



# **Public Workshop**

## **Envision Alachua Sector Plan**

### **Comprehensive Plan Amendment**

### **Preliminary Staff Report**

**September 2, 2014**

**Hawthorne High School**



# Meeting Agenda

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## **Welcome to the Workshop**

Alachua County Comprehensive Plan

Proposed Envision Alachua Sector Plan

Overview of Preliminary Staff Report

Public Comment



# Workshop Guidelines

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- Public comments are the focus of this meeting
- If you wish to speak, please fill out a speaker card
- Speakers will be called by number
- All registered speakers will have 3 minutes
- Please do not cheer or jeer any speakers
- No trading numbers or granting time to others
- Everyone will be given one opportunity to speak
- Public Comments will end at 8:30 PM
- Purpose is to provide clarification, answer questions
- No decisions at workshops



# **Alachua County Comprehensive Plan 2011-2030**



# Alachua County Comprehensive Plan

- Plan is the cumulative result of decades of planning processes
- The Comprehensive Plan expresses the community vision for Alachua County
- Covers a 20 year planning horizon
- Evaluation and Appraisal Report every seven years, last major update April 5, 2011
- County considers amendments as new issues are recognized
- Planning is a continuous process



# Comprehensive Plan Elements

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- **Future Land Use**
- **Transportation Mobility**
- **Housing**
- **Potable Water and Sanitary Sewer**
- **Solid Waste**
- **Stormwater**
- **Conservation and Open Space**
- **Recreation**
- **Intergovernmental Coordination**
- **Capital Improvements**
- **Economic**
- **Historic Preservation**
- **Public School Facilities**
- **Community Health**
- **Energy**



# Comprehensive Plan Key Principles

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- Promoting diverse opportunities in housing, transportation and the local economy
- Consideration for long term fiscal integrity
- Encouraging energy efficient designs
- Preserving agriculture
- Natural resource protection
- Promoting compact mixed use communities
- Healthy communities with opportunities for active living
- Discouraging sprawl



# Evaluation and Appraisal Report

## What is considered?

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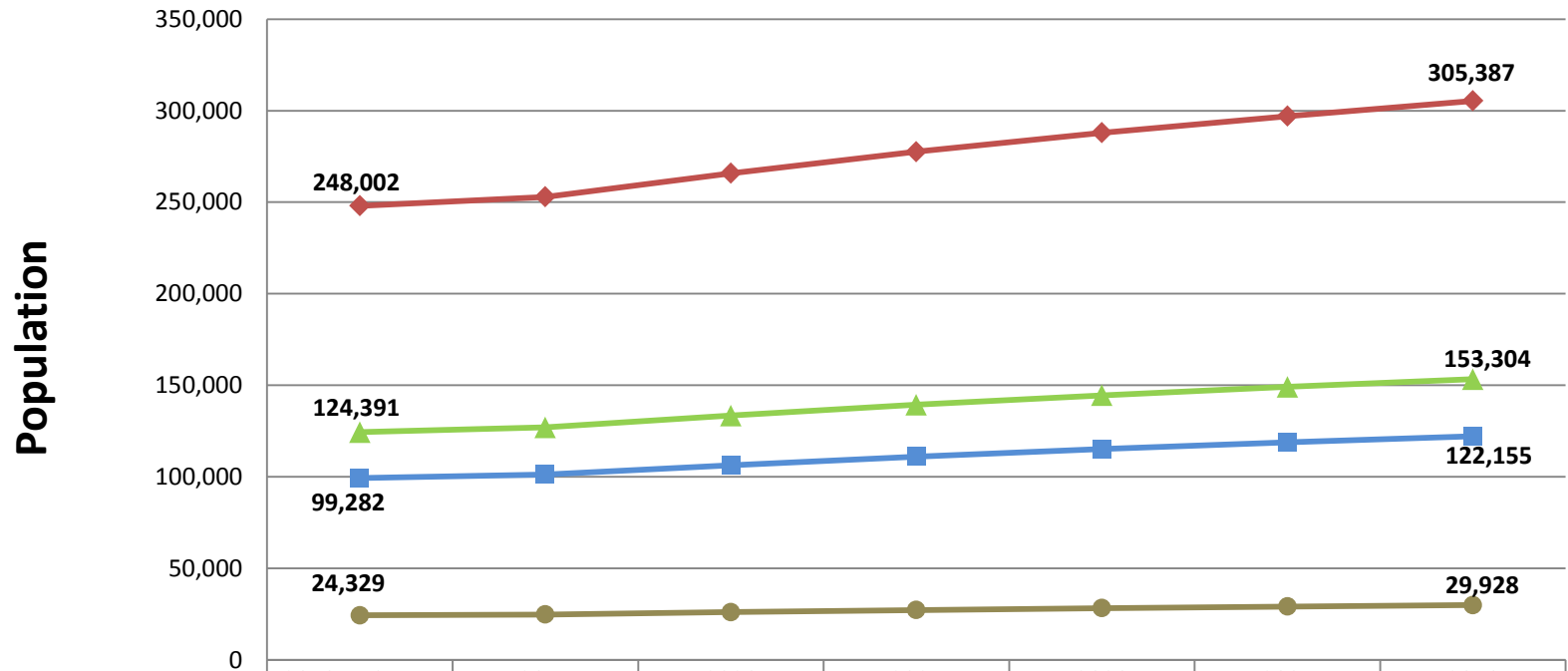
- Research and data intensive process
- Many public meetings
- Population trends and projections
- Evaluate Land inventory for different types of uses
- Changes to State Statutes
- Development history and trends
- Prepare proposed Comp Plan amendments to be adopted with a public hearing process





# Population Projections

**Alachua County Population Projections, 2015-2040**



|                      | 2013 Estimate | 2015    | 2020    | 2025    | 2030    | 2035    | 2040    |
|----------------------|---------------|---------|---------|---------|---------|---------|---------|
| Alachua County Total | 248,002       | 252,911 | 265,789 | 277,576 | 287,934 | 297,011 | 305,387 |
| Unincorporated Area  | 99,282        | 101,164 | 106,316 | 111,030 | 115,174 | 118,804 | 122,155 |
| Gainesville          | 124,391       | 126,961 | 133,426 | 139,343 | 144,543 | 149,100 | 153,304 |
| Other Cities         | 24,329        | 24,785  | 26,047  | 27,202  | 28,218  | 29,107  | 29,928  |

Source for County projections: State of Florida Office of Economic and Demographic Research. Medium Projections of Florida Population by County, 2015-2040, March 2013.

