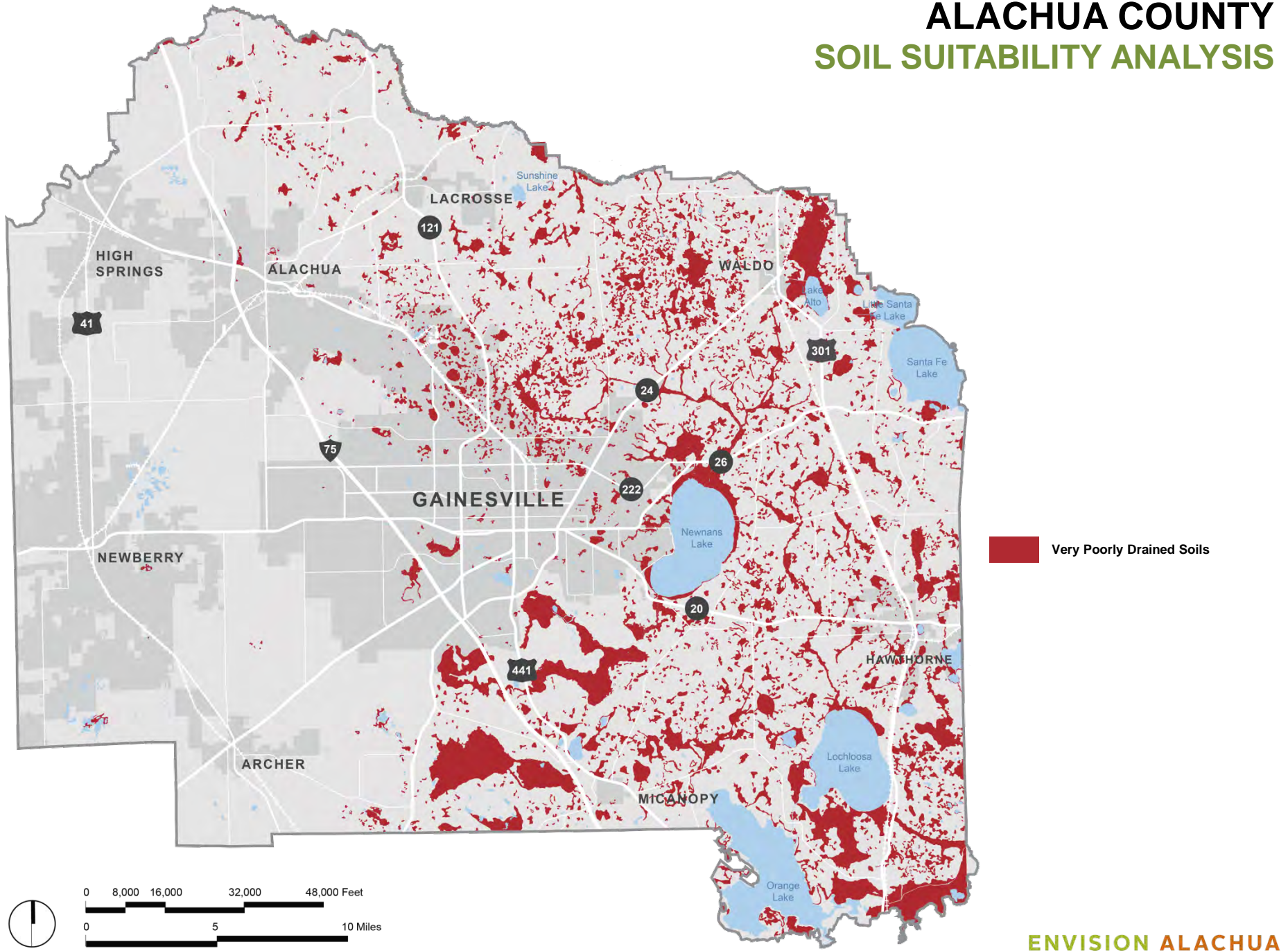
- “Required to define the overall project purpose and **analyze all alternatives.**”
- “In accordance with the Guidelines at 40 CFR 230.10(a), a **permit cannot be issued if a practicable alternative exists** that would have less adverse impact on the aquatic ecosystem (Least Environmentally Damaging Practicable Alternative)”
- “Compensatory mitigation means the restoration, establishment, enhancement and/or preservation of aquatic resources for the purposes of offsetting **unavoidable adverse impacts** which remain after all appropriate and practicable avoidance and minimization has been achieved”

# Suitability for Urban Development

- Wetlands
- **Soils**
- Flooding
- Water Quality: Stormwater
- Water Quality: Treated Wastewater

