

envision alachua phase II

Long Term Master Plan

for Plum Creek Lands in Alachua County

May 2014

long term master plan

MAY
2014

“ We’re centrally located, we’re the hub for the wheel, and the spokes are going out in all directions...and that wheel needs to start turning sooner than later.”

*- Community Workshop participant,
December 7, 2013*



long term master plan



Prepared by MIG, Inc., Envision Alachua Process Facilitator
On behalf of the Envision Alachua Task Force | May 2014
Envision Alachua is a community planning process convened by Plum Creek

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BUG

“This offers us the greatest opportunity that we could ever have. We could never come up with something like this without their help ... For once we’re not out fighting a project, we’re supporting a project, and East County is so blessed to be a part of that.”

*- Community Task Force member,
June 26, 2013*



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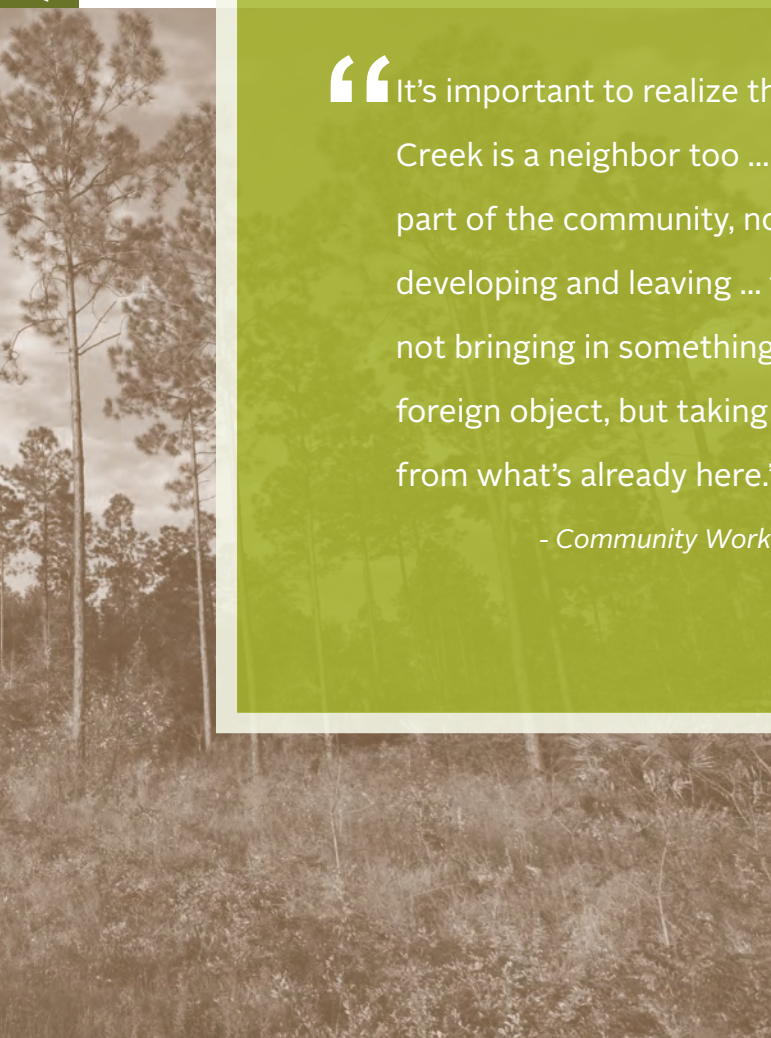
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“It’s important to realize that Plum Creek is a neighbor too ... they are part of the community, not coming in, developing and leaving ... that means not bringing in something that’s a foreign object, but taking inspiration from what’s already here.”

*- Community Workshop participant,
June 26, 2013*



1 introduction and overview

BRINGING THE VISION TO LIFE

From mid-2011 to 2012, Plum Creek worked with community members to develop a vision for the 65,000 acres it owns in Alachua County. Community members shared their hopes and dreams for a future ripe with new jobs, ample workforce training opportunities, and an overall high quality of life in an area surrounded by permanently conserved lands that help retain the rural character that defines East County. The first phase of this process, called Envision Alachua, yielded a vision statement, goals and planning principles for how this could be achieved on lands owned by Plum Creek in East Alachua County.

For the vision to be achieved, Plum Creek must first request a change to the Alachua County Comprehensive Plan (Comp Plan). While the current Comp Plan allows for 7,500 homes, each with its own well and septic tank, to be developed on Plum Creek lands, economic development activities that would generate jobs and support community activities are prohibited.

In October 2012, Plum Creek initiated Phase II of Envision Alachua with the intent of bringing the vision to life and showing how it could be achieved on these lands. The first critical step was to create a Long Term Master Plan which defines the land uses and where they will occur to achieve the vision. This document describes the community's critical and continuing role in shaping the future of Plum Creek lands in Alachua County.

ABOUT PLUM CREEK

Plum Creek is one of the largest landowners in the nation, with approximately 6.8 million acres of timberlands. The company's core business is timber, but it also manages some of its lands for conservation, recreation, natural resources and community development. Plum Creek has demonstrated a strong commitment to environmental conservation. Since its founding in 1989, Plum Creek has committed nearly 1.5 millions acres of land across the country to conservation, including approximately 23,000 acres under permanent conservation easements within Alachua County alone.

FIGURE 1: PLUM CREEK LANDS IN UNINCORPORATED ALACHUA COUNTY

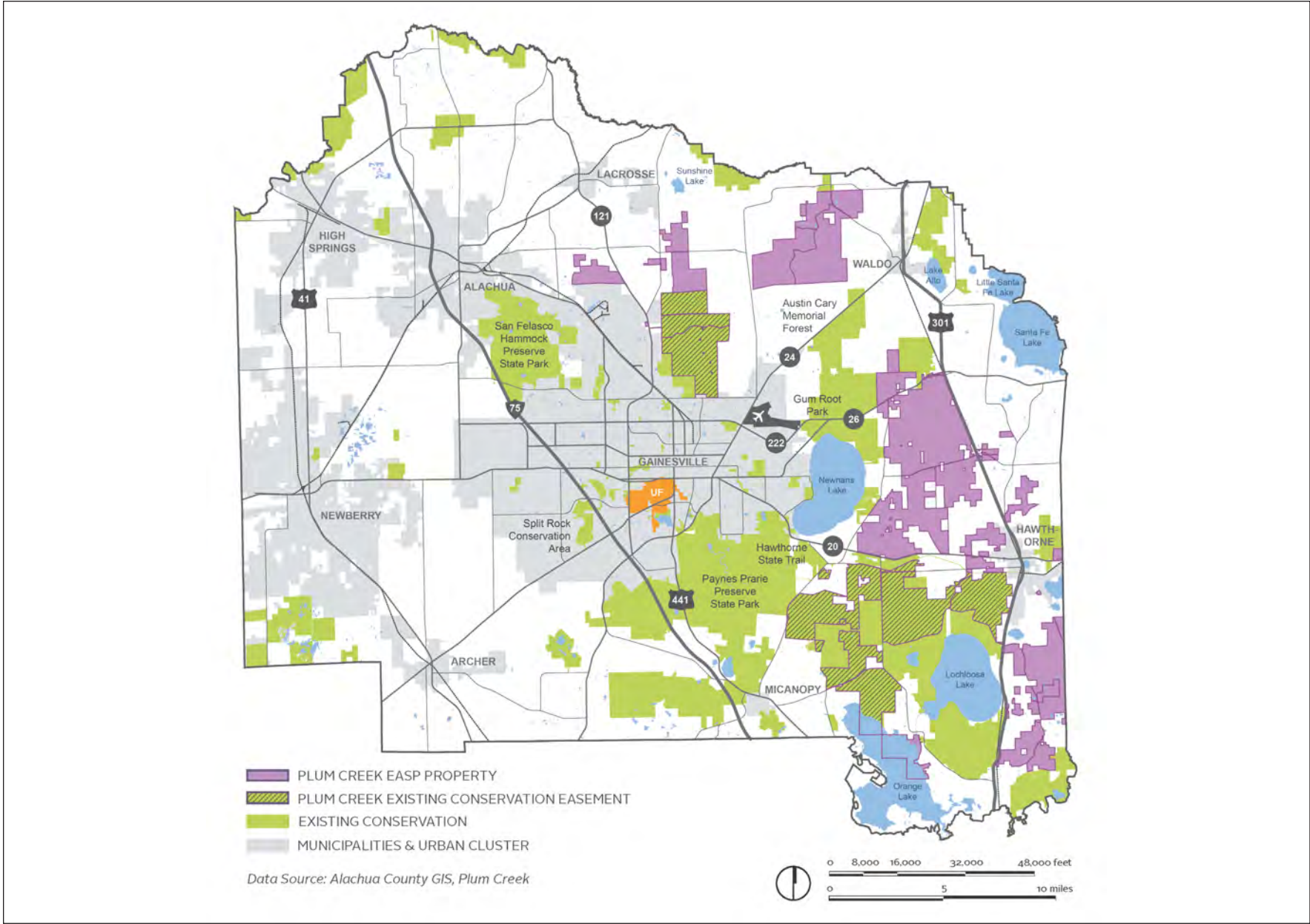
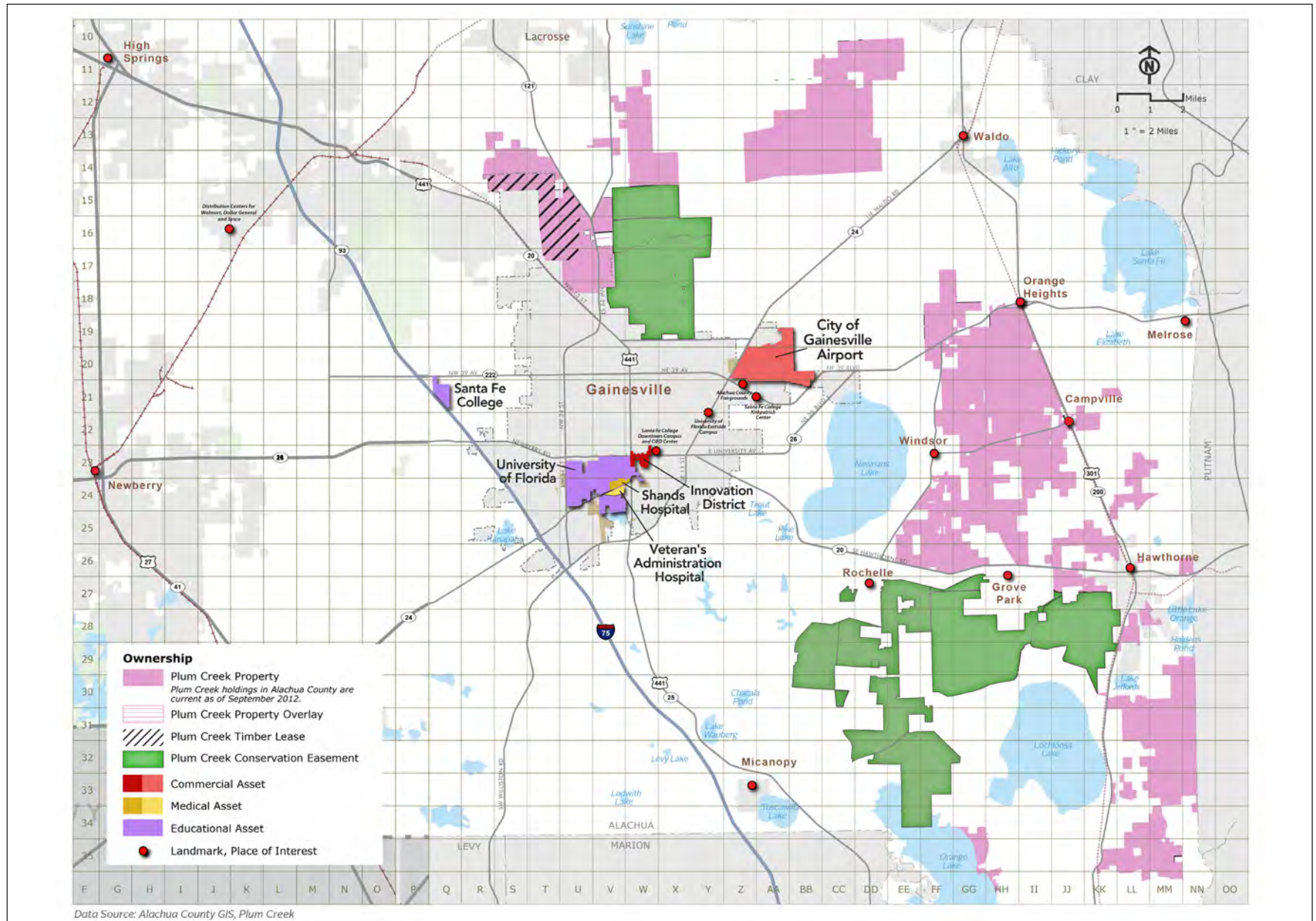


FIGURE 2: PLUM CREEK LANDS, EAST ALACHUA COUNTY





Of the 65,000 acres being studied, 41,000 acres are available for uses other than silviculture, and Plum Creek is interested in considering future uses that could be aligned with community needs. The application covers 60,000 acres since it excludes lands in the cities of Gainesville and Hawthorne. The approach to planning for these lands will have a long-term impact on the county's ability to achieve goals for sustainable conservation and economic development on a local, regional and statewide scale.

PHASE I: VISION

During the first phase of the Envision Alachua process, conducted between June 2011 and

February 2012, Plum Creek convened a broad-based Community Task Force, conducted tours of its lands, hosted educational forums, and conducted community workshops to develop the Vision, Goals and Planning Principles for Plum Creek Lands in Alachua County.

The result of this process, forged from community input, is a shared vision for these lands where large-scale conservation and economic activity successfully co-exist, and where community needs and amenities are prioritized to attract employers and quality jobs that serve a range of skill levels.

The vision emphasizes jobs creation, community development and large-scale conservation, activities that are mutually supportive and can



Left: Community members share their input on opportunities in East Alachua County at Community Workshop #1, Phase I.

Right: At Educational Forum #4, University of Florida student designs demonstrate various land use alternatives that might achieve the goals of the Envision Alachua process.

be accommodated on Plum Creek's land in the County. Current Future Land Use Designations in the Comp Plan precludes economic and community development uses allowing only agriculture, silviculture, and residential development at a density of one unit per five acres. For other land uses to be considered, Plum Creek must submit an application to Alachua County. The process to develop the application was the impetus for Phase II, the Sector Plan process.

Left: Technical Advisory Group members at TAG Meeting #4 on May 16, 2013.

Right: Hawthorne Community Workshop #2 drew input from residents on the opportunities available in East Alachua County.



PHASE II: THE SECTOR PLAN PROCESS

Because of the land use changes required to achieve the community vision and the scale of the land holdings, an amendment to the County Comprehensive Plan would be required. Plum Creek elected to use a Sector Plan as the tool for achieving the necessary government approvals. A Sector Plan is a long-range plan for a specific geographic area of at least 15,000 acres. Authorized by Florida Statute, a Sector Plan is



intended to promote and encourage long-term planning for future land uses and emphasize regionally significant resources. A Sector Plan, if adopted, amends local Comprehensive Plans. The process consists of two parts—creation of a Long Term Master Plan (LTMP) for the entire planning area and adoption of detailed specific area plans (DSAPs).

The LTMP is a vision document that must identify four main land use categories—urban, rural, conservation and agriculture. It includes a land use framework, identifies necessary infrastructure and public facilities, and provides general principles and guidelines that describe the future land uses. Many of these guidelines and principles were developed with extensive community input

during Phase I of Envision Alachua. They include supporting job creation, protecting land through conservation, creating multi-modal communities, limiting sprawl and providing a diversity of housing options.

In October 2012, Plum Creek initiated Phase II of Envision Alachua to help develop the Sector Plan. Community engagement continued to drive this effort as Plum Creek reconvened the Task Force and conducted additional community workshops. To ensure that planning concepts and strategies explored through the Envision Alachua process would address current regional and state policies, guidelines and regulations, Plum Creek convened a Technical Advisory Group (TAG).

Left: At the December 7, 2013 Community Workshop, a community member learns how to use the interactive map at EnvisionAlachua.com to learn what land uses are proposed for Plum Creek lands included in the Sector Plan.

Right: Community members discuss the plans for East Alachua County at the December 7 Community Workshop.

Envision Alachua Phase II incorporated input from the TAG and Task Force into draft work products and refining concepts, plans and maps based on feedback. Plum Creek consulted with the TAG to get input on regional and state planning activities and regulations that might influence the land uses and activities included in the LTMP. These topics and concepts were then discussed with the Task Force to get their input and support. At multiple points in the process, Plum Creek shared the work done to date with the public and provided opportunities for feedback and input at

Below: Community members discuss their input at the December 7, 2013 Community Workshop in Hawthorne.

community workshops hosted in East Gainesville and Hawthorne. As with Phase I, meeting materials and videotapes of Task Force meetings and Community workshops were posted on the project website.

The following chapters contain brief descriptions of the Phase II community participation activities, and also describe the evolution of the work products that appear in final form in this document and the Sector Plan application.





WHY HERE? WHY NOW?

At the third Technical Advisory Group Meeting (TAG) on March 19, 2013, TAG members identified a key question that Plum Creek needs to answer regarding its Sector Plan application: “Why Here? Why Now?” During their April 4, 2013 meeting that followed, Community Task Force members were asked to respond individually to this question. Their responses were videotaped and posted to the EnvisionAlachua.com website, and a number of the responses also appear throughout this volume.



Above: Community Task Force members give their input on the Envision Alachua Sector Plan process.



WHY HERE? WHY NOW?

“The opportunity to work on a large enough piece of land where the decisions truly make a difference for the community. The fact that we have that here is remarkable, and it is an opportunity that we cannot afford to lose.”

—Charles Lee, Envision Alachua
Task Force Member,
April 4, 2013





“We have an opportunity to truly impact not only Hawthorne, but the whole area ... we want a fine quality life for our boys and girls in the future ... the collaborative effort that has been generated will make a difference in this community.”

- Community Workshop participant,
June 26, 2013



2 phase II community participation activities

TECHNICAL ADVISORY GROUP

The TAG was formed at the outset of Phase II. The TAG was composed of agency professionals with review and regulatory authority over large-scale land use planning in the county and the state. It included individuals with specialized technical expertise in economics, conservation and community planning, as well as Task Force liaisons.

TECHNICAL ADVISORY GROUP MEETINGS

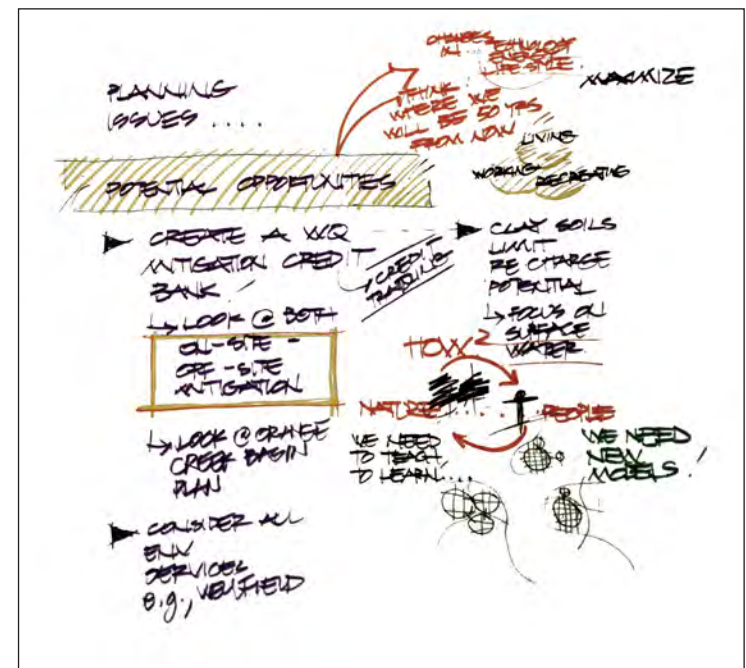
Meetings were held from 10:00 am to 3:00 pm on the following dates:

2012

- | | |
|--------------------|--|
| October 4 | <ul style="list-style-type: none"> • TAG orientation • Background information • Overview of Envision Alachua Process and Florida Sector Planning Process • Discuss relevant planning, regulatory and policy issues |
| December 18 | <ul style="list-style-type: none"> • Develop planning principles and assumptions • Discuss Land Use framework • Identify key issues and information needs |

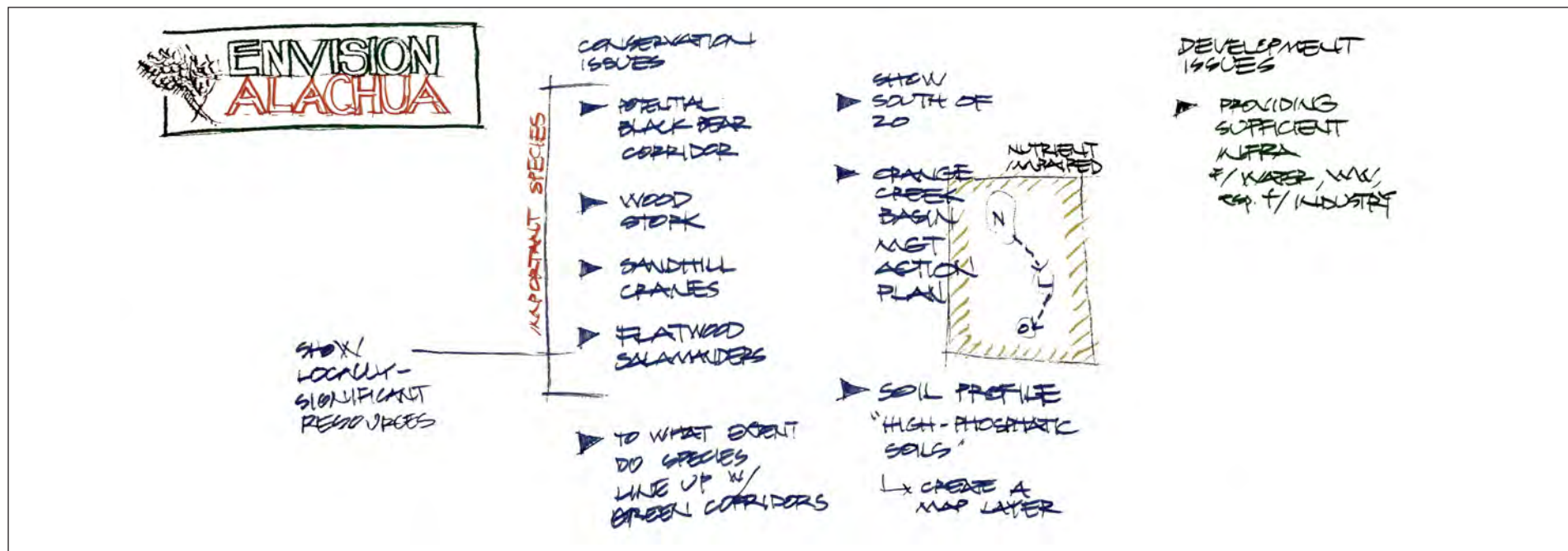
2013

- | | |
|-----------------|--|
| March 19 | <ul style="list-style-type: none"> • Introduction to Economic Progress Initiative • Discuss draft Framework Map and related land uses • Discuss potential land use program |
| May 16 | <ul style="list-style-type: none"> • Review Task Force responses to “Why Here? Why Now?” • Review available industrial land in Alachua County • Update on Economic Progress Initiative • Review and discuss Environmental Resource Study components • Discuss potential land use program and patterns |



Wallgraphic from Technical Advisory Group Meeting #1, October 4, 2012. TAG members identify key planning and land use issues to be addressed.

Wallgraphic from Technical Advisory Group Meeting #1, October 4, 2012. TAG members identify key planning and land use issues to be addressed.



Wallgraphic from Technical Advisory Group Meeting #2, December 18, 2012. TAG members identify issues to be considered as part of the conservation strategy.

TECHNICAL ADVISORY GROUP MEETING #2

The second TAG meeting, held on December 18, 2012, included a presentation of historical maps which showed how the Gainesville area has developed since the early 1900's, with increasing urban development focused in the western portion of the county. Plum Creek then introduced TAG members to the initial land use framework map which identified the primary land uses for Plum Creek lands, and responded to Envision Alachua policies and goals for jobs creation, conservation and quality of life. The group discussed planning principles and assumptions as well as a proposed conservation strategy. The draft strategy emphasized the relationship of Plum Creek conservation lands to existing resources, green corridors and local conservation lands.

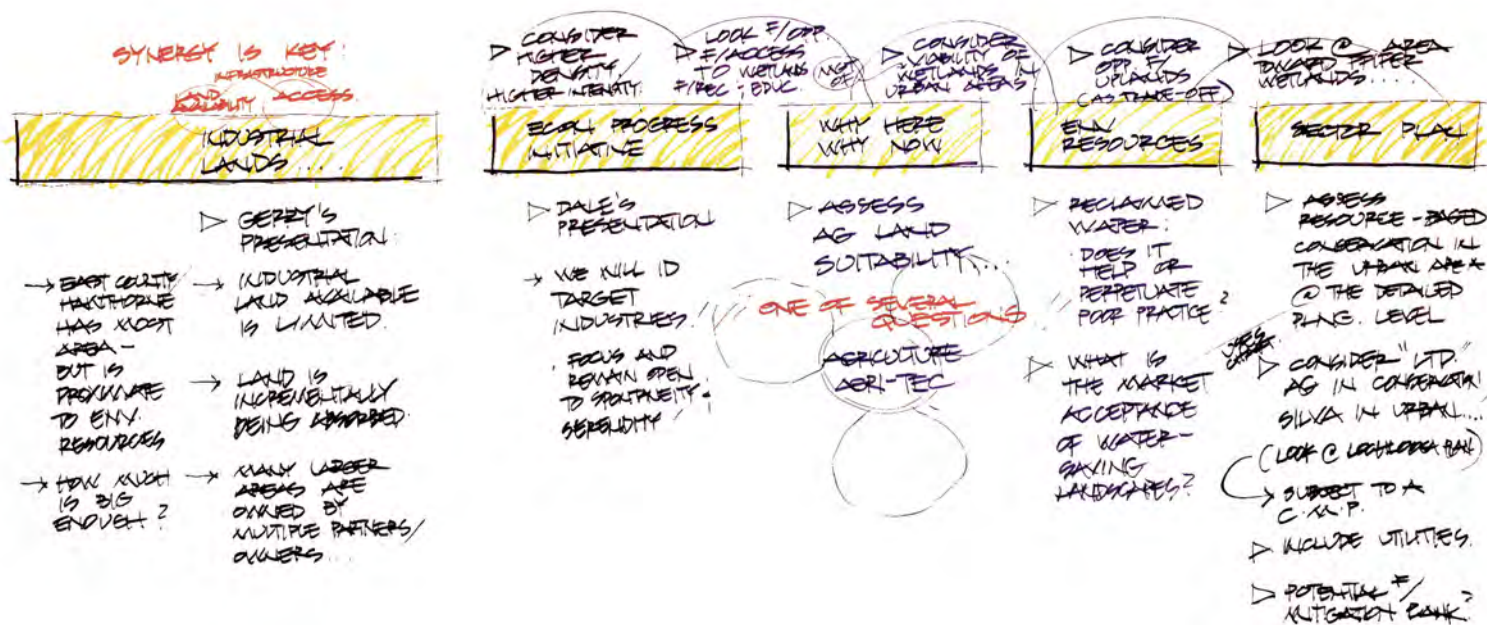


TECHNICAL ADVISORY GROUP MEETING #3

At the third TAG meeting held on March 19, 2013, participants reviewed the key themes from the community workshop held on February 7, 2013. A presentation was provided on the Economic Progress Initiative, a strategy to support long-term prosperity in the region that goes beyond traditional economic development to consider the kind of jobs being created, who will get those jobs, and how the community's quality of life is a critical factor in attracting these employers.

The group also reviewed and discussed the draft land use framework map. Discussion focused on conservation strategies, including corridors and connections to existing conservation land. TAG members asked questions about and discussed activities which might occur on each of the four land uses and how these can be strategically inter-connected, including key issues related to agricultural uses. They identified a key question Plum Creek must answer in order to gain approval of its application: "Why Here? Why Now?" They also considered performance measures to track progress on achieving the Envision Alachua goals.

Wallgraphic from TAG Meeting #3, March 19, 2013. TAG members consider the balance of land uses, key agricultural/conservation issues and performance measures and pose the question, "Why Here? Why Now?"



Wallgraphic from TAG Meeting #4, May 16, 2013. TAG members review and discuss potential land use program and development patterns.

TECHNICAL ADVISORY GROUP MEETING #4

At the final TAG meeting held on May 16, 2013, participants viewed a video documenting the Task Force's responses to the question, "Why Here? Why Now?" which highlighted members' strong and spirited support for the vision and emerging land use framework. There was also a presentation on the availability of industrial land in the County and a presentation and discussion of reduced-impact planning and development practices which can save water, energy and infrastructure costs. The TAG also reviewed and discussed the potential land use program and development patterns. The group suggested more specificity for the agriculture and silviculture uses was needed. Discussion focused on the unique nature of the proposed land uses, which focus on economic development rather than residential development.