Source for 2013 Estimates: State of Florida Office of Economic and Demographic Research. Florida Population Estimates for Counties and Municipalities: April 1, 2013.

City and unincorporated protections were calculated by Alachua County staff assuming a constant share of total County population through 2040.

# Industrial Lands Inventory

| Jurisdiction            | Acres Designated | Acres Unbuilt |
|-------------------------|------------------|---------------|
| Alachua                 | 2,759            | 1,463         |
| Archer                  | 185              | 152           |
| Gainesville             | 3,240            | 1,380         |
| Hawthorne               | 448              | 368           |
| High Springs            | 164              | 62            |
| LaCrosse                | 12               | 9             |
| Micanopy                | 37               | 0             |
| Newberry                | 806              | 120           |
| Waldo                   | 39               | 37            |
| Unincorporated          | 1,907            | 962           |
| <b>Countywide Total</b> | <b>9,597</b>     | <b>4,553</b>  |

*Includes lands with industrial Future Land Use designations per Comprehensive Plans of each jurisdiction.*



# What is Sprawl?

- Florida Statute definition FS 163.3177(6)(a)9. analyzed in the Workshop Staff Report page 132
- Sprawl is generally defined as the **increased development of land in suburban and rural areas** *outside* of their respective urban centers. This increased development of real estate in the outskirts of towns, villages and metropolitan areas is quite often accompanied by a *lack* of development, redevelopment or reuse of land *within* the urban centers themselves. (Cornell University)
- Infill development is the alternative to Sprawl