# ALACHUA COUNTY

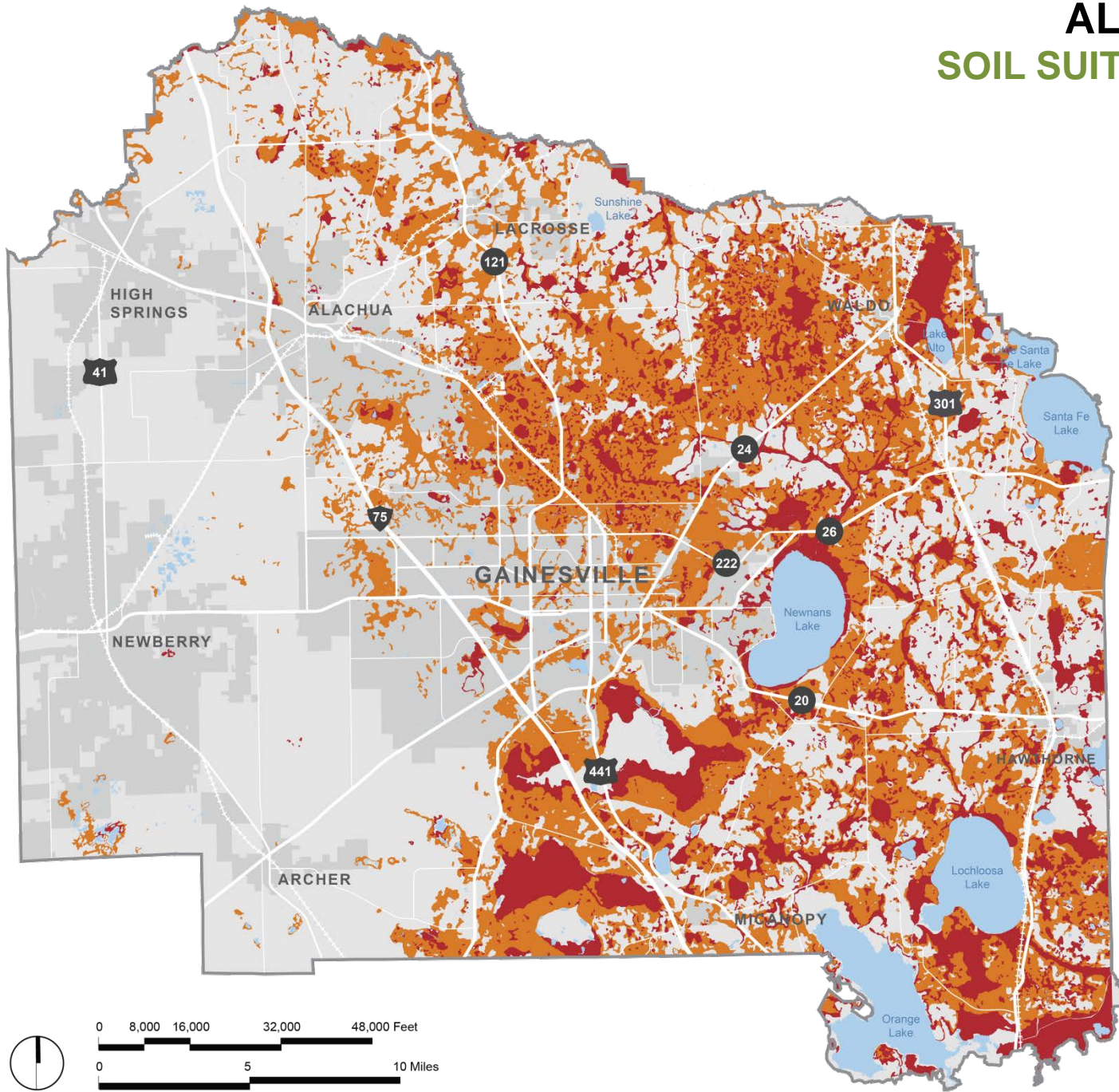
## SOIL SUITABILITY ANALYSIS





# ALACHUA COUNTY

## SOIL SUITABILITY ANALYSIS



- Very Poorly Drained Soils
- Poorly Drained Soils



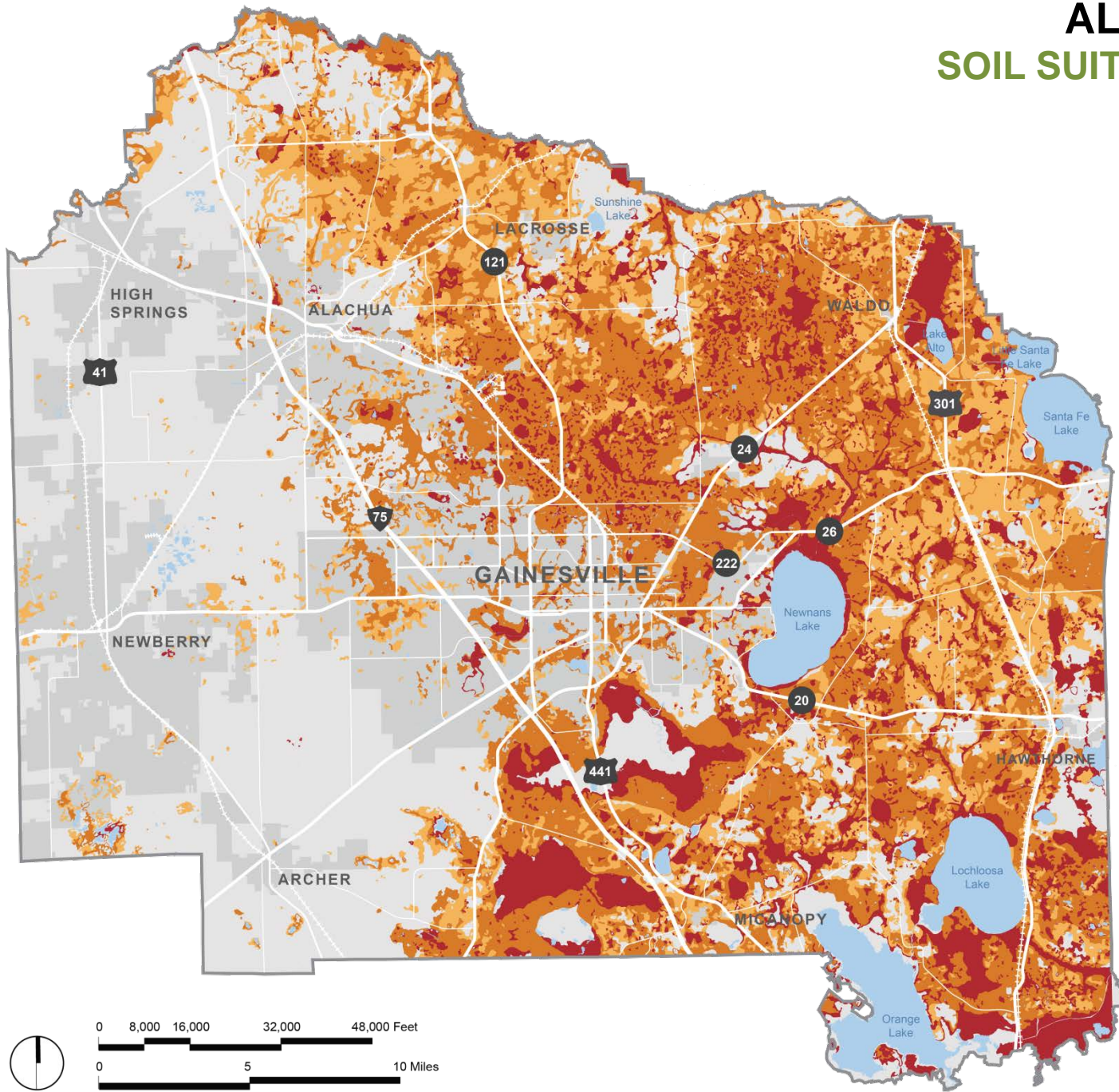
0 8,000 16,000 32,000 48,000 Feet

0 5 10 Miles



# ALACHUA COUNTY

## SOIL SUITABILITY ANALYSIS



- Very Poorly Drained Soils
