

**Staff and Plum Creek Responses**

This is a compilation of the questions asked during the five public workshops held by the BOCC in September and October 2014, with the responses provided by County staff, followed by responses from Plum Creek.

Although all of the questions are included in this document, the order in which the questions and answers appear is different from the order in which they were answered by County staff. In order to make it easier for a reader to locate a subject area, this document groups similar questions together instead of randomly distributing them throughout the response. The date of the County's response to questions asked at the workshops is followed by the number in the County's response.

The questions are collected under the following subject areas:

1. General Questions – future uses, processes, development options
2. Environment
3. Cost/Infrastructure
4. Economic Development/Development Program
5. Housing

County Staff answers follow the questions; Plum Creek's responses are in italics.

**1. General Questions – Future uses of property, process, development pattern**

**1A. What will happen to the acreage owned by Plum Creek if their land plan changes are not approved? (9/16/14- # 1)**

Staff: We cannot speculate what Plum Creek may do with their property if the proposed Sector Plan is not adopted. The property included in the sector plan application is primarily being used by Plum Creek for their timber operations. Substantial portions of the property that are already under a conservation easement would remain that way, most of which is also being used for timber.

Most of the Plum Creek property that is not in conservation has a Rural/Agriculture land use designation and Agriculture zoning that allow for agriculture and residential uses. The maximum density for residential uses in the Rural/Agriculture land use designation is one dwelling unit per five acres. There are other applicable regulations that determine how the area may be developed including requiring set asides for conservation and mandatory clustering of residential units on smaller lots.

*Plum Creek is committed to successfully implementing the vision recommended by the Envision Alachua Task Force and contained in the EASP application. If its EASP application is not approved in a form consistent with that vision, Plum Creek has no other immediate plans to develop its property in unincorporated Alachua County. Except for the portion of the property for which annexation into the City of Hawthorne will be requested, the property will remain in timber production for the foreseeable future.*

*Over time, if the County Commission rejects the concept of creating a jobs center that will benefit residents in East Gainesville, pressure to sell off portions of the property will continue to grow as the population increases and infrastructure investments are made by the State of Florida in the US 301 corridor. Fragmentation of the property will result in the loss of an opportunity to conserve large areas of the County at no cost to the taxpayer.*

*If traditional rural development happens in smaller parcels as we have seen throughout Florida over the past 50 years, new rural “neighborhoods” will consume resources without proper planning into how the cumulative impacts will be addressed. Examples from throughout the state include development of large lots in a “piano key” pattern along the frontage of rural roads which impacts wildlife movement and detracts from rural character, and expansion of the one acre lot pattern in the rural clusters to adjacent parcels through small incremental amendments to the comprehensive plan. Also, the current comprehensive plan permits very intense agricultural operations such as blueberry farming with more intensive fertilizer requirements and concentrated animal feeding operations, or CAFOs, and dairies, on most of Plum Creek’s lands. The EASP proposes to remove these intensive agricultural uses from the land, to reduce the potential impacts to natural resources.*

**1B. What happens if land is sold in a piecemeal fashion? (9/16/14- # 6)**

Staff: If the Plum Creek proposed plan is not approved, the land use designations and policies in the adopted County Comprehensive Plan, including the natural resource protection policies, would apply regardless of who owns the land. As detailed in the staff report, portions of the property in the proposed sector plan are designated in two principal Future Land Use categories in the County’s adopted Plan: Preservation, including 22,885 acres under conservation easements limiting use to terms consistent with those easements, and approximately 37,250 acres designated Rural/Agriculture. In addition, as detailed in the staff report, portions of the property are also conservation areas with natural resources including wetlands, floodplains, and strategic ecosystems. These conservation areas are subject to policies in the Plan requiring protection of those resources.

Some of the major requirements relating to properties that have a Rural/Agriculture Future Land Use designation are that uses are limited to agricultural activities (including forestry) and other uses serving or ancillary to agricultural activities, and limited rural residential uses. Policies in the Comprehensive Plan and implementing land development code detail requirements for things such as paved public road access, stormwater and other subdivision requirements for any new rural residential development. Such new rural residential development is limited to a maximum development density of one unit per five acres, and the maximum density shall not be allowed if it would be harmful to natural resources. A clustered subdivision design setting aside a minimum of 50% of the development as open space is required for new developments of 25 or more units, and adopted policies in the Plan also indicate this is the preferred form for developments of less than 25 units and provide incentives to encourage this clustered form. Additionally, adopted policies provide that any new rural residential subdivisions that contain more than 100 lots may be allowed only after adoption of a Comprehensive Plan amendment based on a completed special area study that addresses impacts on surrounding land uses and ensures natural resource protection and identification and provision of needed public facilities.

*If the EASP is approved, then regardless of what size parcel is sold, the land will remain subject to all the conditions and restrictions applicable to the EASP. No development in the EASP can occur unless it is part*

*of a Detailed Specific Area Plan (DSAP), for which there are many stringent development conditions that have to be met.*

*If the EASP is not approved, development will occur over time in a disjointed manner, as it has in other areas of the County, with the densities dependent on parcel size. Individual septic tanks and wells will be permitted on all of the parcels, regardless of size. Importantly, if the EASP is not approved, the 29,880 acres owned by Plum Creek and included in the revised application and that are not currently subject to a conservation easement will remain at risk of converting to rural home-sites, each with its own septic tank and well, as well as to more intense agricultural use, without the benefit of placing additional land into conservation. Envision Alachua provides the opportunity to eliminate these risks while protecting large areas from development, and creating an employment oriented mix of uses on just 3,380 acres, (5,555 acres of EA-EOMU, minus a minimum of 2,174 acres of open space).*

- 1C. If this sector plan is not approved and the land is sold off and farmed or developed in a more piecemeal fashion, what do you consider the allowable “worst case” scenario under our current Comprehensive Plan? How many wells and septic tanks are currently permitted on this 60,000 acres with no land use change, and what is the projected water use from that? Does the current comp plan allow more intensive agricultural uses such as concentrated animal feeding operations (CAFOs) and farming of vegetables, ornamentals and the like? Would the conservation easements proposed by Plum Creek prevent such damaging uses? For how long? (10/9/14 - # 21)**

Staff: If the Plum Creek proposed plan is not approved, the land use designations and policies in the adopted County Comprehensive Plan, including the natural resource protection policies, would apply regardless of who owns the land. As detailed in the staff report, portions of the property in the proposed sector plan are designated in two principal Future Land Use categories in the County’s adopted Plan: Preservation, including 22,885 acres under conservation easements limiting use to terms consistent with those easements, and approximately 37,250 acres designated Rural/Agriculture. In addition, as detailed in the staff report, portions of the property are also conservation areas with natural resources including wetlands, floodplains, and strategic ecosystems. These conservation areas are subject to policies in the Plan requiring protection of those resources. Some of the major requirements relating to properties that have a Rural/Agriculture Future Land Use designation are that uses are limited to agricultural activities (including forestry) and other uses serving, or ancillary to, agricultural activities and limited rural residential uses. Policies in the Comprehensive Plan and implementing land development code detail requirements for things such as paved public road access, stormwater and other subdivision requirements for any new rural residential development. Such new rural residential development is limited to a maximum development density of one unit per five acres, and the maximum density shall not be allowed if it would be harmful to natural resources. A clustered subdivision design setting aside a minimum of 50% of the development as open space is required for new developments of 25 or more units, and adopted policies in the Plan also indicate this is the preferred form for developments of less than 25 units and provide incentives to encourage this clustered form. Clustering is also required in strategic ecosystems with set asides of wetlands and wetland buffers and up to 50% of the upland area. Additionally, adopted policies provide that any new rural residential subdivisions that contain more than 100 lots may be allowed only after adoption of a Comprehensive Plan amendment based on a completed special area study that addresses impacts on surrounding land uses and ensures natural resource protection and identification and provision of needed public facilities.

Conservation easements can be written to restrict or allow certain types of uses including agriculture. The easement would be good for as long as both parties agree.

*The purpose of doing a sector plan is to create a long-term plan for a large geographic area in order to avoid the disjointed, piecemeal development which would occur over time in the absence of the sector plan. Without an overall plan that protects large connected areas where no development will occur, the most likely scenario is what we have seen throughout Florida: strip or radial development along roads, coupled with isolated, large lot development on wells and septic tanks throughout the rural areas.*

*Specifically, without the EASP, septic tanks would be allowed for each of the homes in the EASP planning area. Even if the maximum residential units is not realized due to the market conditions or other constraints, or a lesser number because of the reduced acreage in the revised application, it is noted that no septic tanks are authorized under the Plum Creek proposal on 27,919 acres in addition to the existing 22,865 acres currently protected by conservation easements. Further, the current comprehensive plan allows more intensive agricultural uses such as concentrated animal feeding operations (CAFOs), which would be prohibited by the EASP and implementing conservation easements.*

*If the EASP is approved, Plum Creek will protect large areas by conveying conservation easements to be held by both the County and at least one appropriate environmental organization. Once put in place, the conservation easements will be legally recorded, will become part of the deed to the land, and all parties are bound by the provisions. Should any partner ever want to change those easements, that partner would have to have the agreement of all of the partners in order to start the process to consider changing those easements. This is why Plum Creek requests that the easements be held by multiple partners and not just one.*

#### **1D. Would Plum Creek accept a partial plan for development around Hawthorne?**

Staff: This question would be more appropriately directed to Plum Creek Timber Company representatives.

*No. Plum Creek has requested that the City of Hawthorne annex most of the Plum Creek lands within the Hawthorne Reserve Area designated in the Alachua County Comprehensive Plan, and will process an amendment of the Hawthorne Comprehensive Plan independent of its EASP application in Alachua County. By separating this proposed development in Hawthorne from the EASP application, we believe those properties could be reviewed and approved faster than the EASP and thus more quickly be made "shovel-ready" for future employers.*

*However, Plum Creek remains committed to implementing the 50-year vision related by the Envision Alachua Task Force. This will require the approval of the Hawthorne Jobs Center by the City of Hawthorne, and approval of the EASP Jobs Centers, Preservation and Conservation lands.*

*Specifically, this should not be construed in any way as a departure from the commitment of Plum Creek to fully realize the vision of the Envision Alachua Task Force to develop a jobs center close to east Gainesville. This jobs center is envisioned as a large-scale mixed use research park.*

*In other communities, successful high tech hubs and research campuses associated with a research university have been built over 30-50 years or more. To attract the type of employers UF and the community are seeking, our county needs to create a critical mass of investment and activity where none currently exists. Plum Creek is working collaboratively, with UF, Santa Fe College and throughout the region, to ensure our efforts are complementary to neighboring economic development initiatives.*

*The remaining acreage in the EASP application, as a sector plan, provides the benefits of planning more than 15,000 acres of land beyond the 20-year planning horizon. The related plan for Hawthorne will focus on development that can be brought to market faster and that is suitable for industrial uses needing rail and highway access.*

**1E. Would Plum Creek or the County Commission consider a compromise plan to allow development in Hawthorne? (10/9/14 - # 1)**

Staff: Absent a specific proposal from Plum Creek or request from the County Commission, staff can not speculate what may change in the application submitted by Plum Creek. If a revised application is submitted, staff will evaluate the revised application and present their findings to the Commission.

*No. Plum Creek remains committed to the vision of the Envision Alachua Task Force; i.e., bringing a jobs center as close as possible to east Gainesville, which is referred to in the revised application as EA-SR20 Jobs Center. Plum Creek will not move forward with this amendment if the job center closest to East Gainesville is removed. Plum Creek's request to annex parcels in the Urban Reserve Area of Hawthorne should not be misconstrued as a lessening of its commitment to the EASP.*

*Approval of a job center in Hawthorne will also require an amendment to its comprehensive plan, as the plan currently only permits rural residential and agriculture uses to occur on lands owned by Plum Creek outside the City limits. In order to have land ready for larger employers who can employ our residents currently out of work or under employed, land use changes are necessary.*

**1F. What has Growth Management had to say about Hawthorne area by itself? Why hold Hawthorne hostage to saying no to a city in the swamp? (9/16/14- # 35)**

Staff: County staff has reviewed the entire Sector Plan application area as a whole, which includes the Hawthorne area. County staff has not analyzed the Hawthorne Area by itself because it is part of the larger Sector Plan application. The application as submitted by Plum Creek includes 60,000+ acres in eastern Alachua County, including 11,393 acres proposed for designation as "Employment- Oriented Mixed Use" (EA-EOMU). The EA-EOMU designation would include five sub-areas, 'A' through 'E' (Area 'B' is near Hawthorne).

*The Plum Creek lands surrounding Hawthorne have been removed from the EASP application and are the subject of a separate annexation and comprehensive plan application. Plum Creek remains committed to the vision created by the Envision Alachua Task Force for job centers closer to east Gainesville and also near US 301, which requires an amendment to the current Alachua County comprehensive plan because the current comp plan only allows for rural residential and agriculture to occur on lands owned by Plum Creek. In order to have land ready for larger employers who can employ our residents currently out of work or under employed, land use changes are necessary.*

**1G. How is it going to be developed? (9/16/14- # 3)**

Staff: The proposal provides for 10,500 residential units and 15.5 million square feet of nonresidential uses at build-out. The proposed policies provide for a broad range of densities and intensities within each sub-area of the Envision Alachua Employment Oriented Mixed Use area. There are no phasing or timing policies so it is difficult to determine exactly how, when and what mix of uses might be built.

*Since this question was asked and answered by the County, the EASP has been substantially revised. A focus on job creation has been maintained and environmental protection has been enhanced. The area proposed for mixed use compact urban development has been decreased by over 50%, so that now only 5,555 acres of this use are included in the plan that will be presented to Alachua County, and only 3,380 acres of that are actually developable once the minimum open space is removed. In addition, the Plum Creek acres surrounding Hawthorne has also been removed from the EASP and will be reviewed through the plan amendment process by the City of Hawthorne after annexation of the property occurs. The remaining acreage in the EASP will either be permanently preserved or will remain in forestry use but with alternative forestry practices in the Lochloosa Creek Flatwoods area - agreed to and enforceable by the County- in order to further protect water quality.*

*As a result of the reduction in the number of acres planned for an employment-oriented mix of uses, the maximum development program for the sector plan has been reduced to 8,700 residential units and 11.2 million square feet of non-residential uses. This mix will accommodate job centers and the residential and services development (retail, recreation) necessary to support them. The building of the job centers and supporting residential will not happen all at once but over a period of time within the 50-year planning timeframe. Phasing policies have been added to the EASP so that residential development will be linked to job creating development.*

*The Envision Alachua Sector Plan and the integrally related Hawthorne component are designed to create an "Economic Progress Corridor" stretching from east Gainesville to Hawthorne on land that is well served by existing highways and rail lines linking the county's economic assets to other areas of Florida and the rest of the nation. By providing large tracts of land that are served by existing transportation facilities and are suitable for industrial uses, the combined plans can attract advanced manufacturing and agricultural research and processing jobs. It all adds up to quality jobs for permanent residents of east Gainesville, Hawthorne and eastern Alachua County.*

**1H. Is this already a done deal? (9/16/14- # 4)**

Staff: It is early in the Sector Plan process and no decisions have been made. The applicant submitted the Envision Alachua Sector Plan Comprehensive Plan amendment application on December 12, 2013. Since that time, in response to sufficiency/completeness questions from County staff, the applicant has submitted two amendments to the application materials on March 31, 2014 and June 24, 2014. With the June 24, 2014 submittal, the applicant requested that staff proceed with preparing the staff report and scheduling the public hearings. A comprehensive plan amendment, including the long-term master plan for a sector plan, has a two-step process. First, transmittal hearings are scheduled with the Local

Planning Agency and the County Commission. The Local Planning Agency makes a recommendation on both adoption and transmittal to the County Commission. The County Commission will decide at its transmittal hearing whether or not to transmit the proposed Sector Plan Comprehensive Plan amendment to the state Department of Economic Opportunity for review by state agencies. If the County Commission chooses to transmit the amendment to the Department of Economic Opportunity, they and other state agencies will review the application and send comments back to the County. Once the County receives those comments, an adoption hearing will be scheduled with the County Commission.

The County Commission has requested that staff hold public workshops prior to scheduling the public hearings. Staff prepared a workshop staff report based on an analysis of the entire application, including the addendums and data and analysis submitted by the applicant. Two workshops have been held so far - one on September 2nd at Hawthorne High School and one on September 4th at Eastside High School. Two more workshops are scheduled in the County Commission chambers – one on September 16th and one on September 22nd. After these workshops conclude, staff is scheduled to have a discussion with the County Commission at the September 23rd County Commission daytime meeting about scheduling another workshop for the County Commission to provide input and ask questions about the application. Once all workshops are concluded, staff will refine the staff report and proceed to schedule the public hearings with the Local Planning Agency (Planning Commission) and the County Commission.

*No, far from it! Plum Creek has revised its application substantially and will respond to additional comments as they are raised and will follow the planning process required by Alachua County and the state. As evidenced by the significant changes in the revised EASP, Plum Creek has listened closely to the concerns raised about the original plan and is responding to those concerns.*

**11. Should the County approve the plan will there be anything to protect County from future developers? (9/16/14- # 5)**

Staff: The applicant has applied for a Comprehensive Plan amendment. If the amendment is adopted it will frame subsequent decision making about development of the property in the sector plan area. For the Plum Creek properties, the Detailed Specific Area Plan is the next step if the Sector Plan Comprehensive Plan amendment is approved and it would need to be consistent with the Comprehensive Plan. These policies and Detailed Specific Area Plans, which would be processed as Planned Development zoning under County Code, would be binding on any future landowner of the Plum Creek property.