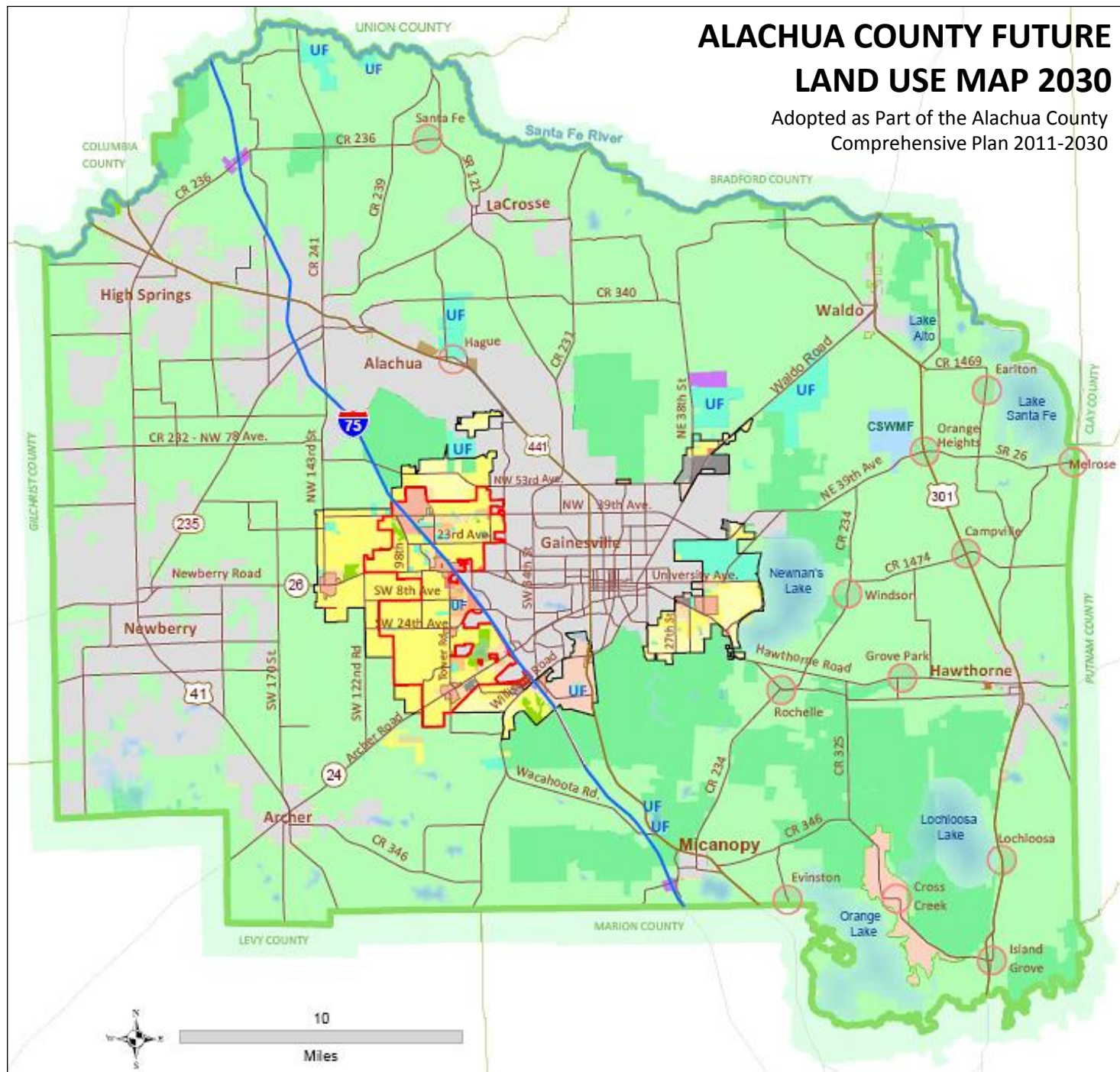


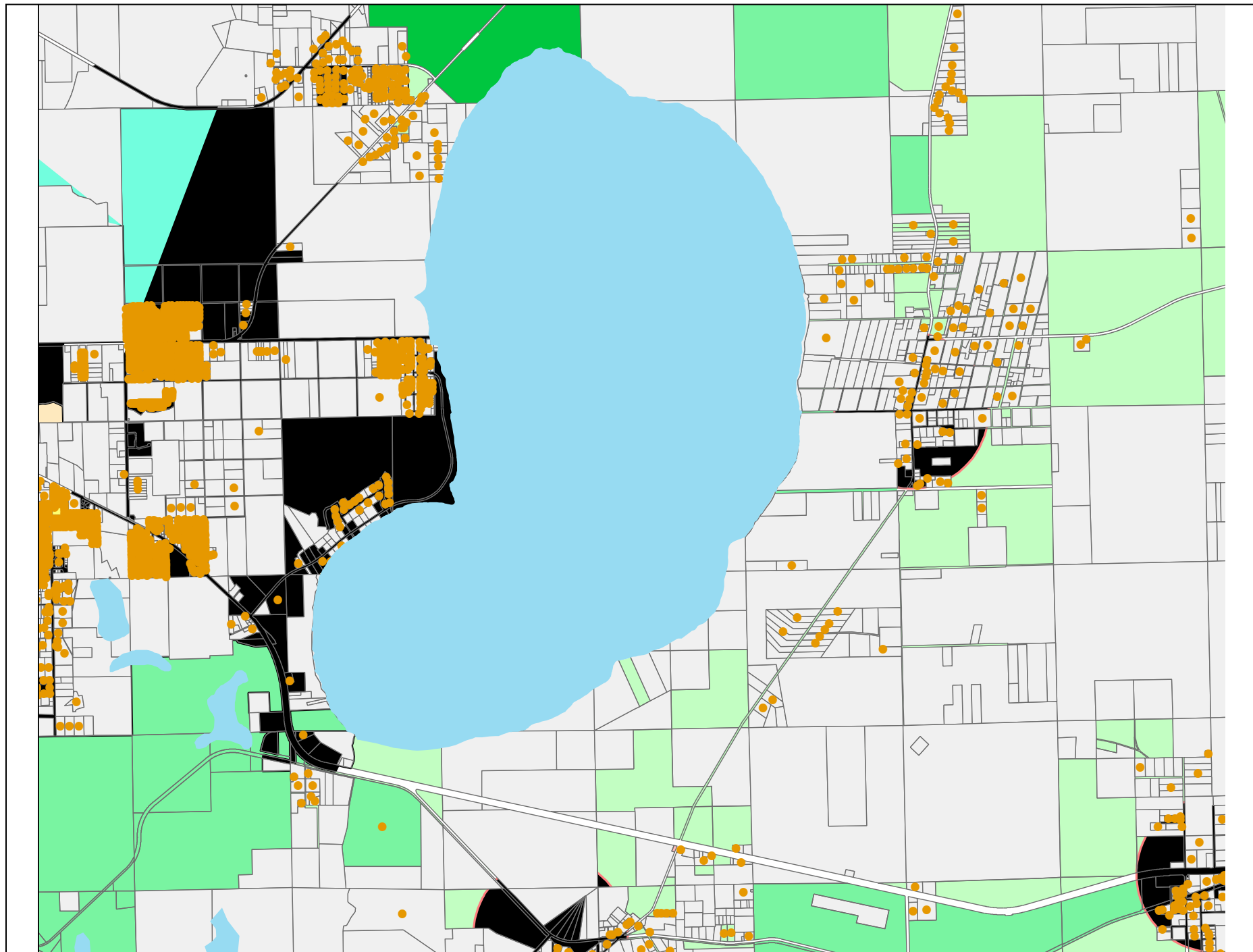
# What is the cost of sprawl?

- Direct costs of expanding public facilities and services
  - Transportation, roads, transit and multimodal
  - Emergency Services (Sheriff and Fire)
  - Schools
  - Water and Sewer facilities and extensions of lines
  - Initial capital expense and long term maintenance including life cycle
- Additional social costs
  - More vehicle miles traveled, congestion, auto dependent
  - Added cost of living for longer commutes
  - Energy consumption
  - Air and water pollution
  - Health impacts
  - Impacts to natural resources

# ALACHUA COUNTY FUTURE LAND USE MAP 2030

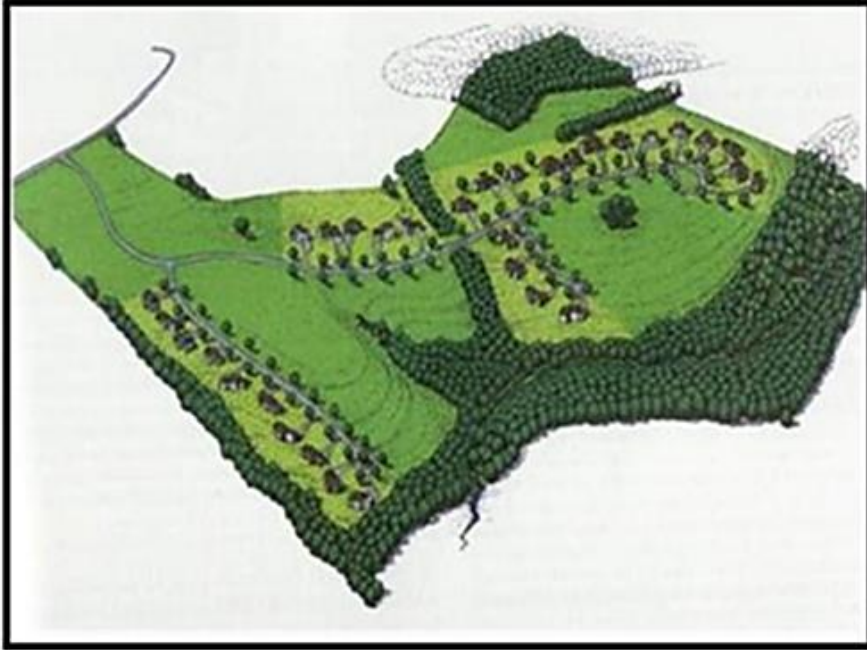
Adopted as Part of the Alachua County  
Comprehensive Plan 2011-2030







# CLUSTERED SUBDIVISIONS IN RURAL AREAS



## RURAL CLUSTERED SUBDIVISION

- Smaller Lots
- More Open Space
- Efficient Use of Land and Infrastructure

## TRADITIONAL SUBDIVISION DESIGN

- Larger Lots
- Less Open Space
- Less Efficient Use of Land
- More Costly to Provide Services



## Housing, Transportation and Economic Opportunity



Illustration by Jimmy Collins

The Plan promotes more mobility options and responds to changing demographics and emerging markets by linking long-range multimodal transportation plans with standards and incentives for higher density, mixed-use development along planned transit corridors within the existing urban area.

The Plan's Economic Element addresses workforce training opportunities, promotion of local businesses and targeted industries, tourism and other strategies and incentives to diversify the local economy and provide a range of employment opportunities, including in the emerging 'Green Jobs' sector.