- Poorly Drained Soils
- Somewhat Poorly Drained Soils



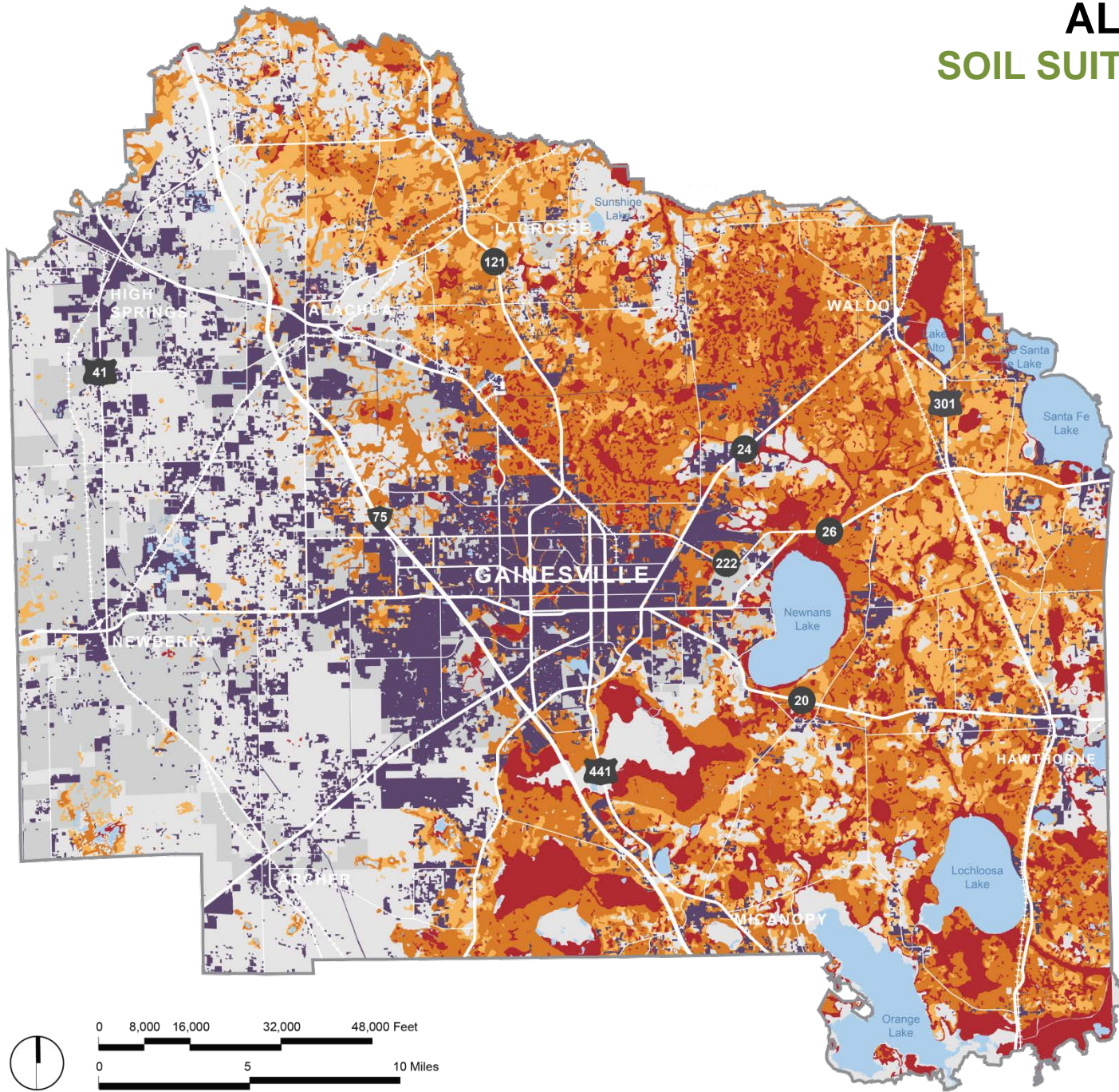
0 8,000 16,000 32,000 48,000 Feet

0 5 10 Miles



# ALACHUA COUNTY

## SOIL SUITABILITY ANALYSIS



- Very Poorly Drained Soils
- Poorly Drained Soils
- Somewhat Poorly Drained Soils
- Developed Areas Using Water Management District Land Use Data