In the future, owners of the property, including Plum Creek, could request that the County amend the policies adopted in the Comprehensive Plan or amend the Detailed Specific Area Plan or Plans. Requests for such amendments would require public hearings with the County Commission in the same manner as they were first approved. For properties not included in the Plum Creek proposal, the currently adopted Comprehensive Plan would continue to apply.

*The process for approving or denying requests for future development in Alachua County is not changed by the EASP amendment. The County will follow all legally required procedures, including public hearings, on any requested amendments or subsequent zoning processes for this project and any other proposals that come before it.*

*The EASP includes policies that guide the development process and protect large areas of the County and its natural resources. The protections include both deed restrictions and conservation easements for areas that will be set aside as permanent preservation and conservation areas. As an added assurance that these areas will not be the subject of future amendments to allow development, the conservation easements will be granted to both the County and a qualified conservation organization and both would have to agree in order for the easement to be changed.*

**1J. What is west Gainesville if this is sprawl? Only two roads coming into west Gainesville.  
(9/16/14- # 12)**

Staff: The development proposed by the Envision Alachua Sector Plan has been determined to be sprawl by the state definitions. This has been analyzed in Section VII Statutory Requirements for Comprehensive Plan Amendments and Sector Plans in the staff report. New development inside the Urban Cluster that surrounds Gainesville is infill, which is generally considered to be the opposite of sprawl. The Urban Cluster boundary was established in 1991 and is the area within which public services including water, sewer, transportation systems and other services can be efficiently provided to urban development.

*Plum Creek strongly disagrees with staff's determination that the EASP has a sprawling development pattern. Sprawl is by definition "low-density development on the edges of cities and towns that is poorly planned, land-consumptive, automobile-dependent, designed without regard to its surroundings." The State of Florida's definition of urban sprawl is: a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses. The EASP is the opposite of sprawl. This has been demonstrated by an analysis prepared pursuant to S. 163.3177(6)(a) 9.b., F.S., included in the revised Land Use Data and Analysis Addendum of the EASP application. Under this statute, the compact urban development associated with the EASP "shall be determined to discourage the proliferation of urban sprawl provided with the revised application."*

*Envision Alachua's compact development pattern makes more lands available for economic development while at the same time achieving large-scale environmental conservation and maintaining areas for agriculture and timber to maximize community goals and minimize water and energy use. Sprawl is what will most certainly occur on much of the land over the next 50 years if this plan is not approved.*

**1K. If the plan is approved, how does it affect the County's Comprehensive Plan?  
(9/22/14 - # 2)**

Staff: The Long-term Master plan, which is the first step in the Sector Plan review process, is a Comprehensive Plan amendment. Plum Creek has proposed policies that create a new section of the Alachua County Comprehensive Plan Future Use Element. This includes designated several new land use categories on the Future Land Use Map of the Comprehensive Plan, including the "Employment Oriented Mixed Use" (EA-EOMU) which would provide for 15.5 million square feet of new non-residential development with this category of the Sector Plan area, as well as 10,500 residential units. The proposed Sector Plan policy 10.2.1 says in part "The EASP functions as a large-scale alternative to the Urban Cluster and Activity Centers concepts for managing and directing urban development." The staff report details some of the issues related to provision of the new public facilities and services that would be needed to serve the urban uses proposed in this area, rather than in the Urban Cluster where



such facilities and services can be most efficiently provided. This new section would contain policies that would only apply to the property owned by Plum Creek. The rest of the Comprehensive Plan policies would still apply to all other property in the unincorporated County. This includes properties that are not owned by Plum Creek that are adjacent to and within the outer boundaries of the proposed Envision Alachua Sector Plan.

*The EASP is an amendment to the Comprehensive Plan and will become part of the Plan if it is approved. It does not replace the existing plan. Plum Creek has asked for extremely limited exceptions to only a handful of policies in the Comprehensive Plan, and only as necessary to accomplish compact mixed use development that will accommodate employment uses. These exceptions include a limited revision to the County's wetlands policies and an alternative interpretation of the County's strategic ecosystem policies. All the other comprehensive plan policies will apply to the EASP.*

**1L. Can the Sector Plan be amended? (9/22/14 - # 3)**

Staff: An adopted Sector Plan can be amended in the same way that other policies in a Comprehensive Plan can be amended. The property owner, whether Plum Creek or a future property owner, or the County itself, can initiate a Comprehensive Plan amendment. That amendment would follow the same public hearing process that the original sector Plan is following - a public hearing with the Local planning Agency, and then two hearings with the County Commission, one to transmit the proposed amendment to the State Department of Economic Opportunity for review, and a second hearing to consider adoption of the proposed amendment. The Detailed Specific Area Plan is the second step of the Sector Plan adoption process and, as required by the Alachua County Code, is the detailed zoning stage of the adoption process. Unlike other Comprehensive Plan amendments, once the Detailed Specific Area Plan is adopted for a Sector Plan, the County Commission is prohibited from reducing the density or intensity approved for the property within the Detailed Specific Area Plan absent an application to do so by the owner, except under certain circumstances prescribed in state statute.

*Yes. Amendments to the Envision Alachua Sector Plan will follow the same procedures as any other change to the Comprehensive Plan.*

**1M. Do the Sector Plan rules prevail over the Comprehensive Plan? (9/22/14 - # 4)**

Staff: A sector plan is adopted as part of the Comprehensive Plan. When considering a sector plan proposal, the following statutes and regulations must be analyzed as part of the review of the proposed Sector Plan:

- Sector plan state statutes (Section 163.3245, Florida Statutes),
- Comprehensive Plan amendment state statutes (including Section 163.3177, Florida Statutes),
- State Statutes in Section 163 Florida Statutes generally, and
- Alachua County's adopted Comprehensive Plan

If adopted into the Comprehensive Plan, the policies proposed by Plum Creek would apply to the property within the boundaries of the Envision Alachua Sector Plan and, as proposed, in the event of a conflict would prevail over other comprehensive plan policies.

*The Envision Alachua Sector Plan contains both land use map amendments, in which the properties that are now designated for certain uses are changed to specific Envision Alachua land use categories, and*

*text amendments to govern how the property will be developed and in which specific amendments to a few provisions in the Comprehensive Plan are permitted for limited purposes. With the exception of those provisions, the proposed amendment now makes clear that the existing Comprehensive Plan policies govern the activities allowed on the Envision Alachua lands.*

**1N. Do land owners that don't live here have more say than those that live here but don't own land? (9/22/14 - # 5)**

Staff: Property owners may apply for land use designation amendments or zoning changes on their property. These requests are considered at public hearings with the County Commission. At these hearings, the public has a right to speak and provide evidence that substantiates their position on the topic under consideration.

*No, although property owners or their representatives can request a land use plan amendment, the process for providing input into comprehensive plan decisions is wide open to anyone who wishes to participate. Plum Creek is a Real Estate Investment Trust that arguably "lives" wherever it owns property. Certainly, many Plum Creek employees make their homes in Alachua County.*

*In Alachua County, Plum Creek is the largest private landowner with over 65,000 acres, and about 24,000 of those are acres are permanently conserved. The company has been conducting business in Alachua County since 2001, and is a committed corporate citizen.*

**10. Can we develop it in sections? Bring jobs first? Let land around Hawthorne develop? (9/16/14- # 37)**

Staff: The proposed Sector Plan application, as submitted by the applicant, includes 11,393 acres for "Employment-Oriented Mixed Use" which has been divided into five sub-areas, 'A' through 'E' (Area 'B' is the area near Hawthorne). The proposed policies do not provide for phasing of development by sections or areas, although phasing could be a possibility. Florida Statutes Section 163.3245 provides that a Sector Plan "may include a phasing or staging schedule that allocates a portion of the local government's future growth to the planning area through the planning period." The application does include a proposed Policy 10.2.6.4 which provides for a jobs-to-housing balance of 3.0 jobs per residential unit, which would be measured based upon development within each Detailed Specific Area Plan (DSAP) beginning five years after the vertical development begins. The lands within the Hawthorne Reserve Area would not be included in this measurement. If the measured jobs-to-housing ratio falls below 2.0, a remedial plan is required to improve the ratio before approval of any further residential development in subsequent DSAPs.

*Yes, that is exactly what the Envision Alachua Sector Plan anticipates. Plum Creek is seeking to annex the portion of the EASP within the City of Hawthorne Urban Reserve area, and is also seeking a comprehensive plan amendment to authorize a mix of uses, including industrial uses that can bring needed jobs to that area. It is likely to be faster to develop this portion of the overall plan if it is handled separately from the larger EASP application. The EASP will be developed in sections over a 50-year period, with the jobs center on SR 20 closest to east Gainesville coming first. No development can be authorized in the US 301 Jobs Center before the year 2030.*

*In addition, in order to ensure that nonresidential (jobs generating) development does not lag behind the development of supporting residential development, the revised application contains a requirement linking these development types.*

**1P. Will we see more lots with septic tanks if Plum Creek is not approved? (9/22/14 - # 8)**

Staff: We cannot speculate what Plum Creek may do with their property if the Sector Plan is not approved. Currently the property is used for timber operations. The property has a Rural/Agriculture land use designation and is zoned A (Agriculture). This would allow development of individual lots with well and septic at a density of not more than one unit per five acres. However, there are a number of regulations for developing within the rural area and within strategic ecosystems, which part of this property is designated, including requirements for clustering and setting aside 50% of the land for conservation. There are also a number of natural resources in the area that would limit the amount of development that could take place potentially well below the one dwelling unit per five acres. Absent a specific development proposal, it is difficult to predict what may be developed on the property.

*Except for 22,865 acres of and already subject to a conservation easement, septic tanks are currently allowed on all the Plum Creek lands in Alachua County. Septic tanks would be prohibited under the Envision Alachua Sector Plan restrictions on an additional 27,919 acres of EA-EOMU, EA-PRES and EA-CON land uses.*

**1Q. If approved, what is industrial up-zoning? What does it mean? Would it allow them to extract minerals from the property or frack? (9/22/14 - # 10)**

Staff: The term “up-zoning” would imply that the zoning of a property is being changed to a zoning district that would allow more intense or dense development than the current zoning district for the property. The policies proposed in the Sector Plan application include allowed uses within the proposed land use designations. The EA-RUR (Envision Alachua Rural) and the EA- EOMU (Envision Alachua Employment Oriented Mixed Use) land use designations both have mining as an allowed use. In addition, proposed Policy 10.6.1 appears to allow mining in any land use prior to the Detailed Specific Area plan being approved, though there are no permits allowing mining on the property currently and it is unclear whether this policy would allow a new use on the property prior to DSAP.

Proposed Policy 10.6.1 Permitted Uses Without a Detailed Specific Area Plan (DSAP)

The following uses do not require the processing of a DSAP, and shall be allowed within the Planning Area prior to the adoption of a DSAP that changes the Permitted Uses within the DSAP area.

- a. New, continued, and expanded Agriculture and Silviculture Uses.
- b. New, continued, and expanded Farm Manager and Farm Worker housing.
- c. Natural resource---based operations, including continued and expanded mining operations and water quality improvement projects.

*The revised application clarifies that mining is not an allowed use on any lands within the sector plan. No development is authorized under the EA-CONSERVATION category and in the newly created EA-PRESERVATION category, and allowed uses under the EA-EOMU (Employment Oriented Mixed use) designation are set out specifically in the EASP. Mining is not currently conducted on Plum Creek’s lands in Alachua County, and Plum Creek has no plans for mineral extraction or fracking in this area.*

- 1R. Does the staff believe that the development of the land owned by Plum Creek within the Hawthorne Reserve with the policies as proposed in the Envision Alachua Sector Plan is consistent with the existing Comprehensive Plan and where does the Envision Alachua Sector Plan actually exceed the policies of the Comprehensive Plan?  
(10/9/14 - # 9 )**

Staff: The land within the Hawthorne Reserve Area is designated Rural/Agriculture on the County's Future Land Use Map 2030. Allowable uses within the land use designation are agriculture and rural residential with limited opportunity for commercial oriented to the rural population. The Envision Alachua Sector Plan is proposing to change the land use designation to EA-EOMU (Envision Alachua Employment Oriented Mixed Use), which would allow residential, commercial, industrial, agriculture, mining, excavation and fill and other uses. This proposed land use designation is not consistent with the current County Comprehensive Plan land use designation for this area. Staff is not aware of any policies proposed in the Envision Alachua Sector Plan that would exceed any current County requirements for conservation set asides.

*The revised application has removed the lands that were proposed for urban development in the Hawthorne Reserve Area from the EASP application. We will propose to annex these lands into the City of Hawthorne and to change the land use from Rural/Ag to a mixed-use urban designation, consistent with the purpose for which the Reserve Area was established in the County Comprehensive Plan.*

- 1S. From the County staff's perspective, what would be the ideal thing to have happen to this large amount of land? (10/9/14 - # 10)**

Staff: Considering the extensive presence of poorly drained soils, floodplains, wetlands, high water table, downstream impaired lakes, and the high capital and maintenance costs to provide sufficient infrastructure and public services to offset these constraints, the preferred land use is either its current use or another use that is consistent with the County's adopted Comprehensive Plan.

*Plum Creek respectfully and strongly disagrees that the current Comp Plan's allowance of intensive agricultural uses and sprawling residential uses, and the related water wells and septic tanks that would be allowed, is the ideal thing to happen to this large amount of land. We believe that developing a relatively small mixed use footprint as jobs centers that will address poverty and unemployment in east County, coupled with thousands of acres of permanently undeveloped properties, is a better use of these lands.*

- 1T. How many acres of land that had rural ag land use in the County Comprehensive Plan have been annexed into one of the cities over the past twenty (20) years?  
(10/9/14 - # 11)**

Staff: County staff has available annexation data going back to the year 2000. Between 2000 and 2013, there were 25,052 total acres annexed into one of the cities in Alachua County. The City of Gainesville annexed 8,758 acres during this time period. Much of the area annexed into Gainesville was previously within the unincorporated Urban Cluster, and had a variety of urban Future Land Use designations at the time it was annexed (i.e., not Rural/Agriculture). Gainesville's annexations included

one large annexation of approximately 3,600 acres in the north part of the City around the SR 121 and CR 231 split, near Deerhaven, which was designated Rural/Agriculture at the time it was annexed.

The other eight municipalities annexed approximately 16,294 acres in total over this same time period. Most of the land annexed into the other eight municipalities was designated Rural/Agriculture at the time it was annexed.

*Plum Creek defers to the County on this question. We note that while the revised EASP now proposes to develop a maximum of 3,381 acres in urban uses, cities have recently annexed far more acres than this, presumably with the intention of approving urban uses; and the Reserve Areas adjacent to the cities designate an even greater number of acres that could be annexed in the future. And these conversions of land to urban use do not require that significant acres of land outside the development area also be permanently protected from development as a condition of approval. The revised EASP application will protect of over seven acres of land from development for every one acre of land that is developed.*

**1U. Has the staff looked at how much of Plum Creek’s land is eligible for annexation into an existing city, an adjacent city or how much could be incorporated as a new municipality? What is the process for this or for the lands not currently eligible for annexation to become eligible? (10/9/14 - # 12)**

Staff: The Alachua County Boundary Adjustment Act, a special act adopted by the State governing annexation in Alachua County, spells out the legal requirements for annexation in Alachua County. These criteria include that the area proposed for annexation must be located within the Reserve Area of the City proposing the annexation, contiguous to the existing City limits, not located within the boundary of another County or another incorporated City, reasonably compact, and does not create an enclave (e.g., an unincorporated area completely surrounded by an incorporated City). The area identified in Plum Creek’s application as Employment Oriented Mixed Use ‘Area B’ is fully within Hawthorne’s Reserve Area for annexation, meaning that lands within ‘Area B’ would be eligible for annexation into the City of Hawthorne if the annexation meets the other legal requirements. Plum Creek’s other lands that are proposed for ‘Employment Oriented Mixed Use’ (Areas A, C, D, and E) are not located within a designated municipal Reserve Area. The Reserve Areas are reviewed every 5 years in accordance with the Boundary Adjustment Act, and any of the cities may propose a change to its Reserve Area as part of that review process. The next scheduled review and update of Reserve Areas will be in 2016.

The procedures and requirements for the creation of a new municipality are provided in [Chapter 165, Florida Statutes](#), known as the “Formation of Municipalities Act”. The statute includes specific criteria that must be met for creation of a new municipality, such as a minimum population of at least 5,000, a population density of at least 1.5 persons per acre, and a minimum distance of any part of the area proposed for incorporation from an existing municipality within the county of at least 2 miles. Based on the current municipal boundaries with the distances to the sub-areas of the proposed sector plan, and considering the maximum potential build-out of the sub-areas, sub- areas A, C and D might be eligible for incorporation in the future under the requirements of Florida Statutes.

*Plum Creek defers to the County on this question. Plum Creek agrees that the areas surrounding Hawthorne are suitable for annexation into that municipality, and has proceeded with an annexation request to the City.*

**1V. What happens if the land is developed 100 acres at the time like Tampa or Orlando?  
(10/9/14 - # 13)**

Staff: Question #21 [Note: This is question 1V, below, in this document] contains a more detailed answer to this question. Any development on this property would have to be consistent with the Comprehensive Plan. Policies in the plan are in place to limit sprawl and provide for efficient and fiscally responsible development. Much of this property is located within designated strategic ecosystems and there are comprehensive plan requirements for clustering of rural developments with 50 percent of the property to be set aside as open space.