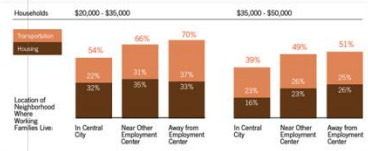
This approach provides for non-residential employment-based land uses proximate to residential areas, reduces trip lengths, and can also reduce the transportation component of housing costs. (See chart below).

The Plan promotes affordable housing throughout the County through flexible lot sizes, unit types and provision for accessory dwelling units. The Housing Element supports programs for homeownership and rehabilitation of existing housing stock.



Illustration by Jimmy Collins

### Residence Closer to Employment Helps Reduce Percent of Income Spent on Housing & Transportation



Source: Growing Solutions: Smart Growth, Climate Change and Prosperity; Center for Clean Air Policy, Jan 2011



## Alachua County Comprehensive Plan 2011-2030

The Alachua County Comprehensive Plan: 2011-2030 represents the culmination of a three-year public participation process to address and link long range community goals, needs, and opportunities identified through the Evaluation and Appraisal Report. The Plan consists of reinforcing strategies throughout the Plan's 15 Elements, including new Energy and Community Health Elements, to achieve the community's vision in the areas of land use, transportation, housing, energy, health, economic development, and resource protection.

### Key Principles and Benefits

#### More Mobility Options

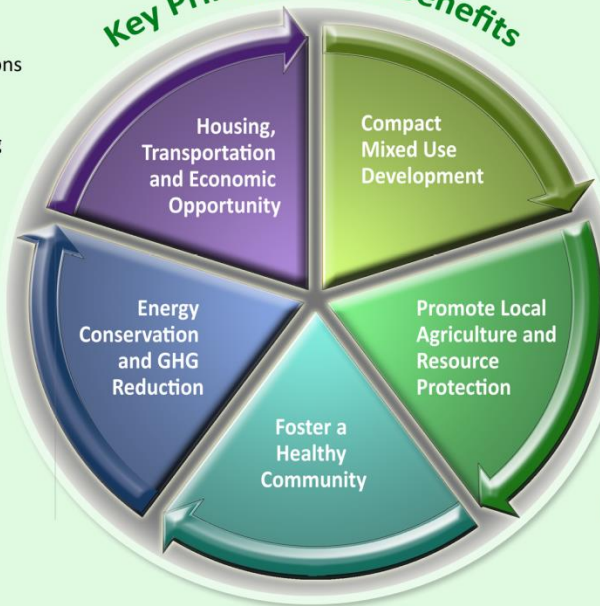
Range of housing options for changing demographics

Reduced infrastructure costs

Save on transport and energy costs

Investment and reinvestment in local economy

Mitigate Effects of Rising Energy Costs



Better access for work, shopping, recreation

Reduced health costs

Promote job creation

Reduced Sprawl

Local food security

Opportunities for Active Living

Access to nature and recreation

Protect water quality & supply, air and habitat

### Energy Conservation and Greenhouse Gas Reduction

The new Energy Element sets a long term goal for reduction in community greenhouse gas emissions of 80% from 2009 levels by the Year 2050, through strategies related to conservation, improved efficiency, and promotion of alternative and renewable energy. Objectives and policies in nine areas include: reduction in energy consumption and greenhouse gas emissions; the built environment; energy efficient land use; energy efficient transportation systems; initiatives by and within County Government; promotion of local food production

and processing; renewable energy; solid waste strategies both to reduce solid waste disposal and to promote waste to energy industry; and public outreach and education.

The Alachua County Courthouse (right) was built to LEED Silver Certification standards.



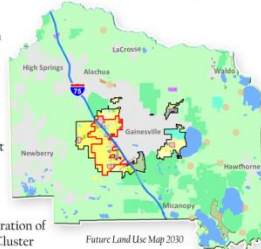
### Foster a Healthy Community

The Community Health Element focuses on public/private partnerships including local government, University of Florida and the Alachua County School Board to preserve the health of County residents, prevent chronic illness and facilitate health care delivery, and improve the livability and opportunities for active living.



## Compact Mixed Use Development

The Future Land Use Element focuses urban development within a defined urban growth boundary (Urban Cluster) to maximize efficient use of land, separate urban and rural areas, and protect agricultural areas and natural resources.



Future Land Use Map 2030

The Plan promotes the continued concentration of growth in the Urban Cluster by providing incentives for new development located within urban residential land use categories to be designed as Traditional Neighborhood Development (TND) or Transit Oriented Development (TOD) with higher transit-supportive

densities and mixed uses. About 90% of new residential development in unincorporated Alachua County has occurred within the Urban Cluster, which comprises only 8% of the unincorporated area, over the past 10 years. Agricultural activities are promoted in the rural area, and there are policies and incentives for clustered development in the rural area; larger new developments are required to cluster to protect open space for continued agricultural or conservation uses and provide for more efficient use of land.



## Promote Local Agriculture and Resource Protection

The Plan promotes local food production and establishment of community infrastructure to support a local food system, such as processing facilities and local farmers markets. Policies promote urban agricultural uses such as residential chicken keeping, community gardens and edible landscapes, as part of the effort to reduce community greenhouse gas emissions by shortening distances to bring food to local markets



Critical Ecological Corridors are mapped (see above) and protected through a range of tools including regulation, acquisition, and inter-governmental coordination to maintain critical habitat connections within the County and the region. The Plan promotes the use of Low Impact Development (LID) stormwater management techniques to protect water quality and for efficient stormwater management.

The Plan protects the diverse range of natural resources and agricultural and silvicultural lands with policies promoting agritourism and ecotourism as well as policies promoting more sustainable practices including reduced use of synthetic fertilizers. Policies protect air and water quality, species diversity, and identify six primary conservation areas and methods for protection, including wetlands, surface waters, 100-year floodplains, listed species habitat, significant geologic features and strategic ecosystems.