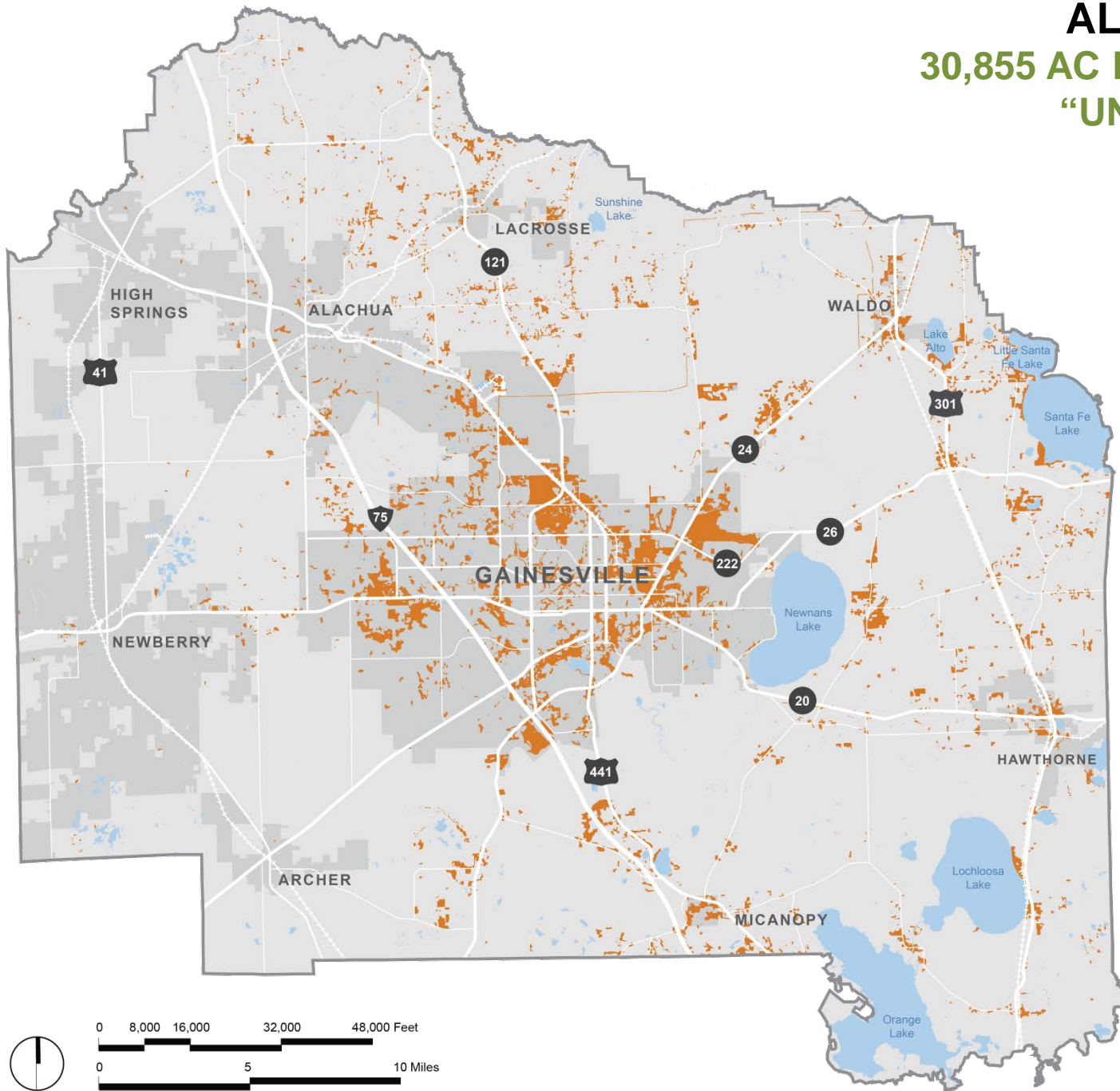
0 8,000 16,000 32,000 48,000 Feet

0 5 10 Miles



# ALACHUA COUNTY

30,855 AC DEVELOPED WITH  
“UNSUITABLE” SOILS



**ALACHUA COUNTY**  
**Somewhat Poorly Drained,  
Poorly Drained, and Very Poorly Drained  
Soils Areas**

Within Municipalities	Within Future Land Use Urban Clusters	Within Municipalities & Future Land Use Urban Clusters	Within All Urban Reserve Areas
32,163 AC	11,016 AC	43,179 AC	<b>84,636 AC</b>

*Updated: September 2014*

# Soil Suitability for Urban Development

Soil borings on SR 20 Jobs Center show:

**“site development considerations are no different than what has been considered at existing developed areas ...”**



# Solutions to Soil Conditions

- Public and private development in Florida regularly solves issues with poorly drained soils through best management practices and permit requirements without detrimental effects to water quality and hydrology.

# Suitability for Urban Development

- Wetlands
- Soils
- Flooding
- Water Quality: Stormwater
- Water Quality: Treated Wastewater

# Flooding and Water Quality of Stormwater Runoff

The Sector Plan will comply with all applicable regulations related to flooding and to water quality of stormwater runoff.