Due to the extensive presence of poorly drained soils, floodplains, wetlands, high water table, downstream impaired lakes, and the high capital and maintenance costs to provide sufficient infrastructure and public services to offset these constraints, the County's current comprehensive plan policies encourage new development to be located where adequate infrastructure exists and natural resource impacts can be minimized.

*If traditional development happens in 100-acre parcels, new neighborhoods will consume resources without proper thought or planning into how the cumulative impacts of the development will be addressed. This type of growth will not facilitate the strategic, long-term sustainable economic development that our residents need and will result in an inefficient, sprawled pattern of development. Development would occur haphazardly, resulting in a patchwork of cleared lands that will be detrimental to the protection of resources and species that traverse the properties.*

*Please see our response to Questions 1A, 1B and 1S for additional information relating this question.*

**1W. The whole point of the Comprehensive Plan, zoning regulations, and long term contracts like conservation easements is that they are adopted to ensure that desirable standards are upheld, regardless of who owns the land. Assuming that this is true, then can you explain what difference it makes, if any, if Plum Creek seeks others to do the so-called "vertical development?" (10/9/14 - # 22)**

Staff: If the land is sold, any future land owner would be bound by the adopted policies in the Comprehensive Plan and regulations in the Alachua County Unified Land Development Code. Owners of the property, including Plum Creek, could request that the County amend the policies adopted in the Comprehensive Plan. Requests for such amendments would require public hearings with the County Commission in the same manner as they were first approved. Conservation easements may also be amended with the agreement of all parties associated with the conservation easement.

*The standards approved in the comprehensive plan and subsequent land use review must be adhered to regardless of who does the vertical construction. Therefore, in the review of this application, it should not matter whether Plum Creek or others will do the vertical construction. Plum Creek intends to remain the "master developer" for the EASP, directing construction of roads and other horizontal infrastructure, retaining the responsibility for ensuring adherence to the Envision Alachua vision and approved plans; and will seek out qualified, quality developers for individual sites and subdivisions, and for vertical construction of buildings. This is a very common approach by large landowners in Florida and around the county.*

## **2. Environment**

### **2A. Will Plum Creek retain the rights to clear cut the timber on this land without any restrictions? (9/16/14- # 17)**

Staff: Plum Creek is proposing to continue their current intensively managed pine plantations, which includes clear-cutting practices.

*Plum Creek's existing forestry business does not operate without restrictions. All lands within the Envision Alachua Sector Plan use best management practices of the Florida Department of Agriculture and Consumer Services, and Plum Creek also subscribes to the certification requirements of the Sustainable Forestry Initiative (SFI). SFI uses 115 science-based indicators and certification is conducted by independent third-party auditors. SFI standards require protection of wildlife habitats, biodiversity, water quality and soil quality of our forests. Although SFI standards allow clear-cut harvest of up to 250 acres at one time, Plum Creek averages less than 70 acres per clear-cut. SFI standards require that the area be replanted within 18 months.*

*Plum Creek has indicated its willingness to use alternative forestry standards similar to those prescribed by the Water Management Districts in conservation easements they hold. Due to legal concerns expressed by County staff, Plum Creek has not included these restrictions in the revised application.*

### **2B. There are three dumps nearby – Windsor Dump, Campville Dump, Hawthorne Dump. If this project is approved and in ten years these sites are declared to be a hazard to humanity, who will pay the cost of cleaning them? Will it be Plum Creek or the taxpayers of Alachua County footing the bill? (9/16/14- # 18)**

Staff: The current property owner has the primary responsibility for cleanup of the abandoned landfills.

*Let it be clear that Plum Creek is not the "current property owner" of any of the "dumps." Local, state and federal laws govern waste storage sites and the cost of cleaning them up. No such sites exist on lands owned by Plum Creek and Plum Creek does not now nor will it be using the sites referenced in this question. Solid waste from the development areas of the EASP will be hauled to New River Landfill in Union County.*

### **2C. Has the County evaluated the Pierce Jones video? (9/16/14- # 19)**

Staff: Dr. Pierce Jones prepared a report for Plum Creek and made a presentation at one of their meetings that was not submitted as part of the Plum Creek Sector Plan application. Because they are not part of the amendment, staff has not finalized formal comments on either.

Staff does have some preliminary observations. The presentations projections of water use in eastern Alachua County appear to be based upon inaccurate assumptions. The amount and type of development suggested in the development scenarios appear to exceed the current allowances of the Future Land Use Element and other Comprehensive Plan policies. Dr. Jones' report and presentation did not distinguish between County development projects approved before and after the 2005 Comp Plan effective date or acknowledge the 2012 County code revision that limits turf areas in springsheds.

Although briefly mentioned at the beginning of his presentation, the Jones conclusions did not affirm the State law that preempts cities and counties from regulating consumptive water use.

*One priority identified in the Envision Alachua Sector Plan is reducing individual water usage by 50 percent within the development. Plum Creek asked Dr. Pierce Jones, Director of the Program For Resource Efficient Communities within the University of Florida Institute of Food and Agricultural Sciences (IFAS), to conduct a study of existing water usage at nearly 30 local residential developments approved by Alachua County and built since 2000. Using Gainesville Regional Utilities records, Dr. Jones and his team found that single-family homes with yard irrigation systems had an average daily usage of 358 gallons, with the highest usage levels at large-lot subdivisions in unincorporated western Alachua County. The team concluded that eliminating a sprinkler or irrigation system reduced that usage to 190 gallons a day.*

*Because residential irrigation will not be permitted under the EASP, the study concluded that—by this measure alone—the plan would already come close to achieving the desired 50 percent reduction. Further, by reducing the number of single-family homes (adding apartments and condominium options)—another provision in the EASP—the study concluded the 50 percent reduction is “very achievable.”*

*Plum Creek does not believe that these provision “regulate” consumptive water use permitting, which remains the exclusive province of the water management districts. However, due to concerns expressed by County staff regarding the County’s authority and capacity to legally enforce the limitations on water wells and limitations on use of potable and reuse water, Plum Creek will place these restrictions in recorded, legally enforceable deed restrictions and covenants, instead of including them in the comprehensive plan provisions applicable to the EASP.*

**2D. How much land is already in conservation and how much will be added?  
(9/16/14- # 20)**

Staff: The proposal includes continuing intensively managed pine plantations on 22,865 acres of land with existing conservation easements (i.e. development rights have already been sold to government agencies) and proposes to designate an additional 23,216 acres with a Conservation land use designation that would also continue intensively managed pine plantations.

*The revised application continues to include the 22,865 acres that is already subject to conservation easements. The revised application includes an additional 24,538 of additional acreage that will be protected from development. This is made up of preservation areas (3,538 acres), conservation areas (18,827 acres), and minimum open space in developed areas (2,174). An average of 7.25 additional acres of land will be protected from development for every one acre that is developed.*

*The revised application includes 24,539 of additional acreage that will not be developed. This is made up of preservation areas (3,538 acres), conservation areas (18,826 acres), and minimum open space in developed areas (2,175).*

**2E. Where will they get the water? (9/16/14- # 21)**

Staff: The typical source of potable water for a development proposal of this scale is the upper Floridan aquifer. The proposed policies provide no additional information.



*The data and analysis provided with the EASP application outlines a new Water Ethic for this development, one that can have a positive impact not only on Alachua County, but the entire region. The overarching tenant of this ethic is that per-person water consumption will be reduced by 50 percent, through strong conservation initiatives. The extensive water policies included in the Envision Alachua Sector Plan application address specific water conservation measures and ensure the water quality and supply for these lands can be managed and sustained over the long-term.*

*These policies include:*

- *Using large water storage facilities for water harvesting and capturing*
- *Prohibiting use of drinking and reclaimed water for residential irrigation*
- *Achieving 100-percent water reclamation*
- *Giving priority to environmental uses for reclaimed water*
- *Requiring Florida Friendly landscaping with native species preference*
- *Recruiting industries that are not heavy water users*
- *Requiring all agriculture to use current BMP's, including water conservation measures*
- *Limiting wells within the developed land strictly to those that are part of a utility system.*

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

**2F. How much water will be used and waste water produced? (9/16/14- # 22)**

Staff: The Plum Creek proposal estimates a potable water demand of 2.35 to 6.28 million gallons per day and a wastewater flow of 2.14 – 5.66 million gallons per day. It is not possible to accurately project water demands for the proposed commercial, industrial, and agricultural components of the proposal without more specific definition of the uses within these broad categories, which are not defined as part of the proposed policies.

*Plum Creek's estimates of water use and wastewater production are based on professionally acceptable planning standards. The revised data and analysis indicates that between 1.35 and 3.51 MGD will be needed at the end of the 50 year build-out of the development. Wastewater is estimated at between 1.22 and 3.14 MGD at full build-out.*

*If the EASP is not approved and instead the current land use entitlements come to pass over the next 50 years, the County can assume that thousands of residential units will have the right to a well and a septic tank as well as any form of agriculture supported irrigation. This type of water use is unmetered, unregulated up to 100,000 gallons per day and could exceed what is planned for the EASP.*

**2G. With so much water use (2-8 mgd) why even consider the project? (concerned with the aquifer and current condition of springs and low levels in lakes) (9/16/14- # 23)**

Staff: The applicant is allowed to submit an application for consideration by the Board of County Commissioners. With respect to the concerns with the aquifer and current condition of springs, a dye

trace study has shown a connection between the Orange Lake sinkholes and groundwater wells in the Silver Springs springshed.

*The current land-use entitlements on Plum Creek's lands already allow water uses (individual wells for residential at a density of one unit per five acres) that could be higher than the EASP is setting as a limit. Please refer to the questions 2E and 2F above for more details regarding the Water Ethic proposed for this development.*

*Professional studies summarized in the data and analysis submitted with the revised application explain how development of the EASP will be designed to have no adverse impact on springs or lakes.*

**2H. Will the water going into Lochloosa be treated? (9/16/14- # 24)**

Staff: The proposal would be subject to applicable State and Federal water quality standards. Compared to the existing land use, additional downstream nutrient pollutant discharges to Lake Lochloosa and Orange Lake may still occur, especially during high rainfall events, due to the extensive drainage and flood control system that will be required for a development of this scale in eastern Alachua County.

*All development taking place within Envision Alachua will be subject to local, state and federal water quality regulations which require that water flowing off of the property meets water quality standards. By law, the quality of the water flowing off of the EASP lands cannot degrade the water quality of water bodies to which its runoff may be discharged and therefore water flowing to the Lochloosa will not be degraded.*

**2I. Will we see ditches like south Florida? (9/16/14- # 25)**

Staff: Due to the shallow water table and presence of poorly drained soils, extensive drainage alterations, including ditching, swales, and piping, are likely to be required in order to manage stormwater for a development of this scale.

*No. South Florida's canals were developed under outmoded methods of stormwater management, and the geological features of that region are vastly different than those of Alachua County and the Plum Creek lands. Lessons have been learned over time. The Envision Alachua plan is designed to take advantage of today's advanced stormwater management practices. The EASP also allows the eastern portion of the county to have a 50 year plan for effectively managing water. Such a plan would be difficult to accomplish with multiple landowners.*

**2J. Will my property all of a sudden be in a 100 year flood plain? (9/16/14- # 26)**

Staff: Due to the scale of the proposed project and the need for extensive drainage alterations, there is the potential for downstream properties to become more flood prone, especially during high rainfall events.

In general, according to the latest 2006 maps that are currently in effect, if you are in a FEMA flood Zone 'A' that shows that you are in a 100 year flood plain that would be reflective of your property today. Within and outside the limits of the Plum Creek project boundary, the property will have to be analyzed using appropriate models to ensure that there are no exceedances in the post development volumes

and discharge rates. The structures/buildings located near the Plum Creek boundary will have to be taken into consideration when analyzing the Plum Creek project.

*No, the proposed Envision Alachua Sector Plan will not cause external properties to be in a 100-year floodplain, nor can any project be permitted that would flood another's property. The EASP is not seeking to change the current County comprehensive plan as it relates to flood plains. In the case of flood plains, the current county comprehensive plan, state and federal guidelines remain in effect.*

*Keep in mind, when detailed, site-specific flood studies for development projects are conducted, the floodplain maps often do change, due to more detailed and recent information being available for evaluating lands.*

**2K. Will the industry be environmentally safe? (9/16/14- # 27)**

Staff: No new policies are provided related to environmental safeguards for industrial activities. The proposed policies designate the general location for industrial/advanced manufacturing uses and there are design criteria related to the maximum build-out for advanced manufacturing; however, there are no specific policies related to environmental safeguards for industrial uses.

*None of the Alachua County's water quality and air quality standards are changed by the proposed amendment, and they will continue to apply to the development of the EASP. Monitoring and enforcement of development requirements and standards are routinely undertaken by the County, and this responsibility would be no different for the EASP—ultimately, the employers that are allowed to build here will comply with the County's water and air quality standards.*

**2L. Will there be anything to protect the County and the environment? (9/16/14- # 28)**

Staff: The Plum Creek proposal does provide some levels of protection, but staff has concluded that, compared to compliance with the natural resources protections provided by the current Comprehensive Plan, there would be unacceptable environmental impacts.

*The Envision Alachua Sector Plan spells out very few policies in only specified and relatively small areas that differ from the requirements of the Comprehensive Plan. Exceptions are made only for job generating development, road crossings, and rail spurs. In those limited circumstances, the environmental protection afforded by the EASP must meet all state and federal environmental requirements. The impacts to wetlands will be subject to state and federal permitting requirements and area limited to no more than 400 acres (2.3%) in total, out of an estimated 17,200 acres of wetlands in the EASP. In the case of the County's strategic ecosystem policies, the EASP provides more acreage under protection and in a more sustainable pattern than a strict interpretation of the County's plan. There will be no development on EASP lands within nine strategic ecosystems, and within lands mapped as the Lochloosa Creek Flatwoods strategic ecosystem, at least 47% of the uplands will be protected from development. In total, the revised application will protect at least 80% of the EASP uplands currently mapped within all of the designated strategic ecosystems. The Comprehensive Plan allows no more than 50% of the uplands to be protected from development without landowner agreement.*

*Other than the limited areas where exceptions are made, the land and its development are guided by the existing Comp Plan policies. The EASP is a 50-year plan where development will not happen, where*

*development will be allowed to happen and how development will participate in funding needed infrastructure. The opposite is fragmented ownership, spread across over 29,000 acres.*

**2M. Are the conservation easements permanent? Would Plum Creek be interested in making these tighter and granting to two entities? (9/16/14- # 29)**

Staff: Conservation easements are not permanent and can be changed if the parties that hold the easement all agree to that change. The Plum Creek proposed conservation easements would allow the continuation of intensively managed pine plantations. The second part of the question needs to be answered by Plum Creek.

*Yes. This is exactly what Plum Creek is proposing. If the EASP long-term master plan is approved, Plum Creek will convey conservation easements to be held by both the County and an appropriate environmental organization. Once put in place, the conservation easement will be legally recorded, will become part of the deed to the land, and all parties are bound by the provisions. If any party to an easement should ever want to make a change to the easement, all of the parties would have to agree to the change. This is why Plum Creek has requested that easements be held by multiple partners and not just one.*

*Plum Creek manages more land in conservation easements in Florida than any other entity and nationally, Plum Creek manages a quarter of its ownership under conservation agreements. Altogether, we have helped to permanently conserve nearly 1.5 million acres of lands with unique historical, recreational and habitat values.*

*A significant majority of the EASP lands in the revised application—45,229 acres, or 86 percent—would be protected in perpetuity through conservation easements, while remaining available for recreation, like hunting and hiking. Plum Creek could also continue to grow trees as sustainable working forests on the 18,826 acres designated as Conservation land use.*

**2N. How long ago were the ecosystem studies done? (9/16/14- #30)**

Staff: The Strategic Ecosystem studies (by KBN Engineering and Applied Sciences, Inc.) were done in 1987 and 1996. Since these studies were completed, in eastern Alachua County, minimal changes have been observed. Any evaluation of a strategic ecosystem would require an on-site environmental analysis of current conditions and use of best available data.

*The Strategic Ecosystem studies were contracted under the direction of Alachua County Department of Growth Management. The designations that appear on the County's map reflect entire parcels in existence when the studies were done; not all the lands within each area are "strategic" or environmentally sensitive or important.*

**2O. Why was the 22,000 acres of current conservation included in the plan if nothing was going to happen to it? Would they [Plum Creek] change their ag practices if these properties are kept in the Sector Plan? (9/16/14- # 31)**

Staff: The proposal includes all of Plum Creek's lands in unincorporated Alachua County, whether the land development rights have already been sold or not. Plum Creek's proposal would continue their

current practices of intensively managed pine plantations within the lands already under a conservation easement. The proposal does not commit to any environmental improvements (i.e. restoration to natural pine forest) on the existing lands with conservation easements.