TASK FORCE MEETINGS

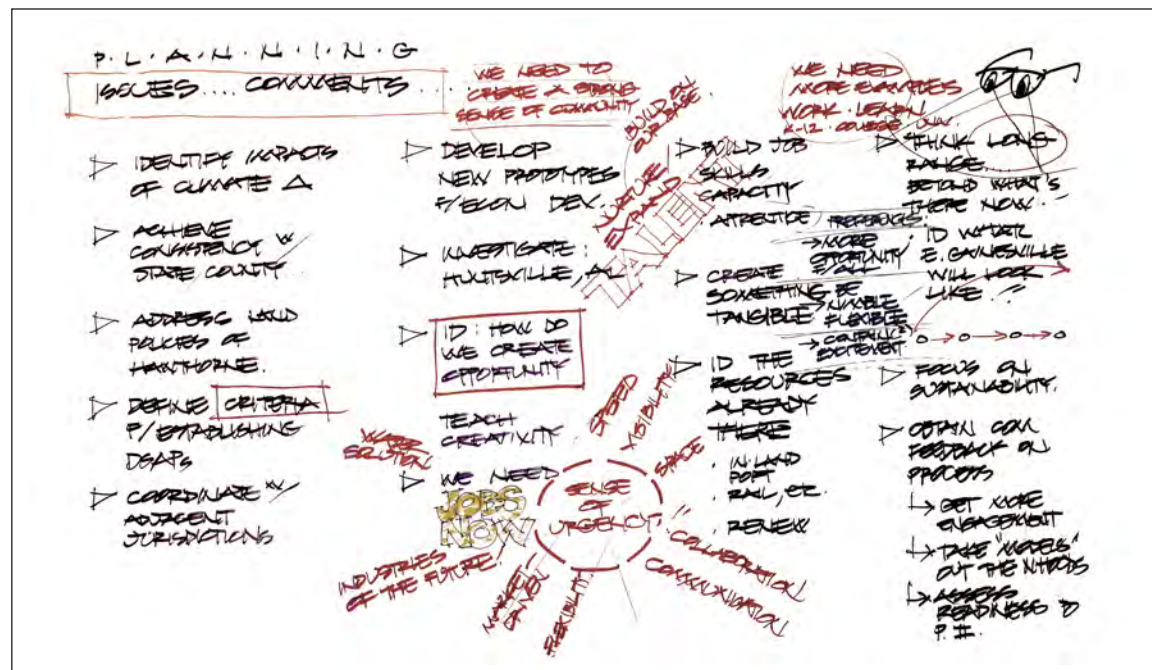
All Task Force meetings were open to the public, and community members were encouraged to provide comments through written comment cards or the project website. On average, 20 members of the public attended the Task Force meetings. Meetings were held from 6:00 to 9:00 pm on the following dates:

2012

- November 15**
- Task Force orientation
 - Review of Phase I and introduction to Phase II
 - Overview of Florida Sector Planning Process
 - Discuss relevant planning, regulatory and policy issues

2013

- January 24**
- Review principles and assumptions, conservation land use component strategy
 - Discuss land use framework and development prototypes
 - Introduction to Economic Progress Initiative
- April 4**
- Update on Economic Progress Initiative
 - Discuss draft Sector Plan Map and potential land use program
- June 25**
- Update on Economic Progress Initiative
 - Review available industrial land in Alachua County
 - Discuss potential land use program, conservation strategy and patterns
- October 30**
- Update on Long Term Master Plan and Sector Plan application
 - Update on on-going community outreach activities
 - Update on Economic Progress Initiative

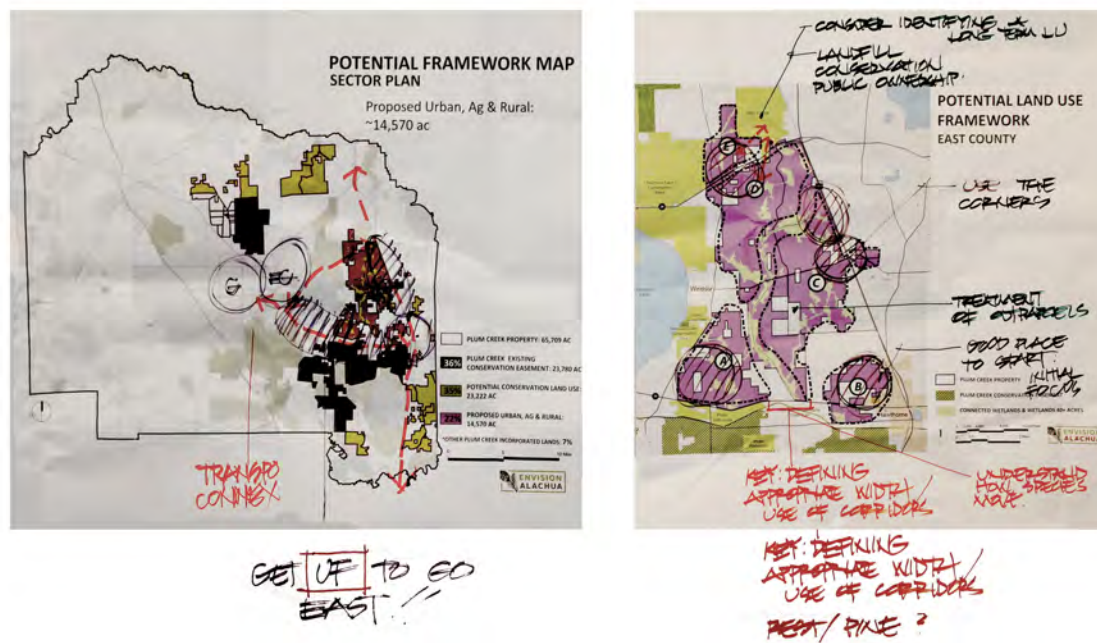


ENVISION ALACHUA COMMUNITY TASK FORCE

TASK FORCE MEETING #1, PHASE II

Wallgraphic from Task Force Meeting #1, Phase II, November 15, 2012. Task Force members identify “hot button issues” to help guide the planning team.

At the first Phase II Task Force meeting held on November 15, 2012, members learned about the Florida Sector Planning process and were asked to identify the “hot button issues” to help guide the planning team. Task Force members suggested creating a new development model focused on job creation that retains flexibility to adapt to changing economic conditions over time. They also emphasized the importance of turning the vision and plan into reality.



Wallgraphic from Task Force Meeting #2, Phase II, January 24, 2013. Task Force members consider how East County can best be positioned for success.

TASK FORCE MEETING #2, PHASE II

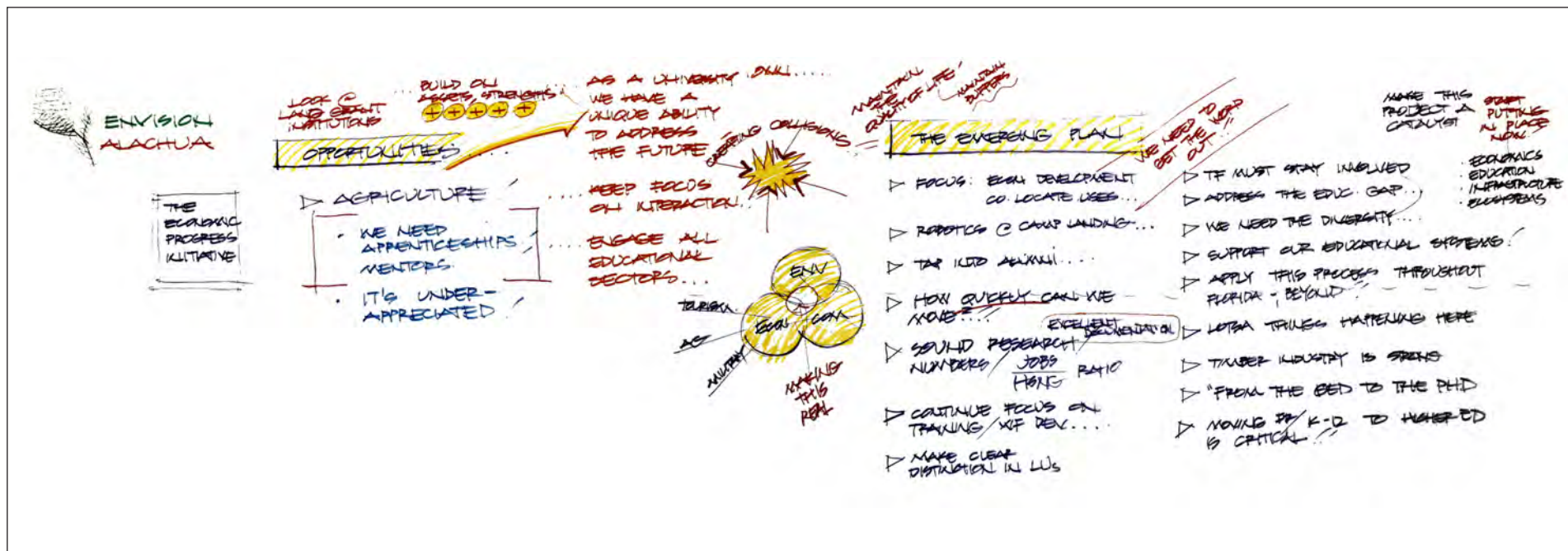
At the second Task Force meeting, held on January 24, 2013, participants reviewed historic development patterns in the county, as well as current assets and opportunities. The group focused on East County and how it can be best positioned to succeed. An overview of the land use framework map was presented along with the proposed strategy for conservation lands. Task Force members discussed the land use framework and viewed development prototypes.



TASK FORCE MEETING #3, PHASE II

The third Task Force meeting, held on April 4, 2013, provided an opportunity for members to review the results of the first community workshop and receive an update on the Economic Progress Initiative. The group reviewed and discussed a revised preliminary draft map of the Long Term Master Plan. The group advised project staff to focus development in areas where infrastructure already exists, and away from key conservation areas. They also emphasized the importance of considering adjacent land uses and major transportation resources. Finally, each Task Force member responded to the TAG's question, "Why Here? Why Now?"

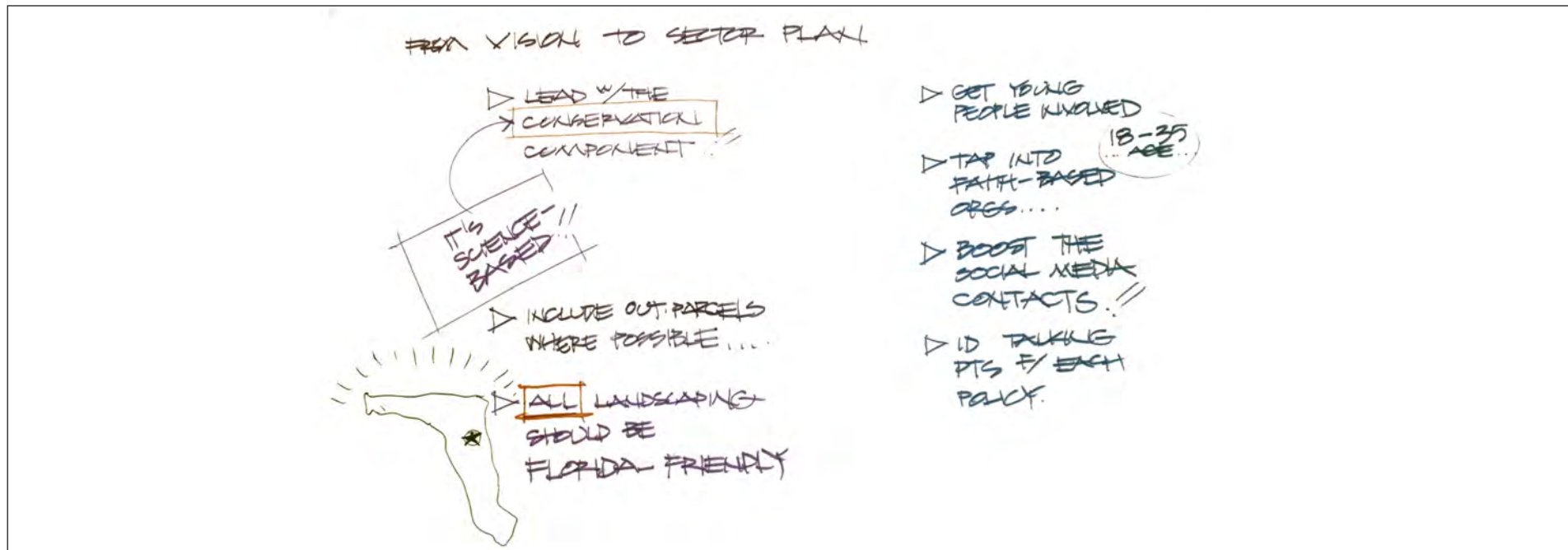
Wallgraphic from Task Force Meeting #3, Phase II, April 4, 2013. Task Force members review a preliminary draft map of the Long Term Master Plan, and answer the TAG's question, "Why Here? Why Now?"



Wallgraphic from Task Force Meeting #4, Phase II, June 25, 2013. Task Force members make suggestions for refining the emerging plan and communicating to the public.

TASK FORCE MEETING #4, PHASE II

At the fourth meeting, held on June 25, 2013, the Task Force received a presentation on strategies for the Economic Progress Initiative. The draft framework map and potential conservation strategy was presented, along with conceptual development patterns for Areas A and B based on previous discussions. Task Force members were receptive to what was proposed and requested that Plum Creek provide buffers to protect the character of rural communities like Windsor. They also encouraged Plum Creek to do more to help the public understand that this project is about creating jobs, not building houses.



TASK FORCE MEETING #5, PHASE II

At the fifth and final Task Force meeting of Phase II held on October 30, 2013, Plum Creek presented the draft Long Term Master Plan, the four land use categories and allowable uses and densities and intensities as required by the Sector Plan. The presentation showed how the vision would play out on the ground. Plum Creek also shared draft sample policies that help ensure the lands are conserved and developed consistent with the vision, goals and guiding principles. One policy that was well-received by the group was a policy that would prohibit the use of potable water for landscaping purposes in residential areas.

Wallgraphic from Task Force Meeting #5, Phase II, October 30, 2013. Task Force members give feedback on the draft Long Term Master Plan.



Community members
tour Plum Creek lands in
Alachua County.



SITE TOURS

Similar to Phase I, Plum Creek invited members of the Technical Advisory Group, Task Force and community to tour their lands so they could become familiar with the location, scale and characteristics of the company's lands in Alachua County. Plum Creek conducted six tours in November 2012, and continued to conduct them throughout the project period on an "as-requested" basis.

WHY HERE? WHY NOW?

Why here? There are so many opportunities. There is enough of a base to have character, to have a great thing going. But it's also not so developed that we can't direct it as a community."

—Vicki McGrath, Envision Alachua
Task Force Member,
April 4, 2013

COMMUNITY WORKSHOPS

Plum Creek hosted a total of four community workshops during Phase II. The first two workshops were designed to solicit input to inform the development of the Long Term Master Plan.

Two additional workshops were held, as required by the Sector Plan process, to provide a final opportunity for the public to comment on the application before it was submitted. These

workshops are described in the Sector Plan section that follows.

Workshops were held at local community centers and schools, and featured refreshments provided an hour before, as well as child care so that families could participate.

Below: Community members at workshops in East Gainesville and Hawthorne.





Hawthorne Community Workshop #2, Phase II

The second community workshop of Phase II was held on June 26, 2013 at Chester Shell Elementary School in Hawthorne. The workshop was scheduled in response to a request from Hawthorne's City Manager. The City Manager also hosted the workshop to provide a more convenient opportunity for Hawthorne residents to participate in the process, especially since Area B, a key location for economic opportunity, is located on the edge of the town. More than 120 people attended, many of whom were new to the process. A brief overview was given of

the process to date, and Task Force members from the area spoke briefly to encourage the community members to contribute. Participants broke into smaller working groups to discuss the existing strengths and assets of Hawthorne and its surroundings, along with potential issues and opportunities. After the discussion, the presenter conducted a brief, entertaining exercise using balloons and yarn to clarify how community connections help make the difference between traditional economic growth and economic progress as supported by the Economic Progress Initiative.



Left: A ball of yarn helps demonstrate the power of community connections to support true economic progress.

Right: A facilitator records community input at the June 26, 2013 Community Workshop in Hawthorne.

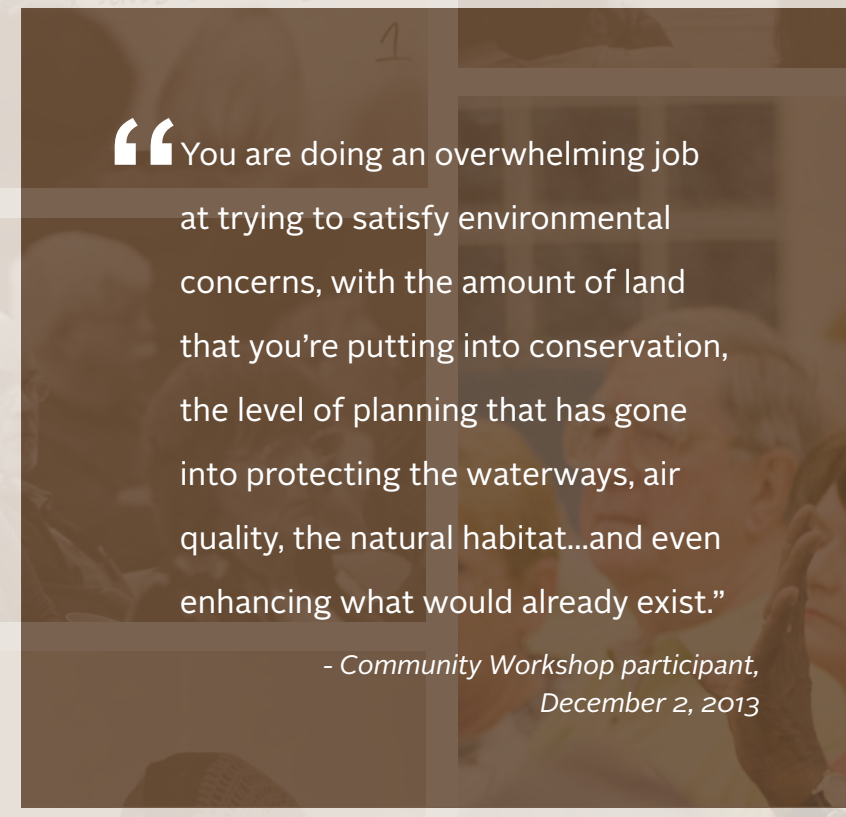


WHY HERE? WHY NOW?

Why *not* now? I think we have a great opportunity to provide something for a lot of people for many, many years to come.

—Justin Williams, Envision Alachua
Task Force Member,
April 4, 2013





3 sector plan activities

WORKSHOPS

Scoping Meeting – September 23

Plum Creek conducted the Scoping Meeting on September 23, 2013. The scoping meeting, which was open to the public and attended primarily by agency staff, was the first required activity of the Long Term Master Plan application process. The meeting was designed to surface the full range of issues that agency representatives and county staff believe should be addressed in the application. Some of the topic areas included: water quality and supply, historical and cultural resource protection, and transportation planning.

Alachua County staff identified a full list of topic areas including: future land use, transportation, capital improvement planning, water quality and

stormwater maintenance, waste water, water supply planning, natural resources, recreation, intergovernmental coordination, economic development, historic preservation, affordable housing, energy/sustainability, public safety and solid waste. It should be noted there is a strong correlation between this list and the goals and guiding principles and discussion topics for TAG, Task Force and community meetings.

Community Workshops #3 and #4, Phase II

The third and fourth community workshops of Phase II were held on December 2, 2013 at the MLK Community Center in East Gainesville and on December 7, 2013 at Chester Shell Elementary School in Hawthorne. In addition to fulfilling Alachua County requirements, these workshops were held to



WHY HERE? WHY NOW?

It's time for Gainesville to catch the next wave and ride towards the direction of progress and opportunity.

—Brad Pollitt, *Envision Alachua*
Task Force Member,
April 4, 2013

help ensure that the public is informed about and aware of Plum Creek's Sector Plan application, and to provide an opportunity for participants to share their issues, questions and comments that will assist in the review process for the application. Approximately 90 people attended the December 2nd workshop, and more than 110 attended the December 7th workshop. Many of the participants were property owners of lands near or adjacent to Plum Creek lands who received a notification letter from Plum Creek.

To help bring all participants up to date on the planning process thus far, the workshops opened with a brief overview of the visioning process and the proposed Long Term Master Plan (LTMP),

At the December 2, 2013 Community workshop, community members discuss the three main components of the Vision and LTMP: Economic Opportunity, Environmental Conservation, and Education and Community.

Left: Community members view the interactive land use map to learn more about the uses proposed for Plum Creek lands.

Right: A community member reviews the agenda at the December 2, 2013 Community Workshop in East Gainesville.

with particular attention to detailing how the LTMP accomplishes the goals described in the Vision Document. Participants then broke into smaller working groups to discuss the three main components of the Vision and LTMP: Economic Opportunity, Environmental Conservation, and Education and Community. Participants were asked to share their issues and concerns, ask questions, and identify information needs that would help them to better understand the plan. For participants seeking follow-up for their comments and questions, Plum Creek

committed to following up with these participants after the meetings via e-mail or by telephone.



ALACHUA COUNTY HAS RECEIVED A REQUEST FOR LAND USE OR ZONING ACTION

Comprehensive Plan 2011-2030
Text and Map Amendments

Re: 60,170.7 acres of lands owned by Plum Creek

Current Future Land Use Designations:

Rural/Agriculture (max density of 1 DU/5 acres), Rural Cluster, Preservation, or Cross Creek Special Area Study
Zoning category: A (Agriculture), R-1c (Single-Family Residential) or C-1 (Conservation)

Proposed Change in Future Land Use Designations to create the Envision Alachua Sector Plan:

Conservation—46,081.0 acres, 0 DU/acre
Employment-Oriented Mixed Use—11,393.0 acres, 1-50 DU/acre
Agriculture—2,320.7 acres, 1 DU/40 acres
Rural—376.0 acres, 1 DU/5 acres

Proposed Change for this Parcel:

From Rural/Agriculture to Conservation

For more information on Envision Alachua see www.EnvisionAlachua.com

**FOR MORE INFORMATION CONTACT
DEPT. OF GROWTH MANAGEMENT
AT (352) 374-5249**



PUBLIC NOTICE

Since the LTMP application requests a change to the Alachua County Comprehensive Plan, the public noticing requirements were substantial. Plum Creek posted an advertisement in the Gainesville Sun notifying the general public about the submittal of their application. They were also required to send a letter to all property owners with lands located within ¼ mile of Plum Creek lands. Almost 2,000 property owners were contacted. Plum Creek was also required to post notification signs every ¼ mile along roads bordering Plum Creek property. The signs are required to stay in place from the time the application is submitted through project approval. More

than 400 signs were placed in early December. Plum Creek hired 10 temporary workers from East Gainesville and Hawthorne to assist with this effort.

To assist property owners, Plum Creek created an interactive land use map hosted on the project website at www.envisionalachua.com. The interactive map allows a person to enter their address on the map, see where they are in proximity to Plum Creek's lands, and learn the land use proposed in the LTMP for neighboring Plum Creek property.

Public Notice of Neighborhood Workshop Plum Creek Application for Amendment to Alachua County Comprehensive Plan



Plum Creek will submit Application #CPA-09-14 to Alachua County for amendments to text, maps, and tables of the Future Land Use Element and other related elements of the Alachua County Comprehensive Plan 2011-2030. The application will request changes to the future land use map designations for Plum Creek's 60,170.7 acres of properties in the unincorporated County, from Rural/Agriculture (maximum density of 1 unit per 5 acres), Rural Cluster, Preservation, or Cross Creek Special Area Study, to the future land uses as shown in the map above, to create the Envision Alachua Sector Plan. These properties have A (Agriculture), R-1c (Single-Family Residential) or C-1 (Conservation) zoning designations.

Plum Creek will host two neighborhood workshops to provide citizens and property owners with an opportunity to learn about the proposed changes and provide input before the final application is submitted. Both will have the same agenda, presentations and format.

Monday, December 2, 2013
MLK Community Center, 1028 NE 14th Street,
Gainesville
Registration and refreshments, 5:30-6:30 PM
Community Workshop, 6:30-9:00 PM

Saturday, December 7, 2013
Chester Shell Elementary School, 21633 SE 65th
Avenue, Hawthorne
Registration and refreshments, 10:00-11:00 AM
Community Workshop, 11:00 AM-1:30 PM

For More Information, please contact the Envision Alachua hotline at (352) 316-9458
See our website with the list of parcels included in the application, interactive map and more information about the land uses at www.envisionalachua.com

Left: Notification sign indicating a proposed change in land use.

Center: Workers hired by Plum Creek install road signs as public notice of the company's land use change application to Alachua County. Photo Courtesy: Causseaux, Hewett, & Walpole, Inc. (CHW)

Right: The legally required public notice advertisement appeared in the Gainesville Sun on November 17, 2013.



WHY HERE? WHY NOW?

“It’s a great opportunity to take a greenfield site and really integrate the resources that are there and develop a really cool place that is sustainable, that makes sense from an environmental standpoint, and at the same time – economic progress.”

—Mike Dykes, Envision Alachua
Task Force Member,
April 4, 2013





- JOB READY = C or BETTER(?)
- DEVELOPED SKILLS
- JOB/TECHNICAL SKILLS
- COMMUNICATION

4 TYPES

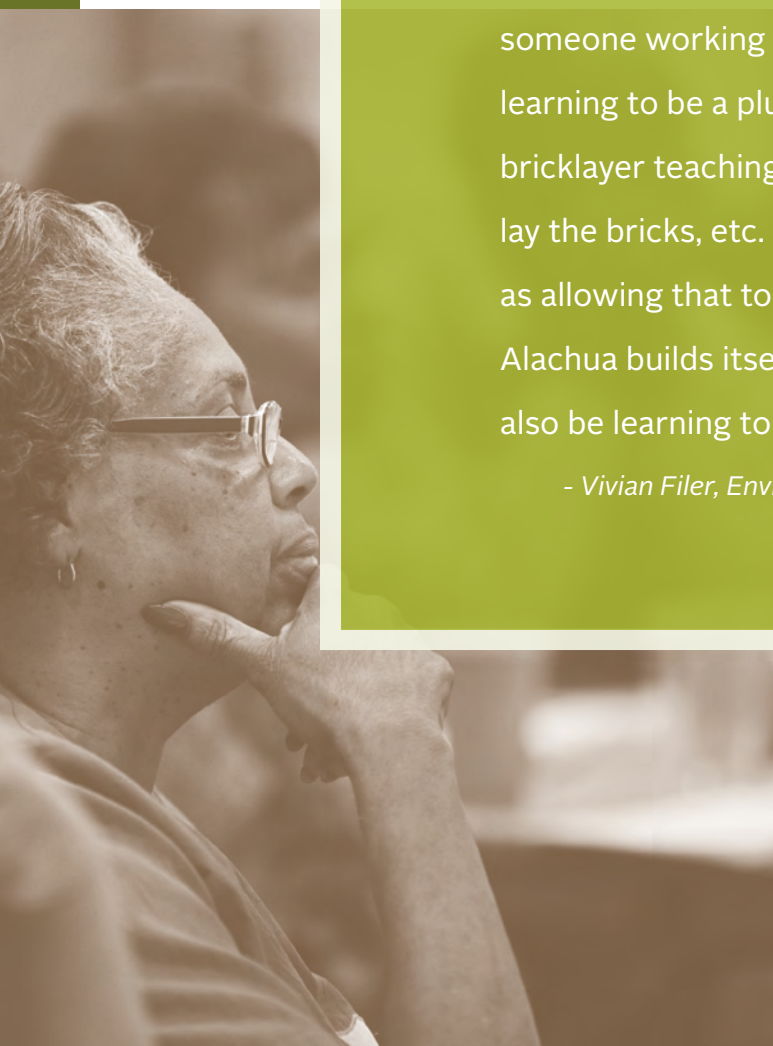
- 1. AGRICULTURE
- 2. LABOR JOBS
 - MACHINIS
 - CONSTRUCT
 - TRADE
 - APPRENT

GOALS

- 1. MEET W/ SBAC

“We’ve moved away from the days when the plumber would have someone working alongside him, learning to be a plumber, or a bricklayer teaching his apprentice to lay the bricks, etc. ... I see this project as allowing that to happen. As Envision Alachua builds itself, the people will also be learning to build it.”

- Vivian Filer, Envision Alachua Community Task Force member, November 15, 2012



4 catalytic activities

Plum Creek is participating in several parallel processes designed to help advance goals related to Economic Opportunity and Education & Community.

ECONOMIC PROGRESS INITIATIVE

The Economic Progress Initiative is a plan to implement the long-term vision for local and regional economic prosperity. Plum Creek, the Chamber of Commerce, the University of Florida, Santa Fe College and others have been working collaboratively to develop and implement a strategy to identify candidates and recruit the employers that will implement the vision. Economic progress is at the core of Plum Creek's strategy for the region. Unlike economic development, which focuses only on job numbers and wages, "economic progress" also considers the kind of jobs being created, who will get those jobs, and the role the area's quality of life plays in attracting those employers. The urban land uses in the LTMP framework map (see Figure 4, page 42) are designed to provide land, infrastructure, and community amenities that will attract

WHY HERE? WHY NOW?

The market is really showing encouraging signs of recovery. It's far better to plan ahead and think these things through before we start turning dirt. I'm encouraged.

—Rob Brinkman, Envision Alachua
Task Force Member,
April 4, 2013

companies who bring the desired types of jobs.

The Economic Progress Initiative included in-depth outreach to business and education leaders as well as extensive research on regional market conditions and other successful economic progress efforts. Presentations and updates on the Economic Progress Initiative were given at Task Force and TAG meetings as well as Community Workshops throughout the Envision Alachua process.

The process confirmed key trends that were discussed as part of the Envision Alachua process,



including the need to better capture and retain the region's intellectual capital and to create a range of quality jobs across the entire spectrum of educational attainment levels. An implementation plan will be presented in mid-2014.

REGIONAL ECONOMIC FORUM

Innovation Gainesville (iG) is a program of the Gainesville Chamber of Commerce that aims to bring together decision makers and business leaders to build an innovation economy. As this economy grows, many of these businesses will need room for expansion. Plum Creek's lands designated for economic development can accommodate this expansion, helping to keep the



intellectual capital and jobs in the area.

In June of 2014, iG sponsored a Regional Economic Forum to foster discussion of how the Gainesville area can be more competitive nationally. The forum featured Rebecca Ryan, Economist, Futurist, Founder of Next Generation Consulting, who discussed the future of the Alachua County region, how to attract and retain a vibrant workforce, and how to capitalize on the strong assets the region has to draw from. It also featured Amy Holloway, President of Avalanched Consulting, who shared her insights about the state of our region's economy and unique economic development assets. As part of the Economic Progress Initiative, Holloway and a team of national strategists spent six

Left: Dr. Dale Brill introduces the Economic Progress Initiative at the January 24, 2013 Task Force meeting.

Right: Amy Holloway reviews Alachua County's unique economic assets.



The East County Educators Committee discusses how to make sure the youth of East Alachua County are prepared for tomorrow's job opportunities.



months conducting in-depth research on the local economy, interviewing more than 150 individuals to gain an understanding of the region's competitive position and presents her results to business owners and community stakeholders.

EAST COUNTY EDUCATORS COMMITTEE

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. Through Envision Alachua, the community seeks to attract a wide range of quality jobs employing those “from the

GED to the PhD.”

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 is comprised of current and retired education professionals with a focus on quality K-12 education and improving student performance. The Committee specifically discussed these issues within the African American community, where it is seeking to ensure this community is prepared for the future.