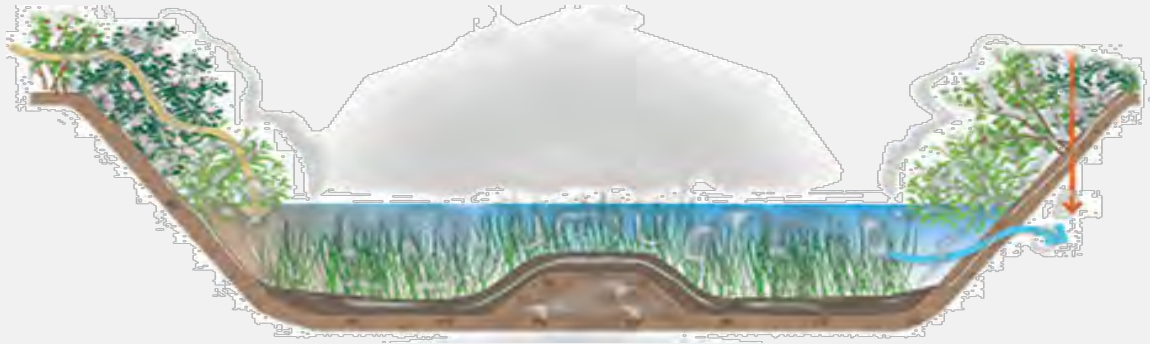


# Flooding Regulatory Criteria

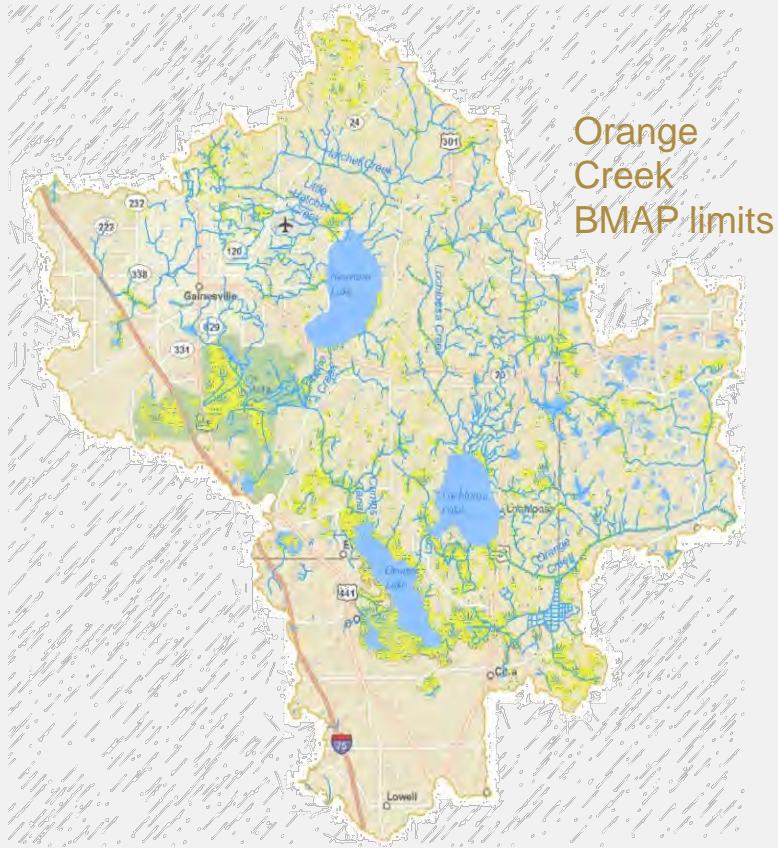
*Peak Discharge Rate  
and/or Volume  
from Development*