*The Envision Alachua Sector Plan originally proposed land uses for all of the Plum Creek lands located within unincorporated Alachua County, as envisioned by Plum Creek and the community during the three-year Envision Alachua planning process. Part of the lands are subject to a conservation easement that contain requirements for timber practices that were negotiated with the St. Johns River Water Management District, the holder of the easements, and those provisions will not change. To provide the most comprehensive picture of the planned development and how its elements all work together, the EASP continues to include the 22,865 acres of Plum Creek land already in conservation. This allows the community and the Envision Alachua Task Force to look holistically at environmental systems and how best to utilize the newly proposed conservation lands with Plum Creek's existing conservation lands, public lands and the regional environmental network.*

*Plum Creek has indicated its willingness to use alternative forestry standards similar to those prescribed by the Water Management Districts in conservation easements they hold. Due to legal concerns expressed by County staff, Plum Creek has not included these restrictions in the revised application.*

**2P. Will the proposed easements change? (9/16/14- # 32)**

Staff: The proposed amendments do not propose any changes to the current easement language, which allows continuation of intensively managed pine plantation practices. The amendment states that for lands covered by an existing conservation easement, the agreement for the conservation easement will serve as the management plan for those lands.

*See answer to question 2.O, above. It should also be noted that a comprehensive plan provision cannot as a matter of law amend the conservation easements that were purchased by and run in favor of the St. Johns River Water Management District.*

**2Q. Considering the importance of air, why were air pollution concerns not addressed? (9/22/14 - # 1)**

Staff: The Comprehensive Plan generally defers to minimum compliance with state and federal air quality standards. Alachua County does not have a statutorily qualified delegated local air program and is therefore preempted from establishing stricter air quality standards or emission controls other than state and federal standards and controls. COSE policy 4.1 states, "Alachua County shall take appropriate steps to maintain or improve ambient air quality to ensure the protection of public health and the environment and to exceed compliance with state and national ambient air quality standards". In eastern Alachua County, ambient air quality typically is considered very high quality. The applicable state and federal air pollution control frameworks would allow a certain level of air quality degradation due to new transportation and land development to degrade air quality as long as state and national ambient standards are not violated. Because of the lack of local air quality framework (in contrast to Alachua County's more stringent frameworks for water and natural resources), Alachua County generally defers to the Florida Department of Environmental Protection on air quality matters.

*Development within the EASP will meet all applicable air quality standards.*

*In our county, air quality is considered very high, so as staff notes, "Alachua County generally defers to the Florida Department of Environmental Protection on air quality matters." Regarding Envision Alachua, the plans calls for compact development and compact communities to optimize pedestrian, bicycle and public transit, which can reduce air pollution by reducing automobile mileage and traffic.*

**2R. If Plum Creek claims that they will not cause flooding, why are they doing a drainage survey on private lands? (9/22/14 - # 6)**

Staff: Section 472.029 of the Florida Statutes allows the Professional Surveyor and Mapper and his/her employees the right to trespass when necessary to make surveys and maps or locate or set monuments. Plum Creek would have to be asked the exact reason for the surveying taking place.

*Plum Creek is doing its due diligence to determine natural drainage properties of its lands, as well as the adjoining lands.*

**2S. When are we going to see their [Plum Creek's] water plan? (9/22/14 - # 7)**

Staff: The applicant has supplied some initial data on water use for the project with the application for a Long-term Master Plan Comprehensive Plan amendment. At the Detailed Specific Area Plan stage, which would be the next step if the Long-term master plan is adopted into the Comprehensive Plan, Section 163.3245(3) (b) 3, Florida Statutes, requires "Detailed identification of water resource development and water supply development projects and related infrastructure and water conservation measures to address water needs of development in the detailed specific area plan."

*See response to number 2E, above. Plum Creek has supplemented the data and analysis relating to water use and sources since the staff response.*

**2T. What has been done about the arthropods? (9/22/14 - # 9)**

Staff: Recognizing the vital importance of arthropods in all ecosystems, in both the food chain and as pollination for agriculture and other vegetation, arthropod habitats are protected through a number of Comprehensive Plan policies. If the arthropods are considered a listed species by either the US Fish & Wildlife Service, the Florida Fish and Wildlife Conservation Commission or the Florida Natural Areas Inventory (S1-S3), they are protected not only by the Federal and State government but also as a conservation resource in the Alachua County Comprehensive Plan (Conservation and Open Space Element Policy 2.1.1). Arthropods are also protected through habitat protection under specific objectives and policies in the Conservation and Open Space Element including Objective 4.7 Wetland Ecosystems and related policies, Objective 4.9 Biodiversity and related policies and Objective 4.10 Strategic Ecosystems and related policies. However, the proposed Envision Alachua Sector Plan contains policies that would regulate some resources differently, specifically as relates to Objective 4.7 Wetlands Ecosystems and Objection 4.10 Strategic Ecosystems.

*Except for the very limited exceptions to the County's wetland policies and strategic ecosystem policies, all properties within the EASP will have the same level of protection afforded to all other properties in Alachua County.*

*Plum Creek is a leader in developing Habitat Conservation Plans and has protected over a dozen species under the Federal Endangered Species Act. In North Central Florida, we have partnered with organizations to protect and provide habitats for wildlife such as the Swallow-Tailed Kite and the Gopher Tortoise. Protecting wildlife habitats is not only a goal of Envision Alachua; it's a corporate practice of Plum Creek.*

**2U. Would the Board ask Plum Creek to only plant native species [in their timber planting]? (9/22/14 - # 12)**

Staff: Plum Creek operates under the Sustainable Forestry Initiative® (SFI®) program. This program has certain requirements that must be met if Plum Creek wishes to plant exotic species but it does not prohibit all exotic species from use in their timber operations. Florida State Statutes contain regulations governing invasive non-native species. Restricting Plum Creek to planting only native species in their timber could be considered as part of the Sector Plan policies discussion, which would include discussions with the County Commission, Plum Creek and an analysis of a local government's ability to regulate the forestry practices in this manner.

*In 1994, Plum Creek took part in the creation of the Sustainable Forestry Initiative, originally a voluntary set of principles and implementation guidelines for managing forests with attention to values such as water quality, harvest aesthetics and habitat protection. Third-party audits were added to the SFI in 1998, and Plum Creek was the first company to have all of its forest lands third-party certified. In 2007, SFI transitioned to a fully independent, nonprofit organization, and the SFI Standard is updated every five years. The heart of Plum Creek's business is sustainable forestry, and that will continue to be true on Envision Alachua lands.*

**2V. How can we allow building in the floodplains? (10/9/14 - # 2)**

Staff: The County does provide for some very limited development within floodplains under certain site conditions that do not significantly impair the natural functions of floodplains and floodways, including water purification, flood hazard mitigation, water supply and wildlife habitat and connectivity. Buildings are allowed in the floodplains only when the drainage/watershed areas are modeled to accommodate the water in retention/detention areas. The buildings and the roads leading to the buildings have to be elevated at or above the base flood level which is a level to which flood waters would rise.

The Plum Creek development proposed in eastern Alachua County is subject to a unique combination of physical constraints regarding floodplain development, due to the presence of poorly drained soils, floodplains, wetlands, high water table, and the downstream presence of the state designated nutrient-impaired Newnans, Lochloosa, and Orange Lakes.

In this location, the types of drainage improvements and stormwater treatment techniques needed to allow filling of floodplains require ditching, piping, and large area/shallow wet detention basins that cause downstream impacts to water quality, especially during heavy rainfall events. The naturally occurring phosphate rich clayey soils are prone to leaching when exposed due to the required excavation and ditching. The ultimate receiving waters for these nutrient loadings are Newnans, Lochloosa, and Orange Lakes, which are already designated by the State of Florida and USEPA as nutrient impaired.

The County has typically considered flood prone areas to include areas of “somewhat poorly drained,” “poorly drained” and “very poorly drained” soils. A review of state permits issued by the St. Johns River Water Management District in recent years in Alachua County was conducted and aerial photography reviewed to determine construction status. Permitted projects that were subsequently built, or pending construction, suggest County approval of projects with similar soils to those within the proposed Envision Alachua Sector Plan even though County staff has singled out EASP lands as unsuitable for development. Below is a list of examples Alachua County has allowed.

- *All Pro Imports: permitted in 2007, constructed in 2007 entirely within “poorly drained” (18 – Wauchula-Urban land complex) and “somewhat poorly drained” soils (37 – Zolfo sand)*
- *Bella Meadows Subdivision: Permitted in 2006, construction began in 2007, predominantly comprised of “somewhat poorly drained” soil (50 – Sparr fine sand)*
- *Car Max Auto Dealership : Permitted in 2013, construction pending, predominantly comprised of “poorly drained” soil (14 – Pomona sand)*
- *Grace Marketplace Subdivision : Permitted in 2012, construction pending, entirely within “poorly drained” (11 – Riviera sand, 14 – Pomona sand, 17 – Wauchula sand) and “very poorly drained” soils (16 – Surrency sand, 22 – Floridana sand, depressional)*
- *I-75 Business Park and Self Storage: Permitted in 2006, constructed in 2007, entirely within “somewhat poorly drained” (29 – Lochloosa fine sand, 2 to 5 percent slopes) and “poorly drained” soils (32 – Bivans sand, 2 to 5 percent slopes, 74 – Blichton sand, 2 to 5 percent slopes, 76 – Bivans sand, 5 to 8 percent slopes)*
- *Jackrel Industrial Park : Permitted in 2006, constructed 2007-2009, entirely within “poorly drained” (13 – Pelham sand, 14 – Pomona sand, 17 – Wauchula sand) and “very poorly drained” soils (16 – Surrency sand)*
- *NW 55<sup>th</sup> Place Industrial Park : Permitted in 2005, constructed in 2007, entirely within “poorly drained” (17 – Wauchula sand, 18 – Wauchula-Urban land complex) and “very poorly drained” soils (16 – Surrency sand)*
- *Park Avenue at Santa Fe: County approved Preliminary Plan in 2012, permitted in 2014, predominantly comprised of “somewhat poorly drained” (29 – Lochloosa fine sand, 2 to 5 percent slopes, 72 – Lochloosa fine sand, 5 to 8 percent slopes) and “poorly drained” soils (75 – Blichton sand, 5 to 8 percent slopes)*
- *Springhill Suites : Permitted in 2006, constructed in 2007, entirely within “poorly drained” soils (32 – Bivans sand, 2 to 5 percent slopes, 74 – Blichton sand, 2 to 5 percent slopes)*
- *Swamp Head Brewery : Permitted in 2014, plan approved by the City of Gainesville in 2014, entirely comprised of “poorly drained” soils (32 – Bivans sand, 2 to 5 percent slopes, 76 – Bivans sand, 5 to 8 percent slopes)*

**2W. How many acres of poorly drained soils, or somewhat poorly drained soils, are within existing city boundaries or within the Urban Cluster? How many acres of these soils are in the Reserve Areas designated in the Comprehensive Plan? (10/9/14 - # 23)**

Staff: Soil Table: Acres of land by soil type within the current boundaries of each municipality, reserve area, and urban cluster. Soils identified as ‘unranked’ are not included in this table. The acreage provided includes all lands inside the boundaries regardless of whether the lands are developed, undeveloped or in conservation. Source: Alachua County Soil Survey



| Acres of each soil type |                          |              |                         |                         |                |                     |
|-------------------------|--------------------------|--------------|-------------------------|-------------------------|----------------|---------------------|
| Municipality            | Excessively well drained | Well drained | Moderately well drained | Somewhat poorly drained | Poorly drained | Very Poorly drained |
| Alachua                 | 13.2                     | 12,998.2     | 4,164.8                 | 1,891.1                 | 2,568.1        | 268.3               |
| Archer                  | 1,515.6                  | 2,129.2      | 297.2                   | 25.9                    | 46.0           | 0                   |
| Gainesville             | 300.5                    | 3,531.0      | 9,347.7                 | 1,602.3                 | 18,920.2       | 4,082.8             |
| Hawthorne               | 409.1                    | 17.2         | 758.3                   | 713.7                   | 761.7          | 396.5               |
| High Springs            | 3,985.1                  | 7,425.4      | 1,211.0                 | 61.0                    | 228.3          | 0                   |
| Lacrosse                | 30.2                     | 351.8        | 472.6                   | 1,211.5                 | 715.3          | 58.6                |
| Micanopy                | 0                        | 0            | 166.8                   | 303.5                   | 184.5          | 58.6                |
| Newberry                | 9,110.6                  | 18,932.5     | 3,836.8                 | 1,402.8                 | 216.5          | 37.4                |
| Waldo                   | 0                        | 0            | 115.8                   | 344.4                   | 626.3          | 260.6               |
| Reserve Areas           |                          |              |                         |                         |                |                     |
| Alachua                 | 142.0                    | 9,168.1      | 4,922.5                 | 3,781.2                 | 1,990.8        | 503.7               |
| Archer                  | 5,752.7                  | 6,867.6      | 1,449.5                 | 19.4                    | 23.3           | 0                   |
| Gainesville             | 6,528.9                  | 14,827.2     | 18,461.8                | 6,904.3                 | 19,366.1       | 6,794.3             |
| Hawthorne               | 1,331.6                  | 19.7         | 2,819.7                 | 3,185.7                 | 2,414.9        | 2,421.7             |
| High Springs            | 5,333.0                  | 7,030.3      | 2,113.2                 | 464.7                   | 528.1          | 15.4                |
| Lacrosse                | 0                        | 157.9        | 722.8                   | 2,968.8                 | 2,364.6        | 274.4               |
| Micanopy                | 0                        | 0            | 326.3                   | 679.5                   | 1,215.2        | 380.1               |
| Newberry                | 3,614.7                  | 9,954.6      | 4,041.1                 | 861.0                   | 352.4          | 40.0                |
| Waldo                   | 0                        | 16.3         | 115.2                   | 2,873.1                 | 4,555.1        | 1,689.5             |
| Urban Cluster           |                          |              |                         |                         |                |                     |
| Urban Cluster           | 3,619.6                  | 9,666.2      | 13,674.8                | 3,433.6                 | 7,054.4        | 1,509.9             |

Historically, development was allowed by local governments that would not comply with current standards, such as the filling of wetlands and floodplains and building on unsuitable soils. The current County Comprehensive Plan reflects the “lessons learned” from problematic developments allowed during an era without today’s safeguards, including unforeseen costs to local governments for maintenance and repair of substandard or failing infrastructure and avoidable demands for public services.

*Plum Creek defers to the County on this question. We note that all of the areas where urban development is anticipated in the Comprehensive Plan (city limits, the Urban Cluster, and Reserve Areas) include considerable acres mapped somewhat poorly drained, poorly drained, or very poorly drained.*

**2X. Has the County allowed development in flood prone areas in recent years? If so, under what conditions, and for what development? (10/9/14 - # 24)**

Staff: Historically, development was allowed by local governments that would not be allowed by today’s standards, such as the filling of wetlands and floodplains and building on unsuitable soils. The current County Comprehensive Plan reflects the “lessons learned” from problematic developments allowed during an era without today’s safeguards, including unforeseen costs to local governments for maintenance and repair of substandard or failing infrastructure and avoidable demands for public services.

Under current County regulations, the County has permitted development in the floodplain only when the drainage/watershed areas are modeled to accommodate the water in retention/detention areas. Projects such as Oakmont and Wilds Plantation were approved and the Developer obtained a LOMR (Letter of Map Revision) with County's overview from FEMA.

*Yes. See answer to 2V, above.*

**2Y. I have heard it stated that the County doesn't regulate things like water use, irrigation and native landscaping. Plum Creek has said it will voluntarily agree to deed restrictions, covenants and conservation easements that would be permanent and stay in place regardless of land ownership or who the developer is. What is the truth? Can water use and landscaping be addressed through these means, and are such commitments enforceable? (10/9/14 - # 25)**

Staff: The water management districts have exclusive and preemptive authority for the regulation of water consumptive use permits under Section 373.217, Florida Statutes. This authority includes prohibitions on individual wells for residences or business and restrictions on the use of potable, groundwater or reclaimed water. Alachua County enforces the Landscape Irrigation Watering Restrictions (days of the week, hours of the day) established by the water management districts. The County is authorized to enforce the existing Water Management restrictions; however, it is preempted from enforcing more stringent standards. In addition, the County may enact and enforce ordinances related to protecting water quality throughout the County, including irrigation standards. However, the County does not have the authority to enforce some of the "voluntary restrictions" proposed by the applicant through the County's Comprehensive Plan and Land Development Regulations.

The County does have the authority to require "native landscaping" in certain areas of development and to regulate existing native vegetation. The County's tree retention requirements can be found in Sec. 406.09 of the Alachua County Land Development Code (generally retaining 20% of the existing canopy of non-planted pine forests) and the Landscaping requirements can be found in Sec. 407.40 of the Alachua County Land Development Code (generally requiring 30% if the entire development site to be canopied in 20 years). Newly planted trees are given credit for their 20 year future canopy as defined in Table 407.50.1 of the County's Land Development Code. These requirements are generally not applicable to residential lots but could be required for the creation of residential subdivisions, commercial property and institutional property (such as churches). The County also regulates the amount of landscaped area that can be maintained using high-volume irrigation (60 %) within the High Aquifer Recharge Area of the County, Sec. 406.59.1 Alachua County Code. The areas proposed to be developed as part of the EASP are not located within the County's High Aquifer Recharge Area.

The applicant's Water Resource Protection Strategy is outlined in EASP Objective 10.4.3. The proposed comprehensive plan amendments do not include deed restrictions, covenants and conservation easements provisions to implement the provisions of EASP Objective 10.4.3.