COMPREHENSIVE INTEGRATED WATER SYSTEM STRATEGY

Envision Alachua recognizes it is critical that we address the long-term water quality and supply needs for these lands. To accomplish this, Plum Creek is developing a new water ethic standard based on the following principles:

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

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

- The use of large water storage facilities for water harvesting and capture shall be encouraged.
- All Agriculture and Silviculture (forestry) activities shall follow the most recent applicable best management practices.

- Priority use of reclaimed water shall be given to environmental restoration projects, industrial users and agricultural users.
- State-of-the-art system components (e.g., water recycling) shall be incorporated where appropriate and feasible.
- The use of Florida-Friendly plant species shall be required for landscaping, with a preference for native species.

To help ensure the water management strategy was effective and forward thinking, Plum Creek convened a group of professionals with water expertise to comment on the water strategy. They were asked:

- Are the assumptions in the water strategy reasonable?
- Are the results and recommendations in the plan reasonable?
- Do the proposed solutions appropriately address the key issues?
- Are there solutions which have not yet been considered?
- Is there additional data, analysis or research needed?

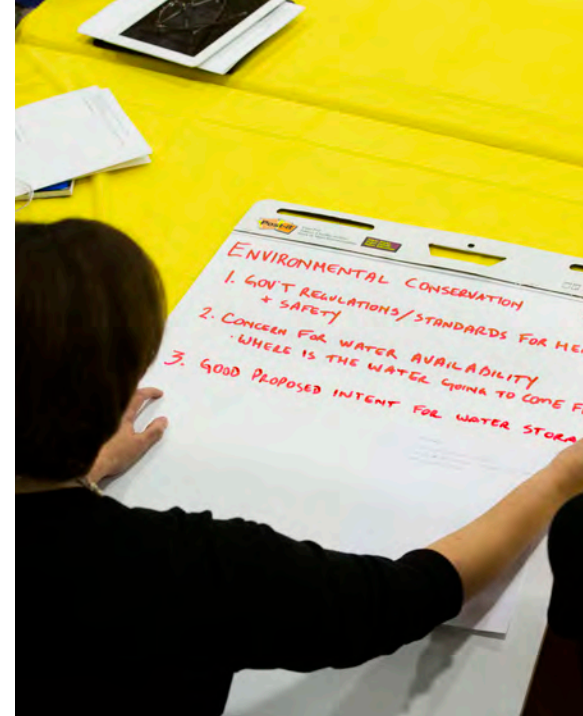
The group met in mid-March 2014 and discussed these basic questions. Their comments and suggestions will help Plum Creek continue to refine and improve the water strategy.



WHY HERE? WHY NOW?

There's a chance to really think the whole thing through differently, to make it more livable, more affordable and comfortable.

—Ed Regan, *Envision Alachua*
Task Force Member,
April 4, 2013





“We really have a chance to create a model of marrying conservation with economic development ...I've always been a believer that you can bring both practices together to the benefit of the community.”

- Community Workshop participant,
February 7, 2013



5 from the vision and goals... to the long term master plan

The Vision, Goals and Planning Principles served as a planning framework to guide Plum Creek's development of the Long Term Master Plan. The Envision Alachua process demonstrated community support for a balance of economic opportunity

and environmental conservation, as well as activities supporting education and a high quality of community life. This chapter describes how the Vision and Goals were incorporated into the Long Term Master Plan.

1

Vision Statement

A description of a preferred future

2

Goals

Desired end state, condition or outcome expressed

3

Planning Principles

Key concepts or ideas to guide future planning and implementation

VISION STATEMENT FOR PLUM CREEK LANDS IN ALACHUA COUNTY

Plum Creek lands in Alachua County will:



economic opportunity

Create economic development opportunities that support and enhance the innovation economy, provide job opportunities and services at all economic levels, and ensure a robust and sustainable economy.



environment

Support the development of communities that have a balanced and compatible mix of land uses and environmentally sustainable development practices while conserving lands to protect ecosystems, wildlife corridors and working landscapes.



education and community

Stimulate community engagement and participation in planning for a future that provides a high quality of life for all current and future residents on and around Plum Creek lands in Alachua County.

-
- Goal A Economic Development:** Attract development that supports a sustainable economic future for residents at all wage and skill levels while being compatible with community goals for land conservation and natural resource protection
- Goal B Agriculture:** Maintain agriculture and silviculture as viable and sustainable economic activities
- Goal C Environmental Conservation:** Protect and retain lands for conservation, habitat protection and wildlife connectivity
- Goal D Water:** Address long-term needs for water supply, water quality and water conservation
- Goal E Energy and Utilities:** Work closely with utility providers to develop partnerships for planning and delivering required infrastructure
- Goal F Education:** Use potential development on Plum Creek lands as a springboard for strengthening educational programs and facilities in East County
- Goal G Community Planning:** Work collaboratively with organizations and community groups in the County and local, regional and state agencies to achieve the goals of the Envision Alachua planning process
- Goal H Transportation:** Create communities that are walkable, provide for multiple modes of transportation, and build on policies established in City and County transportation plans
- Goal I Land Use:** Create family-friendly, transit-supported, mixed-use communities that meet the needs of all residents in Alachua County
- Goal J Health Care:** Use potential development on Plum Creek lands as a catalyst to attract health care services and facilities to East County
- Goal K Social and Cultural Development:** Provide a high quality of life for all residents on and near Plum Creek lands
- Goal L Recreation:** Maximize new and existing recreational opportunities such as hunting, birding and wildlife viewing on Plum Creek lands



supporting goals

Goal M Governance

Create a governance model to ensure long-term economic viability and environmental sustainability

Goal N Envision Alachua Planning Process

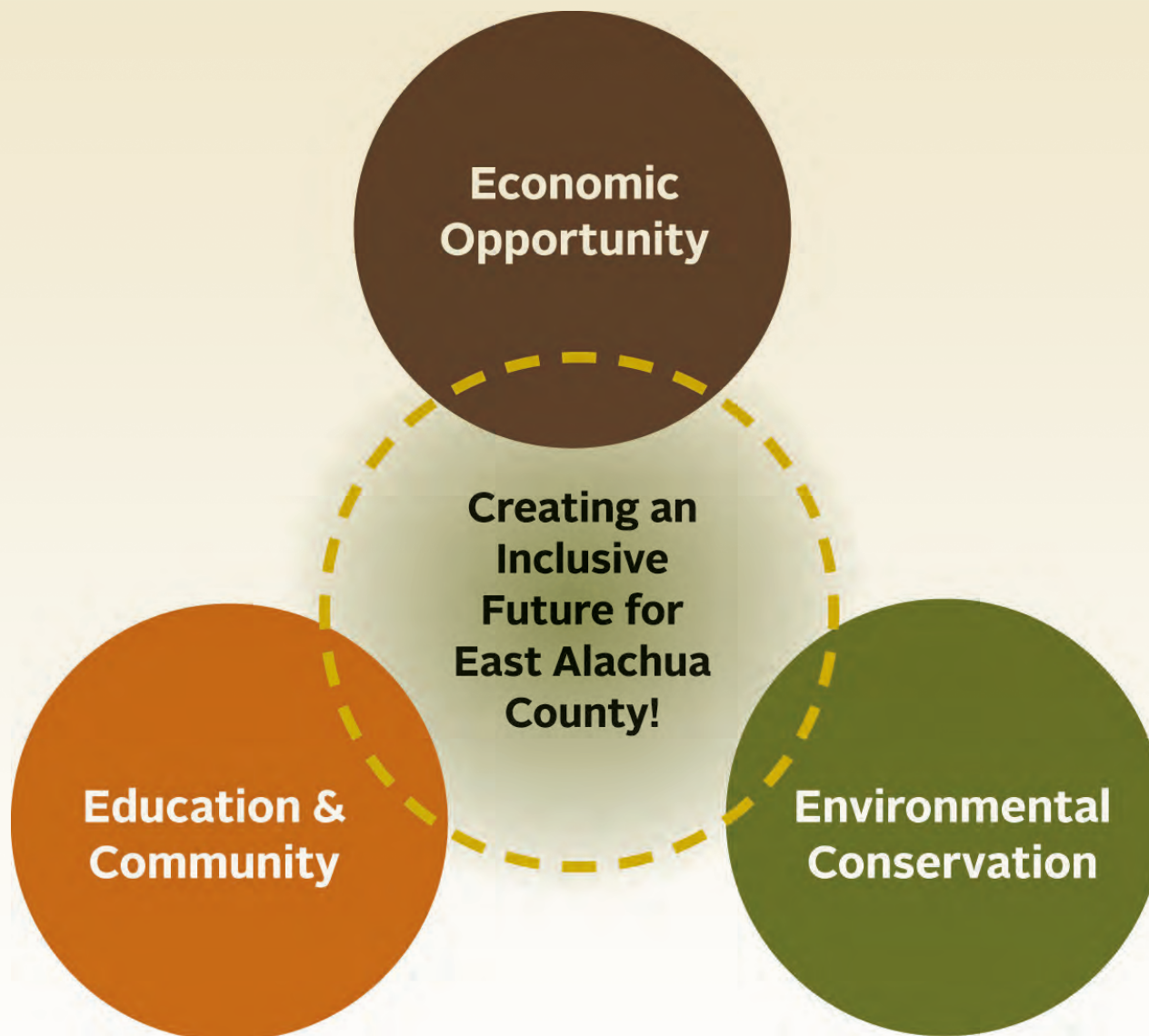
Ensure that the Envision Alachua process continues to remain open, transparent, inclusive and representative of all community members

Goal O Performance Measures

Develop performance measures to track progress on achieving the Envision Alachua planning process goals

Envision **Alachua**

Community Task Force Vision and Goals



THE LONG TERM MASTER PLAN PROPOSES:

Envision Alachua will:

economic opportunity

- Accommodate approximately 30,000 potential jobs over 50 years in eastern Alachua County, where the employment need is the greatest.
- Attract advanced manufacturing and agricultural related jobs, many of which require only a high school diploma or some specific training, overcoming jobs competition that residents face with college students.
- Assist to increase the tax base, and allow for the services and recreation opportunities close by that support a vibrant community.
- Enable Alachua County, the University of Florida and Santa Fe College and the region to compete in the state, national and global economies.

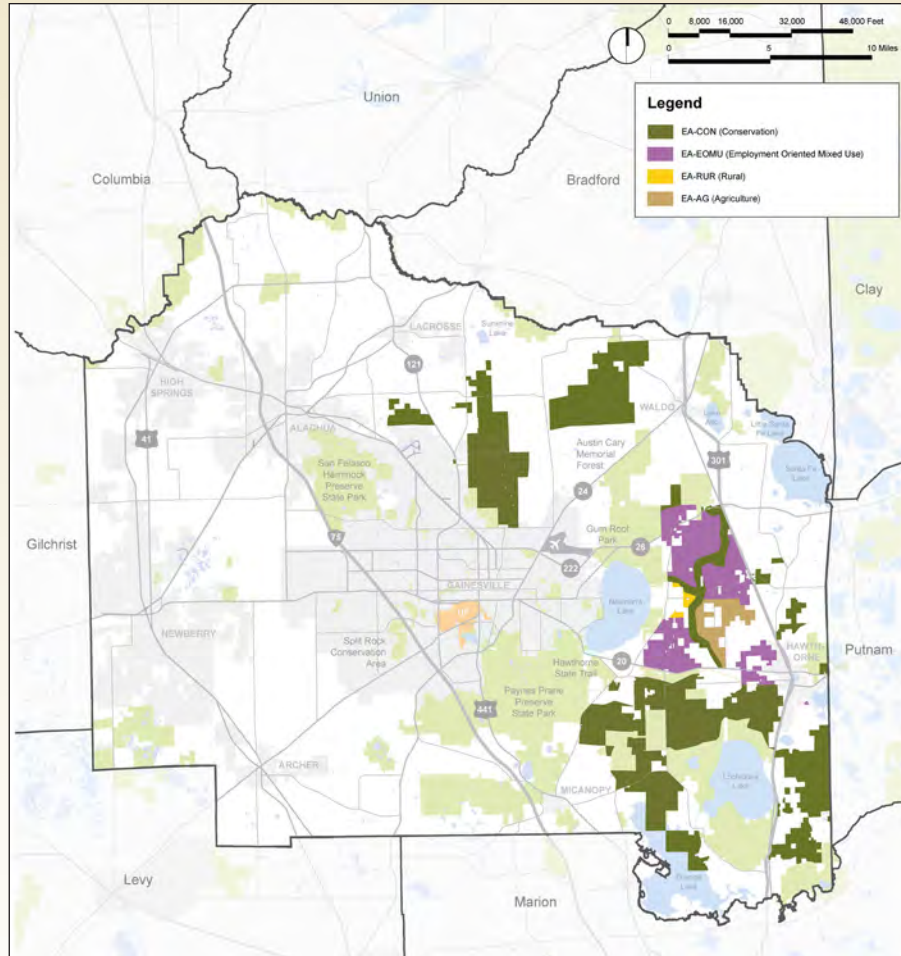
environmental conservation

- Allow the community to benefit from one, single landowner with enough property and patience to set aside over 51,000 acres to be permanently protected from development and up to 7,975 acres to be developed over 50 years, a ratio of 87% protected lands to 13% of lands for job centers.
- Set a new precedent from the current practice of converting rural parcels at the edge of developed areas to urban use without requiring more than 20% be set aside for open space.
- Protect Lochloosa Creek by establishing a conservation buffer along the Creek that is at least 2,000 feet wide. This compares to the average 75-foot buffer outside the Creek and its wetlands that is required by the current Comprehensive Plan.
- Establish a new water ethic through the Comprehensive Integrated Water System Strategy that takes a systemic and regional view of water for Envision Alachua.

education and community

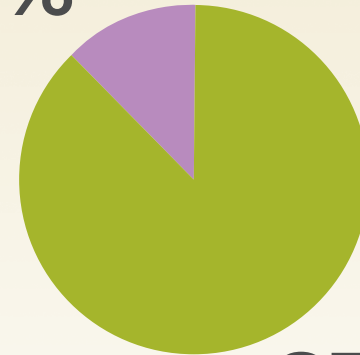
- Ensure existing schools benefit from the new jobs center and its residents by ensuring that existing schools are at capacity before building new ones.
- Protect the rural nature of our County's small communities, while providing access to job centers, goods, services and healthcare that support a vibrant community and are not available today.
- Encourage infill growth in East Gainesville and Hawthorne .
- Attract advanced manufacturing and agricultural related jobs, many of which require only a high school diploma or some specific training, overcoming jobs competition that residents face with college students.
- Help prepare workers—from the G.E.D. to the Ph.D.—to be employed.
- Be measured regularly to ensure Envision Alachua meets its vision and goals.

FIGURE 4: ENVISION ALACHUA LONG TERM MASTER PLAN FRAMEWORK MAP



Employment-Oriented And Community Activities

13%



87%
Conservation,
Agriculture
and Open Space

Envision Alachua Framework Map

The Envision Alachua Framework Map identifies the land uses for Plum Creek's lands in Alachua County as proposed in the Long Term Master Plan Application. This plan is proposed to take place over a time frame of 50 years or longer.

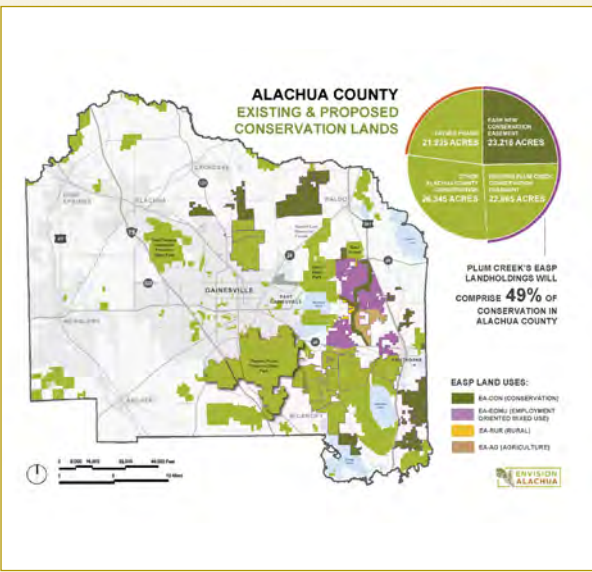
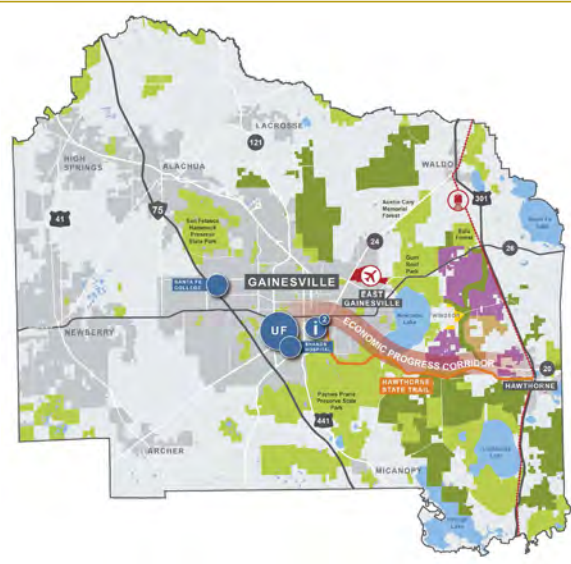
The Framework Map clearly demonstrates Plum Creek's commitment to prioritizing environmental conservation, with 87% of the lands being proposed for conservation, agriculture and open space, and only 13% being proposed for employment-oriented and community development (Employment-Oriented Mixed Use, or EOMU).

GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal A
Economic Development

Attract development that supports a sustainable economic future for residents at all wage and skill levels while being compatible with community goals for land conservation and natural resource protection



THE LONG TERM MASTER PLAN DELIVERS

A Strong Jobs Focus

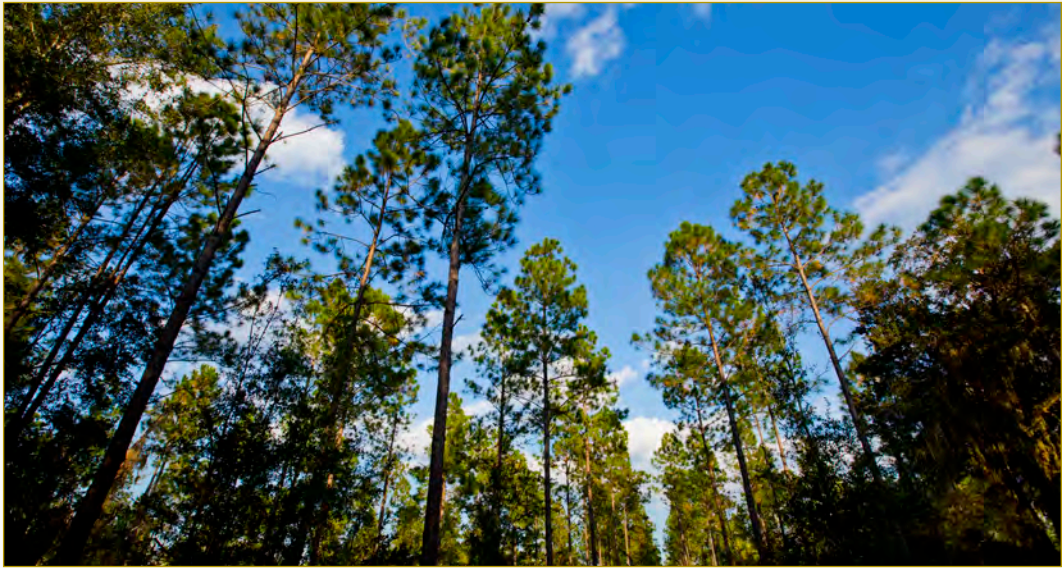
- 1 Provides employment opportunities in advanced manufacturing, research and development, commercial activities and services
- 2 Builds on local and regional assets:
 - University of Florida, Santa Fe College
 - Rail connections and highway infrastructure
- 3 Attracts employers with quality jobs (from GED to PhD) due to conservation and quality of life features
- 4 Provides jobs and opportunities for thousands of local residents previously bypassed by economic progress
- 5 Targets economic opportunities, not housing in the form of conventional single family subdivisions
- 6 Increases overall tax base of the area
- 7 Plans for only one house for every three jobs so that employees will seek to locate their homes within East Gainesville and Hawthorne as redevelopment and infill

GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal B
Agriculture

Maintain agriculture
and silviculture as viable
and sustainable economic
activities



THE LONG TERM MASTER PLAN DELIVERS

Extensive Agriculture and Silviculture

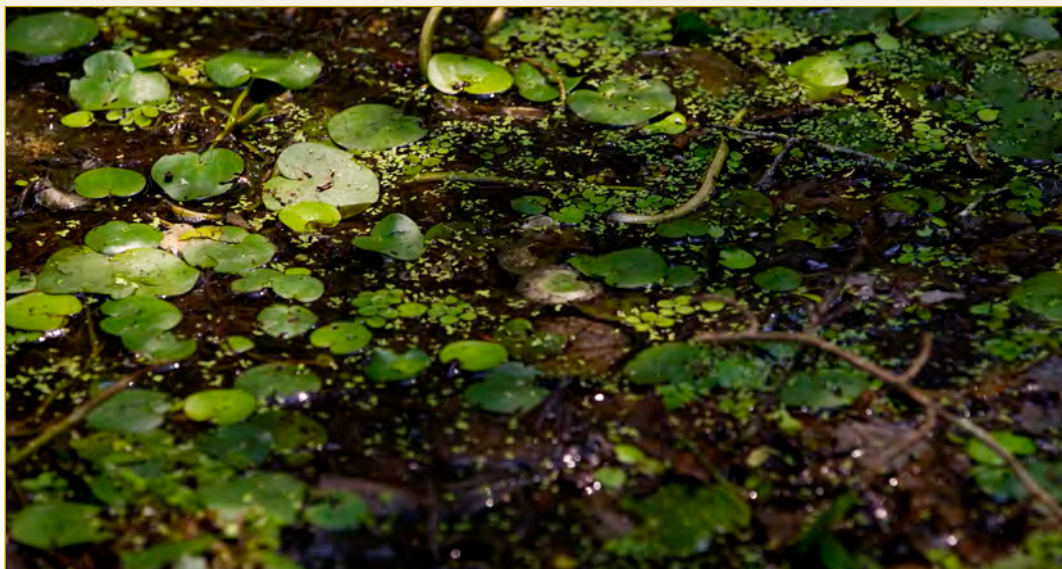
- 1 Continues the legacy of SFI-certified silviculture in the County
- 2 Sets aside large, viable acreage for efficient operations, thereby reinforcing the long term viability of the State's second largest industry. Continues to allow a full range of agricultural uses, including intense agriculture, on up to 2,300 acres designated for that use
- 3 Creates major partnership opportunity with the UF Institute for Food and Agricultural Sciences (IFAS)
- 4 Encourages local agriculture within the EOMU, such as community gardens

GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal C Environmental Conservation

Protect and retain lands for conservation, habitat protection and wildlife connectivity




THE LONG TERM MASTER PLAN DELIVERS

Large Scale Conservation

- 1 Sets aside extensive conservation areas in perpetuity
 - Provides links to regional and State-Wide green corridors
- 2 Helps complete the Emerald Necklace
- 3 Expands regional wildlife corridors, habitat linkages
- 4 Includes wide buffer to protect Lochloosa Creek
- 5 Doubles the amount of land the County has protected through Alachua County Forever at no added expense to taxpayers
- 6 Places 87% of these lands in conservation, agriculture and open space
- 7 Removes the existing right to develop one home for every five acres, and to conduct intense agriculture practices, on at least 2,500 acres





GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal D



Water

Address long-term needs for water supply, water quality and water conservation



WATER /
WASTEWATER
TREATMENT

CT Water
Treatment Facility,
New Haven, CT



THE LONG TERM MASTER PLAN DELIVERS

Water Resource Management

- 1 Prohibits use of potable water for residential irrigation purposes
- 2 Encourages state of the art water conservation, treatment and delivery technology
- 3 Includes large water storage facilities for water harvesting and capture
- 4 Incorporates water reuse into delivery systems
- 5 Requires highly efficient building and landscape design
- 6 Sets example of how residents, employees, agriculture and industry can use far less potable water than current average usage in Alachua County
- 7 Establishes the priority for reclaimed water will be for natural systems, agriculture and industry, rather than irrigation

GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal E Energy and Utilities

Work closely with utility providers to develop partnerships for planning and delivering required infrastructure



Goal M Governance

Create a governance model to ensure long-term economic viability and environmental sustainability



Goal F Education

Use potential development on Plum Creek lands as a springboard for strengthening educational programs and facilities in East County



Goal J Health Care

Use potential development on Plum Creek lands as a catalyst to attract health care services and facilities to East County



THE LONG TERM MASTER PLAN DELIVERS

Efficient Utilities, Quality Community Services and Facilities

- 1 Utilizes infrastructure that is already in place
- 2 Requires buildings and facilities to use state-of-the-art energy conservation measures
- 3 Evaluates service options including City of Hawthorne, GRU, Clay Electric, Alachua County and private operations to achieve most efficient and quality services
- 4 Provides expanded funding options



GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal G Community Planning

Work collaboratively with organizations and community groups in the County and local, regional and state agencies to achieve the goals of the Envision Alachua planning process



Goal K Social and Cultural Development

Provide a high quality of life for all residents on and near Plum Creek lands



THE LONG TERM MASTER PLAN DELIVERS

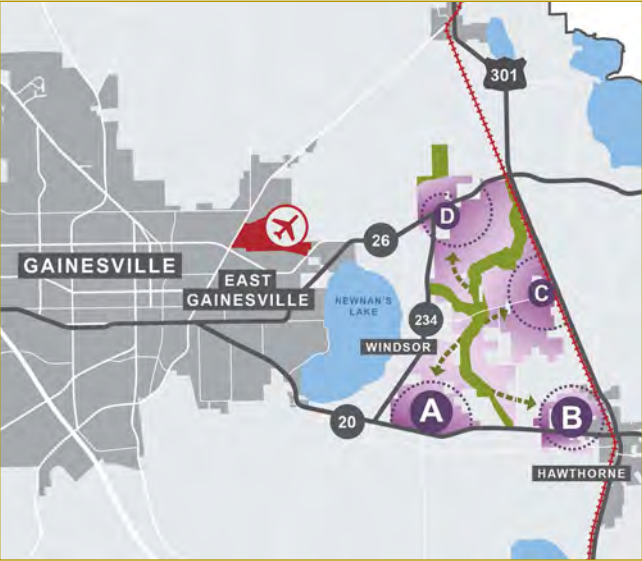
Preservation of Rural Character and Culture

- 1 Establishes buffers to protect rural character of historic communities – the “rural clusters”
- 2 Requires a network of internal roadways in order to discourage vehicular traffic on local roads serving Windsor
- 3 Establishes a greenbelt around Windsor and between Windsor to Hawthorne
- 4 Designates conservation next to six rural cluster communities

GOALS AND LONG TERM MASTER PLAN DELIVERABLES

 **Goal H**
Transportation

Create communities that are walkable, provide for multiple modes of transportation, and build on policies established in City and County transportation plans



THE LONG TERM MASTER PLAN DELIVERS

A Comprehensive Transportation Solution

- 1 Utilizes existing road infrastructure
- 2 Supports:
 - Automobiles
 - High performing transit
 - Bicycle
 - Pedestrian
- 3 Incorporates transit-friendly development patterns
- 4 Makes strong connections to job centers
- 5 Ensures that a majority of jobs created are located within a half-mile walk of future transit access for a transit connection to east Gainesville or Hawthorne
- 6 Ensures that a majority of housing is within a half-mile radius of non-retail employment uses

GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal I

Land Use

Create family-friendly, transit-supported, mixed-use communities that meet the needs of all residents in Alachua County



THE LONG TERM MASTER PLAN DELIVERS

A Tightly Integrated Mixed Use Development Pattern

- 1 Uses a connected compact development footprint that accommodates substantial economic development
- 2 Prevents sprawl while achieving efficiencies in resource consumption – land, water, energy, fuel
- 3 Sets a 50 year plan horizon — 15.5 million square feet of job-generating land uses:
 - 6 million sq. ft. for research & development/offices
 - 8 million sq. ft. for advanced manufacturing
 - 1.5 million sq. ft. for commercial activities and services for employees and residents

GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal L

Recreation

Maximize new and existing recreational opportunities such as hunting, birding and wildlife viewing on Plum Creek lands



THE LONG TERM MASTER PLAN DELIVERS

Wide Range of Outdoor Recreation Opportunities

- 1 Designates a minimum of 30% of the employment-oriented mixed use area for parks, open space and trails
- 2 Includes extensive network of pedestrian and bicycling trails
- 3 Allows varying levels of access for new and continuing recreation uses to conservation lands (unless prohibited by environmental constraints)

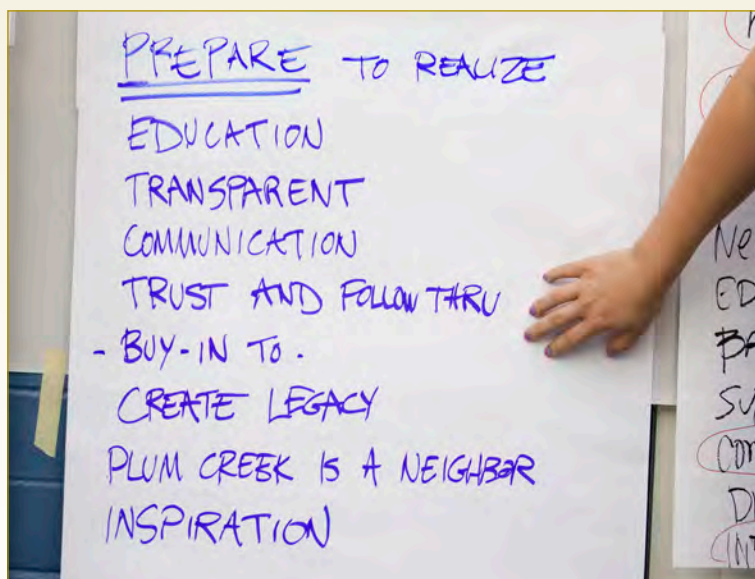
GOALS AND LONG TERM MASTER PLAN DELIVERABLES



Goal N

Envision Alachua Planning Process

Ensure that the Envision Alachua process continues to remain open, transparent, inclusive and representative of all community members