*Peak Discharge Rate  
and/or Volume  
Prior to Development*



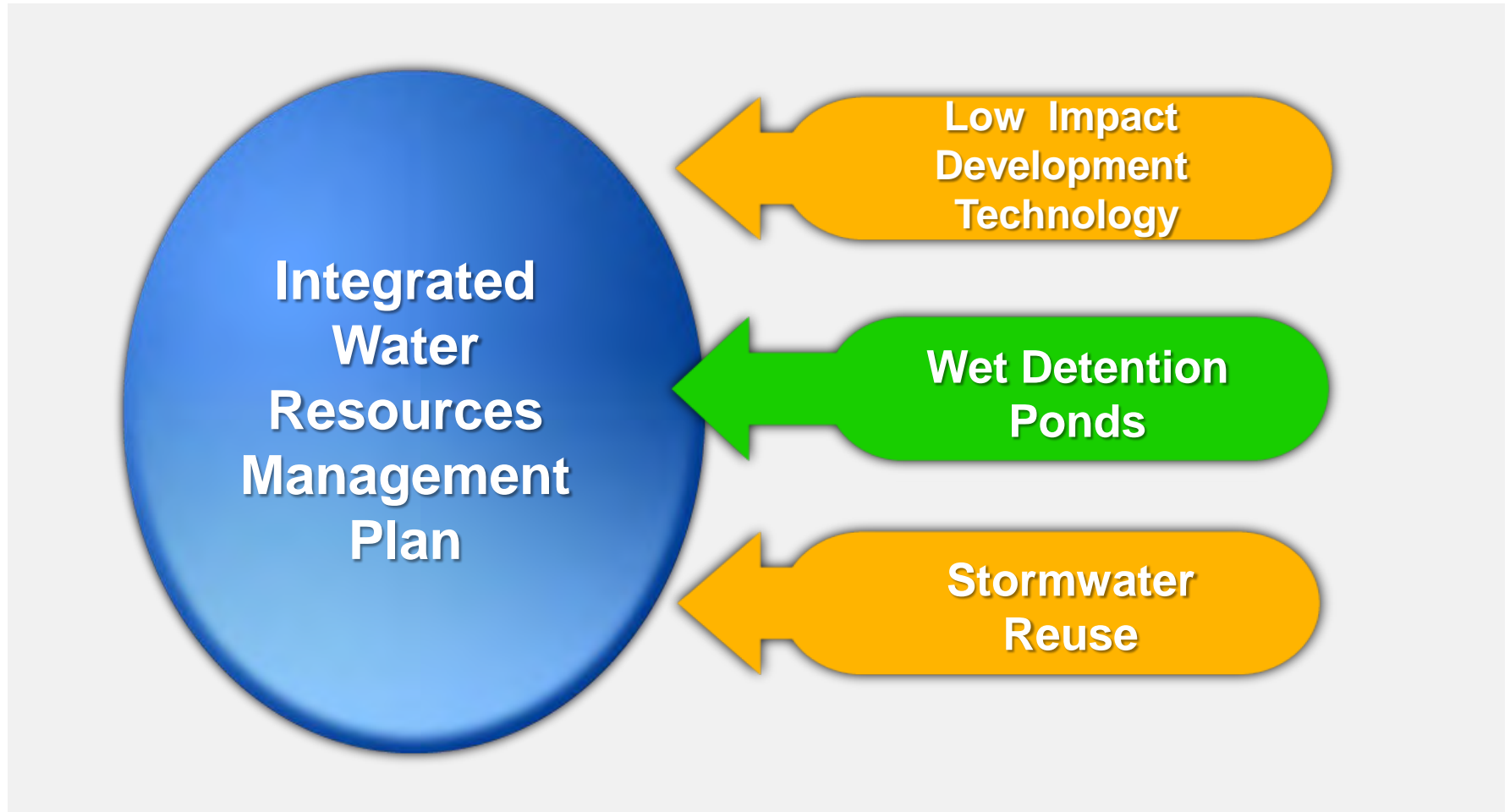
# Water Quality Regulatory Criteria



To avoid water quality impacts, the following three levels of water quality criteria must be met:

- ✓ **Presumptive Criteria**  
(minimum required)
- ✓ **Outstanding Florida Water**  
(50% of additional treatment over presumptive criteria)
- ✓ **Impaired Waterbody**  
(post development pollutant loads must be less than pre-development)

# Flooding and Water Quality Strategy





# Soil and Water Quality

- **Soil borings** in the SR20 Job Center show it is **unlikely that road/utility construction will occur deep enough to encounter phosphorus-rich soils**; the vast majority were encountered deeper than 15 to 20 feet below land surface

# Suitability for Urban Development

- Wetlands
- Soils
- Flooding
- Water Quality: Stormwater
- Water Quality: Treated Wastewater

# Flooding and Water Quality of Stormwater Runoff

The Sector Plan will comply with all applicable regulations related to water quality of treated wastewater discharge.





# Wastewater Strategy

Minimize/Eliminate Any Discharge of Treated Wastewater

Use reclaimed water for:

- environmental restoration
- industry
- agriculture
- Irrigation (non-residential)
- constructed wetland



# Treated Wastewater Discharge

## Current Nutrient Data and Target Levels

Lochloosa Creek Current Data (a)		Lochloosa Lake TMDL Target Concentration (b)	
TN	TP	TN	TP
1.66	0.11	1.27	0.052

All concentrations in mg/L

**(a)** Fifteen Sampling Events Sept 2014 - Dec 2015, Average from Six Stations - EA Site

**(b)** TMDL - Total Maximum Daily Load, Outstanding Florida Water



# INFRASTRUCTURE





# Infrastructure Approach

1. Identify improvement needs based on the LOS Standards in the 2030 Comp Plan
2. Create a DSAP phasing process to:
  - Confirm,
  - Schedule, and
  - Fund infrastructure needs
  - Ensure LOS Standards are met or development does not go forward

# Policies Require Funding by Developer

## Proposed Comp Plan Policy 10.5.8 and 10.6.6

- **All on-site infrastructure** shall be funded by the developer, its successors or assigns.
- **The portion of the capital cost of public facilities and infrastructure incurred as a result of the impacts of developments** within the EASP shall be funded by the developer, its successor or assigns.
- **The County reserves the right to deny a DSAP if adequate funding is not available** for the necessary infrastructure to support the proposed development, or require as a condition of the approval of development that adequate funding sources be identified and programmed. This provision shall not be construed to require the contribution of County funds for the construction of any capital improvement project.

# Sector Plan Infrastructure

- If funds are not sufficient, two options:
  - Don't go forward with development
  - Go forward with developer making up the difference through contribution or advance funding



# Infrastructure Example: Fire

- The EA-EOMU is defined as an urban cluster, so the urban cluster Fire/EMS LOS standards apply.
- Plum Creek worked with Alachua County Fire and Rescue staff to identify potential future needs.
- Sector Plan identifies general improvement needs and potential funding sources through 2030.

# Infrastructure Example: Fire

- EASP Funding Policies protect the County as follows:
  - Each DSAP must include an amendment of the CIE to mitigate the impacts on general public safety services
  - Each DSAP shall demonstrate the adequate funding of infrastructure for each phase of each development and shall identify the financial strategy to construct and maintain all required infrastructure
  - A developer's agreement shall be entered between the County and developer of the site prior to approval of a Development Plan, addressing details of the development-phasing schedule and the level of the funding commitments

# Infrastructure: Schools

- Alachua County School Board is the facility provider for public schools
- Methodology to determine the future capacity needs for public schools (including service areas) for the EASP 50 year planning horizon was developed with ACSB Staff
- Result was to create a specific mechanism to address the provision of school facilities when they are actually needed