*Plum Creek has provided Alachua County with the opportunity to set the standard for improved resource usage. The policies in the EASP voluntarily and significantly increase protection to our natural resources and conservation areas.*

*Specifically regarding water:*

- *The sector plan establishes a new water ethic that seeks to reduce per person water consumption by 50% through strong conservation initiatives.*

- *Extensive water policies included in the Envision Alachua Sector Plan application address specific water conservation measures and ensure the water quality and supply for these lands can be managed and sustained over the long-term.*
- *These policies address long-term needs for water supply, water quality and water conservation on the Envision Alachua lands, based upon an overall system of stewardship and conservation of water by:*
  - *Using large water storage facilities for water harvesting and capturing*
  - *Banning use of drinking water for residential irrigation*
  - *Achieving 100% water reclamation*
  - *Giving priority to environmental uses for reclaimed water*
  - *Requiring Florida Friendly landscaping with native species preference*
  - *Targeting industries that are not heavy water users*
  - *Requiring all agriculture to use current BMP's, including water conservation measures*
  - *Establishing water-use planning for the next 50 years*
  - *Setting requirements for building design, hardscapes and landscapes to ensure the community lives within a specified water budget*
  - *Limiting wells within the developed land strictly to those that are part of a utility system.*
- *Plum Creek's policy stating that no potable (drinking) water will be used for residential landscaping (except for a limited period when the landscaping is being established) is ground-breaking and is an example of the type of leadership Plum Creek is providing on water management issues.*

*Because of the County's concerns with including all of these policies in its Comprehensive Plan, these types of restrictions would be put into the development's covenants and will be enforceable. This happens with many different kinds of deed restrictions throughout the state.*

**22. What is the definition of "intensively managed pine plantation" referenced in the staff presentation on September 16th? Other than Plum Creek lands, what other timberlands in the County are "intensively managed pine plantations"? Actually, what other timberlands exist in the County and who owns those lands – private, public, and non-governmental organizations? (10/9/14 - # 26)**

Staff: Intensively managed pine plantations are subject to management strategies that include site preparation (clearing, ditching and bedding if necessary), densely planting pine trees (often genetically modified) in rows often in the range of 400 - 600 trees per acre, and sometimes fertilizing. Ongoing management also may include thinning and competitive vegetation control through herbicide treatment or vegetation removal, with relatively short harvesting rotations before the cycle is started over again. The primary goal of intensively managed pine plantations is to maximize yield. These techniques and activities have more adverse impacts to water quality, water quantity, biological diversity, and wildlife habitat than less intensive, more benign forestry management practices.

*In 1994, Plum Creek took part in the creation of the Sustainable Forestry Initiative, originally a voluntary set of principles and implementation guidelines for managing forests with attention to values such as water quality, harvest aesthetics and habitat protection. Third-party audits were added to the SFI in 1998, and Plum Creek was the first company to have all of its forest lands third-party certified. In 2007, SFI transitioned to a fully independent, nonprofit organization, and the SFI Standard is updated every five years. The heart of Plum Creek's business is sustainable forestry, and that will continue to be true on*

*Envision Alachua lands.*

*County staff, citing the 2010 Florida Natural Area Inventory 2010, states that there are about 138,032 acres of forest lands in the county of which approximately 65,000 are Plum Creek lands.*

**2AA. Other than Plum Creek lands, what other timberlands in the County are “intensively managed pine plantations”? (10/9/14 - # 26)**

Staff: Based on Florida Natural Area Inventory (2010) data there are approximately 133,937 acres of land classified as Coniferous Plantations. This classification category most closely fits the definition of “intensively managed pine plantation.”

Table: Total acres in some form of forestry practice in Alachua County based on Florida Natural Area Inventory (2010) land use classifications.

| Land Classification Type   | Total Acres |
|----------------------------|-------------|
| Coniferous Plantations     | 133,937     |
| Rural Open Forested        | 57          |
| Rural Open Pine            | 268         |
| Tree Nurseries             | 602         |
| Upland Pine                | 2,908       |
| Wet Coniferous Plantations | 260         |
| TOTAL                      | 138,032     |

*Plum Creek manages all its timberlands, and assumes all other foresters do, as well.*

**2BB. Actually, what other timberlands exist in the County and who owns those lands – private, public, and non-governmental organizations? (10/9/14 - # 26)**

Staff: Evaluation of what lands in the county are “timberlands” may result in different conclusions depending on the sources of information available. Below is an example of timberland acreage in the county provided by the Florida Forest Service. This source does not distinguish between intensively managed pine plantations and more ecologically managed forests.

Table: Summary list\* of landowners in Alachua County that have submitted a Notice of Intent to harvest to the Florida Forestry Service.

|   |               |
|---|---------------|
| Plum Creek  | 63,845 acres  |
| Other timber company lands                              | 21,240 acres  |
| Water Management Districts                              | 23,585 acres  |
| Private property owners/Developers/Investment companies | 4,883 acres   |
| TOTAL   | 113,553 acres |

\* Source: Florida Forestry Service data of lands enrolled in Silviculture Best

Management Practices and submitted Notice of Intent as of Sept 16, 2014, information provided by Florida Forestry Service staff.

Alachua County Forever owns and manages approximately 3,100 acres of forestland, of which approximately 2,553 acres had been intensively managed pine plantation and currently are being managed with the primary goal of habitat restoration (ACF staff, personal communication). Site restoration activities may include the harvesting of trees, prescribed burning, site preparation if necessary to restore natural ground and soil conditions, and the allowance for natural plant recruitment.

Another data source to answer this question is the Alachua County Property Appraiser and at the time of this report this data set was not available in a comparable format.

*Plum Creek defers to the County on this question.*

**2CC: How can a sector plan from such a huge company like Plum Creek not address renewable energy? (Wants to propose a 1,000 acre solar field before any other compromises are made) (10/9/14 - # 28)**

Staff: Sector Plan applicants are not required to address renewable energy and Plum Creek has not proposed any policies related to renewable energy. The application does indicate that portions of the Plum Creek property will continue to be used for timber production, which is one source of renewable energy.

*Plum Creek does not believe that a solar field is the best use of its vacant property. Solar panels on buildings and other impervious surfaces will be encouraged.*

**2DD. Is East Gainesville the part of the County that has aquifer and drinking water concerns so there are not any of these concerns all along Newberry Road to Jonesville? (10/9/14 - # 31)**

Staff: The water supply concerns are not limited to the eastern part of the County or the County itself. As described in the staff report the water supply issues are a regional concern.

*Plum Creek agrees that water supply and water quality are concerns of all areas of the County, and of the State of Florida.*

**2EE. Is Plum Creek being built in a flood zone? (10/9/14 - # 32)**

Staff: The table below shows the acres and percent of land in the 100-year floodplain for each proposed development area within the Sector Plan's Employment-Oriented Mixed Used (EA-EOMU) areas.

| Development Areas | Total acreage | Floodplain acreage | % floodplains |
|-------------------|---------------|--------------------|---------------|
| Area A            | 2,893         | 1,120              | 39%           |
| Area B            | 1,284         | 534                | 42%           |
| Area C            | 2,760         | 582                | 21%           |
| Area D            | 3,634         | 616                | 17%           |
| Area E            | 819           | 107                | 13%           |

*The vast majority of development within the EASP will occur on lands outside the 100 year floodplain. Any proposed development within the 100 year floodplain will follow the same requirements for construction in the floodplain that the county and the SJRWMD have required of other projects.*

**2FF. I have heard it stated that this proposal has “massive” wetlands impacts, but in talking to Plum Creek representatives, I’ve heard that the actual impacts would be less than 300 acres, which is less than 1/2 of one percent of the land area included in this sector plan. Can you confirm or deny this? (10/9/14 - # 36)**

Staff: The Plum Creek Amendment would authorize development activities within the 11,390 acres of the Envision Alachua Employment Oriented Mixed Use (EA-EOMU) area as well as additional impacts for road crossing within conservation lands along the Lochloosa Creek corridor. There are approximately 1,918 – 2,787 acres of wetlands (based on best available data) within the EA-EOMU and any road crossings across Lochloosa Creek would impact additional wetland areas. Based on proposed policies and development limitations, the most significant wetland impacts would occur in Development Area A and the northern portion of Area B and lesser amounts within Area C and on Conservation lands along the Lochloosa Creek corridor. There are approximately 834 – 1,218 acres of wetlands in Area A and the northern portion of Area B combined. The proposed amendment policies do not put a lower or upper cap on the amount of wetlands that may be impacted. Alachua County’s wetland protection policies which strongly discourage loss of wetlands have been successful in simultaneously allowing growth and development while avoiding wetland impacts. In the last 10 years, Alachua County has approved over 3,600 acres of land development while allowing less than 1 acre of wetland loss. And most of these impacts were authorized to allow access to buildable upland portions of the parcels.

Wetlands are considered “nature’s kidneys”, and provide a cost effective filter to protect water quality. Wetlands also serve as a “sponge” that stores floodwaters during high rainfall events as well as extended drought conditions.

In eastern Alachua County, the importance of avoiding any additional wetland impacts is heightened due to the presence of the state designated nutrient impaired surface waters, including Newnans, Lochloosa, and Orange Lakes.

*The revised plan submitted for the EASP contains a total of 52,745 acres, out of which only 3,381 acres are available for development of the mixed use residential and nonresidential uses necessary to support employment centers. Out of that footprint, a maximum of 400 acres of wetlands (out of an estimated 17,200 total wetland acres in the EASP) could potentially be impacted. This is 0.75% of the total area in the EASP, or 2.5% of the total estimated wetland acreage. Additionally, with this revised plan, Alachua County would see the largest amount of land put into preservation and conservation in the county by a private entity - ever. And at no cost to the taxpayers.*

### **3. Costs/Infrastructure**

#### **3A. Hawthorne's treatment plant is at 80% capacity. If approved, will Plum Creek land use change request pay for the revamp or construction of a new sewage treatment plant? If not Plum Creek, then who would pay? (9/16/14- # 13)**

Staff: Staff is unsure of the basis for the "80% capacity" for the Hawthorne wastewater treatment plant. A letter from the Mayor of Hawthorne has been provided with the application stating that "the City of Hawthorne is able to provide water and wastewater services to the Employment Oriented Mixed Use lands adjacent to the City limits within the Envision Alachua Sector Plan." This letter identifies a current "wastewater treatment plant capacity of 0.200mgd" processing "an average of only about 0.054 mgd." The letter notes that Hawthorne has "construction plans 'on the shelf' for expansion when needed..." and "anticipates further expansions of these systems as needed." Based on additional information from City of Hawthorne staff, County staff understands that the design capacity of the current City of Hawthorne wastewater treatment plant would allow for expansion to provide an additional 0.3 mgd of wastewater treatment capacity.

The Sector Plan application identifies a total of \$96 million in potable water and sanitary sewer facility capacity enhancements that would be needed for build-out of the proposed land uses, including \$39 million for potable water supply capacity and \$57 million for centralized sewer treatment capacity. Table 7 of Section IV.D of the application provides minimal information on the proposed projects, their location, or specific funding sources needed to provide the additional potable water and wastewater system capacity. The table indicates that, "Potential funding sources include developer/CDD [Community Development District], connection fees, grants, impact fees, and special assessment, etc." County staff understands from City of Hawthorne staff that the City requires new development to pay for installing and connecting to central water and sewer lines, and is in the process of adopting regulations to address connections beyond the city limits.

An analysis of wastewater system needs and costs is provided on pages 117-123 of the County Staff Report.

*Plum Creek is working closely with the City of Hawthorne on water and sewer facility expansion as part of the annexation and comprehensive planning process it has commenced with the City. The application submitted to the City includes an updated analysis of water and wastewater facility needs. Final decisions regarding wastewater treatment will ensure that adequate facilities are available. In accordance with the application submitted to the City, all funding for infrastructure needed to support development in the City of Hawthorne will come from the project itself, and not from existing taxpayers.*

#### **3B. What does Plum Creek's plan include for infrastructure costs? What would County pay? Who is going to pay for all of this? (9/16/14- # 14)**

Staff: The supporting data and analysis included with the application includes an analysis of transportation, water and sewer, solid waste, schools, and recreation needs. The applicant's analysis identifies deficiencies in the areas of transportation, water and sewer and schools. Other infrastructure

and service impacts, including the impacts to emergency services (Fire Rescue and Law Enforcement) were not analyzed. Potential development at this scale cannot be served by current levels of infrastructure and services within this rural area of the County, and would require both capital investments and ongoing funding in order to provide public facilities and services at acceptable levels. The proposed Sector Plan policies do not provide a capital improvements program that identifies the specific capital improvement projects needed to serve the proposed land uses. The proposed policies do not provide commitments that any specific public facilities and services will be constructed or funded.

Proposed Policy 10.5.8 indicates that 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 successors and assigns, including the establishment of one or more Community Development Districts (“CDD” formed in accordance with Chapter 190, Florida Statutes) or other appropriate funding mechanisms. The proposed policy further provides that the CDDs, or other appropriate funding mechanisms, shall be established in conjunction with a Detailed Specific Area Plan (DSAP). By proposing a policy that states that the developer will pay the “rational nexus” cost of the infrastructure, and by not including proposed policies that specifically describe all of the needed public facilities, or the cost and timing of those facilities, it is difficult to determine what the costs to the County would be to provide the public facilities and services to serve the proposed land uses.

A complete analysis of infrastructure needs and fiscal impacts relating to the proposed Sector Plan is included in the County staff report. See “Transportation Analysis” (pages 91-110) and “Public Facilities and Services Analysis” (pages 111-127).

*The cost of public facilities and infrastructure, including roads and schools, needed to serve development that is allowed within the Envision Alachua Sector Plan (EASP) planning area will be funded by the property owners within the development area, not by any taxpayers who are outside of the EASP lands. This limitation is included in EA-Policy 10.5.8 of the proposed comprehensive plan amendment application for the EASP. An updated fiscal impact analysis included in the revised application estimates that “Operating revenues generated by the Envision Alachua development for the County are projected to be significantly greater than the operating expenditures made on behalf of the residents, employees, and visitors. By year 2027, the project should produce a net benefit of \$3.7 million per year. At build-out, this annual benefit increases to \$59.8 million. The 50-year present value of this operating income stream for the County is over \$54.8 million.”*

### **3C. What transit exists or will be created and at what cost to the County? (9/16/14- # 15)**

Staff: There is currently no fixed route service provided between Gainesville and the Envision Alachua Employment-Oriented Mixed Use area or Hawthorne. The applicant, in proposed Transportation Mobility Element Policy 1.10.11, includes a transportation project entitled “Extend Bus Service” on SR 20 from SR 329 to US 301. No details as to frequency or service type are identified in this or any other proposed policy. Therefore, it is not possible to identify a cost for the service. Additionally, the proposed policy does not indicate what entity will be responsible for what portion of the costs associated with implementation of this project.

*Transit is not projected to be needed to support the development of the EASP until a later stage of development because there is currently excess capacity on the impacted roadways. When needed, the*



*capital cost of public facilities and infrastructure, including transit, needed to serve development that is allowed within the EASP planning area will be funded by those developing the project, not by taxpayers who are outside of the EASP lands.*

**3D. The County cannot maintain roads now, how would it [County] afford the project?  
(9/16/14- # 16)**

Staff: The County has identified significant deficits in funding for maintenance of existing roadway facilities. The addition of traffic on existing roadways in the vicinity of the Envision Alachua Employment-Oriented Mixed Use area will likely contribute to deterioration of those public roads. Additionally, development of this area would require new public roadway infrastructure to be constructed to support new dwelling units and nonresidential uses. The applicant has not identified any funding sources for roadway maintenance other than those that currently exist in order to fund ongoing maintenance of existing roadway facilities or new public roadways.

*Florida generally, and Alachua County specifically, has not funded infrastructure adequately over the past decades and this has led to deficiencies in levels of service for many public facilities, particularly roads. The EASP policies require funding mechanisms to be in place at the outset so future deficiencies will not occur and the infrastructure needed will have adequate funding sources.*

**3E. Because Plum Creek has not committed to covering costs, does the County Commission believe it is ok to burden the County's tax payers? (10/9/14 - # 3)**

Staff: The staff report on the Envision Alachua Sector Plan pointed out that one of the problems with this application was that provision of infrastructure and services that would be needed as a result of this development have not been fully described in the proposed policies. The applicant has proposed policies that would defer identifying and ensuring funding of adequate public facilities and infrastructure until the Detailed Specific Area Plan, which would be the next step if the Long-Term Master Plan comprehensive plan amendment is adopted (Proposed Policy 10.6.4). A policy is also proposed that states that "The County reserves the right to condition approval of development on the availability of funding for the necessary infrastructure to support the proposed development" (Proposed Policy 10.6.6) and a policy that states that prior to development approval, the County shall amend its Capital Improvements Element to include the timing and funding of public facilities required by the Detailed Specific Area Plan (Proposed Policy 10.6.6.1). Identification of needed services and infrastructure as a result of this potential development and identification of adequate funding of those services and infrastructure is a requirement for comprehensive plan amendment proposals and needs to be considered at the same time the County Commission is considering amending policies to allow this level of development in the rural area. The County Commission is expected to consider this issue at public hearings on the proposed sector plan.