Learn more at: [http://growth-management.alachuacounty.us/comprehensive\\_planning/](http://growth-management.alachuacounty.us/comprehensive_planning/)

Poster Design by Jimmy Collins





**Plum Creek has submitted  
an application for the  
Envision Alachua Sector Plan  
So what is a Sector Plan?**



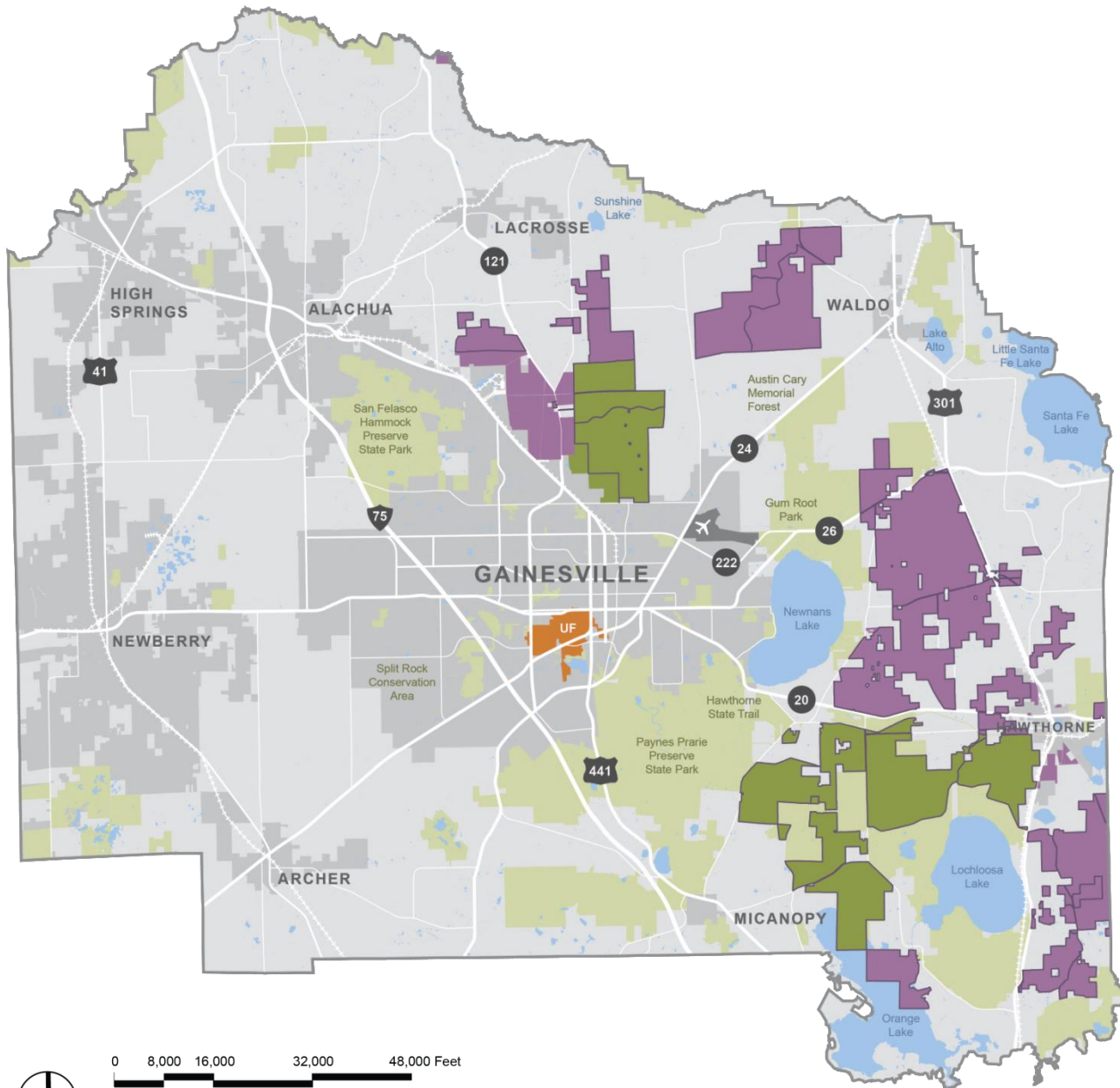
# Sector Plan

- Defined in Florida Statutes and County Regulations
  - 15,000 acres or more
- Two Step Process
  1. Creation of a Long Term Master Plan (LTMP)
  2. Adoption of a Detailed Specific Area Plan (DSAP)
- Long Term Master Plan
  - Comprehensive Plan Amendment
  - General framework for proposed land uses
  - Identifies water supplies, transportation facilities, conservation...
- Detailed Specific Area Plan
  - Consistent with LTMP, more detailed, adopted in a process like a Planned Development

# Plum Creek Properties In Alachua County

**65,000 Acres Total**

**60,133 Acres not in  
a City**



## LEGEND:

-  Envision Alachua Sector Plan Property
-  Plum Creek Property
-  Plum Creek Property- Existing Conservation Easement
-  Public Conservation Lands
-  Municipalities