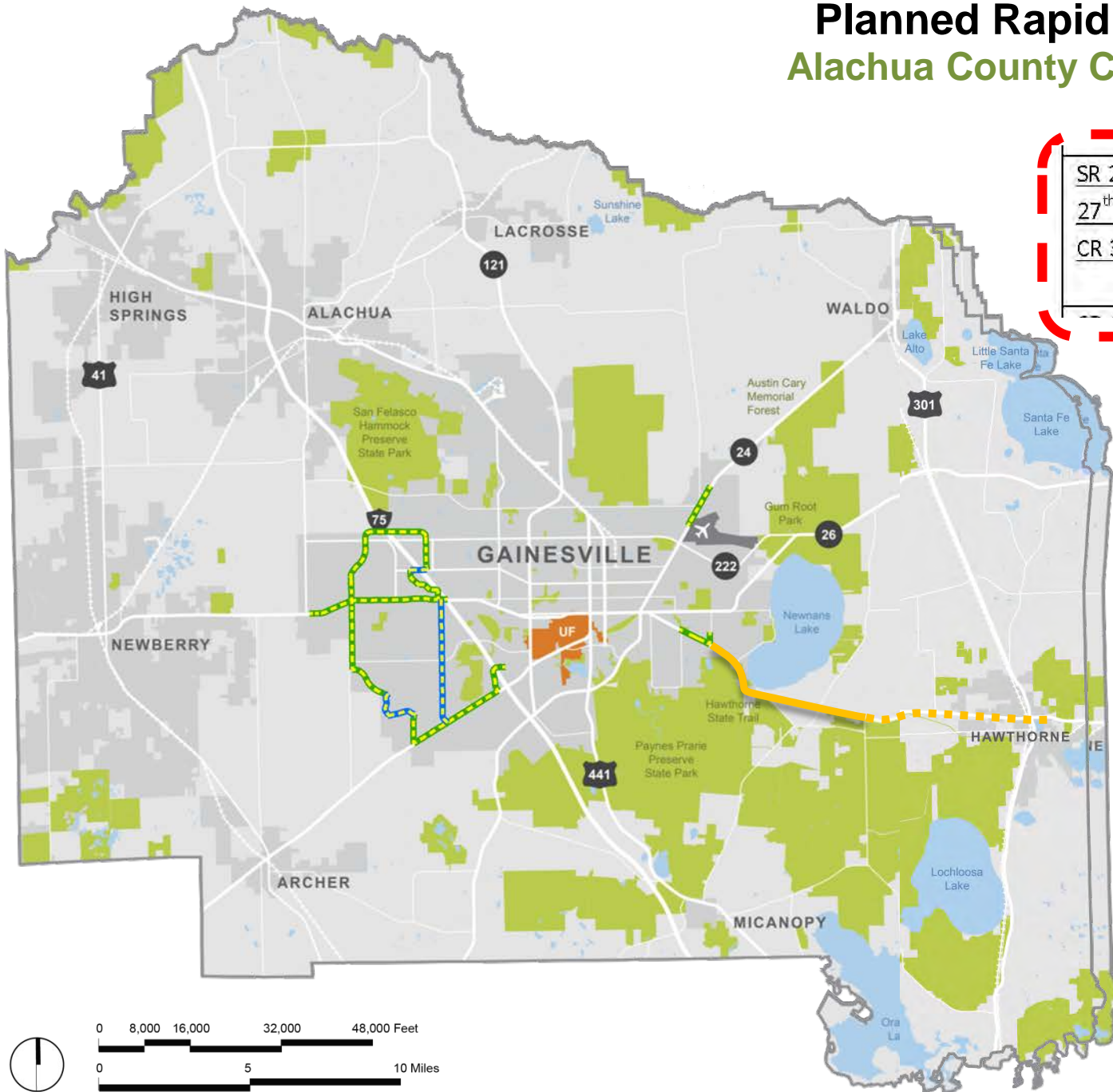


# Infrastructure: Schools

- EASP Policies create a safety net to protect the County and District by establishing clear and explicit standards for the submission and approval for each DSAP:
  - Timing, location and design of new schools to meet LOS are required for each phase of development
  - DSAP must include an amendment of the CIE and the 5-year district facilities work plan to mitigate the impacts on public school facilities
  - Future schools sites designated in the DSAP are consistent with the public school siting provisions of this Plan and the Interlocal Agreement for Public School Facility Planning
  - **Recommended clarification from the School Board staff (January 14, 2016 letter) are acceptable.**

# Planned Rapid Transit Corridors

## Alachua County Comprehensive Plan



SR 20 from SE	Dedicated	(
27 <sup>th</sup> Street to	Transit Lanes /	
CR 325	<del>Additional 2 L;</del>	
	7.5 miles	)

### LEGEND

- Dedicated Transit Line
- Shared Transit Line
- EASP-Proposed Dedicated Transit Line



# Alachua County – Fiscal Impact on Operating Budget, Property Taxes

- Alachua County Fiscal Impact Analysis Model
- Sector Plan development will generate more operating/tax revenues than costs for services over 50 years
- For example, the estimated net benefit in 2017 is \$3.7 million per year
- Positive impact on existing taxpayers.





# SUMMARY



# Major Policy Choices for BOCC

	<u>2030 Comp Plan</u>	<u>EA Sector Plan</u>
<b>URBAN DEVELOPMENT</b>	Plans for new urban development only in the urban cluster and in designated reserve areas adjacent to cities	Creates new job centers on SR 20 and on US 301 in East County
<b>CONSERVATION</b>	Tools limited to purchase of land/easements and to regulation of land within proposed development sites.	Requires on-site conservation/open space PLUS an additional 6.6 acres off-site for every acre of development
<b>IMPACTS TO WETLANDS</b>	Allows wetland impacts based on criteria, limited to a total maximum of ½ acre per 10 acres, or 535 acres	Allows wetland impacts if permitted by SJRWMD and ACOE, limited to total maximum of 400 acres.

# Reasons for a New Job Center in East County

- 1. Address Economic Disparity**
- 2. Diversify the Regional Economy**
- 3. Diversify the Property Tax Base**
- 4. Accommodate major new private employers to collaborate with UF and bring revenues to UF**
- 5. Seize the opportunity now with a single owner to place additional 22,364 acres into conservation.**



# Staff Report Policy Questions for BOCC

1. “Should the County allow urban development outside of the Urban Cluster?”