THE LONG TERM MASTER PLAN DELIVERS

Continued Tradition of Civic Engagement

- 1 Builds on a strong tradition of community participation and local leadership to sustain community participation over the long-term
- 2 Establishes a high threshold for:
 - Transparency
 - Inclusiveness
 - Information sharing
- 3 Creates opportunities for collaboration between East Gainesville to Hawthorne, East County and Alachua County communities as a whole

GOALS AND LONG TERM MASTER PLAN DELIVERABLES

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Goal O

Performance Measures

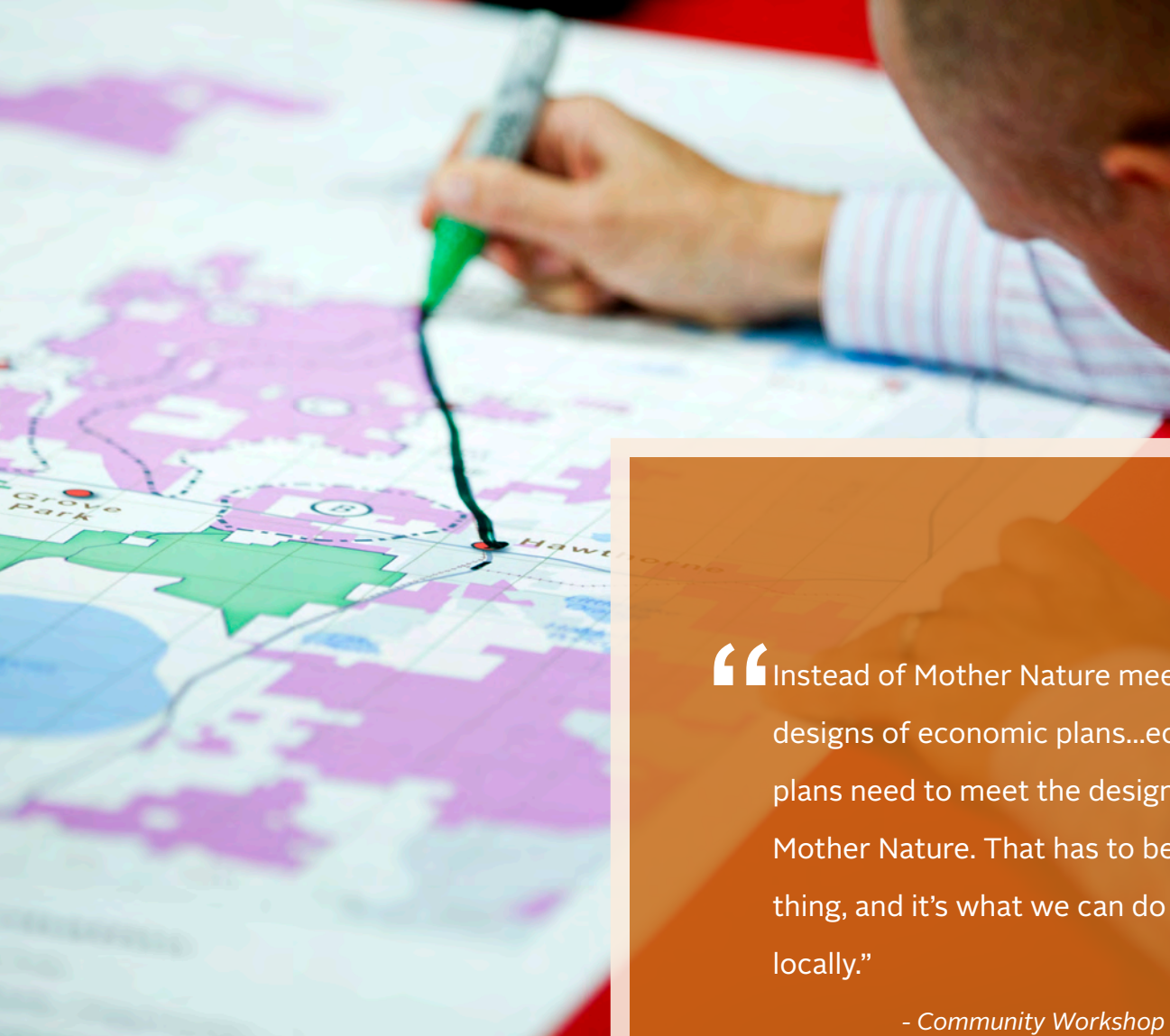
Develop performance measures to track progress on achieving the Envision Alachua planning process goals



THE LONG TERM MASTER PLAN DELIVERS

Results Measurement

- 1 Establishes criteria for implementation and performance through the Detailed Specific Area Plan (DSAP) process
- 2 Ensures that growth is directed along the corridor between East Gainesville and Hawthorne
- 3 Helps the County and community keep the vision on track
- 4 Requires re-evaluation every five years



“Instead of Mother Nature meeting the designs of economic plans...economic plans need to meet the design of Mother Nature. That has to be a global thing, and it's what we can do here locally.”

- Community Workshop participant,
December 7, 2013



6 long term master plan

The LTMP is one component of the Sector Plan. It is a vision document that is reviewed by the state and approved by local governments before any land use or zoning changes take place. This document describes the type of land uses proposed and what kind of activities will take place on each. It also describes the principles and guidelines that will shape future planning and development.

Land and Water Protections - The EASP By the Numbers

PLANNING TO PROTECT OUR LANDS

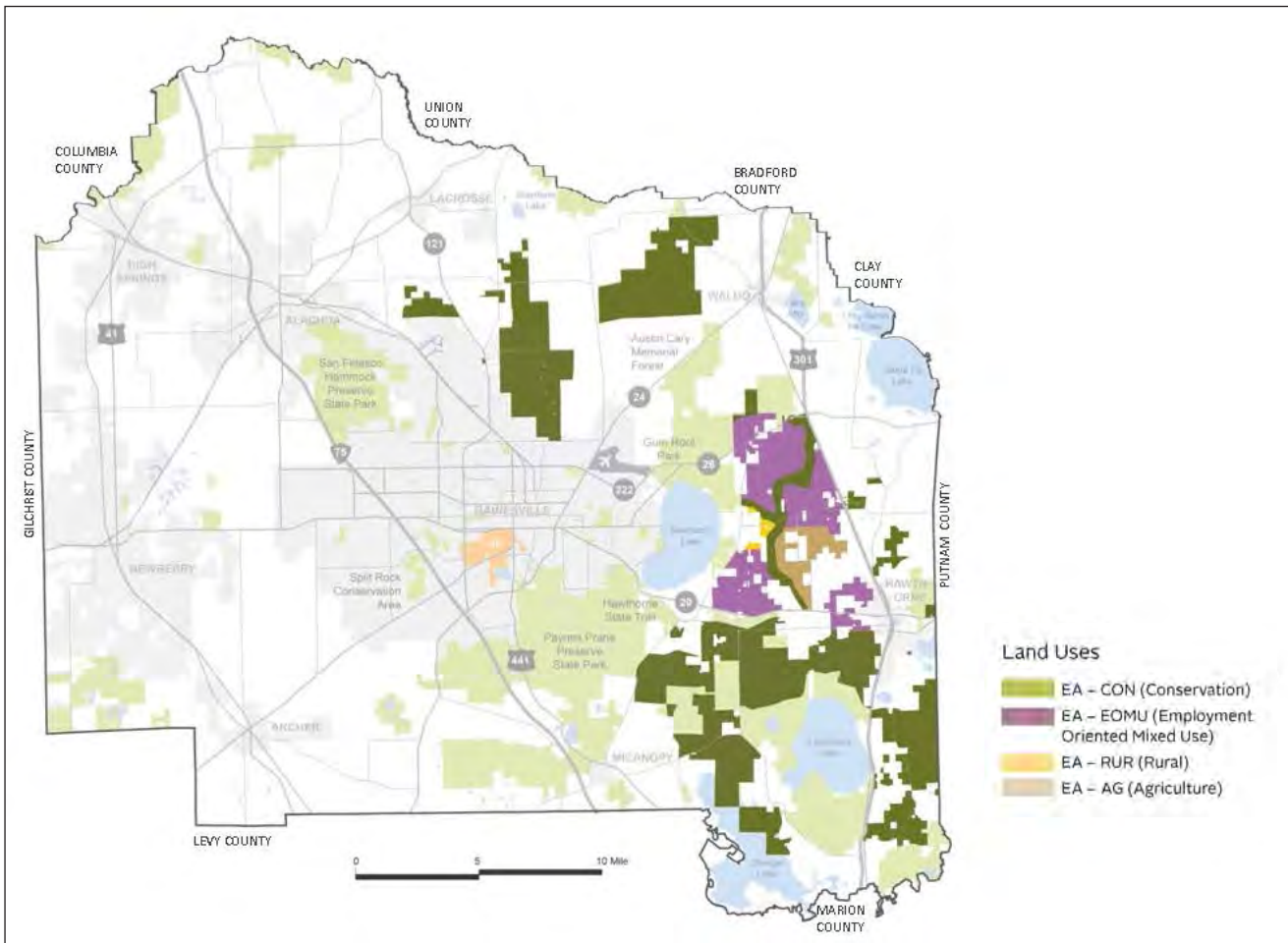
- 60,136 acres in the Envision Alachua Sector Plan (EASP)
- 22,865 acres already in conservation
- 23,216 additional acres placed into conservation - removing the right to develop at one home per five acres, and removing the right to intense agriculture
- 2,321 acres designated for future agricultural activities
 - The residential density on this land is being reduced from 1 residence per 5 acres to 1 residence per 40 acres, providing a greenbelt to guard against sprawl and encouraging compact development (EASP 10.4)
- 341 acres designated as Rural as a buffer around the Town of Windsor
- 11,393 acres designated as Employment-Oriented, Mixed Use (EOMU)
 - 1,709** acres within the EOMU designated Resource-Based Open Space
 - The actual allocations within these acres are decided at the zoning level, and promote habitat connectivity and linked networks
 - These RBOS lands will be protected in perpetuity with a conservation easement
 - 1,709** acres within EOMU placed into Open Space (in addition to Resource-Based Open Space)
 - The actual allocations within these acres are decided at the zoning level to provide for public amenities like gathering spaces, parks and enhanced recreational opportunities
 - The combined Open Space lands equal a 30% set-aside land within the land targeted for development, which exceeds the current County requirement of 20%
- 30,000** potential jobs planned over 50 years
- 10,500** potential residences planned over 50 years

98 New Comprehensive Plan policies in the EASP as a result of responding to Alachua County's sufficiency response on 3/27/2014. The original EASP application on 12/12/2013 contained 81 new policies.

PLANNING TO PROTECT OUR WATER

The Envision Alachua Sector Plan

- Seeks to reduce per person water consumption by 50% through strong conservation initiatives
- Seeks to establish a Water Ethic by showing leadership in water resource management
- Addresses 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
- Incorporates state-of-the-art water conservation, treatment and delivery technology, including encouraging large water-storage facilities for water harvesting and capture and water recycling
- Bans irrigation with potable (drinking) water on residential lots, except for the limited time needed to establish landscaping
- Gives priority for the use of reclaimed water to environmental restoration projects and industrial and agricultural users
- Requires all wells within the developed lands to be part of a utility system; no individual wells will be allowed for individual residences or businesses
- Requires the use of "Florida Friendly" plant species for landscaping within the developed lands, with a preference given to native species
- Requires that all Agriculture and Silviculture activities follow the most recent best management practices.

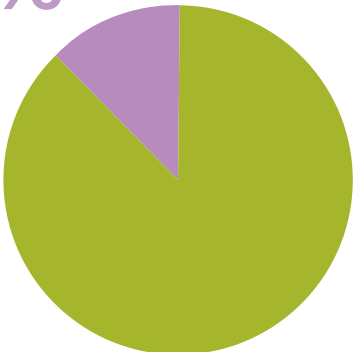


ENVISION ALACHUA FRAMEWORK MAP

The Envision Alachua Framework Map identifies the land uses for Plum Creek’s lands in Alachua County as proposed in the Long Term Master Plan Application, to take place over a time frame of 50 years or longer. The Plan proposes to reserve 87% of lands for conservation, agriculture and open space, with only 13% of lands going to employment-oriented and community activities.

**Employment-Oriented
And Community
Activities**

13%



87%

**Conservation,
Agriculture
and Open Space**

FIGURE 5: PRELIMINARY ALLOWABLE LAND USES

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

PRELIMINARY ALLOWABLE LAND USES

The figure above shows proposed allowable land uses for the four categories of land use. These uses are consistent with the existing Alachua County Comprehensive Plan.

Conservation

Lands designated Conservation Land Use include the following uses: conservation, recreation, open

space uses, wildlife preserves, game management and refuge areas, water conservation and retention/detention areas to assist storm water management needs, limited agricultural uses consistent with the resource value and employing the latest applicable best management practices, and roadway connections as necessary. No residential development will be allowed.

Agriculture

Lands designated Agriculture Land Use allow all agricultural activities that are allowed today, including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing, and agricultural product distribution, and roadway connections as necessary. A change proposed by Plum Creek will reduce the current allowance of one dwelling unit per five acres to one dwelling unit per forty acres.

Rural

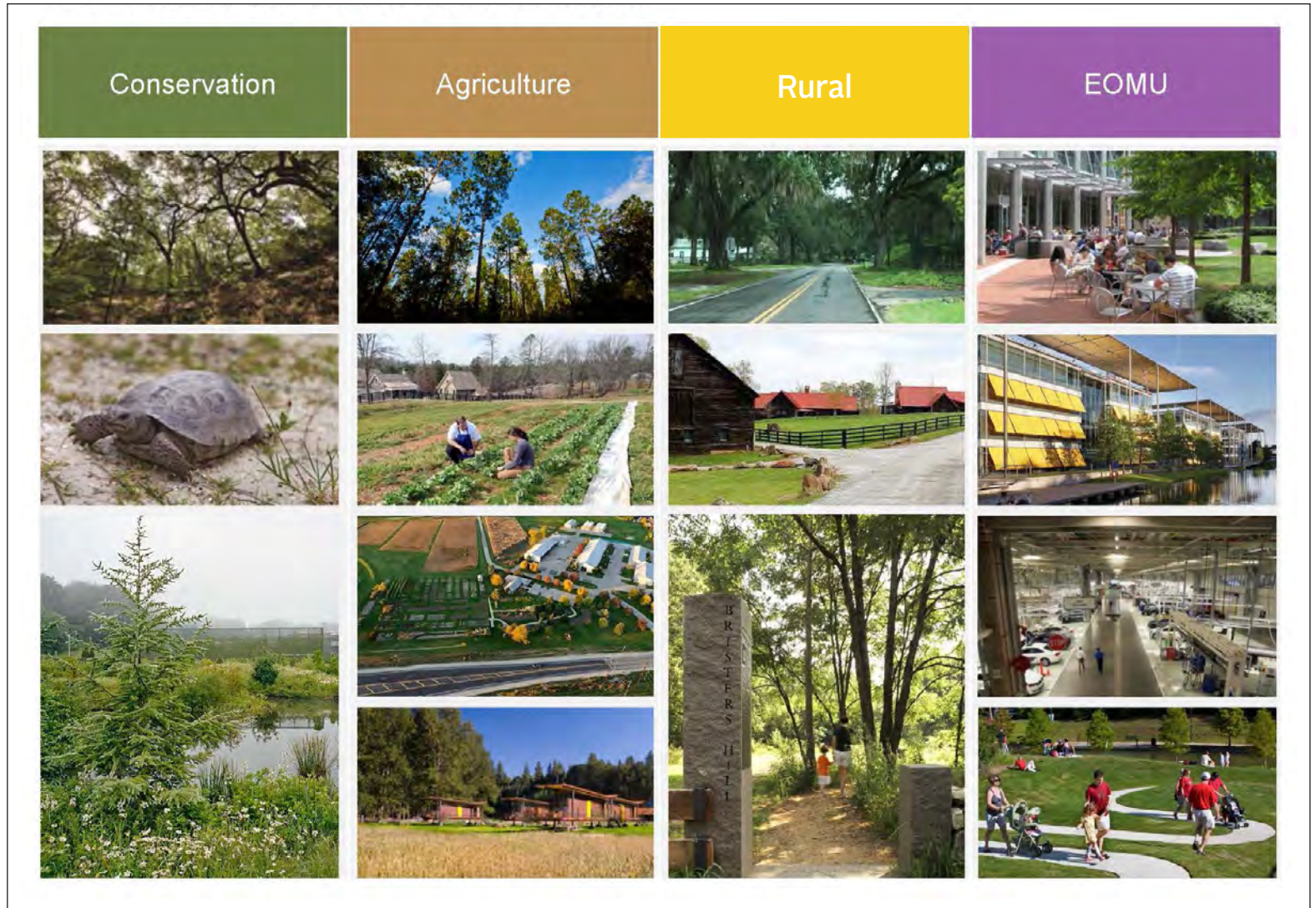
Rural Land Use allows all uses that are currently allowed today, including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing, and

agricultural product distribution. Rural residential uses, home-based businesses, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation, and roadway connections as necessary are also allowed. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted.

Employment Oriented Mixed Use

Land designated Employment Oriented Mixed Use will include all uses allowed in the Agriculture, Conservation, and Rural Land Uses of the Envision Alachua Sector Plan as well as a full range of urban land uses including, but not limited to, non-residential development to support jobs such as office, research and development, manufacturing, industrial, institutional, retail, and commercial development, and urban residential development including, but not limited to, low-density residential and high-density residential development. These residential uses are proposed to range in density from one to fifty dwelling units per acre (a total of 10,500 dwelling units are proposed).

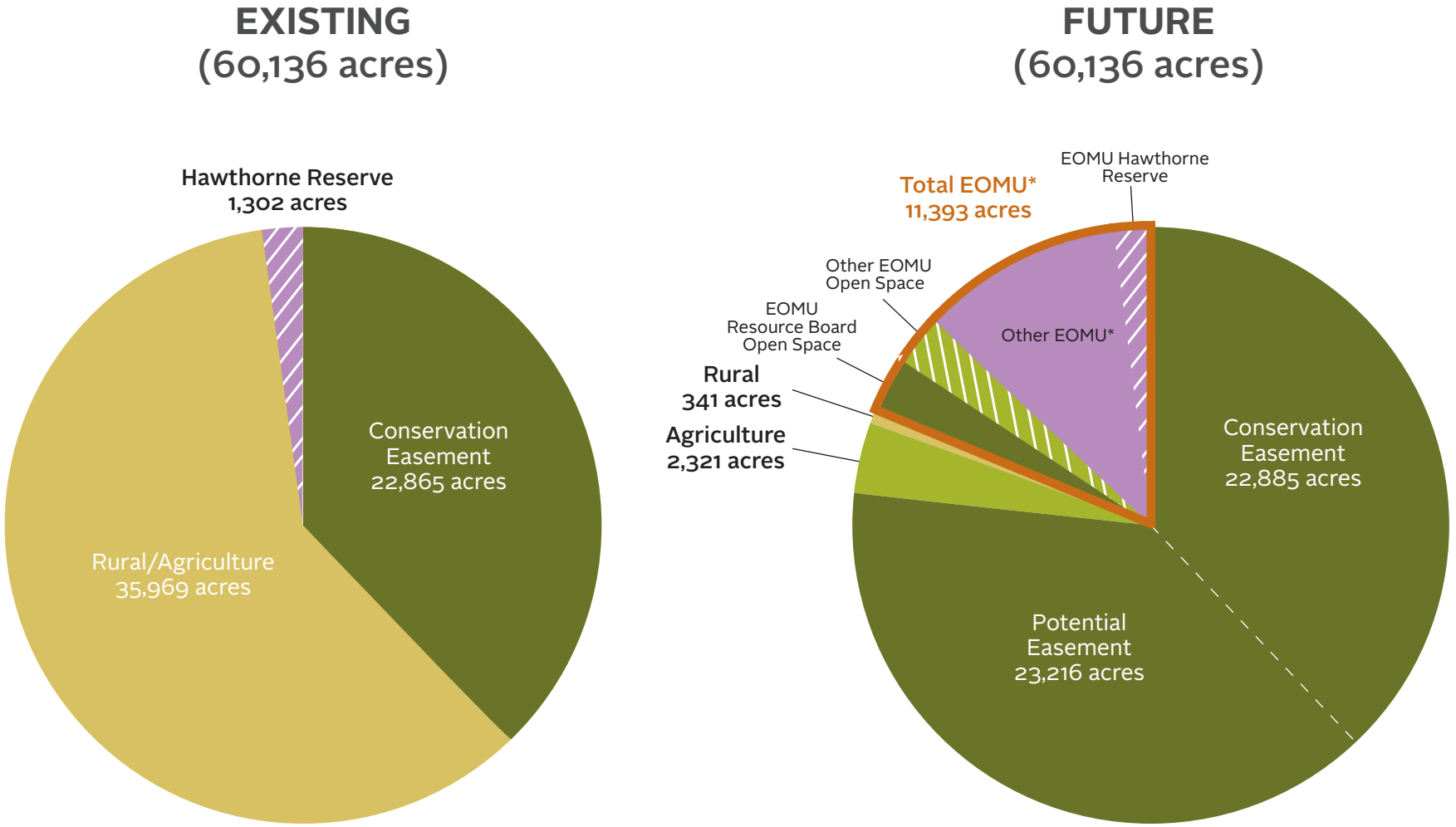
FIGURE 6: LAND USES - EXAMPLE IMAGES



Land Uses - Example Images

The images above show examples of what the land use types might look like.

FIGURE 7: PLUM CREEK ALACHUA COUNTY LAND USE - EXISTING AND FUTURE



PLUM CREEK EXISTING AND FUTURE LAND USE IN ALACHUA COUNTY

The chart above shows the breakdown of Plum Creek Alachua County land acreages that are in various land uses at present, and what is proposed in the Long Term Master Plan.

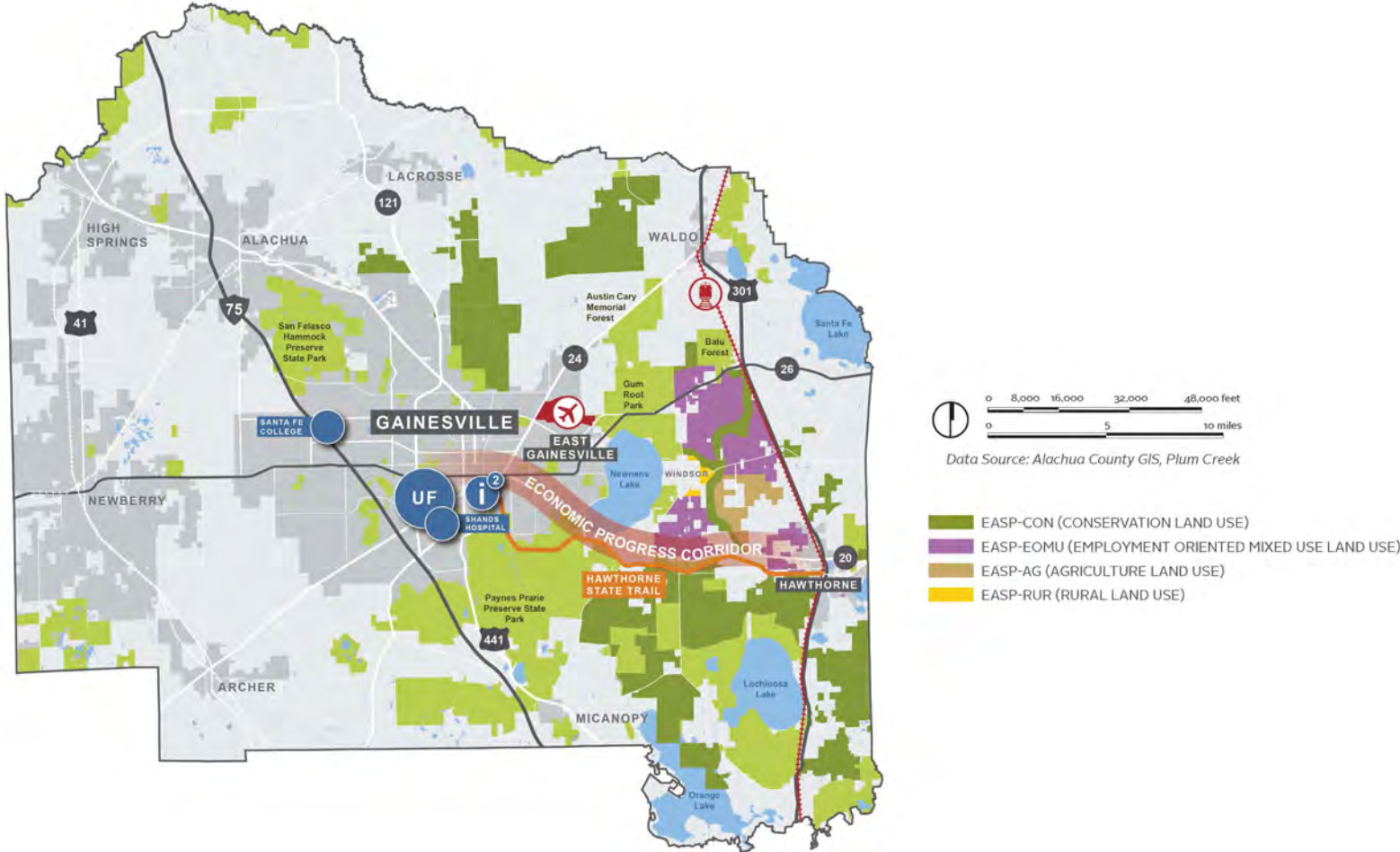
FIGURE 8: EMPLOYMENT ORIENTED MIXED USE - BREAKDOWN OF LAND USES

EOMU* LAND USE	PROGRAM	ASSUMPTIONS
Economic Development		
R&D/Office/Institutional	6,000,000 sq. ft.	Estimated 18,000–24,000 jobs
Advanced Manufacturing	8,000,000 sq. ft.	Estimated 6,000–12,000 jobs
Community		
Residential	10,500 units	3 jobs per household
Retail	1,500,000 sq. ft.	125–150 sq. ft. per household
Schools & Civic Uses		Diverse community supporting uses
Environment		
Recreation and Open Space		Minimum 30% open space

EMPLOYMENT ORIENTED MIXED USE

The chart above shows the proposed breakdown of land use within the 13% of lands designed for Employment Oriented Mixed Use.

FIGURE 9: ENVISION ALACHUA ECONOMIC PROGRESS CORRIDOR



**ENVISION ALACHUA
ECONOMIC PROGRESS
CORRIDOR**

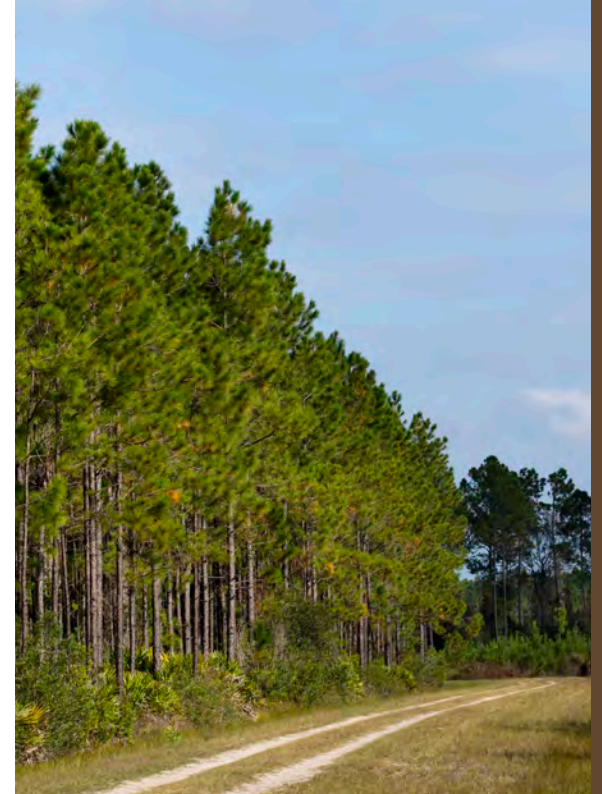
The Long Term Master Plan maps out how the area’s current economic assets and transportation infrastructure can be harnessed to bring economic progress to East Alachua County, creating an “Economic Progress Corridor” stretching from Gainesville to the Hawthorne area.



WHY HERE? WHY NOW?

Why? Because the need for East Alachua County – it's there. This type of project, or model, is very much in need....We can look forward to great progress.

—Dr. Gladys Wright, Envision Alachua
Task Force Member,
April 4, 2013





“We’re the crossroads of North Central Florida...but we still have the benefits of a rural community.”

- Community Workshop participant,
June 26, 2013

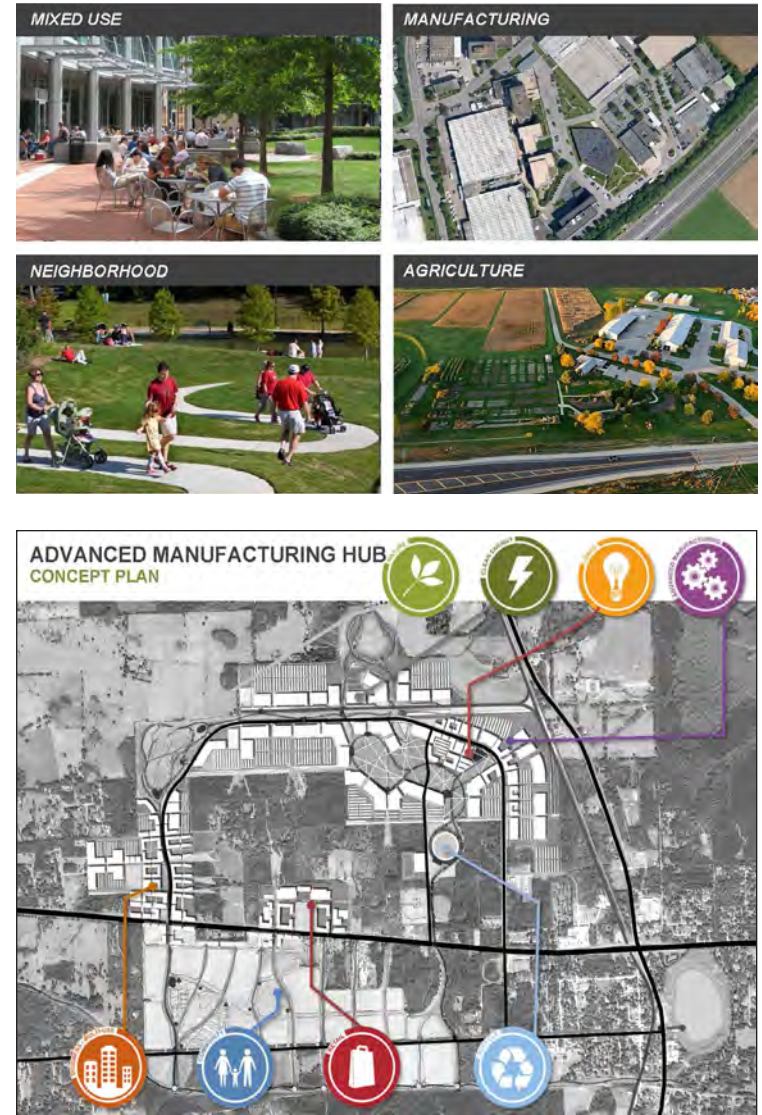


7 detailed specific area plans

A Detailed Specific Area Plan (DSAP) is prepared for areas of at least 1,000 acres, adding detail to the LTMP. It includes detailed analyses and policies and identifies the capital improvements needed for future land uses. Each DSAP includes information on how land uses are distributed throughout the area; the diversity of housing types planned; needs for water projects, transportation infrastructure and public facilities; and potential impacts to related communities. In 2014, Plum Creek will be preparing DSAPs for Areas A and B based on input provided by the Task Force and the community.