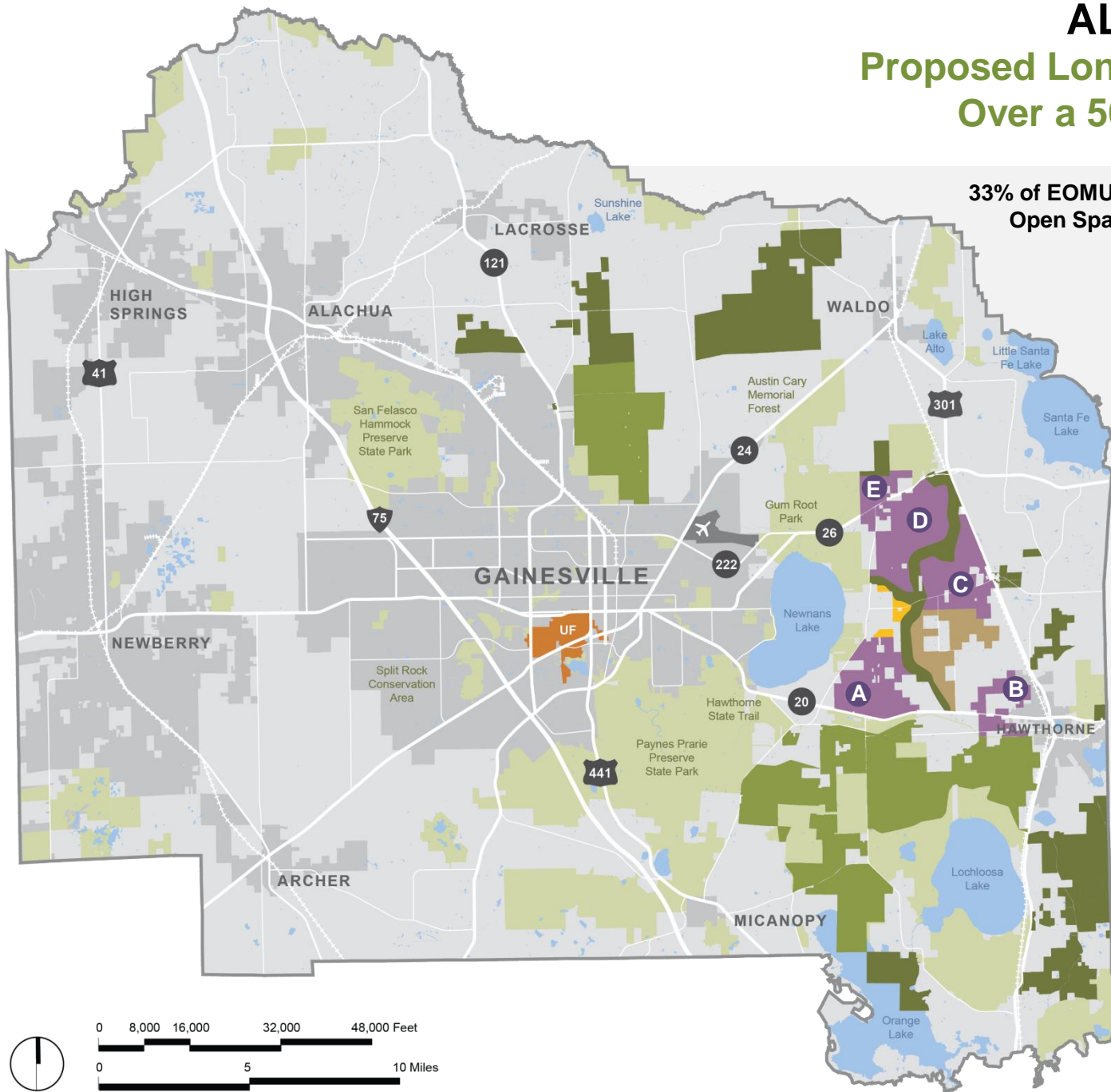


0 8,000 16,000 32,000 48,000 Feet

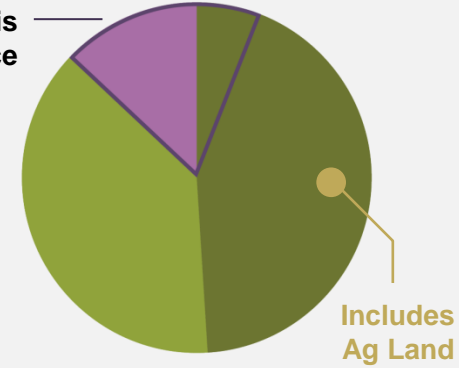
0 5 10 Miles

# ALACHUA COUNTY

## Proposed Long Term Master Plan Over a 50+ Year Time Frame



33% of EOMU is  
Open Space



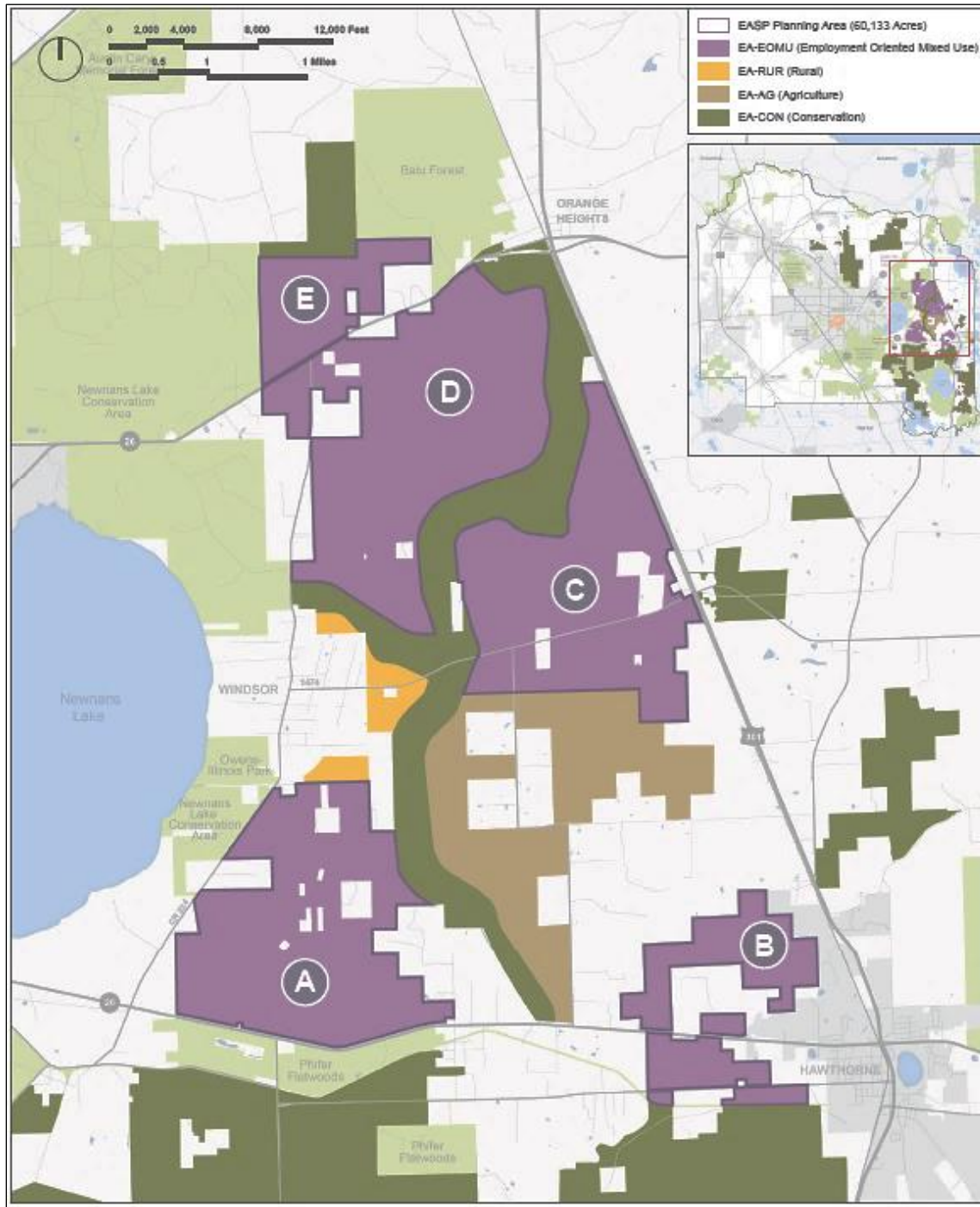
38% | CONSERVATION  
EASEMENT

49% | NEW  
CONSERVATION,  
AG & OPEN SPACE

13% | EMPLOYMENT  
ORIENTED &  
COMMUNITY  
ACTIVITIES

### ENVISION ALACHUA SECTOR PLAN:

- EA-CON: EXISTING  
CONSERVATION EASEMENT
- EA-CON: NEW CONSERVATION
- EA-EOMU: EMPLOYMENT  
ORIENTED MIXED USE
- EA-RUR: RURAL
- EA-AG: AGRICULTURE