**Yes, for a Sector Plan that provides major needed employment centers to diversify the regional economy, support UF’s Preeminence Initiative, and address longstanding poverty and unemployment.**

# Staff Report Policy Questions for BOCC

2. “Should the County allow “un” avoidable impacts to wetlands? Should any wetland impacts be allowed without further County review or approval?”

Yes, to create major needed jobs centers in a sustainable urban form (compact, walkable, mixed-use) that are located where they will address longstanding poverty and unemployment.

# Staff Report Policy Questions for BOCC

3. “Should protection of Conservation resources be a determining factor in development location and design?”

Yes, protection should be a determining factor but not the sole and controlling factor. It must be weighed against the opportunity to diversify the regional economy, support UF’s Preeminence Initiative, and address longstanding poverty and unemployment.

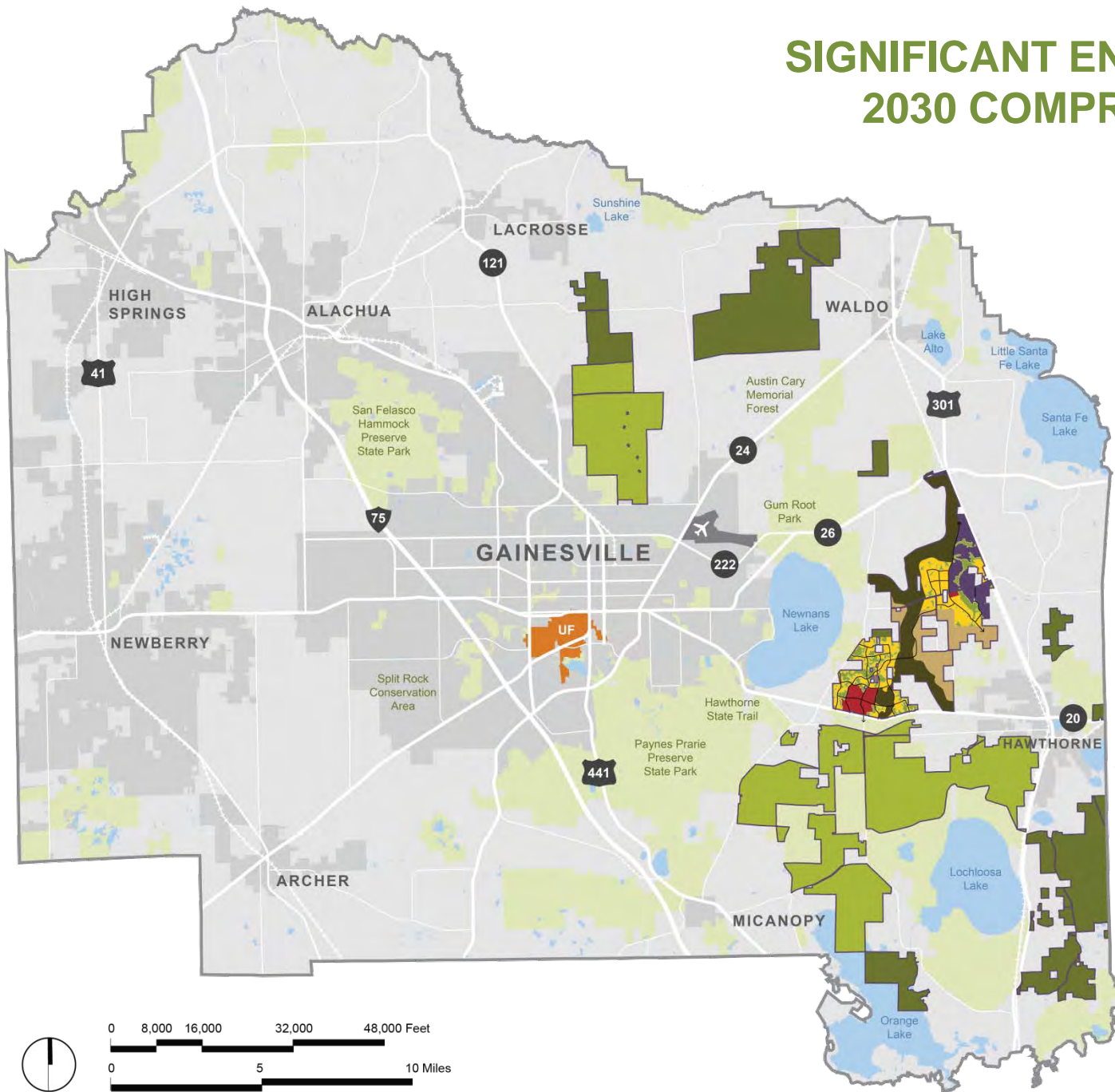


# Staff Report Policy Questions for BOCC

4. “Should the County allow urban development of rural land instead of directing development to the Urban Cluster and municipalities?”

Yes, for a Sector Plan that provides major needed employment centers that are not feasible within the Urban Cluster and cities and which protects 22,364+ acres of regionally significant resources from development and from intense agriculture, including 3,538 acres in preservation.

# SIGNIFICANT ENHANCEMENT TO 2030 COMPREHENSIVE PLAN



## ENVISION ALACHUA SECTOR PLAN:

- EA-PRES: PRESERVATION
- EA-CON: PROPOSED CONSERVATION
- EA-CON: EXISTING CONSERVATION
- EA-RUR: RURAL
- MIXED USE
- ADVANCED MANUFACTURING
- RESIDENTIAL



# Sector Plan is a Significant Enhancement of the 2030 Comprehensive Plan

- Accommodates needed major employment centers – 50 Years
- Addresses documented economic disparity
- Permanently protects an additional 22,364+ acres



# Sector Plan Comprehensive Plan Amendment

**February 16, 2016**

A community discussion on the future of East County