Pictured are some of the prototype land use patterns and land uses shared with the Task Force and community to help illustrate what the DSAPs for Areas A and B may look like.



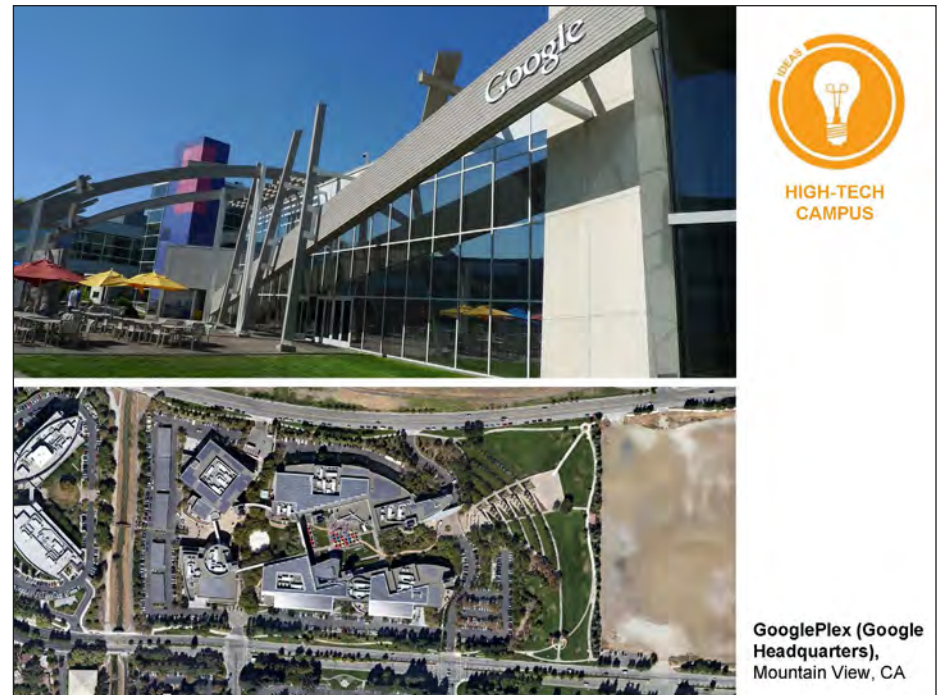
Top left: Area A - potential mixed use

Bottom right: Advanced manufacturing hub concept plan for Area B.

Bottom left: Area A - integrated approach to land use.

Facing page: Prototypes for land uses in Area B.

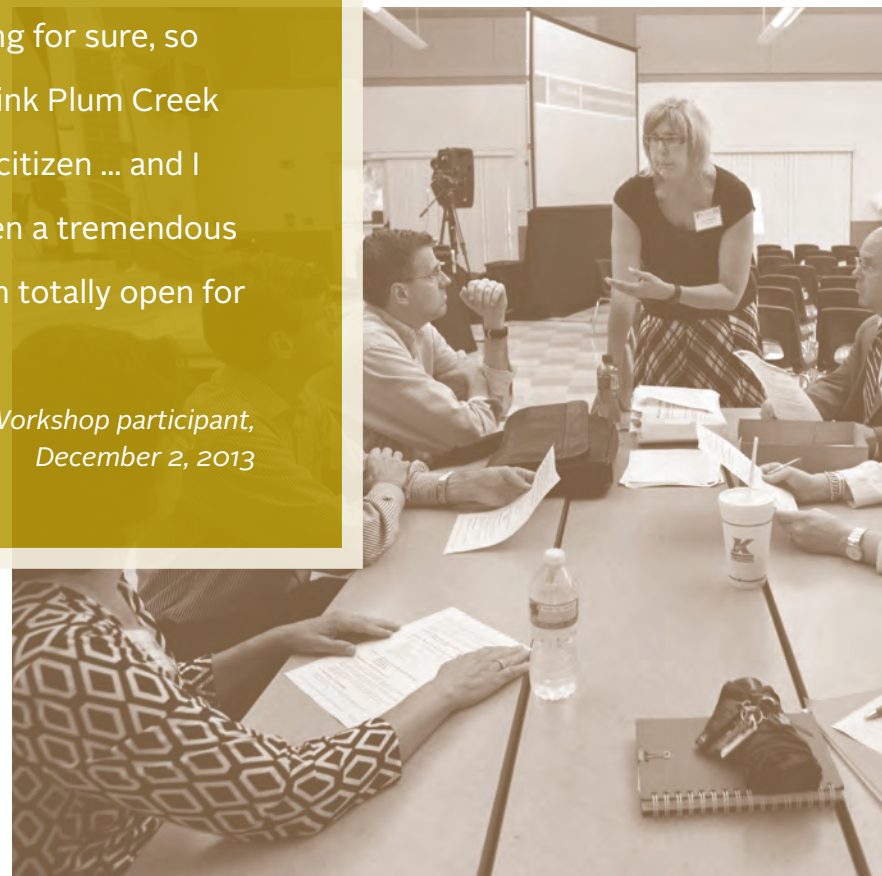
Top right: Examples of mixed use centers for Area A.





“We will be developed and there will be more people coming for sure, so we need to plan ... I think Plum Creek is trying to be a good citizen ... and I think this plan has been a tremendous process. This has been totally open for over two years.”

- Community Workshop participant,
December 2, 2013



8 Florida APA best practices award

The Florida Chapter of the American Planning Association (APA) honored Envision Alachua with its 2013 Award of Excellence in the Best Practices category. The Best Practices Award is intended to honor a specific planning tool, practice, program, project, or process that is a significant advancement to specific elements of planning.

“The awards committee selected the Envision Alachua project for its very public and transparent visioning process,” wrote APA Florida President Brian Teeple, AICP, in a letter nominating the process for an APA National Award. “The committee specifically noted the commitment that Plum Creek has made to the all-inclusive nature of the process, engaging residents from all over Alachua County, including those whose voices are typically not heard in the planning process,” he added. The Florida APA recommended other landowners look to Envision Alachua as an example of how to include the community in master planning.



“I am so relieved that such a substantial part of Alachua County has a vision for the future which integrates what is most important ... Thanks, Plum Creek.”

*- Community Workshop participant,
December 2, 2013*



9 appendices

Appendix A: 2013 Florida Statute 163.3245: Sector Plans

Appendix B: Excerpts from Envision Alachua Sector Plan Application

Appendix C: Glossary of Terms

appendix **A**

2013 FLORIDA STATUTE 163:3245: SECTOR PLANS

Following is the full text of 2013 Florida Statute 163:3245 pertaining to Sector Plans.

2013 Florida Statute 163:3245: Sector Plans

Title XI: County Organization and Intergovernmental Relations *Chapter 163: Intergovernmental Programs* 163.3245 Sector plans.—

(1) In recognition of the benefits of long-range planning for specific areas, local governments or combinations of local governments may adopt into their comprehensive plans a sector plan in accordance with this section. This section is intended to promote and encourage long-term planning for conservation, development, and agriculture on a landscape scale; to further support innovative and flexible planning and development strategies, and the purposes of this part and part I of chapter 380; to facilitate protection of regionally significant resources, including, but not limited to, regionally significant water courses and wildlife corridors; and to avoid duplication of effort in terms of the level of data and analysis required for a development of regional impact, while ensuring the adequate mitigation of impacts to applicable regional resources and facilities, including those within the jurisdiction of other local governments, as would otherwise be provided. Sector plans are intended for substantial geographic areas that include at least 15,000 acres of one or more local governmental jurisdictions and are to emphasize urban form and protection of regionally significant resources and public facilities. A sector plan may not be adopted in an area of critical state concern.

(2) Upon the request of a local government having jurisdiction, the applicable regional planning council shall conduct a scoping meeting with affected local governments and those agencies identified in s. 163.3184(1) (c) before preparation of the sector plan. The purpose of this meeting is to assist the state land planning agency and the local government in the identification of the relevant planning issues to be addressed and the data and resources available to assist in the preparation of the sector plan. If a scoping

meeting is conducted, the regional planning council shall make written recommendations to the state land planning agency and affected local governments on the issues requested by the local government. The scoping meeting shall be noticed and open to the public. If the entire planning area proposed for the sector plan is within the jurisdiction of two or more local governments, some or all of them may enter into a joint planning agreement pursuant to s. 163.3171 with respect to the geographic area to be subject to the sector plan, the planning issues that will be emphasized, procedures for intergovernmental coordination to address extrajurisdictional impacts, supporting application materials including data and analysis, procedures for public participation, or other issues.

(3) Sector planning encompasses two levels: adoption pursuant to s. 163.3184 of a long-term master plan for the entire planning area as part of the comprehensive plan, and adoption by local development order of two or more detailed specific area plans that implement the long-term master plan and within which s. 380.06 is waived.

- (a) In addition to the other requirements of this chapter, a long-term master plan pursuant to this section must include maps, illustrations, and text supported by data and analysis to address the following:
 1. A framework map that, at a minimum, generally depicts areas of urban, agricultural, rural, and conservation land use; identifies allowed uses in various parts of the planning area; specifies maximum and minimum densities and intensities of use; and provides the general framework for the development pattern in developed areas with graphic illustrations based on a hierarchy of places and functional place-making components.

2. A general identification of the water supplies needed and available sources of water, including water resource development and water supply development projects, and water conservation measures needed to meet the projected demand of the future land uses in the long-term master plan.
 3. A general identification of the transportation facilities to serve the future land uses in the long-term master plan, including guidelines to be used to establish each modal component intended to optimize mobility.
 4. A general identification of other regionally significant public facilities necessary to support the future land uses, which may include central utilities provided onsite within the planning area, and policies setting forth the procedures to be used to mitigate the impacts of future land uses on public facilities.
 5. A general identification of regionally significant natural resources within the planning area based on the best available data and policies setting forth the procedures for protection or conservation of specific resources consistent with the overall conservation and development strategy for the planning area.
 6. General principles and guidelines addressing the urban form and the interrelationships of future land uses; the protection and, as appropriate, restoration and management of lands identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, which shall be phased or staged in coordination with detailed specific area plans to reflect phased or staged development within the planning area; achieving a more clean, healthy environment; limiting urban sprawl; providing a range of housing types; protecting wildlife and natural areas; advancing the efficient use of land and other resources; creating quality communities of a design that promotes travel by multiple transportation modes; and enhancing the prospects for the creation of jobs.
 7. Identification of general procedures and policies to facilitate intergovernmental coordination to address extrajurisdictional impacts from the future land uses. A long-term master plan adopted pursuant to this section may be based upon a planning period longer than the generally applicable planning period of the local comprehensive plan, shall specify the projected population within the planning area during the chosen planning period, and 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. A long-term master plan adopted pursuant to this section is not required to demonstrate need based upon projected population growth or on any other basis.
- (b) In addition to the other requirements of this chapter, the detailed specific area plans shall be consistent with the long-term master plan and must include conditions and commitments that provide for:
1. Development or conservation of an area of at least 1,000 acres consistent with the long-term master plan. The local government may approve detailed specific area plans of less than 1,000 acres based on local circumstances if it is determined that the detailed specific area plan furthers the purposes of this part and part I of chapter 380.
 2. Detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.
 3. 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.

4. Detailed identification of the transportation facilities to serve the future land uses in the detailed specific area plan.
5. Detailed identification of other regionally significant public facilities, including public facilities outside the jurisdiction of the host local government, impacts of future land uses on those facilities, and required improvements consistent with the long-term master plan.
6. Public facilities necessary to serve development in the detailed specific area plan, including developer contributions in a 5-year capital improvement schedule of the affected local government.
7. Detailed analysis and identification of specific measures to ensure the protection and, as appropriate, restoration and management of lands within the boundary of the detailed specific area plan identified for permanent preservation through recordation of conservation easements consistent with s. 704.06, which easements shall be effective before or concurrent with the effective date of the detailed specific area plan and other important resources both within and outside the host jurisdiction.
8. Detailed principles and guidelines addressing the urban form and the interrelationships of future land uses; achieving a more clean, healthy environment; limiting urban sprawl; providing a range of housing types; protecting wildlife and natural areas; advancing the efficient use of land and other resources; creating quality communities of a design that promotes travel by multiple transportation modes; and enhancing the prospects for the creation of jobs.
9. Identification of specific procedures to facilitate intergovernmental coordination to address extrajurisdictional impacts from the detailed specific area plan.

A detailed specific area plan adopted by local development order pursuant to this section may be based upon a planning period longer than the generally applicable planning period of the local comprehensive plan and shall specify

the projected population within the specific planning area during the chosen planning period. A detailed specific area plan adopted pursuant to this section is not required to demonstrate need based upon projected population growth or on any other basis. All lands identified in the long-term master plan for permanent preservation shall be subject to a recorded conservation easement consistent with s. 704.06 before or concurrent with the effective date of the final detailed specific area plan to be approved within the planning area.

- (c) In its review of a long-term master plan, the state land planning agency shall consult with the Department of Agriculture and Consumer Services, the Department of Environmental Protection, the Fish and Wildlife Conservation Commission, and the applicable water management district regarding the design of areas for protection and conservation of regionally significant natural resources and for the protection and, as appropriate, restoration and management of lands identified for permanent preservation.
- (d) In its review of a long-term master plan, the state land planning agency shall consult with the Department of Transportation, the applicable metropolitan planning organization, and any urban transit agency regarding the location, capacity, design, and phasing or staging of major transportation facilities in the planning area.
- (e) Whenever a local government issues a development order approving a detailed specific area plan, a copy of such order shall be rendered to the state land planning agency and the owner or developer of the property affected by such order, as prescribed by rules of the state land planning agency for a development order for a development of regional impact. Within 45 days after the order is rendered, the owner, the developer, or the state land planning agency may appeal the order to the Florida Land and Water Adjudicatory Commission by filing a petition alleging that the detailed specific area plan is not consistent with the comprehensive plan or with the long-term master plan

adopted pursuant to this section. The appellant shall furnish a copy of the petition to the opposing party, as the case may be, and to the local government that issued the order. The filing of the petition stays the effectiveness of the order until after completion of the appeal process. However, if a development order approving a detailed specific area plan has been challenged by an aggrieved or adversely affected party in a judicial proceeding pursuant to s. 163.3215, and a party to such proceeding serves notice to the state land planning agency, the state land planning agency shall dismiss its appeal to the commission and shall have the right to intervene in the pending judicial proceeding pursuant to s. 163.3215. Proceedings for administrative review of an order approving a detailed specific area plan shall be conducted consistent with s. 380.07(6). The commission shall issue a decision granting or denying permission to develop pursuant to the long-term master plan and the standards of this part and may attach conditions or restrictions to its decisions.

- (f) This subsection does not prevent preparation and approval of the sector plan and detailed specific area plan concurrently or in the same submission.

(4) Upon the long-term master plan becoming legally effective:

- (a) Any long-range transportation plan developed by a metropolitan planning organization pursuant to s. 339.175(7) must be consistent, to the maximum extent feasible, with the long-term master plan, including, but not limited to, the projected population and the approved uses and densities and intensities of use and their distribution within the planning area. The transportation facilities identified in adopted plans pursuant to subparagraphs (3)(a)3. and (b)4. must be developed in coordination with the adopted M.P.O. long-range transportation plan.
- (b) The water needs, sources and water resource development, and water supply development projects identified in adopted plans

pursuant to subparagraphs (3)(a)2. and (b)3. shall be incorporated into the applicable district and regional water supply plans adopted in accordance with ss. 373.036 and 373.709. Accordingly, and notwithstanding the permit durations stated in s. 373.236, an applicant may request and the applicable district may issue consumptive use permits for durations commensurate with the long-term master plan or detailed specific area plan, considering the ability of the master plan area to contribute to regional water supply availability and the need to maximize reasonable-beneficial use of the water resource. The permitting criteria in s. 373.223 shall be applied based upon the projected population and the approved densities and intensities of use and their distribution in the long-term master plan; however, the allocation of the water may be phased over the permit duration to correspond to actual projected needs. This paragraph does not supersede the public interest test set forth in s. 373.223.

(5) When a detailed specific area plan has become effective for a portion of the planning area governed by a long-term master plan adopted pursuant to this section, s. 380.06 does not apply to development within the geographic area of the detailed specific area plan. However, any development-of-regional-impact development order that is vested from the detailed specific area plan may be enforced pursuant to s. 380.11.

- (a) The local government adopting the detailed specific area plan is primarily responsible for monitoring and enforcing the detailed specific area plan. Local governments may not issue any permits or approvals or provide any extensions of services to development that are not consistent with the detailed specific area plan.
- (b) If the state land planning agency has reason to believe that a violation of any detailed specific area plan has occurred or is about to occur, it may institute an administrative or judicial proceeding to prevent, abate, or control the conditions or activity creating the violation, using the procedures in s. 380.11.

(c) In instituting an administrative or judicial proceeding involving a sector plan or detailed specific area plan, including a proceeding pursuant to paragraph (b), the complaining party shall comply with the requirements of s. 163.3215(4), (5), (6), and (7), except as provided by paragraph (3)(e).

(d) The detailed specific area plan shall establish a buildout date until which the approved development is not subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate that implementation of the plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the detailed specific area plan have occurred, that the detailed specific area plan was based on substantially inaccurate information provided by the applicant, or that the change is clearly established to be essential to the public health, safety, or welfare.

(6) Concurrent with or subsequent to review and adoption of a long-term master plan pursuant to paragraph (3)(a), an applicant may apply for master development approval pursuant to s. 380.06(21) for the entire planning area in order to establish a buildout date until which the approved uses and densities and intensities of use of the master plan are not subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate that implementation of the master plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the master plan have occurred, that the master plan was based on substantially inaccurate information provided by the applicant, or that change is clearly established to be essential to the public health, safety, or welfare. Review of the application for master development approval shall be at a level of detail appropriate for the long-term and conceptual nature of the long-term master plan and, to the maximum extent possible, may only consider information provided in the application for a long-term master plan. Notwithstanding s. 380.06, an increment of development in such an approved master

development plan must be approved by a detailed specific area plan pursuant to paragraph (3)(b) and is exempt from review pursuant to s. 380.06.

(7) A developer within an area subject to a long-term master plan that meets the requirements of paragraph (3)(a) and subsection (6) or a detailed specific area plan that meets the requirements of paragraph (3)(b) may enter into a development agreement with a local government pursuant to ss. 163.3220-163.3243. The duration of such a development agreement may be through the planning period of the long-term master plan or the detailed specific area plan, as the case may be, notwithstanding the limit on the duration of a development agreement pursuant to s. 163.3229.

(8) Any owner of property within the planning area of a proposed long-term master plan may withdraw his or her consent to the master plan at any time prior to local government adoption, and the local government shall exclude such parcels from the adopted master plan. Thereafter, the long-term master plan, any detailed specific area plan, and the exemption from development-of-regional-impact review under this section do not apply to the subject parcels. After adoption of a long-term master plan, an owner may withdraw his or her property from the master plan only with the approval of the local government by plan amendment adopted and reviewed pursuant to s. 163.3184.

(9) The adoption of a long-term master plan or a detailed specific area plan pursuant to this section does not limit the right to continue existing agricultural or silvicultural uses or other natural resource-based operations or to establish similar new uses that are consistent with the plans approved pursuant to this section.

(10) The state land planning agency may enter into an agreement with a local government that, on or before July 1, 2011, adopted a large-area comprehensive plan amendment consisting of at least 15,000 acres that meets the requirements for a long-term master plan in paragraph (3)(a), after notice and public hearing by the local government, and thereafter, notwithstanding s. 380.06, this part, or any planning agreement or plan

policy, the large-area plan shall be implemented through detailed specific area plans that meet the requirements of paragraph (3)(b) and shall otherwise be subject to this section.

(11) Notwithstanding this section, a detailed specific area plan to implement a conceptual long-term buildout overlay, adopted by a local government and found in compliance before July 1, 2011, shall be governed by this section.

(12) Notwithstanding s. 380.06, this part, or any planning agreement or plan policy, a landowner or developer who has received approval of a master development-of-regional-impact development order pursuant to s. 380.06(21) may apply to implement this order by filing one or more applications to approve a detailed specific area plan pursuant to paragraph (3)(b).

(13) This section may not be construed to abrogate the rights of any person under this chapter.

History.—s. 15, ch. 98-176; s. 21, ch. 2011-34; s. 28, ch. 2011-139; s. 17, ch. 2012-5; s. 10, ch. 2012-99.

appendix **B**

ENVISION ALACHUA SECTOR PLAN APPLICATION (EXCERPTS)

The following excerpts from the Envision Alachua Sector Plan Application include:

- Reason for Request and Description of Request to Amend Alachua County Comprehensive Plan
- Proposed Amendments to the Comprehensive Plan (including policies proposed to implement the Envision Alachua Vision, Goals and Planning Principles)
- Envision Alachua Proposed Future Land Use Map

REASON FOR REQUEST AND DESCRIPTION OF REQUEST

Envision Alachua Sector Plan

This request is to amend the text and maps of the Alachua County Comprehensive Plan in order to provide significant conservation lands and agricultural lands in perpetuity, and provide opportunities for additional employment-oriented mixed use in eastern Alachua County on approximately 60,136 acres owned by Plum Creek.

Reason for Request

In 2005, Alachua County government asked Plum Creek for a master plan of all of its holdings in the county. In response to the County's request, and as part of Plum Creek's ongoing process for evaluating its lands, the company paused its normal business practice of regularly buying and selling land in the County in order to consider suitable community uses, together with timber, that could be aligned with community needs. Through discussions with numerous community leaders, the company learned about land use opportunities that merited further community discussion. As a result, the Envision Alachua visioning process was launched in June 2011 to explore potential opportunities for Plum Creek's holdings in Alachua County.

The process is designed to be:

- A holistic approach to sustainable conservation and economic development;
- An opportunity for a unique partnership and collaboration between the public and private sectors; and
- An open dialogue with community leaders representing economic development, business, local government, education, environment, conservation and residents in Alachua County.

The initial phase of the Envision Alachua community visioning process began in June 2011 and was completed in February 2012. It included a series of six facilitated Task Force meetings, two Community Workshops held at local churches, and a series of four Educational Forums on related topics.

The Task Force is composed of 31 members representing business, economic development, local government, education, environmental, conservation and residents of Alachua County. Members were selected by Plum Creek based on discussions with local government officials, organizational representatives and community leaders. In selecting Task Force members, the company worked to ensure that different interests and constituencies with a range of opinions on economic, environmental and community issues in Alachua County were represented. Members of the general public were invited to participate in the Envision Alachua visioning process by attending Task Force meetings, Community Workshops and Educational Forums.

Task Force and community members provided input into the visioning process for Plum Creek lands in Alachua County. Through discussions with the Task Force and community, the company explored potential future economic development and conservation scenarios that could achieve long-range economic, environmental and community goals. The result is a document that describes the community's vision for potential future economic development and conservation on lands Plum Creek owns in Alachua County, entitled: *Envision Alachua Task Force, Vision, Goals and Guiding Principles for Plum Creek Lands in Alachua County*.

Key issues identified by the Task Force, and addressed in the Guiding Principles, include:

- Disparity between west Gainesville and east Gainesville with respect to income, jobs, access to quality education, and access to goods and services;
- Growing competition from other regions of Florida, and other areas of the US and the world; and

- Lack of funding for completion of the “Emerald Necklace” conservation vision.

In 2012, Plum Creek continued the Envision Alachua process with Phase II convening a Technical Advisory Group along with the Task Force and community members to determine how to achieve the community's phase I vision and goals on Plum Creek's lands. Technical Advisory Group membership is composed of 19 members including representatives from agencies with regulatory and review authority over large-scale, land-use planning and policy decisions in Alachua County and the state. It also includes individuals with specialized technical expertise in economics, conservation and community planning, as well as liaisons from the Task Force who are keepers of the vision.

The Technical Advisory Group (TAG) provided input into Phase II of Envision Alachua by helping Plum Creek advance the community's land use and conservation strategies for Plum Creek's lands in Alachua County. The Task Force, the community and Plum Creek evaluated the TAG's input, as it relates to the Phase I vision, for use in creating the 60,136 acre sector plan. TAG members were asked to help:

- Identify relevant policies, opportunities and guidelines associated with Plum Creek lands in Alachua County; and
- Identify issues and opportunities to be addressed in the Plum Creek Lands Sector Plan

The Envision Alachua Phase II process consisted of five Task Force meetings, four community workshops, four Technical Advisory Committee meetings and the sponsorship of one economic development forum through the Gainesville Area Chamber of Commerce. The outcome of the Phase II process was the 50-year, Long-term Master Plan (LTMP) for Plum Creek's holdings in Alachua County shaped by the community's vision in Phase I. During Phase II, work on the subsequent Detailed Specific Area Plans (DSAPs) for portions of the LTMP began with the Task Force and community.

During Phase II, Plum Creek determined to use the Sector Plan process for its land-use application as it best represented the outcomes of the community's vision. The Sector Plan is a comprehensive planning tool that:

- Ensures lands are designated for conservation and economic development
- Plans lands greater than 15,000 acres; and
- Exceeds the current planning horizon of 20 years.

The sector plan comprehensive planning tool was recently added to Alachua County's options for comprehensive land use planning in anticipation of Plum Creek's requested land-use application.

Based on the community's vision, the three major reasons for this request to amend the Alachua County Comprehensive Plan to include the Envision Alachua Sector Plan (EASP) can be summarized as follows:

1. The EASP includes the only land holding in single ownership in Alachua County large enough to accommodate a major jobs center, with several significant employers and campuses within a connected livable community, that will enable Gainesville, the University of Florida, and the region to compete in the state, national and global economies. (ECONOMY)
2. The EASP 60,000+ acres are still owned by one entity, Plum Creek, with enough property and patience to set aside over 50,000 acres to be permanently protected in conservation or agriculture, in fair trade for entitlements. (ENVIRONMENT)
3. The EASP, with an approved major jobs center, is a prerequisite to attracting employers that will bring economic opportunities to east Gainesville and Hawthorne, and address historic economic disparity. (COMMUNITY)

Recognizing that implementation of the community vision requires much more than approval of a land use change, and in response to the community vision, goals and guiding principles, separate teams addressing priority topics

were formed in the three key areas of the vision – economy, conservation/environment, community. Those teams are looking deeper into the issues and solutions for those topic areas.

In the Economy goal area: Plum Creek, partnering with the Gainesville Area Chamber of Commerce, the Council of Economic Outreach, Innovation Gainesville, the University of Florida and Santa Fe College, to create a regional marketing plan for economic development. With the economic progress initiative, Plum Creek is funding the baseline analysis of the greater Alachua County area, a high education asset report of UF and SFC, a regional blue print marketing plan and the necessary tools. Over 150 interviews have comprised the data research including administration, deans and researchers at UF and SFC, businesses, government officials and community members interested in bettering the economy. The community partnership will support this effort as it executes the forthcoming plans.

In the Community goal area: 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. This committee's purpose is to discuss issues, challenges and recommendations which will be shared with other community groups addressing this education preparation and job training effort as a whole inclusive of Innovation Gainesville, Florida Works and Alachua County Public Schools.

In the Conservation Lands/Environment goal area: Plum Creek has convened a water team to produce a comprehensive integrated water system strategy to support the LTMP for the company's lands in Alachua County and as this relates to the North Florida Region. The water team is comprised of experts in water, wastewater, stormwater, wetlands, wildlife, environment, land-use planning and engineering from the business sector and public sector. The strategy seeks to make the community's goals for water a reality with a focus

of aggressive conservation methods and viewing water use with a new ethic that guide participation within the LTMP. A Water Advisory Review Panel of independent experts will be convened in 2014 in order to review the work of the water team and provide input to the strategy.

Over the past two-and-a-half years of the Envision Alachua process, over 1,500 community members have been involved. An additional 225 presentations and key leader meetings have supported the effort. This comprehensive community inclusive approach has been unprecedented within the state of Florida to the degree of including the community in the planning process and allowing them to shape our plan. The Florida Chapter of the American Planning Association (APA) honored Envision Alachua with its 2013 Award of Excellence in the Best Practices category. The Best Practices Award is intended to honor a specific planning tool, practice, program, project, or process that is a significant advancement to specific elements of planning.

"The awards committee selected the Envision Alachua project for its very public and transparent visioning process," wrote APA Florida President Brian Teeple, AICP, in a letter nominating the process for an APA National Award. "The committee specifically noted the commitment that Plum Creek has made to the all-inclusive nature of the process, engaging residents from all over Alachua County, including those whose voices are typically not heard in the planning process," he added. The Florida APA recommended other landowners look to Envision Alachua as an example of how to include the community in master planning.

As a result, the sector plan application with the submittal of its first part – the 50-year, long-term master plan for Plum Creek's 60,136 acres in Alachua County – reflects the community's vision, desire and goals for how it wants to mature over the next 50 years.