*This question and the response given by County staff assume something that is inaccurate; Plum Creek has committed to "covering costs." The cost of public facilities and infrastructure, including roads and schools, needed to serve development that is allowed within the Envision Alachua Sector Plan (EASP) planning area, will be funded at no cost to any taxpayers who are outside of the EASP lands. This limitation is included in EA-Policy 10.5.8 of the proposed comprehensive plan amendment application for the EASP.*

*Additionally, an updated fiscal impact analysis included in the revised application estimates that "Operating revenues generated by the Envision Alachua development for the County are projected to be significantly greater than the operating expenditures made on behalf of the residents, employees, and visitors. By year 2027, the project should produce a net benefit of \$3.7 million per year. At build-out, this annual benefit increases to \$59.8 million. The 50-year present value of this operating income stream for the County is over \$54.8 million."*

**3F. Does the County Commission consider the congestion that Plum Creek would impose to be ok? (10/9/14 - # 4)**

Staff: County Staff have recommended denial on the project as it is currently proposed in part based on a review of the transportation data and the results of the transportation study that indicate the impact on roads that have potential capacity constraints. From a transportation perspective, there are several rationales in the staff report that detail why staff felt the transportation mobility policies proposed were not adequate to accommodate the land use program. The proposed amendment does not include enough detail or commitments in terms of transportation infrastructure or transit service to adequately provide mobility for the land uses proposed.

*The revised EASP application provides more detail regarding transportation impacts and clarifies that transportation infrastructure sufficient to avoid deficiencies will be funded by the development. With the existing transportation infrastructure (US 301, FL 20 and the CSX rail line) located in the area of the EASP, and additional infrastructure costs being the developer's responsibility (not the taxpayer's), congestion should not occur.*

**3G. How will the County staff achieve a more balanced capital investment in our region not just the westward march toward the Gulf that seems to be the direction that everyone is comfortable with but we are uncomfortable with in this community? (10/9/14 - # 6)**

Staff: From a transportation perspective, most of the County's capital investment is to mitigate the mobility impacts of new development in the form of Transportation Impact Fees and the Multimodal Transportation Mitigation program. The demand driving the need for new capacity is derived from new development. The County's mitigation programs are broken up into districts (Northwest, Southwest, East) in order that there is an observable connection between the development and the new capacity as required by law. To the extent that there is more capital infrastructure planned in the western portions of the County, it is due to the level of development. In addition, the Urban Cluster Boundary sets an outer limit on both urban development to the west and development east of the City of Gainesville in the unincorporated areas.

The County currently has a transportation capacity project in East Gainesville funded by Transportation Impact Fees. This project includes adding a center turn lane, bicycle lanes and a completed sidewalk network to SE 43rd St between East University Avenue and Hawthorne Road.

*Approval of the EASP will provide the balance that is currently missing in the County's development pattern.*

**3H. What is going to happen to State Road 26 on the other side of the bridge? When are they going to four-lane up to that side? (10/9/14 - # 14)**

Staff: There is not currently a proposal to four-lane any portion of SR 26. The Envision Alachua amendment does not propose to four-lane SR 26. The FDOT does have funding for Right of Way acquisition to four lane SR 20 into Putnam County but full construction funding has not yet been identified in the FDOT 5 year work program.

*The portions of the EASP proposed development that may have impacted State Road 26 have been removed from the application. There is no reason to expect impacts to that roadway from the EASP, and therefore the amendment does not propose any improvements to SR 26 at this time. Policies in the revised application require a re-analysis of the impacts to SR 26 when the first DSAP for the US 301 Jobs Center is proposed.*

*The applicant defers to the County as to whether there is any other development (existing or proposed) that creates a need for the described improvement.*

**3I. If we cannot maintain our roads now, why build more for Plum Creek?  
(10/9/14 - # 16)**

Staff: This is a concern that staff addressed in the staff report. At the present time, an adequate funding source is not available for the maintenance of the County's existing transportation infrastructure. There is currently an estimated roadway maintenance backlog of \$380 million. The Envision Alachua amendment proposes no long-term infrastructure maintenance solutions.

*Roads needed as a result of the impacts of the EASP development will be funded at no cost to any taxpayers who are outside of the EASP lands. The County's existing deficiencies in transportation have occurred because of inadequate funding over the past several decades. This has led to deficiencies in funding, resulting in inadequate and failing infrastructure. In contrast, the EASP will have funding mechanisms established to ensure that needed public facilities are in place when they are needed so that deficiencies will not occur.*

*Envision Alachua plans to utilize capacity in the existing infrastructure, including the class-one rail facilities, so that multiple modes of transportation are available to handle the impacts of the job centers, advanced manufacturing and research and development facilities that are expected to part of the nonresidential mix of uses in the EASP. The EASP policies require that the development's design will "create pedestrian- and bicycle-friendly communities, reduce per capita greenhouse gas emissions and vehicular trips on external roadways and provide development patterns that are transit-supportive." By paying for its contribution to the roadway network from the outset of the project, the EASP will avoid the backlogs that have occurred elsewhere in the County.*

**3J. What would be the cost to the tax payers to develop Hawthorne and East Gainesville and help them grow compared to Plum Creek? (10/9/14 - # 18)**

Staff: Specific costs for development would depend on the type and intensity of the proposed development, the characteristics of the land, and the costs for extending public facilities and services to accommodate new development. There is existing infrastructure in East Gainesville and the City of Hawthorne. It is more cost effective to develop in areas where public facilities and services exist and can be expanded if necessary to accommodate the development. Developing in an area that lacks the necessary infrastructure will be more expensive initially and more expensive to maintain. Generally,

developing in an area that contains wetlands and soils not suitable for the intensity and density of development proposed in the Envision Alachua Sector Plan is much more expensive to develop than in more environmentally suitable locations.

*The infrastructure needed to handle the impacts of development of the EASP, including roads, schools, and other public facilities will be funded at no cost to any taxpayers who are outside of the EASP lands. It is unlikely but impossible to know for sure whether other developers within Hawthorne and East Gainesville will fully mitigate the impacts of their developments in a manner equal to the commitment of Plum Creek, but it is certain that no other developer has sufficient land available to meet the needs of the type of development Plum Creek expects to recruit to the EASP.*

**3K. Could staff work with Plum Creek to develop a mosquito control taxing authority? (10/9/14 - # 20)**

Staff: Mosquito control is a real challenge for residential development projects associated with poorly drained soils, high water table, floodplains, wetlands, and the types of drainage alterations and stormwater treatment facilities required by the Plum Creek Sector Plan proposal.

Mosquito Control Districts are authorized by Section 388.021, Florida Statutes, and may be created for any County or portion thereof. The mosquito control district has taxing authority and must be created (in counties) by the County Commission.

*Plum Creek is willing to discuss the creation of a special taxing mechanism to fund needed infrastructure and services.*

**3L. FY 14 Property Taxes: Do unincorporated properties (owners) pay 16.77 cents per property tax dollar and 8.18 cent per property tax dollar? (10/9/14 - # 27)**

Staff: All Alachua County property owners pay 16.77 cents per property tax dollar for countywide programs provided by the County Commission. In addition, property owners in the unincorporated area pay the combined Municipal Services Taxing Unit tax of 8.16 cents per property tax dollar for fire, sheriff and general services provided by the County Commission. Most property owners living within incorporated cities pay their city's property tax instead of the County MSTU.

*Plum Creek defers to the County staff on this question.*

**3M. Is traffic congestion not a concern on Archer and Newberry Road? (10/9/14 - # 33)**

Staff: Traffic congestion is a concern for Archer and Newberry roads. In order to address transportation capacity and general mobility needs, the County has recently adopted long-term Capital Improvements Element amendments to the Comprehensive Plan. Additionally the County has adopted the Multi-Modal Transportation Mitigation Program and the Southwest Transportation Improvement District to address this issue. The primary way that the County is planning on addressing these corridors is to provide parallel roadways as opposed to further widening to 6 lanes and beyond. One of staff's concerns about creating congestion in this eastern rural area of the County with the Envision Alachua proposal is the lack of parallel roadway opportunities due to the environmental constraints on the Plum Creek property and the location of Newnan's Lake between the property and Gainesville.

*Plum Creek defers to the County staff on this question.*

- 3N. Within the mobility districts, i.e., within the areas A, B, C, D, and E, does the applicant suggest a mix of transportation choices (bus, bicycle, pedestrian)? I see that a projected mobility fee is indicated to fund multimodal transportation, but short of limited bus service (none on SR 26!) (see Policy 1.10.11 Transportation Facility Improvements), I see no other reference to bicycle and pedestrian facilities? And two, how would the proposed mobility fee work? (10/9/14 - # 35)**

Staff: The proposed Envision Alachua amendment does have policies related to the goal of providing a range of transportation choices and a bicycle and pedestrian friendly design and mix of uses. Staff has concerns about how effectively these policies could be realized due to the scale and fragmented nature of the proposed EA-EOMU land uses as well as the significant environmental constraints on the property.

Proposed Envision Alachua Sector Plan Policy 1.10.11 calls for the extension of bus service along SR 20 between Gainesville and Hawthorne though there are no details on the service, including headways, type of service or costs. There is no additional information provided on other transit service to be provided within and through the interior of the project.

A Mobility Fee would require a sound legal basis to be implemented. That basis would need to include a rational connection between the demands on infrastructure to serve the development and the amount of the fee. Since no significant offsite infrastructure improvements are proposed in the amendment to serve the development, the implementation of a mobility fee would be problematic, as it would have no identified legal basis. Absent a mobility district, the existing concurrency and impact fees would be applied to new development.

*The proposed EASP policies require a mix of transportation choices, including traditional vehicular traffic, as well as bus, bicycle and pedestrian opportunities. Plum Creek anticipates that a mobility fee for urban development within the EASP would be structured in a manner similar to the existing County multimodal mobility fee, and would be adequate to fund the facilities that are needed as a result of the development of the EASP. The revised application includes updated transportation analysis that identifies improvement needs over the 50-year build-out of the project.*

#### **4. Economic Development/Development program**

- 4A. Envision Alachua claims 14% unemployment rate in Alachua County. Census Bureau reports 5.7% as of July 2014, 4.6% in December 2013. What is the accurate number? (9/16/14- # 2)**

Staff: Source: Florida Department of Economic Opportunity, Local Area Unemployment Statistics (LAUS) Program

##### July 2014

|   |      |
|---|------|
| Alachua County  | 5.7% |
| Gainesville Metropolitan Statistical Area (MSA)<br>(includes Alachua County and Gilchrist County) | 5.7% |

*Envision Alachua remains focused on the county's poverty rate of 14 percent, not on an unemployment rate. Alachua County has what is referred to as "working poor;" those who work two-to-three service related jobs yet their income is at the poverty level. The poverty rate is more telling of the need to attract quality, high-paying jobs to the area so we can address the issue of our working poor residents. The revised application includes updated data and analysis in the section titled Demographics and Economics.*

*If the sector plan is not approved, it will be difficult for Alachua County to attract any large employers to east Gainesville. The employers that the Envision Alachua plan targets are those that are engaged in research and development and manufacturing; they require large sites near transportation systems. Without the large sites that would be available under the Envision Alachua plan, it will be more difficult to address the economic disparities that exist for residents of east Gainesville and Hawthorne. Creating a jobs center that will attract future employers in the vicinity of these communities is a key to a better economic future for the entire county.*

*The employers Envision Alachua seeks to bring to Alachua County are the exact same employers that the University of Florida needs to collaborate with in its quest to become a top-tier research institution. Dr. David Denslow, formerly of the University of Florida Bureau of Economic and Business Research (BEBR), has stated that 80 to 90 percent of all economic growth in our County is tied to the University of Florida. With UF's goal of raising its preeminence, it behooves us to plan to accommodate growth that coincides with UF's plans and that can also benefit the community.*

*A recent study by BEBR indicates growth in the county from 2010 to 2040 will be different than it was from 1980 to 2010. Growth for the next 30 years is projected at only a 22 percent increase compared to the 63 percent in the previous 30 years. For those under age 17 years old, a 17 percent increase is projected; for those ages 18 to 24 years old, a 1 percent increase is projected; and for those ages 25 to 64 years old, a 15 percent increase is projected. However, for those ages 65 and older, that segment is projected to grow 224 percent in the next 30 years. This means that without a significant change in direction, our growth will be mainly comprised of a retirement-age population with residential development growth that will require significant support from the County in services and infrastructure. The EASP seeks to accommodate a different outcome.*

**4B. What type of jobs will it produce? What type of industry will come?  
(9/16/14- # 33)**

Staff: The Sector Plan application includes a proposed Policy 10.2.6 which provides for "the full range of employment-based land uses" within the designated Employment-Oriented Mixed Use areas, "including wholesale, warehousing, storage and distribution, research and development uses and industrial/manufacturing uses; the full range of residential uses; supporting commercial uses (office, retail, hotel and service uses); neighborhood-scale commercial uses; university campuses, schools, civic and public uses; recreation uses; agricultural uses; mining, excavation and fill operations; and conservation uses." The policy concludes "The range of allowable uses shall be broadly interpreted so as to allow those types of uses compatible with uses listed herein and consistent with the overall intent of the applicable policies." Any potential jobs that would result from development within the EA-EOMU area would fall within the uses allowed by this policy.

*Economic progress is not just about the number of jobs being created, but the quality of the employers and the types of jobs employers bring. At its core, Envision Alachua is about broadening economic*

*opportunities and bringing jobs where they are needed most—the area from east Gainesville to Hawthorne—to address the income disparity gap that exists in our county.*

*The EASP is being supported by a comprehensive economic development plan being funded by Plum Creek. The plan will benefit the entire county seeking to leverage the research and technologies being developed through the University of Florida and supported with the job training programs provided by Santa Fe College. The plan incorporates results from the research conducted by Avalanche Consulting of Austin, TX and focuses on industry sectors such as advanced logistics, advanced materials, agricultural life sciences, human life sciences, software and information technology, all supported by advanced manufacturing.*

*For the job centers planned for the EASP lands, the plan focuses on research and development, manufacturing and agricultural related jobs, many of which require only a high school diploma or some specific training. Larger employers are needed in our county to help overcome the job competition that residents face with our community's very large college student population. By providing large tracts of land, well served by existing transportation and suitable for industrial uses, the Envision Alachua Sector Plan can attract full-time research, advanced manufacturing and agricultural processing jobs.*

*It all adds up to increasing the number of employers in our area and increasing the quality of those job opportunities for permanent residents of east Gainesville, Hawthorne and eastern Alachua County.*

*Over 50 years, the EASP and the proposed EA-Hawthorne development together plan to accommodate:*

- Estimated 18,000-24,000 Research & Development (R&D) jobs*
- Estimated 6,000-12,000 manufacturing jobs*

**4C. Who is going to bring jobs? (9/16/14- # 34)**

Staff: The application does not provide information on any potential developers or employers for this area.

*This information is not provided in the application, nor is it requested by the County of this or any other applicant, because the comprehensive plan stage is far too early in the process for potential developers or employers to make binding commitments to locate in the sector plan. Indeed, until a project is close to "shovel ready," it is unrealistic to expect such a commitment.*

**4D. If jobs were to come, how will Plum Creek help citizens of Gainesville prepare to be ready for these jobs? (9/16/14- # 38)**

Staff: The application materials and proposed Comprehensive Plan policies submitted by Plum Creek do not address this issue.