## Proposed Employment-Oriented Mixed Use Areas 'A' through 'E'



# **Envision Alachua Sector Plan**

## **Proposed Development Program**

### **Policy 10.1.4 Development Program**

The standards for measuring the maximum development program permitted within the Envision Alachua Planning Area shall be based upon the following:

a. **Maximum Development Program Baseline.**

Residential: 10,500 homes

Non-residential: 15.5 million square feet  
(R&D/Office/Advanced Manufacturing/Commercial)

# Jobs-to-Housing Balance Proposed Policy

## Summary of EASP Future Land Use Policy 10.2.6.4:

- 3 jobs per residential unit at total project build-out within EO-EOMU
  - Based on assumptions of average number of employees per/1000SF for R&D/Office, Commercial, Advanced Manufacture
- Measured based upon:
  - Development within each DSAP (except for lands within the Hawthorne Reserve Area)
  - Initially five (5) years after commencement of vertical development, and every five years thereafter
- If the measured ratio drops below 2.00, the Policy requires a remedial plan to improve the ratio before approval of any more residential development in a subsequent DSAP.



# Preliminary Staff Report





# Workshop Staff Report

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- Staff recommendation is for denial
- The staff report includes detailed explanations of the reasons for the recommendation
- The complete staff report is available online at the Alachua County Growth Management Department website



# Major Issues

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- Incompatibility of the proposed urban uses with the rural area
- Inadequate protection of the extensive natural resources in the area
- Lack of needed urban infrastructure
- Lack of a clear plan for providing the required new public facilities
- Inconsistency with the County's adopted Plan which promotes urban development within the designated Urban Cluster where facilities and services needed for urban uses can be most efficiently and effectively provided



# Natural Resource Concerns

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- Wetland and Floodplain Impacts
- Water use – Questions about feasibility and enforcement authority
- Impaired water bodies
- Conservation area uses - silviculture
- Large scale urban development in Strategic Ecosystems and an ecological corridor
- More at the workshop on the 16<sup>th</sup>.