Description of the Request

The Envision Alachua Sector Plan (EASP) establishes the Objectives and Policies for 60,136+ acres of lands located in the eastern portion of Alachua County. During an extensive 2-year visioning process, community representatives articulated a future vision to leverage the opportunities associated with planning for such a large-scale land area while it remained under a single ownership. The Framework Map for the Planning Area reflects the collaborative work of the citizen-based Envision Alachua planning process and illustrates land use relationships that will support a future economic development area in East Alachua County and:

- Creates economic progress opportunities that support and enhance the innovation economy, provide job opportunities and services at all economic levels and ensure a robust and sustainable economy;
- Supports the development of communities that have a balanced and compatible mix of land uses and employ environmentally sustainable development practices while conserving lands to protect ecosystems, wildlife corridors and working landscapes; and
- Promotes and encourages long-term planning for conservation, development, and agriculture on a landscape scale as identified within Chapter 163.3245, F.S.

The Envision Alachua Framework Map illustrates this planning strategy through four primary land use components:

1. Conservation Lands

The vision for the EASP Conservation Lands considers the broader regional landscape setting within which the lands are located; the identification of key environmental linkages in the regional landscape; the identification of sufficient lands to accommodate future needs of Alachua County for jobs creation centers and expanding population; the identification of lands targeted for agricultural and silvicultural uses; and the identification of significant environmental resources within

lands targeted for urban uses for resource protection and management. Conservation Lands were identified in locations that would protect valuable natural resources, particularly those that support the long-term economic and environmental objectives of Alachua County. The locations of Conservation Lands were based upon the following criteria:

- Contribution to regional landscape linkages within Northern Florida;
- Protection of large wetland strands and major tributary systems and large, forested wetland strands that provide core habitat that supports numerous native game and non-game species.
- Contiguity with existing conservation lands and Plum Creek conservation easements in Alachua County;
- Opportunity to build upon Alachua County's "Emerald Necklace";
- Contribution to the conservation and enhancement of natural resources, community watersheds and natural preserves (Paynes Prairie, Lochloosa Lake, Newnan's Lake Conservation Area, Orange Lake, Phifer Flatwoods, Balu Forest);
- Enhancement of Lochloosa Creek's connected wetland system to promote linkages for habitat and to build upon East Alachua County's conservation framework; and

- Integration of green infrastructure, including its roles in stormwater management to minimize flooding and in maintaining connections between natural areas to support wildlife movement, as well as its role as a community amenity and regional recreation destination.

2. Urban Lands (Employment Oriented Mixed Uses)

Urban Lands, designated as Employment Oriented Mixed Uses (EOMU) in the EASP, were identified in locations that would focus future growth in a few key developable areas to maximize economic potential while minimizing development pressure on surrounding rural, agricultural and conservation areas. The location of EOMU Lands was based upon the following criteria:

- Leveraging existing resources – building upon existing infrastructure, nearby population centers and institutional and commercial anchors;
- Access to significant existing infrastructure, including major roadways, airports and rail;
- Proximity to existing population centers, including Gainesville, east Gainesville and Hawthorne;
- Land suitability for concentrated, mixed use economic development;
- Opportunity to protect/preserve adjacent communities, including Windsor; and
- Proximity to the open space framework/network to support outdoor recreation economy.

3. Rural Lands

Rural Lands were identified in locations that were designed to maintain and enhance the rural development form and landscape that define the edges of the urbanizing areas, and to preserve the natural and cultural assets, particularly of Windsor, which embody the area's heritage and

traditions. The location of Rural Lands was based upon the following criteria:

- Proximity to and opportunity to protect and enhance the existing rural community of Windsor;
- Potential to contain and define the edge of the proposed EOMU Land Use areas; and
- Opportunity to maintain the character and form of the existing development pattern as a natural extension of Windsor.

4. Agricultural Lands

Agriculture Lands were identified to maintain functioning, productive agricultural and silvicultural operations and lands, accommodate agricultural support activities, and protect valuable farmland for use by existing and future generations. The location of Agriculture Lands was based upon the following criteria:

- Proximity to potential commercial and/or institutional uses within EOMU Lands;
- Suitability as a transition zone to conservation areas;
- Opportunity to maintain and enhance existing agricultural adjacencies, heritage, and character of the area;
- Serving as a “greenbelt” to limit sprawl and promote compact development; and
- Land suitability for agriculture and silviculture uses.

PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN

PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT

A. Addition of a New General Strategy, General Strategy 4.

GENERAL STRATEGY 4

B. Addition of a New 10.o including an Introduction, Objective and Policy Series

10.o ENVISION ALACHUA SECTOR PLAN (EASP)

OBJECTIVE 10.1 – ENVISION ALACHUA SECTOR PLAN FRAMEWORK

Policy 10.1.1	Consistency with Future Land Use Element Principles
Policy 10.1.1.1	Strategies Supporting FLUE Principle 1
Policy 10.1.1.2	Strategies Supporting FLUE Principle 2
Policy 10.1.1.3	Strategies Supporting FLUE Principle 3
Policy 10.1.1.4	Strategies Supporting FLUE Principle 4
Policy 10.1.2	Envision Alachua Sector Plan – Conflicting policy procedure
Policy 10.1.3	Envision Alachua Long Term Master Plan (General)
Policy 10.1.4	Development Program

OBJECTIVE 10.2– LAND USE

Policy 10.2.1	Establish Future Land Use Map
Policy 10.2.2	Planning Horizon
Policy 10.2.3	Rural (EA-RUR)
Policy 10.2.4	Agriculture (EA-AG)
Policy 10.2.5	Conservation (EA-CON)
Policy 10.2.5.1	Conservation (EA-CON) Natural Resource Protection
Policy 10.2.5.2	Conservation (EA-CON) Timing of Conservation Covenants and Conservation Easements
Policy 10.2.5.3	Conservation (EA-CON) Management Plans
Policy 10.2.6	Employment Oriented Mixed Use (EA-EOMU)
Policy 10.2.6.1	EA-EOMU Statement of Land Use Efficiencies

Policy 10.2.6.2	EA-EOMU Functional Placemaking Components
Policy 10.2.6.3	EA-EOMU Mix of Uses
Policy 10.2.6.4	EA-EOMU Jobs to Housing Balance
Policy 10.2.6.5	EA-EOMU Mixture of Housing Options
Policy 10.2.6.6	EA-EOMU Resource-Based Open Space (RBOS)
Policy 10.2.6.7	EA-EOMU RBOS Natural Resource Protection Mechanisms
Policy 10.2.6.8	EA-EOMU RBOS Ecological Monitoring
Policy 10.2.6.9	EA-EOMU RBOS Permitted Uses
Policy 10.2.6.10	EA-EOMU Wetlands Protection
Policy 10.2.6.11	EA-EOMU Wetlands Buffer Widths
Policy 10.2.6.12	EA-EOMU Development Activity
Policy 10.2.6.13	EA-EOMU Mitigation
Policy 10.2.6.14	EA-EOMU Floodplain
Policy 10.2.6.15	EA-EOMU Design Standards
Policy 10.2.6.15.1	EA-EOMU Design Standards for the Hawthorne Reserve Area
Policy 10.2.6.16	EA-EOMU Retail Uses Design Standards
Policy 10.2.6.17	EA-EOMU Protection of Edges
Policy 10.2.6.18	EA-EOMU Access to Civic Uses
Policy 10.2.6.19	EA-EOMU Circulation and Connectivity
Policy 10.2.7	Clean, Healthy Environment

OBJECTIVE 10.3.1 – NATURAL RESOURCE PROTECTION (GENERAL)

Policy 10.3.1.1	Conservation Covenant / Conservation Easement: Draft
Policy 10.3.1.2	Protection of Important Natural Resource Area Edges
Policy 10.3.1.3	Protection of Strategic Ecosystems
Policy 10.3.1.4	Protection of Sinkhole

OBJECTIVE 10.3.2 – NATURAL RESOURCE PROTECTION (DEVELOPMENT STANDARDS)

Policy 10.3.2.1	Cultural Resource Assessment
Policy 10.3.2.2	Minimal Standards of Conformance
Policy 10.3.2.3	Intergovernmental Coordination for Resource Protection
Policy 10.3.2.4	Ensure Adequate Protection from Adjacent Uses

- Policy 10.3.2.5 Minimum Buildable Area Requirements
- Policy 10.3.2.6 Site Design Standards and Resource Protection – EA-AG and EA-RUR
- Policy 10.3.2.7 Supplemental Site Design Standards and Resource Protection – EA-EOMU
- Policy 10.3.2.8 Best Management Practices
- Policy 10.3.2.9 Managing Invasive Vegetation
- Policy 10.3.2.10 Adjacent Density
- Policy 10.3.2.11 Septic Tanks and Drainfields
- Policy 10.3.2.12 Limiting Impacts on Resources
- Policy 10.3.2.13 Mitigation of Impacts
- Policy 10.3.2.14 Infrastructure used to enhance Natural Resources
- Policy 10.3.2.15 Adjacent Density

OBJECTIVE 10.4 – WATER RESOURCE PROTECTION

- Policy 10.4.1 Water Supply Strategy
- Policy 10.4.2 Conservation – first Strategies for Water Supply
- Policy 10.4.3 Natural System Needs
- Policy 10.4.4 Wastewater as a Water Source
- Policy 10.4.5 Water Quality Improvement

OBJECTIVE 10.5 – PHYSICAL INFRASTRUCTURE

- Policy 10.5.1 Transportation
- Policy 10.5.2 Potable Water and Sanitary Sewer
- Policy 10.5.2.1 Potable Water and Sanitary Sewer – Hawthorne Reserve Area
- Policy 10.5.2.2 Potable Water and Sanitary Sewer – Limitation
- Policy 10.5.3 Financing

OBJECTIVE 10.6 – IMPLEMENTATION

- Policy 10.6.1 Permitted Uses Without a Detailed Specific Area Plan (DSAP)
- Policy 10.6.2 DSAP Buildout Date
- Policy 10.6.3 DSAP Size

- Policy 10.6.4 DSAP Minimum Requirements
- Policy 10.6.5 DSAP Natural Resources Review Process
- Policy 10.6.6 DSAP Development Program
- Policy 10.6.7 DSAP Design Standards
- Policy 10.6.8 DSAP Open Space
- Policy 10.6.9 Infrastructure Financing Minimum Requirements
- Policy 10.6.9.1 Capital Improvements Element Future Amendment
- Policy 10.6.10 DSAP Water and Wastewater
- Policy 10.6.11 DSAP Transportation
- Policy 10.6.12 DSAP Stormwater
- Policy 10.6.13 DSAP Remedies
- Policy 10.6.14 Intergovernmental Coordination
- Policy 10.6.14.1 Community Participation
- Policy 10.6.14.2 Resource Protection – Coordination
- Policy 10.6.14.3 Schools Coordination

MAPS

- Map F.17, Envision Alachua Sector Plan Framework Map
- Map F.17-A, Envision Alachua East Area Inset Map

EXHIBITS

- Exhibit 10.1: Walkability Pattern Guide
- Exhibit 10.2: Block layout example for most intense mixed-use locations
- Exhibit 10.3: Block layout examples for R&D/Office/Institutional
- Exhibit 10.4: Block layout examples for Manufacturing
- Exhibit 10.5: Block layout examples for Neighborhoods
- Exhibit 10.6: Conceptual Site Design for Hawthorne Reserve Area

PART 2: PROPOSED AMENDMENTS TO THE TRANSPORTATION MOBILITY ELEMENT

A. Amend Principle 3

PRINCIPLE 3

B. Amend Existing Policies

**OBJECTIVE 1.2 - Transportation Management Outside of Urban Cluster
and Sector Plan Mobility Areas**

Policy 1.4.1

C. Addition of a new Objective 1.10 and Policy Series

OBJECTIVE 1.10 – ENVISION ALACHUA TRANSPORTATION MOBILITY

DISTRICT

Policy 1.10.1	Envision Alachua Sector Plan (EASP) Mobility
Policy 1.10.2	Envision Alachua Mobility District
Policy 1.10.3	EA-Mobility Fee
Policy 1.10.4	EA Mobility Fee Credit
Policy 1.10.5	EA Mobility District Levels of Service
Policy 1.10.6	SIS Facilities Levels of Service
Policy 1.10.7	Transportation – SR 20 Transition to an Urban Facility
Policy 1.10.8	Internal Street Network Requirements
Policy 1.10.9	LOS Mitigation
Policy 1.10.10	Transportation – Additional Railroad Crossing on US 301

MAPS

Map 11.A, Envision Alachua (EA) Mobility District Map

PART 3: PROPOSED AMENDMENTS TO THE CAPITAL IMPROVEMENTS

ELEMENT

A. Amend Existing Policies

Policy 1.2.4

Policy 1.3.2 Amended to add a new subsection (c)(4).

PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT**A. Addition of a New General Strategy, General Strategy 4.****GENERAL STRATEGY 4**

Promote land development that creates economic development opportunities that support and enhance the innovation economy of Alachua County. Implementation shall be through policies and processes that recognize the following provisions as components of an important and necessary planning framework:

- Create economic progress opportunities that support and enhance the innovation economy, provide job opportunities and services at all economic levels, and ensure a robust and sustainable economy.
- Protect and retain regionally significant lands for conservation, habitat protection and wildlife connectivity.
- Support the development of communities that have a balanced and compatible mix of land uses and employ environmentally sustainable development practices while conserving lands to protect ecosystems, wildlife corridors and working landscapes.
- Address long-term needs for water supply, water quality, and water conservation.
- Attract development that supports a sustainable economic future for residents at all wage and skill levels while being compatible with community goals for land conservation and natural resource protection.
- Maintain agriculture and silviculture as viable and sustainable economic activities.
- Develop partnerships for planning and delivering required infrastructure with utility providers.
- Are of sufficient size and land use composition to support a variety of employment opportunities and social activities.

PART 1: PROPOSED AMENDMENTS TO THE FUTURE LAND USE ELEMENT**B. Addition of a New 10.0 including an Introduction, Objective and Policy Series****10.0 ENVISION ALACHUA SECTOR PLAN (EASP)**

The Envision Alachua Sector Plan (EASP) establishes the Objectives and Policies for 60,000+ acres of lands located in the eastern portion of Alachua County, and is referred to in these policies as the “Planning Area.” During an extensive 2-year visioning process, community representatives articulated a future vision to leverage the opportunities associated with planning for such a large-scale land area while it remained under a single ownership. The Framework Map for the Planning Area reflects the collaborative work of the citizen-based Envision Alachua planning process and illustrates land use relationships that will support a future economic development area in East Alachua County and:

- Creates economic progress opportunities that support and enhance the innovation economy, provide job opportunities and services at all economic levels and ensure a robust and sustainable economy;
- Supports the development of communities that have a balanced and compatible mix of land uses and employ environmentally sustainable development practices while conserving lands to protect ecosystems, wildlife corridors and working landscapes; and
- Promotes and encourages long-term planning for conservation, development, and agriculture on a landscape scale as identified within Chapter 163.3245, F.S. The Envision Alachua Framework Map illustrates this planning strategy through four primary land use components:

1. Conservation Lands

The vision for the EASP Conservation Lands considers the broader regional landscape setting within which the lands are located; the identification of key environmental linkages in the regional landscape; the identification of sufficient lands to accommodate future needs of Alachua County for jobs creation centers and expanding population; the

identification of lands targeted for agricultural and silvicultural uses; and the identification of significant environmental resources within lands targeted for urban uses for resource protection and management. Conservation Lands were identified in locations that would protect valuable natural resources, particularly those that support the long-term economic and environmental objectives of Alachua County. The locations of Conservation Lands were based upon the following criteria:

- Contribution to regional landscape linkages within Northern Florida;
- Protection of large wetland strands and major tributary systems and large, forested wetland strands that provide core habitat that supports numerous native game and non-game species.
- Contiguity with existing conservation lands and Plum Creek conservation easements in Alachua County;
- Opportunity to build upon Alachua County's "Emerald Necklace";
- Contribution to the conservation and enhancement of natural resources, local and regional watersheds and natural preserves (Paynes Prairie, Lochloosa Lake, Newnan's Lake Conservation Area, Orange Lake, Phifer Flatwoods, Balu Forest);
- Enhancement of Lochloosa Creek's connected wetland system to promote linkages for wildlife habitat and to build upon East Alachua County's conservation framework; and
- Integration of green infrastructure, including its roles in stormwater management to minimize flooding and in maintaining connections between natural areas to support wildlife movement, as well as its role as a community amenity and regional recreation destination.

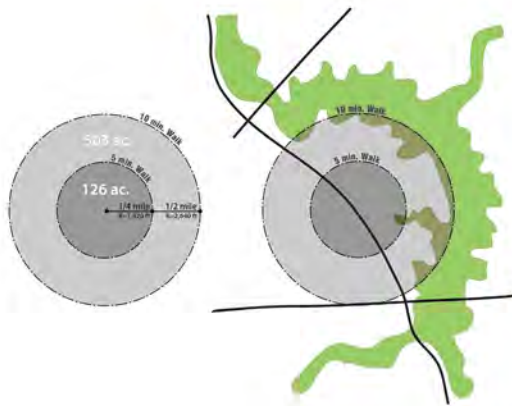
2. Urban Lands (Employment Oriented Mixed Uses)

Urban Lands, designated as Employment Oriented Mixed Uses (EOMU) in the EASP, were identified in locations that would focus future growth

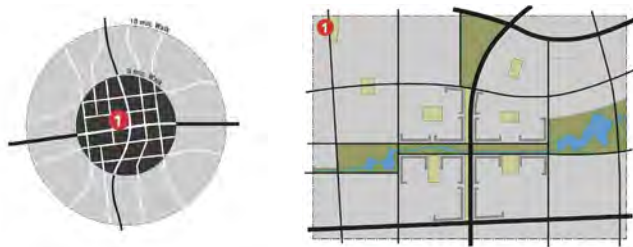
in a few key developable areas to maximize economic potential while minimizing development pressure on surrounding rural, agricultural and conservation areas. The location of EOMU Lands was based upon the following criteria:

- Leveraging existing resources – building upon existing infrastructure, nearby population centers and institutional and commercial anchors;
- Access to significant existing infrastructure, including major roadways, airports and rail;
- Proximity to existing population centers, including Gainesville, east Gainesville and Hawthorne;
- Land suitability for concentrated, mixed use economic development;
- Opportunity to protect/preserve adjacent communities, including Windsor; and
- Proximity to the open space framework/network to support outdoor recreation economy.

The EOMU Land Use development pattern standards identify the relationship between the mix of uses, including residential uses and employment, supporting commercial uses, recreation and open spaces. Some employment driven locations within the EOMU will include a highly integrated mix of employment and residential uses concentrated to promote walkability and facilitate synergies among uses. Other locations within the EOMU will be less intense while maintaining the principles of walkability. See Exhibit 10.1.

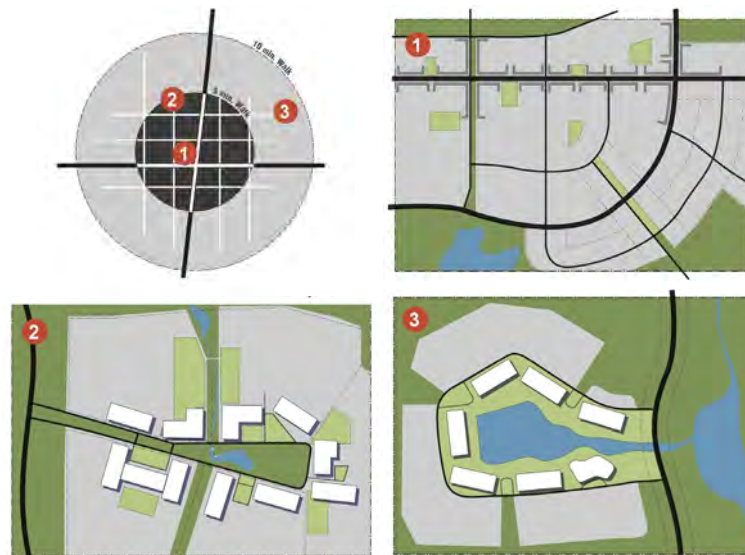
EXHIBIT 10.1: Walkability Pattern Guide

INTENSE MIXED USE: The most intense mixed-use locations will include a highly integrated and interconnected mix of land uses to include employment, residential, cultural and institutional uses as well as smaller scale or experimental agriculture. The horizontally and vertically integrated mix of uses will provide a blend of uses in an urban setting that will become the focal point for activity within the larger community. See Exhibit 10.2.

EXHIBIT 10.12: Block layout example for most intense mixed-use locations

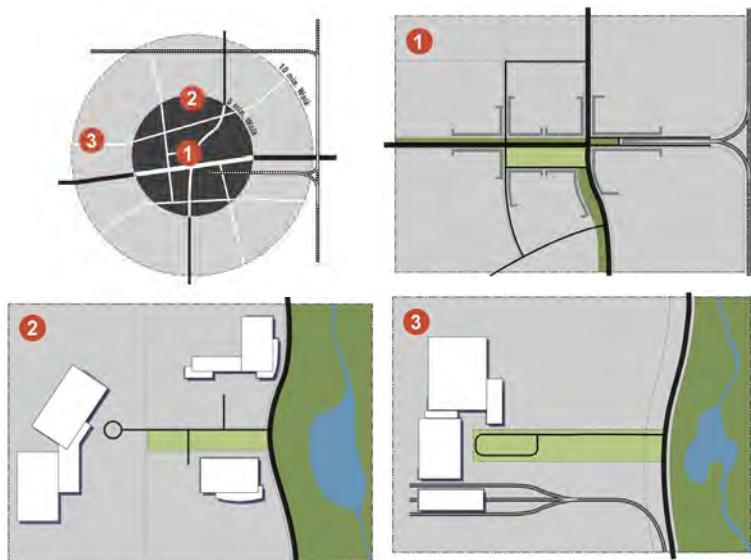
R&D / OFFICE / INSTITUTIONAL. In addition to high intensity mixed use areas, there will be some locations that are focused on R&D/Office/Institutional. These areas will also conform to all of the development pattern standards for the EOMU and will integrate/interconnect with adjacent

neighborhoods through the inclusion of transitional intensity uses, buffering, landscaping, and natural open space. This interconnected, flexible land use framework will accommodate a range of development parcel sizes and types to appeal to a broad spectrum of users, including institutional/research/office anchors. See Exhibit 10.3.

EXHIBIT 10.3: Block layout examples for R&D/Office/Industrial

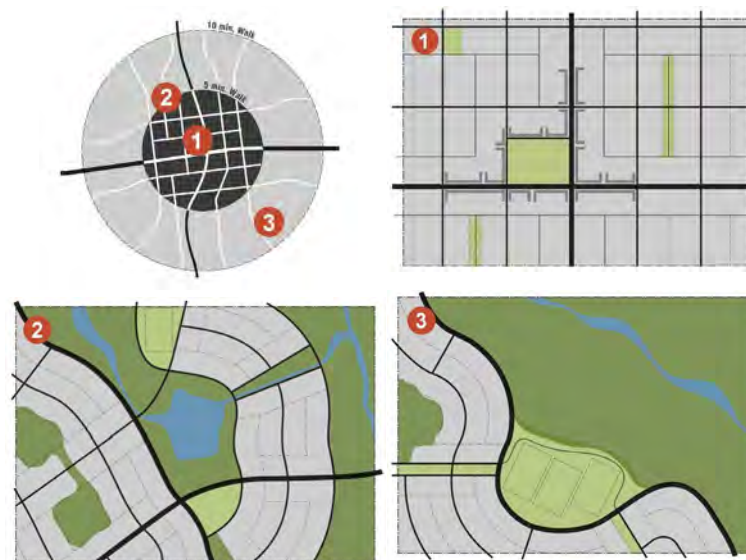
MANUFACTURING. Advanced manufacturing is a special primary use that will support a mix of uses within the EOMU. These uses will be located to capitalize on regional highway and railroad access and will include a variety of parcel sizes that will accommodate a range of advanced manufacturing uses. This integrated land use “ladder” will accommodate the evolution from idea incubation through production and distribution. See Exhibit 10.4.

EXHIBIT 10.4: Block layout examples for Manufacturing



NEIGHBORHOODS. Mixed-density neighborhoods will be located within walking distance of an open space amenity and connected via a system of trails/paths to the overall open space network. Neighborhood identity will be enhanced by the siting of major community amenities (schools, civic uses, neighborhood retail, community parks, trail head, etc). Innovative housing designs intended to maximize energy efficiency are envisioned, and will inform siting, orientation and architectural expression to the greatest extent possible. See Exhibit 10.5.

EXHIBIT 10.5: Block layout examples for Neighborhoods



3. Rural Lands

Rural Lands were identified in locations that were designed to maintain and enhance the rural development form and landscape that define the edges of the urbanizing areas, and to preserve the natural and cultural assets, particularly of Windsor, which embody the area's heritage and traditions. The location of Rural Lands was based upon the following criteria:

- Proximity to and opportunity to protect and enhance the existing rural community of Windsor;
- Potential to contain and define the edge of the proposed EOMU Land Use areas; and
- Opportunity to maintain the character and form of the existing development pattern as a natural extension of Windsor.

4. Agricultural Lands

Agriculture Lands were identified to maintain functioning, productive agricultural and silvicultural operations and lands, accommodate agricultural support activities, and protect valuable farmland for use by existing and future generations. The location of Agriculture Lands was based upon the following criteria:

- Proximity to potential commercial and/or institutional uses within EOMU Lands;
- Suitability as a transition zone to conservation areas;
- Opportunity to maintain and enhance existing agricultural adjacencies, heritage, and character of the area;
- Serving as a “greenbelt” to limit sprawl and promote compact development; and
- Land suitability for agriculture and silviculture uses.

Overall Planning Framework

The planning framework for the Envision Alachua Sector Plan is defined through the Long Term Master Plan by establishing policies that address four important strategy components:

1. Economic Progress. Generate and attract economic progress opportunities that will support and enhance the innovation economy of Alachua County;
2. Conservation and Natural Resource Protection. Conserve lands to protect ecosystems wildlife corridors and working landscapes;
3. Support Uses. Provide a full spectrum of uses to insure a balanced and compete community; and
4. Community Engagement. Provide opportunities for community engagement in planning for a future that provides a high quality of life for all current and future residents on and around the Envision Alachua Planning Area.

OBJECTIVE 10.1 – ENVISION ALACHUA SECTOR PLAN FRAMEWORK

Provide a land use and development framework for the Envision Alachua Sector Plan through the creation of a Long Term Master Plan (LTMP) with a 50-year planning horizon that serves the public interest of the citizens of Alachua County by guiding conservation and development practices in a manner that ensures adequate protection of resources while strengthening the economic viability of the eastern portion of Alachua County.

Policy 10.1.1 Consistency with Future Land Use Element Principles

The Envision Alachua Sector Plan is consistent with the Future Land Use Element planning principles adopted by Alachua County which function to guide the County's future land use policy.

Policy 10.1.1.1 Strategies Supporting FLUE Principle 1

The EASP shall promote sustainable land development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment through:

- a. The provision of large-scale sites for research, education and employment uses consistent with the local and regional needs to support the growing innovation economy;
- b. The provision of significant areas for conservation in a manner that protects high value ecological resources based upon their contribution to regional landscape linkages, contiguity with existing conservation lands, and the opportunity to contribute to the conservation and enhancement of natural resources, community watersheds, and natural preserves; and
- c. The concentration of future development in specific areas and the location of conservation lands in a manner that will contribute to regional conservation linkages.

Policy 10.1.1.2 Strategies Supporting FLUE Principle 2

All development within the EASP shall ensure the provision of necessary services and infrastructure, focus urban development in clearly defined areas, and strengthen the separation of rural and urban uses through:

- a. The leverage of existing local and regional assets to create economic progress opportunities in support of nearby population centers that are in need of additional jobs. These assets include but are not limited to:
 - University of Florida, Sante Fe College, and other educational institutions;
 - Existing rail infrastructure;
 - Existing highway infrastructure, particularly the access provided by SR 20, SR 24, SR 26, and US 301;
 - Shands and other healthcare facilities;
 - Existing Silviculture and Agriculture; and
- b. The placement of conservation lands and the use of compatible land use or buffer transitions to protect and separate urban uses along the development edge from adjacent rural uses.

Policy 10.1.1.3 Strategies Supporting FLUE Principle 3

The EASP recognizes residential neighborhoods as a collective asset for all residents of the county through:

- a. The protection and enhancement of Rural Clusters by maintaining the permitted uses, densities and standards provided in the Rural/Agricultural land use category in effect on the date of adoption of the EASP Plan Amendment on lands directly adjacent to the Rural Clusters.
- b. Enhance Hawthorne and East Gainesville by providing job opportunities in close proximity to the residents of Hawthorne and East Gainesville

Policy 10.1.1.4 Strategies Supporting FLUE Principle 4

The EASP creates and promotes cohesive communities that provide for a full range and mix of land uses through:

- a. A Detailed Specific Area Plan (DSAP) approval process that prohibits a DSAP with single use residential EOMU and establishes the appropriate mix of uses at the time of DSAP approval; and
- b. The use of an integrated development pattern that minimizes walking

distances between the majority of residential uses and employment opportunities within the Planning Area. This development pattern shall be connected and organized in a manner that supports compact urban form, and connected, pedestrian-friendly communities.

Policy 10.1.2 Envision Alachua Sector Plan – Conflicting policy procedure

The adopted EASP establishes the goals, objectives and policies that govern the development of lands within the Planning Area. In the event that there is determined to be a direct or indirect conflict between the Envision Alachua Sector Plan Objectives and Policies and the Goals, Objectives and Policies of the Alachua County Comprehensive Plan, the Envision Alachua Sector Plan Objectives and Policies shall control. All goals, objectives and policies in the Alachua County Comprehensive plan that do not directly or indirectly conflict with the EASP shall apply to the Planning Area.

Policy 10.1.3 Envision Alachua Long Term Master Plan (General)

The Envision Alachua Sector Plan – Planning Area (Map F.17) shall be governed by policies contained in Objectives 10.1 through 10.6, of the Future Land Use Element and policies contained in Objective 1.10, of the Transportation Mobility Element, Alachua County Comprehensive Plan, Future Land Use Element. These policies constitute the Long- Term Master Plan (LTMP) and address the following requirements of state law:

- a. Future Land Use designations contained on a Framework Map;
- b. Water supply;
- c. Transportation;
- d. Regionally significant facilities;
- e. Regionally significant natural resources;
- f. General development principles and guidelines; and
- g. General procedures and policies to facilitate intergovernmental coordination.

Policy 10.1.4 Development Program

The percentage distribution among the mix of uses within the EA-EOMU mixed use land use designation is provided through standards for measuring the maximum development program permitted within the Envision Alachua Planning Area which shall be based upon the following:

a. Maximum Development Program Baseline.

Residential: 10,500 homes*

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

* Accessory dwelling units may be provided; however, such units shall be in addition to the maximum residential units noted above.