*This issue was not directly addressed in the comprehensive plan application for the EASP because the County does not include questions for any applicant to address about job readiness during the application process. It is very unusual for a landowner to become involved in this issue, but Plum Creek has done so with vigor and enthusiasm for the last three years.*

*Plum Creek has and will continue to partner with educators and community leaders to collaborate, fund and ensure the plan actually attracts employers and helps facilitate job training. The Envision Alachua Task Force and community members recognized that high quality public education is essential to the future success of our young people and the vitality of the region. The Envision Alachua planning process has been a catalyst for collaborative discussions between educators and community leaders about making sure our youth today are prepared for the opportunities of tomorrow. We are partnering with entities to help people prepare to be employed.*

*The East County Educators Committee was formed with the goal of taking a strategic approach to addressing preparation and awareness issues so that youth are ready for these new opportunities. The Committee specifically discussed these issues within the African American community, where it is seeking to ensure this community is prepared for the future. The East County Educators Committee is comprised of current and retired education professionals with a focus on quality K-12 education and improving student performance.*

*Members of this Committee have also participated in the education-to-job-readiness initiative that recently began in Hawthorne in response to the Envision Alachua planning effort, and with Santa Fe College in its ReFocus program. Members will be involved with an initiative through iG, the Gainesville Area of Commerce's planning effort, where a larger community collaborative process will take place around job readiness.*

*Most recently, the community came together at The Envision Alachua Education Forum, "Preparing Our Youth for Future Opportunities: Our Shared Responsibility," held on October 1, 2014. The event was intended to stimulate collaboration between community leaders committed to improving education, economic development and workforce preparedness to better serve Alachua County youth and young adults and prepare them for the innovation economy.*

*One significant result of these efforts is a community compact signed May 18, 2015. A press release about this compact says:*

*"Pledging their commitment to transforming education, job and career opportunities for Alachua County students and school children, Gainesville Area Chamber of Commerce President/CEO Tim Giuliani and more than 20 of the region's business, government, community and education leaders—including University of Florida President W. Kent Fuchs, Ph.D., Santa Fe College President Jackson Sasser, Ph.D., and Alachua County Public Schools Superintendent Owen Roberts, Ph.D.—today signed the Alachua County Education Compact. The aim of the Compact is to facilitate the achievement of six goals that would result in all students graduating from high school; having access to and being prepared for college and/or career success; having access to pathways to sustainable jobs and careers; developing healthy lifestyle habits, an appreciation for the arts and a sense of social responsibility.*

*"The Alachua County Education Compact signals our community's commitment to outcomes now and over the long term that will measurably benefit our kids," said Gainesville Area Chamber President/CEO Tim Giuliani. "Those outcomes would reflect improved school readiness, increased high school graduation rates, and students prepared to be the aligned, talented workforce our region needs to both create and seize opportunity."*



**4E. Is there a need to attract more jobs to Alachua County than predicted in the Comprehensive Plan? (9/16/14- # 39)**

Staff: As noted in the workshop staff report ( pp-44-46 and Exhibit 2) on the Plum Creek Sector Plan application, information was submitted with the application stating that there is a deficiency of industrial-designated lands, especially sites of at least 500 acres under common ownership, designated within Alachua County, and that employment-oriented lands need to be increased” and that there is a need to “complement the University of Florida rather than depend on it” as “traditional sources of UF revenue ...are likely to remain under pressure in coming decades.” (Dewey, Denslow, Schaub, Plum Creek, UF and Economic Growth, p.2)

The Economic Element of the Alachua County Comprehensive Plan has numerous policies to promote economic development and job growth in the County, including policies relating to economic diversification and recruitment and expansion of targeted industries. The County’s Comprehensive Plan also designates areas for employment-based land uses, such as industrial, commercial, and office. There is the potential for new development to occur in these designated areas, which could generate substantial new employment opportunities in the County. A detailed inventory of the lands designated for industrial, commercial, and office uses can be found in Exhibit 2 of the County’s staff report. This indicates that there are approximately 9,597 acres of industrial- designated lands countywide, approximately 4,533 acres of which are undeveloped. Most of these areas are strategically located proximate to existing economic and physical infrastructure such as Gainesville Regional Airport, Interstate I-75, railroad lines, communications networks, local road networks, and centralized potable water and sanitary sewer systems; this includes 368 undeveloped acres designated for industrial use in the City of Hawthorne’s Comprehensive Plan. Using the 1.2 jobs per thousand square foot multiplier identified in the Sector Plan application for “advanced manufacturing uses” and development at a floor area ratio of 0.1 (i.e., 1,000 square feet per every 10,000 square feet of land), this could accommodate nearly 20 million square feet of new industrial development and nearly 24,000 new jobs. Exhibit 2 of the staff report details additional information for the 3,743 acres of undeveloped commercial designated lands in Alachua County which are estimated to potentially accommodate 40,761 jobs, as well as the 252 acres of undeveloped land designated for office uses in Alachua County which could potentially accommodate over 4,000 jobs. As noted in the staff report, as part of the evaluation of the County’s Comprehensive Plan completed in 2009, the changing nature of industrial uses in the 21st century and the relationship of those changes to the type and location of space for those uses sought by emerging businesses was considered; as a result of this assessment, when the County’s Plan was updated in 2011 a new policy was added to the Future Land Use Element to provide for location within Transit Oriented Developments or Activity Centers in the Urban Cluster of “certain office and light industrial uses, such as research and development and experimental laboratories or the manufacturing or fabrication of products that have minimal offsite impacts.” This additional flexibility for development of such uses in areas not formally designated on the Future Land Use map for Industrial uses adds further opportunities to accommodate such employment generate uses.

*Yes, there is a need to attract more jobs to Alachua County than anticipated in the Comprehensive Plan in order to address economic disparity and issues of poverty and unemployment in east County, to diversify the regional economy, and to support the pre-eminence initiatives of the University of Florida.*

*The Envision Alachua Sector Plan is seeking to create compact Employment Oriented Mixed Use areas that, together with the proposed EA-Hawthorne land use amendment in the City of Hawthorne, can*

*accommodate approximately 30,000 jobs specifically in the eastern portion of the County. Economic progress is not just about the number of jobs being created, but the quality of the employers and the types of jobs they bring. At its core, Envision Alachua is about broadening economic opportunities and bringing jobs where they are needed most—from east Gainesville to Hawthorne. Through the EASP, we can address the issue of our working poor residents; those residents that work two-to-three service related jobs with a combined income at the poverty level. Please refer to the revised application for additional data and analysis regarding the need for jobs in the section titled “Demographics and Economics.”*

**4F. Why aren’t they proposing development in Lochloosa or north central part of the County? (9/16/14- # 40)**

Staff: The proposed Sector Plan policies and Future Land Use Map submitted by Plum Creek indicate that the areas around Lochloosa and the north-central part of the County would be designated for Conservation (“EA-CON”). According to the Report submitted by the applicant titled “Land Use Data & Analysis: Addendum” by Sasaki Associates Inc., dated June 2014 (pages 2-3), “Conservation Land Uses have been identified based upon their contribution to regional landscape linkages, contiguity with existing conservation lands, and opportunity to contribute to the conservation and enhancement of natural resources, community watersheds, and natural preserves.”

*After three-and-a-half years and over 2,000 participants in the Envision Alachua planning process, the decision of the Task Force was to locate the job centers nearest to existing infrastructure and the areas of greatest employment need. Plum Creek has eliminated the areas adjacent to SR 26, and has focused the jobs centers on SR 20 (nearest to east Gainesville), along US 301, and near Hawthorne.*

**4G. What has been done in East Gainesville? (9/16/14- # 41)**

Staff:

**Commercial & Industrial Development**

- Southern Charm Kitchen restaurant
- Downtown Farmer’s Market
- Cotton Club restoration
- GTEC Incubator (UF, Chamber, SFC)
- Proposed additional development at GTEC
- UF/Shands North Main street medical clinic

**Natural Areas & Features**

- Alachua County forever public land purchases (Sweetwater, Pheifer Flatwoods, Prairie Creek, Newnan’s Lake area and private conservation easements)
- Landscaped medians on Hawthorne Rd.
- Payne’s Prairie sheetflow restoration project
- Sweetwater Branch restoration projects

**Infrastructure**

- Rosa Parks RTS Transfer Station
- Cone Park

- Butler/Chestnut park
- Public Library branch at Cone Park
- Fire Station on SE 43rd Street
- Waldo to GRU force main
- Five Points gateway feature/brownfield remediation
- Depot Park brownfield restoration and Historic Depot Building renovation
- Rail-Trail connections and enhancements
- Gainesville Airport entryway relocation
- Gainesville Airport terminal renovations
- UF Eastside Campus (Waldo Road)
- RTS Maintenance Facility

### **Transportation Improvements**

- SE 43rd street turn lane improvements
- Sidewalk enhancements
- Depot Ave reconstruction
- Main Street reconstruction

### **Housing**

- Neighborhood Stabilization Program (NSP) purchase and renovation of abandoned homes for affordable housing rental and sale (30 homes total)

### **Affordable Housing assisted by SHIP funding**

- Celebration Oaks subdivision (20 homes by Habitat for Humanity)
- Lake Forest Farms subdivision (44 homes by NHDC)
- Lake Forest Glen/Trails subdivision (30 units by Doug Seymour)

### **Affordable Housing assisted in part by Alachua County Housing Finance Authority Local Bonds**

- Village Green Apartments Renovations (100 assisted rental apartments)
- Forest Green Apartments Renovations (100 assisted rental apartments)
- Eden Park at Ironwood (104 assisted rental apartments)
- Lewis Place at Ironwood (112 assisted rental apartments)

### **Land Use**

- Southeast Gainesville Redevelopment Initiative (SEGRI) master planning to redevelop Kennedy Homes site
- Power District redevelopment area (GRU property)
- Eastside Activity Center Master Plan and rezoning

*It is undeniable that no major employer has recently located in the eastern portion of the county, nor is one likely to do so if the Envision Alachua Sector Plan is rejected. The Envision Alachua Task Force and Plum Creek are convinced that the east side of Alachua County will remain far behind the rest of the community in both income and educational achievement if a major change is not made in a place that will bring quality jobs to that area.*

*"The University of Florida's contribution to the gap is not a cause for concern, but the depressed economic situation in east Gainesville is." So said University of Florida economist Dr. David Denslow—in a Gainesville Sun article documenting Gainesville's income gap—the fifth widest in the nation. The article*

*ran in October of 2011. Bloomberg confirmed last year that our income gap is still the fifth-widest in the nation and Time Magazine published that fact in it September 8/September 15, 2014 issue.*

**4H. Small business needs to be explored in detail including in-home businesses.  
(9/22/14 - # 11)**

Staff: The Alachua County Unified Land Development allows certain types of home-based businesses within residential units in the urban and rural area (Unified Land Development Code Chapter 404, Section 404.62 and 404.63).

*The Envision Alachua plan facilitates the growth of businesses of all sizes.*

**4I. What are the specific growth target industries that the staff and County Commission is moving forward to expand economic opportunity for people in our region?  
(10/9/14 - # 5)**

Staff: In addition to the state incentives through Enterprise Florida for Qualified Targeted Industries in the areas of cleantech, life sciences, infotech, aviation/aerospace, homeland security/defense, financial and professional services, emerging technologies and manufacturing, the Alachua County Comprehensive Plan 2011-2030, in its Economic Element, has a list of targeted industries that includes industries that are growing, high-skill, and high wage, or that contribute to regional economic diversification. These targeted industries include, but are not limited to: logistics, and distribution; building component design and manufacturing; aviation services and products, bio-fuels and energy; healthcare services and projects business services; communication services; medical and pharmaceuticals, including biotech; technology driven manufacturing; electronics and other electrical equipment; regional or corporate headquarters; information technology; research and development; eco-tourism; multimedia productions. Other industries specifically sought by the County include energy conservation, alternative energy, reuse/recycling based industry and sustainable food production and processing businesses.

*Plum Creek notes that all of the targeted industries can be accommodated in the mixed use areas of the EASP.*

**4J. How can any economically significant project occur in east Gainesville when the City recently put in an environmental overlay that also affects the eastern portion of our County that brings the impediments to economic development to the same level as the County? (10/9/14 - # 7)**

Staff: The environmental overlay (strategic ecosystems) recently added within the City of Gainesville affects approximately 167 acres of undeveloped lands in east Gainesville. Of these 167 acres, 64 acres are wetlands or floodplains. The remaining properties in the overlay area are in public ownership or already developed. This overlay does not prevent development but requires that any development on these parcels is designed in a way to protect the critical environmental resources on the property. The majority of the environmental overlay in East Gainesville is centered on the protection of Lake Forest Creek and associated wetlands. Lake Forest Creek drains into Newnan's Lake, a State-designated impaired water body due to nutrient pollution.

*None of the lands within the EASP are located in the City of Gainesville. The revised application includes a detailed analysis of land available in east Gainesville for economic development; please refer to the Appendix C of the revised "Land Use Addendum."*

**4K. Where does the existing plan anticipate accommodating growth and development beyond the year 2030 and is it in the reserve areas of each city? (10/9/14 - # 8)**

Staff: The capacity of the Urban Cluster is evaluated as part of the periodic update of the Comprehensive Plan, to determine a sufficient and non-excessive amount of land within the Urban Cluster to accommodate urban land uses for a ten-year and twenty-year time frame. This evaluation compares the forecasted need for land for urban residential and non-residential development based on projected populations, average household size, residential vacancy rate, and market factors. By using no longer than a twenty-year time horizon, there is some reliability of the population projections. An Evaluation and Appraisal Report (EAR) is completed every seven years, which translates into a major Comprehensive Plan amendment. Between the EARs there are opportunities for other revisions, including privately-initiated comprehensive plan amendments. The most recent analysis of the Urban Cluster capacity was completed as part of the [Evaluation and Appraisal Report \(EAR\) on the Comprehensive Plan adopted in 2009](#). This analysis indicated that there was sufficient land available in the Urban Cluster to accommodate the projected unincorporated population growth through the Year 2035. This analysis did not take into account policies that were adopted in 2010 to allow mixed use Transit Oriented and Traditional Neighborhood developments at densities and intensities higher than the adopted land uses used in the 2009 EAR. These allowances for more residential units and commercial square footage ensure that the Urban Cluster can accommodate anticipated growth well beyond the year 2035. The municipalities in the County also have undeveloped land that can accommodate future growth. In the event an analysis determines that the Urban Cluster with the adopted land uses cannot accommodate future growth, policies in the Comprehensive Plan require either revisions to density standards and land development regulations, revising the allocation of land uses within the Urban Cluster to increase the allowable density and intensity, or coordination with municipalities regarding reallocation of forecast need to incorporated areas, prior to considering an expansion of the urban cluster.

*Plum Creek agrees with County staff that the comprehensive plan will be updated to reflect population growth and land use needs on both a continuing and periodic basis. The EASP project provides a unique opportunity to meet the county's future 50+ year needs for jobs and housing while preserving large environmental systems, eliminating all development on thousands of acres, and ensuring adequate infrastructure at no cost to existing taxpayers.*

**4L. Is there a need to attract more jobs than in the current plan? If the County could, would it be a bad or good thing? (10/9/14 - # 15)**

Staff: The Economic Element of the Alachua County Comprehensive Plan has numerous policies to promote economic development and job growth in the County, including policies relating to economic diversification and recruitment and expansion of targeted industries. The County's Comprehensive Plan also designates areas for employment-based land uses, such as industrial, commercial, and office. There is the potential for new development to occur in these designated areas, which could generate substantial new employment opportunities in the County.

A detailed inventory of the lands designated for industrial, commercial, and office uses can be found in Exhibit 2 of the County's staff report. This indicates that there are approximately 9,597 acres of industrial-designated lands countywide, approximately 4,533 acres of which are undeveloped. Most of these areas are strategically located proximate to existing economic and physical infrastructure such as Gainesville Regional Airport, Interstate 75 (I-75), railroad lines, communications networks, local road networks, and centralized potable water and sanitary sewer systems; this includes 368 undeveloped acres designated for industrial use in the City of Hawthorne's Comprehensive Plan. Using the 1.2 jobs per thousand square foot multiplier identified in the Sector Plan application for "advanced manufacturing uses" and development at a floor area ratio of 0.1 (i.e., 1,000 square feet per every 10,000 square feet of land), this current land use inventory could accommodate nearly 20 million square feet of new industrial development and nearly 24,000 new jobs. Exhibit 2 of the staff report details additional information for the 3,743 acres of undeveloped commercial designated lands in Alachua County which are estimated to potentially accommodate over 40,000 jobs, as well as the 252 acres of undeveloped land designated for office uses in Alachua County which could potentially accommodate over 4,000 jobs. Based on the analysis in the staff report, the undeveloped areas currently designated for industrial, commercial, and office uses in Alachua County could potentially accommodate an estimated 68,000 jobs if these areas were to be developed in accordance with their adopted Future Land Use designations.

As noted in the staff report, as part of the evaluation of the County's Comprehensive Plan completed in 2009, the changing nature of industrial uses in the 21st century and the relationship of those changes to the type and location of space for those uses sought by emerging businesses was considered; as a result of this assessment, when the County's Plan was updated in 2011 a new policy was added to the Future Land Use Element to provide for location within Transit Oriented Developments or Activity Centers in the Urban Cluster of "certain office and light industrial uses, such as research and development and experimental laboratories or the manufacturing or fabrication of products that have minimal offsite impacts." This additional flexibility for development of such uses in areas not formally designated on the Future Land Use map for Industrial uses adds further opportunities to accommodate such employment generating uses.

*Yes, there is a need to attract more jobs to Alachua County than anticipated in the Comprehensive Plan in order to address economic disparity and issues of poverty and unemployment in east County, to diversify the regional economy, and to support the pre-eminence initiatives of the University of Florida.*

*And yes this would be a good thing if properly planned as in the proposed EASP.*

*The Envision Alachua Sector Plan is seeking to protect significant additional lands from development and to create compact Employment Oriented Mixed Use areas that can accommodate approximately 30,000 jobs specifically in the eastern portion of the County. Economic progress is not just about the number of jobs being created, but the quality of the employers and the types of jobs they bring. At its core, Envision Alachua is about broadening economic opportunities and bringing jobs where they are needed most—from east Gainesville to Hawthorne. Through the EASP, we can address the issue of our working poor residents; those residents that work two-to-three service related jobs with a combined income at the poverty level. Please refer to the revised application for additional data and analysis regarding the need for jobs in the section titled "Demographics and Economics."*

**4M. Would like to know if the number of full time jobs is 30,000 or 6,000? (Asked twice)  
(10/9/14 - # 17)**

Staff has conducted additional review of the Fiscal Impact Analysis Model (FIAM) results submitted as background material with the final submittal of the Envision Alachua Sector Plan application. In the FIAM there is no documentation of the difference between “Employment” and “Full-time Equivalent Employees” other than to indicate that the “employee FTE calculation is based upon the number of workers and the percentage of time they spend at work (40 hours per every 168-hour week). Staff initially interpreted this to mean that the “Full-time Equivalent Employees” number presented was the number of 40-hour per week jobs provided by the development scenario analyzed in the FIAM. However, after further review, Staff provides the following revision that will be reflected in a revised Staff Report.