## Alachua County Soil Drainage Map

### Legend

LAKE/POND

### Soil Drainage

EXCESSIVELY DRAINED

WELL DRAINED

MODERATELY WELL DRAINED

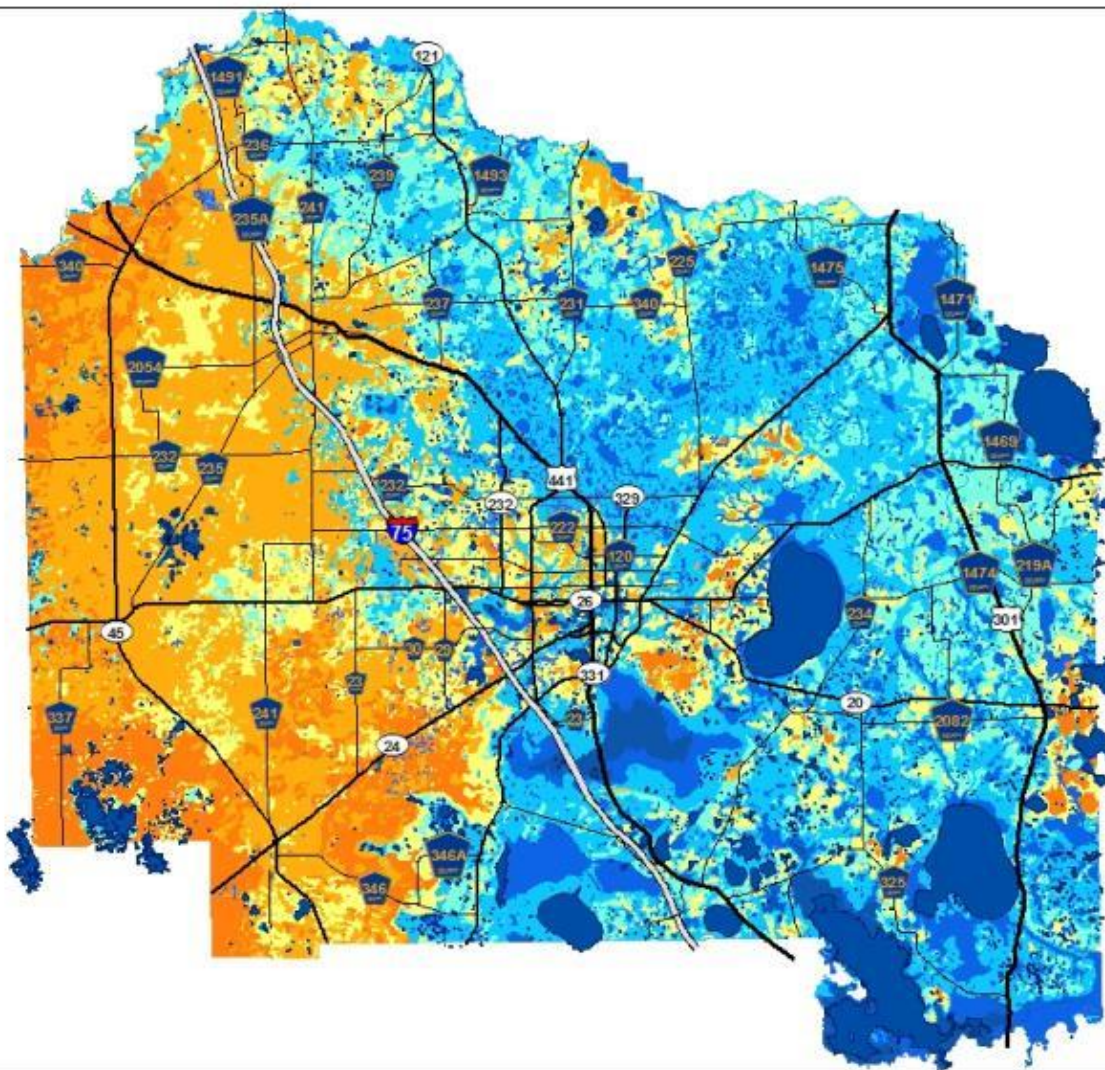
SOMEWHAT POORLY DRAINED

POORLY DRAINED

VERY POORLY DRAINED

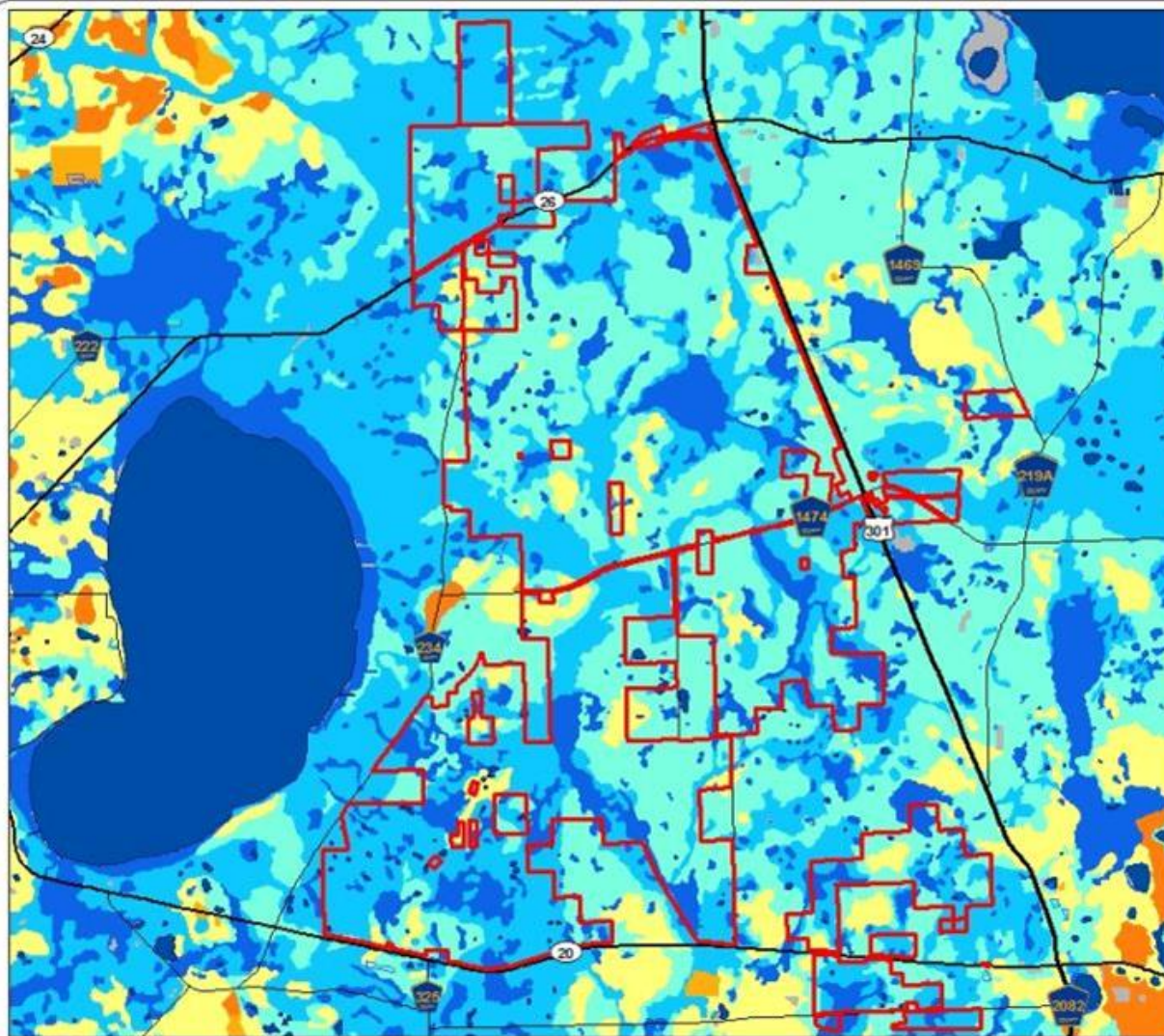


0 19,000 38,000 Feet



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Plum Creek  
Property  
East of  
Newnan's Lake

Soil Drainage Map

Legend

LAKE/POND

Soil Drainage

EXCESSIVELY DRAINED

WELL DRAINED

MODERATELY WELL DRAINED

SOMEWHAT POORLY DRAINED

POORLY DRAINED

VERY POORLY DRAINED



0 5,000 10,000 Feet



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# Public Facilities and Services

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- Major expansion of public facilities and services
- Potential major long term fiscal liability for the County
- Transportation impacts
- More at the Workshop on the 22<sup>nd</sup>



# What's next?

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- After the four workshops....
- Staff will consider additional information and will prepare final staff report
- Local Planning Agency Public Hearings & Recommendation to County Commission
- Board of County Commissioners Public Hearings to consider Transmittal to Dept. of Economic Opportunity
- If transmitted, Final Adoption Public Hearings



# Public Comments

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- Please observe the speaker guidelines
- Staff is recording the meeting and taking notes
- If you are unable to speak today, you may attend one of three upcoming workshops:
  - September 4<sup>th</sup> Eastside High School - same presentation – public comments
  - September 16<sup>th</sup> at the County Administration Building: Focus on Natural Resources
  - September 22<sup>nd</sup> – Focus on Economics and Transportation
- Written comment form or e-mail comments to [planning@alachuacounty.us](mailto:planning@alachuacounty.us)





## Responses to Questions

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- Staff will compile all of the questions and provide consolidated written responses grouped by topic
- Responses will be posted on the GM website
- Staff is available to meet with groups or individuals
  - Contact the Growth Management Department  
[Planning@alachuacounty.us](mailto:Planning@alachuacounty.us) or 352-374-5249