** Facilities to serve the community including, but not limited to, schools, places of worship, government services, recreation, utilities, and civic facilities, shall be provided as needed. Floor area for such facilities shall be in addition to the maximum nonresidential square footage noted above.

b. Conversions. The development program shall be flexible to allow for minor adjustments in land uses over the course of the estimated 50-year planning period to respond to changing market conditions. Conversions of residential units to nonresidential floor area, and conversions of nonresidential floor area to residential units, shall be permitted based on the following standard: 1 dwelling unit = 2500 square feet of nonresidential floor area. Conversions shall be limited such that the maximum increase in the number of residential units or the floor area of nonresidential space shall not exceed 10% of the maximums set forth in 10.1.4. above.

c. Measurement. Non-residential Square footage shall be measured based upon areas under roof (heated and cooled).

d. Allocation of development rights within the Planning Area. The development program maximums set forth herein shall be allocated to subareas of the Planning Area through the Detailed Specific Area Plan (DSAP) process (See Objective 10.6). Over time, unused allocations shall not be deemed to be extinguished as subareas “build-out” and shall be

permitted to shift to other subareas within the Planning Area through the process established for amendments to a DSAP(s).

e. The square footage of any development that is included within the EASP Planning Area that is subsequently included within a Campus Master Plan and separately mitigated shall be in addition to the maximum development program in Policy 10.1.4.

OBJECTIVE 10.2– LAND USE

Provide compact community design standards that advance the form and practice of land planning and development for the purposes of achieving significant economic progress and conservation goals and achieving lower levels of the consumption of resources in general, and specifically including reduced consumption of energy (electricity and transportation), land and water supply.

Policy 10.2.1 Establish Future Land Use Map

The Envision Alachua Sector Plan Framework Map and the East Area Inset Map is hereby adopted as a part of the Alachua County Future Land Use Map Series, Map F.17 and Map F.17-A and includes areas for urban development. The EASP functions as a large-scale alternative to the Urban Cluster and Activity Centers concepts of the Alachua County Comprehensive Plan policies for managing and directing urban development. The adopted future land use map categories include Rural (EA-RUR), Agriculture (EA-AG), Conservation (EA-CON) and Employment Oriented Mixed Use (EA-EOMU). The future land use map series for the EASP includes:

- The future land use designations as depicted on Map F.17 and Map F.17-A;
- The multimodal transportation district boundaries as depicted on Map 11.A (Transportation Element); and
- All maps for natural resources and resource conditions that are included in the Alachua County Comprehensive Plan.

The policies and provisions related to wetland protection, floodplain protection, and the Strategic Ecosystem protection are specifically contained within

the policies of Objective 10. No additional land use overlays, text defined overlays or other similar mechanism that limits or restricts the use of land other than the policies of Objective 10 shall apply.

Policy 10.2.2 Planning Horizon

The LTMP provides a cohesive and coordinated program for the future of East Alachua County with an expected planning horizon of 50 years.

Policy 10.2.3 Rural (EA-RUR)

The definition and standards of the EA-RUR land use category shall be consistent with the Rural/Agriculture land use category described in Objective 6.2 in effect as of the date of adoption of this amendment and shall have the density, intensity, and uses as follows:

- a. Areas identified as EA-RUR on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing as provided in Policy 6.1.8 of the Future Land Use Element, and agricultural products distribution. Rural residential uses, home-based businesses, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the EA-RUR areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

- b. The County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with transfer of development rights and support for use of local, State, and Federal incentives including pursuit of funds from state and federal programs for purchase of agricultural conservation easements and purchase of development rights.
- c. The most recent, applicable best management practices for agriculture and silviculture shall be required consistent with Section 5.5, Agricultural and Silvicultural Practices, of the Conservation and Open Space Element. The County shall encourage sustainable and conservation-oriented agricultural practices for agriculture and silviculture, and shall work with landowners to facilitate participation in voluntary certification programs whose standards meet or exceed best management practices, agricultural and conservation easements, and federal and state cost-share programs. The land development regulations shall be reviewed for the inclusion of incentives to encourage voluntary participation in certification programs.

Policy 10.2.4 Agriculture (EA-AG)

Permitted uses with the EA-AG land use category on the Future Land Use Map include agricultural activities including silviculture; mining, excavation and fill operations; and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as associated research facilities, farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing as provided in Policy 6.1.8 of the Future Land Use Element, limited industrial uses related to agriculture and agricultural products distribution. Rural residential uses, home-based businesses, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation, water conservation and retention/detention areas that are determined to be appropriate for stormwater

management are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the EA-RUR areas, such as animal sanctuaries, kennels, and commercial animal raising are permitted. New residential uses at a maximum density of one dwelling unit per 40 acres shall be permitted.

Policy 10.2.5 Conservation (EA-CON)

Lands assigned the EA-CON land use category shall not be permitted residential uses, and no transfer of density shall be allowed from lands designated as EA-CON. Changes that modify the boundaries and configuration of these areas shall be permitted due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment and may be approved as an administrative amendment to the DSAP by the Planning Director or his/her designee. These boundary and configuration changes shall not result in any net decrease in the total acreage designated as Conservation Land Use.

Within the EA-CON land use category, silviculture uses employing the latest applicable best management practices of the Florida Department of Agriculture and Consumer Services shall be permitted, and the following uses generally shall be permitted to the extent that they do not significantly alter the natural functions of the conservation area:

- a. Public and private conservation, recreation and open space uses.
- b. Public and private wildlife preserves, game management and refuge areas.
- c. Mitigation Areas.
- d. Water conservation and retention/detention areas that are determined to be appropriate for stormwater management.
- e. Agricultural uses, employing latest applicable best management practices.
- f. Road crossings planned and designed using best management practices, including up to four crossings of Lochloosa Creek, to serve motorized vehicles, pedestrians, bicyclists, and utilities.

Policy 10.2.5.1 Conservation (EA-CON) Natural Resource Protection

Areas designated as Conservation Land Use (EA-CON) shall be permanently protected, and maintained as undeveloped conservation, silviculture or agriculture areas or for natural resource protection and passive recreational uses and shall be subject to a conservation management plan enforced through the conservation covenants or easements. It is the intent that through these policies these areas be protected, which protection shall be enforced over time through a combination of conservation covenants and conservation easements, and that ultimately, at build out, all lands designated as EA-CON shall be protected by conservation easement. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing these areas. The plan shall also provide for the protection of species listed by FFWCC and USFWS.

Policy 10.2.5.2 Conservation (EA-CON) Timing of Conservation Covenants and Conservation Easements

The following timing requirements will apply to lands within EA-CON:

- a. Lands within EA-CON that have a conservation easement in place on the date of adoption of the EASP shall be included in the management plan adopted within 12 months following receipt of state and federal environmental permits required for the first DSAP. Silviculture uses shall continue to be allowed under the terms of the existing conservation easements unless additional restrictions are a condition of state or federal environmental permits.
- b. Lands within EA-CON that do not have a conservation easement in place on the date of the adoption of the EASP shall be addressed within the DSAP process as follows:
 1. The proportion of EA-CON Land Use required to be included within any specific DSAP shall be in direct proportion to the total development program included within the DSAP; the total land area for development that is included within the DSAP; or the land area required for mitigation by state or federal permits for development within the DSAP, whichever amount is greater.

2. For lands that are included in the mitigation requirements for the state and federal environmental permits for a specific DSAP, a conservation easement shall be provided and will be transferred to the County and to a qualified conservation organization acceptable to the County and experienced in holding and maintaining conservation easements, subject to their acceptance after review and approval of the easement as to form and content, or to one or more entities specified by required environmental permits within 12 months of the effective date of the required state and federal environmental permits for that DSAP.
 3. For EA-CON lands within each specific DSAP that are not included in the mitigation requirements for state and federal environmental permits, they will be included within a conservation covenant that will be transferred to the County and to a qualified conservation organization acceptable to the County and experienced in holding and maintaining conservation easements, subject to their acceptance after review and approval of the covenant as to form and content within 12 months of the effective date of the required state and federal environmental permits for that DSAP.
 4. Conservation covenants shall be converted to conservation easements in an amount proportionate to the percentage of the development program constructed within the DSAP. The timing of conversion will be consistent with the timing of the status report for the DSAP which shall be regularly reported to the State through the statutorily required Evaluation and Appraisal Report (EAR) prepared and submitted by the County.
- c. Conservation covenants shall be consistent with the conservation purposes set forth in Sec. 704.06(1), Florida Statutes, except that the term shall run with the land for an initial term of ten years, which shall automatically be renewed every ten years thereafter so long as the maximum densities and intensities established in the Objective 10.1.4 shall remain in effect provided that a voluntary reduction in such

densities and intensities sought by the applicant, grantor or its successors shall not affect the continued existence of the covenant.

- d. Both the County and the qualified conservation organization designated to receive the conservation easement and/or conservation covenant shall agree prior to accepting the easement or covenant that the boundaries of the easement or covenant may be adjusted on an acre for acre basis upon request of the holder of the fee interest in the land if the environmental value of the easement or covenant is not diminished by the boundary adjustment.

Policy 10.2.5.3 Conservation (EA-CON) Management Plans

Management Plans are required for EA-CON lands not later than one year of inclusion of those lands within a state or federal environmental permit mitigation plan. Implementation of a conservation management plan shall be adequately funded by the owner, or its successors in interest. The conservation management plan shall set resource protection standards and management protocols designed to ensure the long-term maintenance of the ecology of Conservation and Resource Based Open Space (RBOS) areas (See Policy 10.2.6.6 for RBOS definition). The conservation management plan shall establish conservation goals and objectives for diversified habitats within areas designated as Conservation or RBOS which are consistent with respective habitat requirements, ecological communities, and other natural resources and resource requirements, will identify roadway crossings and permitted utility structures, as well as conditions associated with any public access and passive recreational use. A management plan may also include recommendations for amendments to conservation easements in existence on the date of adoption of the EASP plan amendment to allow water quality infrastructure to be constructed or mitigation activities to be conducted on said lands.

The conservation management plan shall address at a minimum, the following matters:

- a. Documents and maps that identify the location of areas and natural resources to be preserved, including any protective buffers.

- b. An assessment of the existing quality and characteristics of the natural resources to be preserved and/or restored.
- c. A description of the goals and objectives for each site.
- d. A description of all proposed uses, including existing and any proposed physical and access improvements.
- e. A description of activities that will be performed to protect, restore, or enhance the natural resources to be preserved.
- f. A set of schedules and assignments of responsibility for specific implementation activities to be performed as part of the management plan.
- g. The management plan shall take into account the ownership interests of public and private entities and provide for protection of private ownership interests.
- h. The agreement for the conservation easement may serve as the management plan in the absence of a management plan.
- i. The land shall be subject to the conservation policies of the Comprehensive Plan that are applicable to the resources within those areas.

Policy 10.2.6 Employment Oriented Mixed Use (EA-EOMU)

The EA-EOMU permits the full range of employment based uses 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 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 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.

Policy 10.2.6.1 EA-EOMU Statement of Land Use Efficiencies

The state and regional goals achieved through the Envision Alachua Sector Plan are made possible by the efficiencies of energy, land and water achieved

by the functional placemaking components of the EA-EOMU. The County recognizes that concentration of development in key areas and conservation of significant natural lands as EA-CON and as RBOS, prevents Urban Sprawl and supports the creation of compact, mixed-use development. Therefore, in order to achieve these purposes, impacts to natural systems and wetlands within the EA-EOMU may occur to the extent they are authorized by state and federal environmental permits.

Policy 10.2.6.2 EA-EOMU Functional Placemaking Components

The functional place-making components for development within the EA-EOMU shall include the following:

- a. Mix of Uses (Policy 10.2.6.3);
- b. Balance of development program over time (jobs to housing ratio) (Policies 10.2.6.4 – 10.2.6.5);
- c. Protection of Natural Resources, Resource-Based Open Space (RBOS), Wetlands, and Floodplain (Policies 10.2.6.6 – 10.2.6.14);
- d. Design Standards (organization of development and land form) Policies 10.2.6.14 – 10.2.6.17);
- e. Access to Civic uses (Policy 10.2.6.18); and
- f. Circulation and Connectivity (Policy 10.2.6.19).

Policy 10.2.6.3 EA-EOMU Mix of Uses

The maximum density and intensity for each use within EA-EOMU is provided in the table below which shall be used for the purposes of measuring compliance with this policy for all of the lands assigned the EA-EOMU future land use designation as a whole. The lands within the EA-EOMU shall be developed to accommodate a composite land use mix over the entire land area assigned EOMU as described in Policy 10.1.4 and the density and intensities described below. In addition, each individual DSAP application shall include provisions for the specific mix within the DSAP to be determined at the time of DSAP approval.

Use	Density (Dwelling Units /Gross Residential Acre) ²		Intensity FAR		Land Area
	Max	Min	Max	Min	
R&D/Office	(1)				
Advanced Manufacturing	(1)				
Residential	25				
Commercial	(1)				
Open Space					
(Minimum) ³					
- RBOS ⁴	---	---	---	---	15%
- Additional Open Space					15%

¹There is no maximum density within vertically mixed-use structures. The maximum residential development is limited by the overall development program, Policy 10.1.4.

²Gross Residential acreage is defined as the total parcel area used for the development of residential housing units.

³The County shall not require more than the minimum open space required.

⁴RBOS is Resource Based Open Space, See Policy 10.2.6.6.

Policy 10.2.6.4 EA-EOMU Jobs to Housing Balance

The EA-EOMU shall create regional scale economic development opportunities that support and enhance the innovation economy of Alachua County and cohesive communities that support these economic opportunities through a mix of land uses. The DSAP approval process shall prohibit the establishment of a DSAP in which the EOMU contains only residential uses. Each DSAP shall establish the appropriate mix of uses within the DSAP at the time of DSAP approval consistent with the overall development program described and defined in Policy 10.1.4. The EA-EOMU shall:

- a. Achieve 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).

- b. Measurement for achieving the jobs-to-housing balance shall be based upon the following:

- i. The jobs-to-housing balance shall be measured for development within each DSAP, with the exception of the lands within the Hawthorne Reserve Area.
- ii. The remedy for failure to achieve the jobs-to-housing ratio during the development of a DSAP shall be to improve the ratio of jobs to housing as a part of the next DSAP submittal. In the event that the jobs to housing ratio drops below 2.00, approval of a subsequent DSAP with residential development shall be suspended until a remedial plan can be developed to improve the ratio of jobs to housing and approved as set forth in an accompanying development order.
- iii. Measurement for compliance shall initially occur five (5) years after commencement of vertical development, and every five years thereafter.
- iv. The method of measurement shall be based upon the assumptions that the average amount of floor area per employee by land use is:

R&D/Office/Commercial	4.0 Employees / KSF
Advanced Manufacturing	1.2 Employees / KSF

KSF = 1000 square feet of gross floor area

Policy 10.2.6.5 EA-EOMU – Mixture of Housing Options

Residential development within the EA-EOMU shall provide 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.

To provide for a greater range of choices of housing types in single-family residential areas, affordable housing, and the promotion of infill to new and existing neighborhoods while maintaining single family character, one

accessory dwelling unit shall be allowed on single family residential lots in the residential areas of the EASP without being included in gross residential density calculations. Performance criteria shall be detailed in the DSAP and include elements such as size, site design, landscaping, access, and parking requirements and shall meet the following requirements:

- a. Homestead Exemption Status. Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot. Prior to the issuance of a building permit for the construction of an accessory dwelling unit(s) in a new residential development, the applicant shall provide proof of deed restrictions or covenants requiring that an accessory unit may not be inhabited unless homestead status is maintained on the lot. Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.
- b. Water and Sewer Service. All accessory dwelling units shall be required to connect to the municipal potable water and sewer system of the primary residence and shall not have separate services.

Policy 10.2.6.6 EA-EOMU Resource-Based Open Space (RBOS)

Areas shall be identified through the DSAP process to create the RBOS as a means to further protect and enhance environmental systems. RBOS areas shall be designed to the extent practicable to eliminate or minimize fragmentation and promote habitat connectivity and the formation of linked networks to adjacent properties managed for conservation purposes. RBOS shall not include parcels identified for development (including, but not limited to individual yards, active open space, or civic open space). RBOS lands may include areas set aside for ecological preservation, enhancement and restoration, nature trails, conservation education programs, observation decks and similar facilities including lakes used for detention and retention of surface water. RBOS may include, flood plains, wetlands, mitigation areas, vegetative buffers, specialized habitat for flora or fauna, passive recreation areas,

and water resource development areas, and shall be designated during the development review process. At least 15% of the total area within the EA-EOMU shall be designated as RBOS during the DSAP process. RBOS shall have a public access plan for trails, boardwalks, and environmental education areas, and for passive recreational use where appropriate.

Policy 10.2.6.7 EA-EOMU RBOS Natural Resource Protection Mechanisms

Areas designated as RBOS shall be protected in perpetuity by conservation easements. These areas shall be subject to a conservation management plan as set forth in Policy 10.2.5.2 and which shall be enforced through the conservation easements. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing these areas. The plan shall also provide for the protection of species listed by FFWCC and USFWS. Conservation easements for lands included within RBOS areas shall be recorded in conjunction with the approval of the Preliminary Site Plan for the DSAP, or as specified in state and federal environmental permits for the respective DSAP, whichever is earlier. The Conservation Easement will run in favor of Alachua County, or as identified in required environmental permits.

Policy 10.2.6.8 EA-EOMU RBOS Ecological Monitoring

The periodic reports provided in compliance with the issuance of any environmental permits for RBOS lands shall be provided to the County and shall be sufficient for the purposes of ecological monitoring for these sites.

Policy 10.2.6.9 EA-EOMU RBOS Permitted Uses

No development shall occur within RBOS except for development directly associated with the following uses, provided that impacts to environmental resources are minimized, required state and federal permits are obtained, and for any RBOS area permitted as a mitigation bank, the uses are allowed by the permit and the conservation easements established for that area:

- a. Bicycle, pedestrian, and equestrian trails and rest areas for trails to include restrooms, water fountains, government initiated parking

facilities for trail users, shelters to provide protection/ relief from the weather.

- b. Utility easements and lines.
- c. Solar energy facilities to provide all, or portions of, the power source for illumination of on-site signage or on-site security.
- d. Roads, which cross RBOS lands.
- e. Fencing if specifically authorized by Florida Fish & Wildlife Conservation Commission.
- f. Agricultural or silvicultural activities using best management practices.
- g. Replacement of existing structures.
- h. Environmental education or interpretation facilities.
- i. Wellfields, water resource development or approved alternative water supply projects.

Policy 10.2.6.10 EA-EOMU Wetlands Protection

Wetland acreage and function within the EA-EOMU shall be protected through compliance with state and federal environmental permitting requirements. Obtaining the appropriate state and federal environmental permits and compliance with the policies of Objective 10 of the Future Land Use Element shall constitute compliance with the land development regulations of Alachua County for the purposes of wetland protection.

Policy 10.2.6.11 EA-EOMU Wetlands Buffers

Wetland ecosystems protected pursuant to federal and state permits shall be further protected from potential development impacts by buffers with minimum widths established in Policy 10.3.2.

Policy 10.2.6.12 EA-EOMU Development Activity

Development activity shall not be authorized in wetlands or wetland buffers except when authorized pursuant to state and federal environmental permits.

Policy 10.2.6.13 EA-EOMU Mitigation

Any development activity permitted within an onsite, or affecting an offsite, wetland or buffer shall be mitigated consistent with state and federal environmental permit requirements.

Policy 10.2.6.14 EA-EOMU Floodplain

Floodplain and Flood prone areas within the EASP are currently defined by the Federal Emergency Management Agency (FEMA), and specifically the Zone "A" special flood hazard areas (SFHAs) shown on the effective Flood Insurance Rate Maps (FIRMs). The SFHAs within the EASP shall be refined by their physical and hydrologic characteristics as determined by best available data, including but not limited to, LiDAR topography (contours), drainage studies, and other professionally acceptable determinants.

Development within the 100-year floodplain shall be permitted to the extent that it does not result in adverse impacts as measured by an increase in peak stage or discharge outside of the EASP boundary. Compensating storage areas may be utilized on an EASP-wide basis to mitigate the potential for adverse impacts that could occur as a result of an increase in peak stage or discharge outside of the EASP boundary.

Policy 10.2.6.15 EA-EOMU Design Standards

Site and building design, including scale, shall create a pedestrian-, bicycle- and transit-friendly environment. Architectural and site design techniques shall be used to promote walkable and bikeable communities.

- a. The site design shall conform to a compact development pattern, with opportunities for shopping and workplaces near residential neighborhoods;
- b. The site layout and orientation of buildings shall create a development that is designed around the pedestrian and bicyclist, creates an environment that promotes walking and bicycling as an alternative means of mobility, accommodates transit and connects activities within the EOMU;

- c. Development outside the Hawthorne Reserve Area shall be served by a connected internal street network such that use of existing roads is not required or convenient for internal travel, and travel on CR234 through Windsor by residents and employees within the EA-EOMU shall be discouraged.
- d. The location of residential uses within the EA-EOMU, excluding those residential uses with the Hawthorne Reserve Area, will ensure that a majority of housing is within a 1/2 mile radius of non-retail employment uses. See Exhibit 10.6, Conceptual Site Design for Hawthorne Reserve Area.
- e. The location of employment uses with the EA-EOMU will ensure that a majority of jobs created shall be located within a 1/2 mile walk of future transit access for a transit connection to east Gainesville or Hawthorne.
- c. The site design shall conform to a compact development pattern, with opportunities for shopping and workplaces near residential neighborhoods;
- d. The site layout and orientation of buildings shall create a development that is designed around the pedestrian and bicyclist, creates an environment that promotes walking and bicycling as an alternative means of mobility, accommodates transit and connects activities within the EA-EOMU as well as to the adjacent urban areas within Hawthorne;
- e. The location of residential uses within the Hawthorne Reserve will be located within a ¼ mile walking distance of recreation/open space/conservation lands. The area south of SR 20 shall be predominantly residential uses with support commercial uses along SR20. See Exhibit 10.6, Conceptual Site Design for Hawthorne Reserve Area.

Policy 10.2.6.15.1 EA-EOMU Design Standards for the Hawthorne Reserve Area

The Hawthorne Reserve Area shall be designed as an extension of the existing and planned urban patterns of development that are adjacent to this site. Site and building design, including scale, shall create a pedestrian-, bicycle- and transit-friendly environment. Architectural and site design techniques shall be used to promote walkable and bikeable communities.

- a. The Hawthorne Reserve Area shall be consistent with the EA-EOMU requirements regarding permitted uses, minimum and maximum densities and intensities of use and the required mix of uses as defined in policies 10.2.6 and 10.2.6.3.
- b. The Hawthorne Reserve Area shall be consistent with the EA-EOMU requirements regarding the overall minimum open space requirements for the EA-EOMU as defined in policy 10.2.6.3. Although this requirement shall be measured over the entire land area assigned EA-EOMU as provided in policy 10.2.6.3, the lands within the Hawthorne Reserve Area shall support the satisfaction of this requirement by providing a minimum of 20% of the Hawthorne Reserve Area as open space.

EXHIBIT 10.6: Conceptual Site Design for Hawthorne Reserve Area



Policy 10.2.6.16 EA-EOMU Retail Uses Design Standards

Except within the Hawthorne Reserve Area, single occupant retail uses 50,000 square feet or greater shall provide:

- a. Separate liner buildings oriented towards a street on at least three (3) sides of the use with the rear of the building either fronting parking or lined by buildings, or
- b. Contain a vertical mixture of uses with at least one (1) story above the ground floor, or
- c. Multiple floors with a maximum of 50,000 square feet per floor, or
- d. Provide parking on top of the building, or
- e. Meet the alternative parking standards as provided in the DSAP.

Policy 10.2.6.17 EA-EOMU Protection of Edges

The EA-EOMU shall provide open space that establishes clearly defined edges that separate the urban uses of the EA-EOMU from adjacent privately owned land that may be rural, agricultural or conservation lands. The uses established within the Planning Area shall be located and managed in a manner that helps to create and maintain such edges. The edge conditions shall be managed based upon the following standards:

- a. There shall be no extension of utility services from within the EOMU to areas outside of the EASP with the exception of the Hawthorne Reserve Area.
- b. Future land uses allowed on Sector Plan lands within or adjacent to the Campville Rural Cluster or the Grove Park Rural Cluster shall be comparable to the built adjacent development, or be consistent with those uses allowed by the current Comprehensive Plan, or shall be separated from existing homesites by a natural buffer of at least 100' in width.
- c. Future land uses allowed on EOMU lands adjacent to lands designated Rural/Ag Future Land Use shall be comparable to the built adjacent residential development, or be consistent with those uses allowed by the current Comprehensive Plan or shall be separated from existing

homesites by a natural buffer of at least 100' in width.

- d. Future land uses allowed on EOMU lands adjacent to lands currently in public ownership and protected by a conservation easement shall be separated by a natural buffer of at least 50'.

Property within the Hawthorn Reserve Area is not subject to the edge conditions standards.

Policy 10.2.6.18 EA-EOMU Access to Civic Uses

The EA-EOMU shall include provisions to insure accessibility to civic uses as follows:

- a. The location of residential uses within the EA-EOMU will ensure that all residential uses are within a ¼ mile walking distance of recreation/open space/conservation lands;
- b. Food production shall be encouraged at the parcel level and some open spaces shall be adequately sized to accommodate community gardens;
- c. The County shall support the development of markets and programs within the EA-EOMU that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities. The County shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.

Policy 10.2.6.19 EA-EOMU Circulation and Connectivity

Development within the EA-EOMU shall provide for interconnected, mixed-use development through specific site and design standards that 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.

Policy 10.2.7 Clean, Healthy Environment

Development shall support a cleaner, healthy environment that benefits the health and well-being of existing and future populations in and near the

Planning Area. Development design shall adhere to the following healthy community principles:

a. Physical Health

- i. Support physical activity by locating parks and other recreational facilities in close proximity to concentrations of households and workplaces.
- ii. Construct walkways and bikeways where appropriate to encourage “active transportation.”
- iii. Accommodate urban agriculture and community gardens as well as outlets for fresh foods (i.e., farmers markets, produce stands, and food cooperatives) to encourage local food production and distribution, support better nutrition and healthier dietary choices, and address issues of food security and food deserts.
- iv. Maintain or improve air quality by reducing GHG emissions by reducing dependence on automobiles with non-motorized alternative transportation options and a compact form of development in the appropriate areas to make such alternatives feasible; and preserving natural vegetation to the extent practicable and incorporating landscaping in development to improve air quality.

b. Mental / Emotional / Social Health

- i. Locate public spaces (parks, greens, plazas, etc) in a manner that increases exposure to the natural environment (reduce/manage stress, education).
- ii. Preserve and integrate into the built environment natural vegetation and other features to connect people with nature (reduce/manage stress, education, connection to place).
- iii. Incorporate a variety of public spaces within new development, especially within medium- to high-density development that is designed to support active and passive recreation, and formal and informal gatherings, so residents feel a stronger connection to place and sense of belonging.
- iv. Support lifelong learning by accommodating non-traditional

educational facilities and programs (such as outdoor classrooms and research facilities) in built environment.

v. Create multi-generational neighborhoods –

- Co-locate senior housing within neighborhoods to facilitate social interaction among different age groups (mentally stimulating for seniors to interact with younger generations), and to minimize social isolation and the negative impacts of it.
- Include a mix of housing types in new neighborhoods to support residents’ desire to age in place.

c. Access to Healthcare and Health Services/Programs

- i. Within the Planning Area and in cooperation with Shands, the Veteran Administration, and other providers, accommodate some or all of the healthcare services and facilities required to meet future demand in the eastern part of the county.
 - ii. Co-locate nursing homes, assisted living facilities and group homes for special needs populations in proximity to health services to facilitate better access.
- d. Safety Design for safety of motorists, pedestrians and bicyclists by incorporating facilities that serve all users including complete streets, off-street paths (bikeways and walkways), and clearly marked crosswalks.
- i. Adhere to general principles of Crime Prevention through Environmental Design (CPTED) in the design of public spaces.

OBJECTIVE 10.3.1 – NATURAL RESOURCE PROTECTION (GENERAL)

Protect and manage significant, interconnected, large-scale conservation areas and natural resource protection corridors that serve to support and reinforce regional and state-wide wildlife corridor and habitat linkages, thus forming a vital natural resource link in the “emerald necklace” around Gainesville and Alachua County.

Policy 10.3.1.1 Conservation Covenant / Conservation Easement: Draft

Within 60 days of the effective date of the EASP plan amendment, the

property owner shall draft, (1) a conservation covenant and (2) a conservation easement in a format consistent with the provisions of Section 704.06, Florida Statutes, to be used for areas designated EA-CON and RBOS, in accordance with the provisions of Objective 10. The covenant and easement shall provide that any grantee may act to enforce the terms of the covenant or easement. The Conservation covenant and easement shall incorporate provisions for a conservation management plan which shall include conservation objectives and outcomes and a financial plan for meeting the obligations of the program over time.

Policy 10.3.1.2 Protection of Important Natural Resource Area Edges

Development occurring along the edges of wetlands protected pursuant to state and federal environmental permits and other important natural resource areas identified during the DSAP process as entitled to protection shall be designed to protect and minimize the impact of development on these areas through the use of natural vegetative buffers.

- a. Buffer width shall be determined on a case-by-case basis depending on what is demonstrated to be scientifically necessary to protect the identified resource from significant adverse impact. This determination shall be made in consideration of at least the following factors:
 - i. Type of development and associated potential for adverse site-specific and off-site impacts;
 - ii. Identified resource type and associated hydrologic or management requirements;
 - iii. Buffer area characteristics and function;
 - iv. Presence of listed species of plants and animals.
- b. Absent scientific information which demonstrates that a larger or smaller buffer width is appropriate, the following buffer widths shall apply for the resources set forth in the table below.

Protected Resource	Buffer Distance (feet)
Surface waters and wetlands greater than 0.5 acre that do not include OFWs or listed animal species as described elsewhere in this table	75 average, 50 minimum
Areas where federally and/or state regulated vertebrate wetland/aquatic dependent animal species have been documented within 300 feet of a surface water or wetland	100 average, 75 minimum
Outstanding Florida Waters (OFWs)	150 average, 100 minimum

- c. Buffers shall be measured from the outer edge of the regulated wetland or water body.