The FIAM indicates that the number of employees for the development program at build-out is 27,362 (Appendix Table 1, Year 2067 in the submitted FIAM Analysis). This number includes both full- and part-time employees of the various types of employers analyzed in the FIAM. This number includes only direct employees, not jobs that are derived from support industries, such as construction, landscaping or service industries. Based upon the 10,500 units proposed as part of the Sector Plan, the employment to housing ratio would be 2.6 employees per household. Proposed Envision Alachua Sector Plan Policy 10.2.6.4.a identifies achieving a “...jobs-to-housing balance of 3 jobs per residential unit that is measured over the entire land use category (that is, jobs divided by residential units meets or exceeds 3.00 at total project build out).” The FIAM is not consistent with the proposed Envision Alachua Sector Plan policy regarding job creation.

The FIAM includes, for the purposes of calculating revenues and expenditures, a “full- time equivalent employee” number. This number represents the portion of time that individuals are receiving services as an employee, rather than as a resident. This number is calculated from the total number of employees of the development. Thus, since a full-time employee works 40 hours out of a 168 week, the individual is an employee 23.81% of the time. Therefore, the number of “full-time equivalent employees” is the total number of employees multiplied by the factor 0.2381, or 6,515 FTE employees. This number is only used for calculating revenues and expenditures and is not an assessment of the number of full-time jobs.

*The revised application clarifies that the EASP creates the opportunity to attract significant employment to our community by providing a suitable location and the resources available to support it. With proper planning for the land, over the next 50 years we estimate that the EASP together with the EA-Hawthorne land use amendment will accommodate about 30,000 full time jobs.*

- *Estimated 18,000-24,000 Research & Development (R&D) jobs*
- *Estimated 6,000-12,000 manufacturing jobs*

**4N. Are the jobs broken down into temporary construction jobs and long-term jobs?  
(10/9/14 - # 19)**

Staff: The FIAM indicates that the number of employees for the development program at build-out is 27,362 (Appendix Table 1, Year 2067 of the submitted FIAM analysis) based on the proposed square footage of non-residential development. This number includes both full- and part-time employees of the

various types of employers analyzed in the FIAM. This number includes only direct employees, not jobs that are derived from support industries, such as construction, landscaping or service industries.

*No. The revised application contains information and permanent jobs that are estimated to be created as a result of the EASP. Envision Alachua aims to shrink the income gap and address the economic disparity that exists between east county and west county with economic development initiatives that provide job opportunities for residents from the G.E.D. to the Ph.D. level and ensure long-term economic vigor and sustainability. The plan focuses on manufacturing and agricultural related jobs, many of which require only a high school diploma or some specific training, to help overcome jobs competition that residents face with college students. By providing large tracts of land, well served by existing transportation and suitable for industrial uses, the Envision Alachua Sector Plan can attract an estimated 25,000 full-time jobs and the EA-Hawthorne land use amendment can attract about 5,000 additional full-time jobs.*

**40. Does the County have plans to improve blighted slum housing in SE and east Gainesville? If so, what and when? (10/9/14 - # 30)**

Staff: Alachua County has been actively involved in improving blighted housing in SE and East Gainesville through its implementation of affordable housing programs. Since 1997, Alachua County has invested over \$20 million directly through its affordable housing programs and indirectly through its bonding authority of the Alachua County Housing Finance Authority.

This funding has been directed in a multi-prong approach to both preserve and expand the inventory of affordable housing stock. Alachua County assists very low and low-income residents to preserve existing housing stock through repair and replacement of existing owner-occupied single family housing and assists in expanding inventory through support of new single family developments and multi-family developments in southeast Alachua County and East Gainesville. In addition, residents in East Gainesville area have been assisted with SHIP down payment assistance, home repairs, rental and security deposits, and foreclosure intervention. Through a partnership with GRU and the City of Gainesville, East Gainesville residents were assisted with a pilot program to connect very low and low-income residents with central water. Most recently, Alachua County has administered the Neighborhood Stabilization Program. Funds were used to acquire blighted foreclosed homes, renovate them to both address health and safety issues and to address energy efficiency of these homes. Homes were then either made available for both homeownership and affordable rental housing.

Between 2001 and 2004, Alachua County provided \$620,000 in SHIP Single Family Development Program funding in deferred payment loans to support three new affordable single-family developments in unincorporated East Gainesville. Alachua Habitat for Humanity developed Celebration Oaks, resulting in 20 new homes, located on SE 21st Avenue. Doug Seymour developed Lake Forest Glen/Trails, resulting in 51 new homes, located on SE 6th Avenue off of SE 43rd Street. Neighborhood Housing and Development Corporation developed Lake Forest farms, resulting in 44 new homes, located on East University Avenue and NE 45th Avenue. Of the 115 homes developed, 48 homes were assisted with SHIP funds in deferred payment loans to very low or low-income households.

Between 1997 and 2004, 456 affordable apartments have been developed in part, through funding from Alachua County. The Alachua County Housing Finance Authority issued \$14,288,892 in multi-family mortgage revenue bonds, resulting in three multi-family developments. In addition, \$500,000 in SHIP Multi-Family Development Program funds were provided in deferred payment loans as match to leverage tax credit funding for two of these developments. Lewis Place at Ironwood, located at 4121 NE



15th Street, provides 112 affordable rental units. Verdant Cove Apartments, formerly Eastgate Apartments, located on SE 43rd Street near Eastside High School, provides 140 affordable rental units. Bonds were also issued to provide funding to provide needed repairs to Forest Green/Village Green Apartments, located at 3501 NE 15th Street, preserving 100 units of affordable rental housing for very low and low-income households.

Since 2010, Alachua County utilized approximately \$3.6 million in East Gainesville of its funding for the Neighborhood Stabilization Programs (NSP1 and NSP 3). Through these programs, 29 foreclosed homes in NE and SE Gainesville. HUD required that specific target neighborhoods be identified to address the most urgent need in NSP 3. One target neighborhood is located in the Carol Estates/Highland Court Manor area of northeastern Gainesville. The other target neighborhood is generally located in East Gainesville, east of SE 15th Street. Substantial home repairs were made to both address blight, health and safety issues, as well as to improve energy efficiency. Of the 29 homes purchased to date, 24 have either been sold to very low to moderate income households or transferred to not for profit agencies for use as affordable rental housing. The remaining five homes are being repaired at this time and will be made available for homeownership or as affordable rental housing.

Alachua County has administered the SHIP since 1993. While data is not specifically available for assistance provided to individual households in East Gainesville, staff conservatively estimates that over \$500,000 were utilized in this area in SHIP funds to provide home repairs, down payment assistance, foreclosure intervention, central water connections, and security and utility deposits. Staff conservatively estimates that at least \$500,000 in CDBG Housing Rehabilitation funds have been expended in the unincorporated portion of East Gainesville and eastern Alachua County.

Currently, Alachua County is taking applications for its CDBG Housing Rehabilitation Program. This program is available to very low and low-income homeowners living anywhere in unincorporated Alachua County. A total of \$650,000 is available for this program. The Alachua County Housing Finance Authority Emergency Home Repair Program is currently accepting applications through October 31st, 2014 for roof repair, septic and well repair, electrical hazard repair, or accessibility repairs. A total of \$100,000 is available for this program. Ongoing SHIP funding is available for home repairs and down payment assistance. Through a cooperative partnership with the County's Department of Community Support Services, funding is also available for the SHIP Rental Deposit Program to assist very low income households. While these funding sources are not specifically targeted to East Gainesville residents, the funding is now available to eligible households. Approximately \$300,000 in remaining Neighborhood Stabilization Program funding is specifically targeted to East Gainesville.

Summary of Funded Affordable Housing in East Gainesville  
New Single Family Housing Developments

**Summary of Funded Affordable Housing in East Gainesville  
New Single Family Housing Developments**

| Name of Development  | SHIP      |                | Total Units Constructed |
|--|-----------|----------------|-------------------------|
|  | Funding   | Units Assisted |                         |
| Celebration Oaks<br>SE 21st Avenue<br>Gainesville, FL                        | \$400,000 | 20             | 20                      |
| Lake Forest Glen/Trails<br>SE 6th Avenue<br>Gainesville, FL                  | \$80,000  | 14             | 51                      |
| Lake Forest Farms<br>NE 45th Ave and E University<br>Ave.<br>Gainesville, FL | \$140,000 | 14             | 44                      |
|  | \$620,000 | 48             | 115                     |

| Multi-Family Housing<br>Developments  | Multi-Family<br>Bond Issues | Bonds<br>Issued* | SHIP<br>Match | Total        | Rental<br>Units |
|---|-----------------------------|------------------|---------------|--------------|-----------------|
| Lewis Place @Ironwood<br>4121 NE 15th Street<br>Gainesville, FL   | 1999 Series                 | \$4,000,000      | \$150,000     |              | 112             |
| Verdant Cove<br>Apartments<br>formerly Eastgate Apartments  |                             |                  | \$350,000     |              | 140             |
| Eden Park @Ironwood<br>1400 NE 39th Avenue<br>Gainesville, FL   | 2003 Series                 | \$4,188,892      |               |              | 104             |
| Forest Green/Village<br>Green Apartments<br>3501 NE 15th Street<br>Gainesville, FL<br>Renovation of existing<br>units | 2004 Series                 | \$6,100,000      |               |              | 100             |
|   |                             | \$14,288,892     | \$500,000     | \$14,788,892 | 456             |

|                                      |             |    |
|--------------------------------------|-------------|----|
| Neighborhood Stabilization Program 1 | \$2,480,000 | 18 |
| Neighborhood Stabilization Program 3 | \$1,122,112 | 11 |

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|       |             |    |
|-------|-------------|----|
| Total | \$3,602,112 | 29 |
|-------|-------------|----|

Scattered site Estimated Investment through SHIP and CDBG

|  |                    |
|--|--------------------|
| SHIP Down Payment Assistance Program   | \$200,000          |
| SHIP Home Repair Program   | \$250,000          |
| SHIP GRU Connect Program   | \$25,000           |
| Other SHIP Program funding   | \$25,000           |
| CDBG Housing Rehab Program   | \$500,000          |
| <b>Estimated combined investment from these programs:</b>  | <b>\$1,000,000</b> |
| Combined, these programs have served hundreds of households in East Gainesville and the eastern portion of Alachua County. |                    |

*The Envision Alachua Task Force recognized the need to revitalize existing neighborhoods, which is why it preferred to limit the number of homes in the development compared to jobs that will be created. As workers are hired, they will look for nearby housing, and over time, reinvigorate neighborhoods. Also, many of the schools in this area have additional capacity and are therefore underfunded. As families move into existing and new neighborhoods, more students can attend the local schools, which will result in additional services and opportunities.*

*To attract a significant employer, our community needs to have a suitable location and the resources available to support it. A shortage of land suitable for advanced manufacturing and modern industrial uses has limited Alachua County's ability to attract new industry particularly in the eastern portion of the County. By providing large tracts of land, well served by existing transportation and suitable for industrial uses, the Envision Alachua Sector Plan can attract full-time advanced manufacturing and agricultural processing jobs. It all adds up to quality jobs – many of which require only a high school diploma – for permanent residents of east Gainesville, Hawthorne and eastern Alachua County.*

*Further, Envision Alachua was designed to create an "Economic Progress Corridor" stretching from east Gainesville to Hawthorne on land that is well served by existing highways and rail lines linking the county's economic assets. Plum Creek is working collaboratively to ensure our efforts are complementary to surrounding economic development initiatives. As opportunities open up on the eastern side of the county, neighborhoods that have been shut out of prosperity can rebound.*

- 4P. Why is it such a problem/resistance getting upper SES/Jobs in the eastern quadrant of the County? Why is there redundant overgrowth continuing in SW Gainesville? Who's promoting and accomplishing growth in Alachua? Can positive growth be accomplished in east Gainesville? (10/9/14 - # 29)**

Staff: There are no obstacles in the Comprehensive Plan or Land Development Regulations to creating these types of jobs in the eastern quadrant of the County in areas suitable for development. There are available areas within the County's Urban Cluster boundary on the east side of Gainesville and within the City of Hawthorne for development that could produce these jobs. County policies include Plan East Gainesville and other policies that encourage development in the unincorporated area east of the City of Gainesville. The current landscape of employment opportunities is a primarily market based and not County policy based.

*There are no existing sites in east Gainesville on which a major jobs center can be built. Although the county predicts that commercial land identified in the Comprehensive Plan can accommodate 40,761 jobs across the entire county, this estimate is based on the use of parcels that are not connected to each other and would not accommodate a major jobs center. The EASP will create compact, employment-oriented mixed-use (EA-EOMU) areas that can accommodate approximately 30,000 jobs. Plum Creek believes that jobs can be created in the eastern portion of the county with minimal environmental impacts, all of which will be fully mitigated.*

**4Q. Can we figure out how to accomplish this goal of building homes and businesses in east Gainesville? (10/9/14 - # 34)**

Staff: The Plan East Gainesville Master Plan map and policies relating to the unincorporated area initiatives were adopted as part of the Alachua County Comprehensive Plan in 2006. Several of these Plan East Gainesville initiatives have been completed or are currently underway. An update of the Eastside Activity Center Plan was completed in 2009 for the area located north of the intersection of Hawthorne Road (State Road 20) and SE 43rd Street, and surrounding Eastside High School. The Eastside Activity Center Plan provides a policy framework to encourage the development of this area as a mixed-use activity center for the eastern part of the Urban Cluster, including higher density residential, commercial, and employment-based land uses. The County's Comprehensive Plan also identifies a bus rapid transit route connecting the Eastside Activity Center with existing employment centers in Gainesville. The proposed sector plan is located several miles east of the eastern boundary of the Plan East Gainesville study. For a detailed list of recent accomplishments and development activity in the unincorporated area east of the city limits of Gainesville see Question #41 from the Workshop Question Responses dated September 16th.

*Through adoption of the Envision Alachua Sector Plan, the County can accomplish the goal of building homes and businesses that will benefit residents in east Gainesville. Until a major, game-changing economic development attractor breaks the cycle of poverty and disinvestment in the eastern portion of the county, all the plans in the world will not, and have not, made a difference in bringing economic equity to this sector of our community.*

**5. Housing**

**5A. How many residences will consist of affordable housing? (9/16/14- # 7)**

Staff: The application and proposed policies do not discuss a specific provision of affordable housing.

*The EASP does not request any changes to the existing Alachua County Comprehensive Plan requirements concerning affordable housing. Due to reduced economic opportunities in eastern Alachua County, the EASP lands are surrounded by large numbers of affordable residential units. Using the*

*traditional standard of affordable residences available for sale or rent within 10 miles or 20 minutes of the development, there is no need for specific set asides of additional affordable housing in eastern Alachua County.*

*Policies specified in the Envision Alachua Sector Plan call for a “range of residential options that expands the housing choices for existing and future residents of Alachua County, taking into account varying preferences for home-size, ownership (own or rent) and unit type (attached or detached). Assisted and independent living facilities are allowable residential uses.”*

**5B. What will the other houses cost? How many empty units do we have at that price level now? (9/16/14- # 8)**

Staff: The proposed policies indicate that a variety of housing types will be allowed but there are no specifics on cost.

*Details on housing types are set at later stages of the development review process. It is too soon in the process to determine specific housing prices. The EASP contains policies requiring that a range of housing options be accommodated over the years.*

**5C. Why is housing needed? (9/16/14- # 9)**

Staff: The request is for 10,500 residential units through build-out of the Sector Plan property in 2064. The best available population projections indicate there is more than enough residential land within the urban cluster designated in the County’s Comprehensive Plan to accommodate projected growth in this area through 2040. More capacity for rural residential development than would be needed is provided in the Rural/Agriculture area designated in the Comprehensive Plan.

*The revised request is for 8,700 residential units located in compact, mixed use communities. In order to have a true mixed-use community in which people can live, work, play, be educated and take care of all their other daily living needs without having to travel far distances, housing must be available within close proximity to jobs, retail, and public facilities such as schools and recreation areas. The residences in the EASP will be part of an employment-oriented mixed use development that clusters the housing within half a mile of jobs, services and public transportation.*

**5D. How many residential units under current comp plan? (9/16/14- # 10)**

Staff: Staff analyzed the potential for development under the current comprehensive plan policies and land use designations for the Plum Creek property. This analysis concluded that current policies and regulations would theoretically allow up to 9,420 residential units. However, compliance with requirements for natural resource protection, stormwater, transportation and market demand would substantially limit the actual number of units that can be built. For more details on this analysis, see page 22 of the staff report.

*Plum Creek agrees that thousands of residential units could be built on Plum Creek’s property, but disagrees that this scenario is only a remote possibility. The staff conclusion is based on the unrealistic assumption that the requirements of the current comprehensive plan - which has a planning horizon of only 20 years – will not change. As for market demand, we only need to look west of I-75 to realize most*

*of this development occurred within the last 30 years. Looking east to likely enhancements in the US 301 corridor, it is almost impossible to predict the development pattern that will be in existence in those areas over a 50-year period. Through deed restrictions and covenants on the conservation areas of the EASP, more certainty regarding natural resource protections will be provided by approving the Envision Alachua plan than in leaving the land in its current planning state.*

**5E. How many residential units east of Murphree well field? (9/16/14- # 11)**

Staff: Nearly all of the proposed development for Plum Creek property is east of County Road 234, north of State Road 20, west of US 301 and mostly south of State Road 26.

*All of the Envision Alachua lands that will be developed are east of County Road 234, north of State Road 20, west of U.S. 301 and south of State Road 26. This location was determined by the Envision Alachua Task Force and the over 2,000 community members who participated in the Envision Alachua planning process.*