Policy 10.3.1.3 Protection of Strategic Ecosystems

For the purposes of Objective 4.10 of the Conservation and Open Space Element, the EASP shall be considered as a total parcel area including 60,136 acres. The process of identifying the lands suitable for conservation and the designation of 46,051 acres of land within the EASP as EA-CON Land Use fulfills the requirements of Objective 4.10.

Policy 10.3.1.4 Protection of Sinkhole

The sinkhole within the EA-EOMU north and west of Lochloosa Creek is recognized as a significant geological feature, and the sinkhole area protected in accordance with ACCP Objective 4.4 shall be designated RBOS.

OBJECTIVE 10.3.2 – NATURAL RESOURCE PROTECTION (DEVELOPMENT STANDARDS)

Protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards. (NOTE: this objective mirrors objective 3.6, ACCP, Conservation and Open Space Element)

Policy 10.3.2.1 Cultural Resource Assessment

A Phase I cultural resource assessment survey shall occur prior to initiating any project related land clearing or ground disturbing activities that are not agriculturally related within the project area. The purpose of this survey will be to locate and assess the significance of any historic properties present. The resultant survey report must conform to the specifications set forth in Chapter 1A-46, Florida Administrative Code, and be forwarded to the Division of Historical Resources for comment and recommendation in order to complete the process of reviewing the impact of the proposed project on historic resources. Should significant resources be present, additional archaeological testing may be necessary, and/or protection and preservation of significant sites may be required.

Policy 10.3.2.2 Minimal Standards of Conformance

All development shall conform with the environmental regulations of federal, state, and local agencies as well as the Water Management Districts. (NOTE: this policy mirrors policy 3.6.1, ACCP, Conservation and Open Space Element)

Policy 10.3.2.3 Intergovernmental Coordination for Resource Protection

The County shall coordinate with adjacent counties and WMDs to conserve, appropriately use, or protect unique natural resources located within more than one local jurisdiction. (NOTE: this policy mirrors policy 3.6.2, ACCP, Conservation and Open Space Element)

Policy 10.3.2.4 Ensure Adequate Protection from Adjacent Uses

Within EA-AG and EA-RUR, parcels that include or are adjacent to conservation or preservation areas shall not receive planning and zoning designations that are higher in density or intensity than the currently adopted designations unless adequate natural resources protection is ensured. Within EA-EOMU parcels that include or are adjacent to EA-CON or RBOS areas shall not receive planning and zoning designations that are higher in density or intensity than the currently adopted designations unless adequate natural resources protection is ensured (NOTE: this policy mirrors policy 3.6.3, ACCP, Conservation and Open Space Element for EA-AG and EA-RUR and is refined

to reflect the conservation definitions for EA-EOMU)

Policy 10.3.2.5 Minimum Buildable Area Requirements

Within EA-AG and EA-RUR, the County shall prohibit subdivision of land after January 21, 1993 that would create new lots lacking sufficient buildable area, as defined by setback requirements and other development standards, outside of conservation areas. (NOTE: this policy mirrors policy 3.6.4, ACCP, Conservation and Open Space Element) for EA-AG and EA-RUR.

Policy 10.3.2.6 Site Design Standards and Resource Protection – EA-AG and EA-RUR

Within the EA-AG and EA-RUR future land use categories, development on land that includes conservation areas shall be sited and designed according to the following standards and consistent with policies under Objective 6.2 of the Future Land Use Element in the rural area:

- a. The preservation of conservation areas shall be required on all development sites to the greatest extent possible, consistent with standards which are outlined subsequently in this Element.
- b. Density or intensity shall be transferred from conservation areas to non-conservation portions of the property, to adjoining property under common ownership or management and within a unified development, or to other development receivership areas, at a rate consistent with that of the underlying zoning district, but not to exceed the maximum density allowed by the land use designation.
- c. When there are no non-conservation areas to which density or intensity may be transferred, the development shall be clustered in the portion of the site that will result in the least environmental impact.
- d. When connection to central sewer is not required, septic wastes shall be disposed of according to the Comprehensive Plan, land development regulations, and health department standards, and without adversely affecting ecosystem health.
- e. Existing landscape connections to other conservation areas shall be maintained so that fragmentation is avoided. (NOTE: this policy mirrors

policy 3.6.5, ACCP, Conservation and Open Space Element)

Policy 10.3.2.7 Supplemental Site Design Standards and Resource Protection – EA- EOMU

- a. Within the context of the EA Sector Planning Area the primary focus of resource protection is provided for regional scale conservation areas, corridors and linkages. A secondary focus is provided for on-site development of land that includes conservation areas. Within the EA-EOMU development shall be sited and designed according to the following standards:
- b. Preservation shall be required of wetlands protected pursuant to state and federal environmental permits and other important natural resource areas identified during the DSAP process as entitled to protection on all development sites consistent with standards, which are outlined in this Element.
- c. Existing landscape connections to other conservation areas shall be maintained so that fragmentation is avoided.

Policy 10.3.2.8 Best Management Practices

- a. Within EA-AG and EA-RUR, development on land that includes or is adjacent to conservation or preservation areas, wetlands protected pursuant to state and federal environmental permits and other important natural resource areas identified during the DSAP process shall exhibit best environmental management practices with the emphasis on designing with nature, e.g. in the context of the natural features of the landscape, such as topographic and stormwater features, vegetative edges, and soil types, to avoid and minimize adverse environmental and visual impacts. The major criterion for approval shall be the continued functioning, with minimum disturbance, of the ecosystem which the development is impacting.
- b. Within EA-EOMU, development on land that includes or is adjacent to EA-CON, RBOS, wetlands protected pursuant to state and federal environmental permits and other important natural resource areas

identified during the DSAP process shall exhibit best environmental management practices with the emphasis on designing with nature, e.g. in the context of the natural features of the landscape, such as topographic and stormwater features, vegetative edges, and soil types, to avoid and minimize adverse environmental and visual impacts. The major criterion for approval shall be the continued functioning, with minimum disturbance, of the ecosystem which the development is impacting. (NOTE: this policy is similar to policy 3.6.6, ACCP, Conservation and Open Space Element)

Policy 10.3.2.9 Managing Invasive Vegetation

The County shall encourage the control or elimination where feasible, of invasive vegetation within the protected area. (NOTE: this policy mirrors policy 3.6.9, ACCP, Conservation and Open Space Element)

Policy 10.3.2.10 Adjacent Density

The intensity of development on land adjacent to EA-CON land use and RBOS shall be determined based on the unique characteristics of the conservation area. Land use shall be consistent with natural resource protection. (NOTE: this policy is similar to policy 3.6.10, ACCP, Conservation and Open Space Element)

Policy 10.3.2.11 Septic Tanks and Drainfields

Within EA-AG and EA-RUR, septic tanks and drainfields shall be sited in a manner to protect conservation areas, adjacent EA-CON, and adjacent RBOS from the discharge of improperly treated effluent. The use of alternative systems shall be required under appropriate circumstances to protect environmental health. (NOTE: this policy is similar to policy 3.6.11, ACCP, Conservation and Open Space Element)

Policy 10.3.2.12 Limiting Impacts on Resources

- a. Within EA-AG and EA-RUR, utilities and transportation facilities shall be located, designed, constructed, and maintained to avoid, minimize and/or mitigate adverse impacts to conservation and preservation areas consistent with these policies. In the case of utilities or transportation

infrastructure for which there is no prudent and feasible alternative that avoids adverse impacts to conservation and preservation areas, the project shall incorporate appropriate design features that enhance habitat connectivity, provide for the safe passage of wildlife, and provide other significant environmental benefits. Mitigation shall be required as for private developments.

- b. Within EA-EOMU, utilities and transportation facilities shall be located, designed, constructed, and maintained to avoid, minimize and/or mitigate adverse impacts to natural resource areas that are protected consistent with these policies. In the case of utilities or transportation infrastructure for which there is no prudent and feasible alternative that avoids adverse impacts to conservation and preservation areas, the project shall incorporate appropriate design features that enhance habitat connectivity, provide for the safe passage of wildlife, and provide other significant environmental benefits. Mitigation shall be required as for private developments. (NOTE: this policy is similar to the combined policy 1.5.1, ACCP, Transportation Mobility Element and 3.6.13, ACCP, Conservation and Open Space Element)

Policy 10.3.2.13 Mitigation of Impacts

Alachua County shall require mitigation of significant adverse impacts on conservation and preservation areas, where applicable, within the County. Mitigation shall include funding for the acquisition and management, preservation, replacement, or restoration of significant ecological resources. (NOTE: this policy mirrors policy 3.6.14, ACCP, Conservation and Open Space Element)

Policy 10.3.2.14 Infrastructure used to enhance Natural Resources

Appropriate conservation, arboricultural, and horticultural standards shall be used in the design, construction, and maintenance of transportation facilities in order to promote energy conservation, enhance habitat connectivity, provide for the safe passage of wildlife, and improve scenic quality, consistent with Objectives 5.3 and 5.4 of the Conservation and Open Space

Element. (NOTE: this policy mirrors policy 1.5.2, ACCP, Transportation Mobility Element)

Policy 10.3.2.15 Adjacent Density

The County shall identify and protect green infrastructure through the development review process by protecting conservation resources and natural areas and allow and encourage proven environmentally-friendly development techniques, like low impact development that minimize impacts to natural resources and water quality and maintain existing hydrologic conditions. (NOTE: this policy mirrors policy 3.6.15, ACCP, Conservation and Open Space Element)

OBJECTIVE 10.4 – WATER RESOURCE PROTECTION

Address long-term needs for water supply, water quality and water conservation within the Envision Alachua Planning Area based upon overall system stewardship and conservation of water.

Policy 10.4.1 Water Supply Strategy

The lands within the EASP shall be managed and developed to incorporate state of the art water conservation, treatment and delivery technology as defined by the following water supply strategy components:

- a. The use of large water storage facilities for water harvesting and capture shall be encouraged;
- b. State-of-the-art system components (e.g., water recycling) shall be incorporated where appropriate and feasible;
- c. Residential lots within the EA-EOMU shall not be irrigated with potable water except for a limited period during the initial establishment of landscaping;
- d. The priority for the use of reclaimed water shall be given to environmental restoration projects, industrial users and agricultural users;
- e. There shall be no individual wells for individual residences or businesses within the EA-EOMU. All wells within the EA-EOMU and the EA-AG shall be monitored as part of the utility system;

- f. The use of “Florida Friendly” plant species shall be required for landscaping within the EA-EOMU, with a preference for native species;
- g. All Agriculture and Silviculture activities shall follow the most recent applicable best management practices.

Policy 10.4.2 Conservation – first Strategies for Water Supply

The EASP shall use conservation-first strategies within the EA-EOMU for water supply that include, but are not limited to, living within a water budget that recognizes supply limitations and reflects the value of the resource; minimizing water demand embedded within community design features such as buildings, hardscapes and landscapes; using Florida Friendly Landscaping principles to retain and/or establish landscapes that require no supplemental irrigation or nutrients (fertilization) beyond that provided by natural rainfall and possible minimal alternative water supply including reuse.

Policy 10.4.3 Natural System Needs

As part of a DSAP application submittal, an analysis will be provided to estimate the general range of water needs of the natural system. This analysis will be used in the development of a water resources strategy for the DSAP including the amount of re-use water that may be provided to support the natural system, which groundwater resources to draw from and when, and methods to replenish what is used to the extent feasible.

Policy 10.4.4 Wastewater as a Water Source

Wastewater shall be treated as a resource that will be an integral element of the total water source system. The capture of treated wastewater for reuse and groundwater recharge purposes will be evaluated to determine how it can be used as efficiently as possible considering timing of the various resource options and partnerships within the region.

Policy 10.4.5 Water Quality Improvement

Prior to the submittal of the first DSAP, there shall be an analysis to identify one or more regionally significant water quality improvement projects that aim to reduce existing watershed impairment of Lake Lochloosa, that is, to

provide nutrient reduction below the existing baseline condition.

OBJECTIVE 10.5 – PHYSICAL INFRASTRUCTURE

Address long-term needs for physical infrastructure within the Envision Alachua Planning Area.

Policy 10.5.1 Transportation

The EASP shall provide an alternative to conventional transportation concurrency through a Mobility District that relies upon future land use and transportation patterns that emphasize mixed-use, interconnected developments that promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit.

Policy 10.5.2 Potable Water and Sanitary Sewer

Land within the EA-EOMU shall be served with central water and sewer services. The designation of funding for capital improvements to other public facilities needed to extend urban services into this urban land use category shall be incorporated into the five-year capital improvement program of the Alachua County Capital Improvement Element.

Policy 10.5.2.1 Potable Water and Sanitary Sewer – Hawthorne Reserve Area

The preferred option for the provision of central water and sewer services to the lands within the Hawthorne Reserve Area shall be the City of Hawthorne.

Policy 10.5.2.2 Potable Water and Sanitary Sewer – Limitation

No extension of water and sewer service shall be allowed into lands designated as Rural/Agriculture except within the Hawthorne Reserve.

Policy 10.5.3 Financing

To ensure the provision of adequate public facilities that avoid inequitable burdens on parties outside the EASP, the portion of the cost of public facilities and infrastructure having a rational nexus to impacts of developments within the EASP shall be funded by the developer, its successors and assigns, including, without limitation through establishment of one or

more Community Development Districts (“CDD” formed in accordance with Chapter 190, Florida Statutes)) or other appropriate funding mechanisms within the EASP. The CDDs, or other appropriate funding mechanism, shall be established in conjunction with a DSAP. A developer’s agreement shall be entered between the County and developer of the site prior to approval of a Development Plan, addressing details of the development-phasing schedule and the level of the funding commitments of the CDDs, or other appropriate funding mechanisms. For the purpose of this Policy, the term “public facilities and infrastructure” includes the following: (1) water and water supply systems, (2) stormwater management systems, (3) roads, (4) transit system, (5) sewer and wastewater systems, (6) parks and (7) schools (8) fire, emergency operations, EMS and Police, and (9) restoration of wetlands, uplands and ecological features of the RBOS.

OBJECTIVE 10.6 – IMPLEMENTATION

The DSAPs implement the LTMP by providing specific requirements regarding the development program, design standards, and public infrastructure impacts and requirements, as defined by FS 163.3245. Each DSAP shall guide conservation and development activities in the portion of the Planning Area to which it applies and shall be prepared consistent with the Objectives and Policies of provided herein, Section 402.134 of Article 20 of the ULDC, and FS 163.3245.

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. New, continued and expanded mining operations.

Policy 10.6.2 DSAP Buildout Date

The DSAP shall establish a buildout date until which the approved develop-

ment is not subject to downzoning, unit density reduction, or intensity reduction, unless the local government can demonstrate that implementation of the plan is not continuing in good faith based on standards established by plan policy, that substantial changes in the conditions underlying the approval of the detailed specific area plan have occurred, that the detailed specific area plan was based on substantially inaccurate information provided by the applicant, or that the change is clearly established to be essential to the public health, safety, or welfare.

Policy 10.6.3 DSAP Size

Each DSAP shall be a minimum of 1,000 acres in area and provide detail sufficient to allow evaluation of the interrelationship of its parts and determine consistency with the LTMP. The County may approve a DSAP of less than 1,000 acres based upon consideration of the following criteria:

- Proximity to existing public infrastructure with adequate capacity to serve development;
- Compatibility with surrounding existing and future land uses; and
- Consistency with the financial capability of local government and/or private entities to fund needed infrastructure concurrent with development.

Policy 10.6.4 DSAP Minimum Requirements

All DSAPs required to implement the approved LTMP shall be processed as a Planned Development rezoning, as outlined in Article 14, Rezoning, Planned Development District, of the ULDC (§403.17). In addition, each DSAP shall also provide the following:

- a. Each DSAP shall describe the relationship between the developed area within the DSAP and the protection of existing and planned communities outside of the EASP as well as the relationship between the mix of uses provided within the DSAP, including the relationship between residential uses and employment, support commercial uses, community facilities, recreation and open spaces.
- b. Natural Resources Review and mitigation strategy where applicable;

- c. Identification of any necessary roadway crossings and utilities that would occur on Conservation Lands;
- d. Identification of the location of the RBOS; and
- e. Each DSAP shall demonstrate the adequate funding of infrastructure as required by Policy 10.5. 3 for each phase of each development and shall identify the financial strategy to construct and maintain all required infrastructure.

The proportion of EA-CON Land Use required to be included within any specific DSAP shall be in direct proportion to the total development program included within the DSAP; the total land area for development that is included within the DSAP; or the land area required for mitigation by state or federal permits for development within the DSAP, whichever amount is greater.

Policy 10.6.5 DSAP Natural Resources Review Process

Each DSAP shall protect natural resources by requiring that all development activities be conducted in accordance with at least minimum resource protection standards as required by State and Federal agencies and the policies of Future Land Use Element, Objective 10.2. Each DSAP shall submit an inventory of natural resource information for lands within the EA-EOMU Land Use that shall include site specific identification, mapping, and analysis of each natural resource or natural resource characteristic present on or adjacent to the site. The inventory shall be prepared by person(s) qualified in the appropriate fields of study, and conducted according to professionally accepted standards. The analysis shall consist of a resources management plan that includes the following:

- a. an assessment of the existing quality and characteristics of each natural resource,
- b. an evaluation of the impact of the proposed land use change, zoning change, or development on the resource, with consideration of the indicators in Policy 2.1.2,
- c. a discussion of the proposed measures to protect or mitigate the

impacts on the resource, and

- d. a maintenance and monitoring plan.

Policy 10.6.6 DSAP Development Program

The DSAP shall provide detailed identification and analysis of the maximum and minimum densities and intensities of use and the distribution, extent, and location of future land uses.

Policy 10.6.7 DSAP Design Standards

The DSAP shall include the applicable Design Standards that shall guide development within its boundaries.

Policy 10.6.8 DSAP Open Space

The DSAP shall be required to meet the Open Space requirements as required by each future land use designation within the DSAP.

Policy 10.6.9 Infrastructure Financing Minimum Requirements

The County reserves the right to condition the approval of development on the availability of funding for the necessary infrastructure to support the proposed development.

Policy 10.6.9.1 Capital Improvements Element Future Amendment

Prior to development approval, the county shall amend its Capital Improvements Element to include the timing and funding of public facilities required by the DSAP.

Policy 10.6.10 DSAP Water and Wastewater

The DSAP shall be required to meet the water resource and water supply requirements as stated in Policy 10.4.1.

Policy 10.6.11 DSAP Transportation

The DSAP shall be required to meet the transportation mitigation requirements of Objective 1.10 of the Transportation Element. The DSAP shall include an analysis of the feasibility of providing public or private transit service between new job opportunities created within the DSAP and

residential uses within east Gainesville or Hawthorne.

Policy 10.6.12 DSAP Stormwater

Stormwater facilities within each DSAP shall be master planned. Surface stormwater facilities should be designed in a park like manner serving as an amenity to the development. The use of Low Impact Development (LID) techniques are allowed and encouraged. These LID methods shall incorporate the following techniques, where feasible and applicable:

- The use of low impact stormwater design consisting of vegetated swales, where appropriate, based on slopes greater than 2% and buffers prior to discharge of treated stormwater;
- The use of bioretention areas or rain gardens;
- The integral use of shade trees and open areas to reduce the impacts of paved areas;
- Permeable pavements;
- Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access;
- Elimination of curb and gutter where appropriate;
- Minimization of impervious surfaces through use of shared driveways and parking lots;
- The use of rainwater harvesting techniques such as cisterns and rain barrels;
- Redirecting rooftop runoff to functional landscape areas, rain banel or cisterns; and
- Education regarding the importance of proper maintenance of stormwater facilities.

Policy 10.6.13 DSAP Remedies

Development activity that occurs in violation of the Objective 10 of the Future Land Use Element of the Comprehensive Plan or an implementing

DSAP shall be required to mitigate, in addition to paying monetary penalties provided by the land development regulations. Mitigation shall include, at a minimum, onsite restoration of buffers, habitat, and hydrology of the original wetland area.

Policy 10.6.14 Intergovernmental Coordination

To facilitate a coordinated approach to development and the provision of services in the region, the County shall report the status of conservation, the implementation of DSAPs, and job creation in the Planning Area. This information shall be regularly reported to the State through the statutorily required Evaluation and Appraisal Report (EAR) prepared and submitted by the County. Each EAR shall be made available to municipalities within the County and adjacent counties, and to any affected unit of government providing services to the Planning Area but not having regulatory authority over land use.

Policy 10.6.14.1 Community Participation

In addition to the cooperative efforts set forth in the Intergovernmental Coordination Element, the County shall establish the EASP Task Force to monitor the implementation of the LTMP and provide feedback to the County. Prior to filing a DSAP, an applicant shall provide a copy of the DSAP application to the EASP Task Force for comments, which shall be considered by the County during its deliberation on each DSAP.

Policy 10.6.14.2 Resource Protection – Coordination

The County shall coordinate with adjacent counties and WMDs to conserve, appropriately use, or protect unique natural resources located within more than one local jurisdiction.

Policy 10.6.14.3 Schools Coordination

The preferred option for providing public schools for residents shall be the existing facilities currently serving the area that have available capacity.

PART 2: PROPOSED AMENDMENTS TO THE TRANSPORTATION MOBILITY ELEMENT

A. Amend Principle 3

PRINCIPLE 3

Discourage sprawl and encourage the efficient use of the urban cluster and within approved Sector Plans by directing new development and infrastructure to areas where mobility can be provided via multiple modes of transportation.

PART 2: PROPOSED AMENDMENTS TO THE TRANSPORTATION MOBILITY ELEMENT

B. Amend Existing Policies

OBJECTIVE 1.2 - Transportation Management Outside of Urban Cluster and Sector Plan Mobility Areas

To protect and support agricultural activities, preserve the character of rural communities and encourage development in areas where infrastructure can be provided in a financially feasible manner, developments outside the Urban Cluster or outside an approved Sector Plan Mobility District as identified in the Comprehensive Plan shall be required to mitigate directly impacted roadways and impacts to roadways within the urban cluster.

Policy 1.4.1

The Future Transportation Circulation Maps, and any subsequent updates, shall be developed on an interim basis through projected Areawide levels of service within Transportation Mobility Districts and the levels of service for roadway segments outside the Urban Cluster or Sector Plan Mobility Districts using best available data.

PART 2: PROPOSED AMENDMENTS TO THE TRANSPORTATION MOBILITY ELEMENT

C. Addition of a new Objective 1.10 and Policy Series

OBJECTIVE 1.10 – ENVISION ALACHUA TRANSPORTATION MOBILITY DISTRICT

Transportation Mobility Districts provide an alternative to conventional transportation concurrency by encouraging future land use and transportation patterns that emphasize mixed-use, interconnected developments that promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit.

Policy 1.10.1 Envision Alachua Sector Plan (EASP) Mobility

The EASP shall provide an alternative to conventional transportation concurrency through a Mobility District that relies upon future land use and transportation patterns that emphasize mixed-use, interconnected developments that promote walking and biking, reduce vehicle miles of travel and per capita greenhouse gas emissions, and provide the densities and intensities needed to support transit.

Policy 1.10.2 Envision Alachua Mobility District

The Envision Alachua (EA) Mobility District as identified Map 11.A of the Transportation Map Series of the Comprehensive Plan shall serve as the boundary for the Envision Alachua Transportation Mobility District.

Policy 1.10.3 EA-Mobility Fee

An EA Mobility fee shall be adopted to ensure that a development funds mobility and fully mitigates its impact to the transportation system.

- a. Development shall satisfy its transportation concurrency obligations through payment of the EA Mobility fee.
- b. No development shall receive a final development plan approval where the development impacts a roadway operating below the adopted LOS, except through the proportionate share ordinance or until such time as the EA Mobility fee is adopted that address the traffic impact of the

development.

- c. Modes of transportation to be addressed by the EA Mobility fee shall be consistent with the modes identified in Policy 1.10.5.
- d. The EA Mobility fee should reflect the potential to reduce impact to the major roadway network through an increase in internal capture of trips and increase in pedestrian, bicycle and transit mode share.

Policy 1.10.4 EA Mobility Fee Credit

Developments within the EASP may receive EA Mobility fee credit for the construction of non-site related infrastructure, purchase of buses and funding of transit. Where the cost of the required improvements is greater than the EA Mobility fee, the Developer may seek reimbursement for the additional funds expended from a Community Development District (CDD) or future development projects within the EASP.

Policy 1.10.5 EA Mobility District Levels of Service

Within the EA Mobility District, the County adopts multi-modal level of service (LOS) standards for the following:

	<u>Level of Service (LOS)</u>	<u>Standard of Measure</u>
<u>Pedestrian</u>	<u>B</u>	<u>Based on Presence of a pedestrian facility</u>
<u>Bicycle</u>	<u>B</u>	<u>Based on Presence of a bike lanes / paved shoulders</u>
<u>Express Transit</u>	<u>B</u>	<u>Based on Peak Hour Frequency of 15 minutes or less</u>
<u>Motor Vehicle*</u>	<u>D</u>	<u>Professionally Accepted Traffic Analysis</u>
<u>Motor Vehicle* - SIS**</u>	<u>C</u>	<u>Professionally Accepted Traffic Analysis in consultation with FDOT</u>

* Standard applies to Collector and Arterial Roads

** Strategic Intermodal System

- a. In order to achieve the level of service standard for pedestrians and bicyclists, the facility shall run the entire length of the roadway segment. A pedestrian facility shall be either a multi-use path on one (1) side of the roadway or sidewalks on both sides of the roadway. A multi-use path along a roadway shall result in a LOS B for bicyclists. The LOS for bicycle and pedestrian travel is the goal for all collector and arterial roadways within the EA Study Area by 2064, not a standard that is intended to be achieved on an annual basis for each roadway.
- b. Within the Envision Alachua Mobility District, achievement of the LOS for all functionally classified County and Non SIS State Roadways shall be based on an Areawide LOS. The Areawide LOS analysis shall be divided into north-south and east-west roadways. The Areawide LOS shall be determined by dividing the sum (Σ) of total traffic by the sum (Σ) of the total maximum service volume at the adopted LOS standard for all functionally classified County and Non SIS State Roadways.

Policy 1.10.6 SIS Facilities Levels of Service

The LOS for SIS facilities within the EA Mobility District shall be addressed through the Strategic Intermodal System (SIS) Mitigation Plan (Alachua County Growth Management Department January 26th, 2010). The SIS Mitigation Plan identifies mitigation measures such as the construction of parallel roadways serving similar travel demand patterns, dedicated transit lane(s), access management and transit service. Mitigation projects, consistent with the SIS Mitigation Plan, shall be included in the Multi-Modal Transportation Capital Improvements Program. The SIS Mitigation Plan may be amended, in consultation with FDOT, during updates to the Capital Improvements Element.

Policy 1.10.7 Transportation – SR 20 Transition to an Urban Facility

The County recognizes that the EASP will develop in an urban development form along SR 20 and will work with FDOT to transition the SIS facility designation from a rural facility to an urban facility consistent with the timing of that urban development. When appropriate, the existing SIS Mitigation

Plan (Alachua County Growth Management Department January 26, 2010) may be amended, in consultation with FDOT, to reflect the change in land use character along SR20.

Policy 1.10.8 Internal Street Network Requirements

The following are internal street network requirements for all development within the EA Mobility District:

- a. Developments are required to design and construct a continuous interconnected network designed to safely calm traffic and encourage walking and bicycling throughout the development.
- b. Street design standards shall address narrow pavement and right-of-way widths, turning radii, on-street parking, and other design criteria for streets and alleys. Standards shall promote walking and biking, ensure safety for all users and allow for emergency access.
- c. A connectivity index standard shall be developed to ensure adequate internal connections as well as connections to adjacent and nearby uses. The connectivity standards shall address connectivity for bicycles, pedestrians, and motor vehicles.
- d. Stub-outs of the street network to adjacent parcels with development or redevelopment potential shall be provided. Provisions for future connections should be made in all directions whether streets are public or private, except where abutting land is undevelopable due to environmental or topographical constraints. To plan for future adaptive redevelopment of adjacent developed land, cross-access shall be provided even if a cross-access connection on the developed land does not currently exist. Cross-access connections shall be paved to the property boundary. All private streets shall provide full access to the general public.
- e. Internal streets shall connect to stub-outs provided by adjacent developments.
- f. Developments shall provide a pedestrian and bicycle circulation system that includes a network of multi-use paths throughout the develop-

ment. The multi-use paths shall connect open space areas, adjacent developments, and existing or planned bicycle pedestrian facilities along collector and arterial roadways.

- g. A developer shall be allowed to propose a plan to provide a network of shared or separate facilities to provide mobility through low speed electric vehicles. The plan shall address safety for all modes of transportation with particular attention paid to bicycle and pedestrian interactions.

Policy 1.10.9 LOS Mitigation

Should the Areawide LOS for motor vehicles within the EA Mobility District fall below adopted LOS standards, then the County shall as a part of its annual update to the Capital Improvements Element either identify additional motor vehicle capacity projects or increase peak-hour transit frequencies and provide off-peak transit service with at least 30 minute headways along Express Transit Corridors.

Policy 1.10.10 Transportation – Additional Railroad Crossing on US 301

The County recognizes the value associated with providing a vehicular access from US 301 across the railroad as a means to further and support the planned industrial/rail-oriented employment within the EA-EOMU lands within the Hawthorne Reserve area and supports future coordination with CSX to pursue such a crossing.

PART 3: PROPOSED AMENDMENTS TO THE CAPITAL IMPROVEMENTS ELEMENT

A. Amend Existing Policies

(Partial excerpt of Policy 1.2.4 relating to the amended portion only)

Policy 1.2.4 LOS standards for Category “A” and “B” public facilities shall be as follows:

- (a) Transportation Facilities Level of Service:
 - (1) Within Urban Cluster Transportation and Sector Plan Mobility Districts, the County adopts the following level of service standards, as further detailed in Policy 1.1.4 and Policy 1.10.5 of the Transportation Mobility Element and Policy 1.3.2 (c) (3) (a-c) of the Capital Improvements Element. The level of service for pedestrian, bicycle, and express transit are long range standards. The level of service for motor vehicles is based on an Areawide analysis for each district.

Mode of Travel	Level of Service (LOS)	Standard of Measure
Pedestrian	B	Based on Presence of a pedestrian facility
Bicycle	B	Based on Presence of a bike lanes / paved shoulders
Express Transit	B	Based on Peak Hour Frequency of 15 minutes or less
Motor Vehicle*	D	Professionally Accepted Traffic Analysis
Motor Vehicle* - SIS**	C	Professionally Accepted Traffic Analysis in consultation with FDOT

* Standard applies to Collector and Arterial Roads

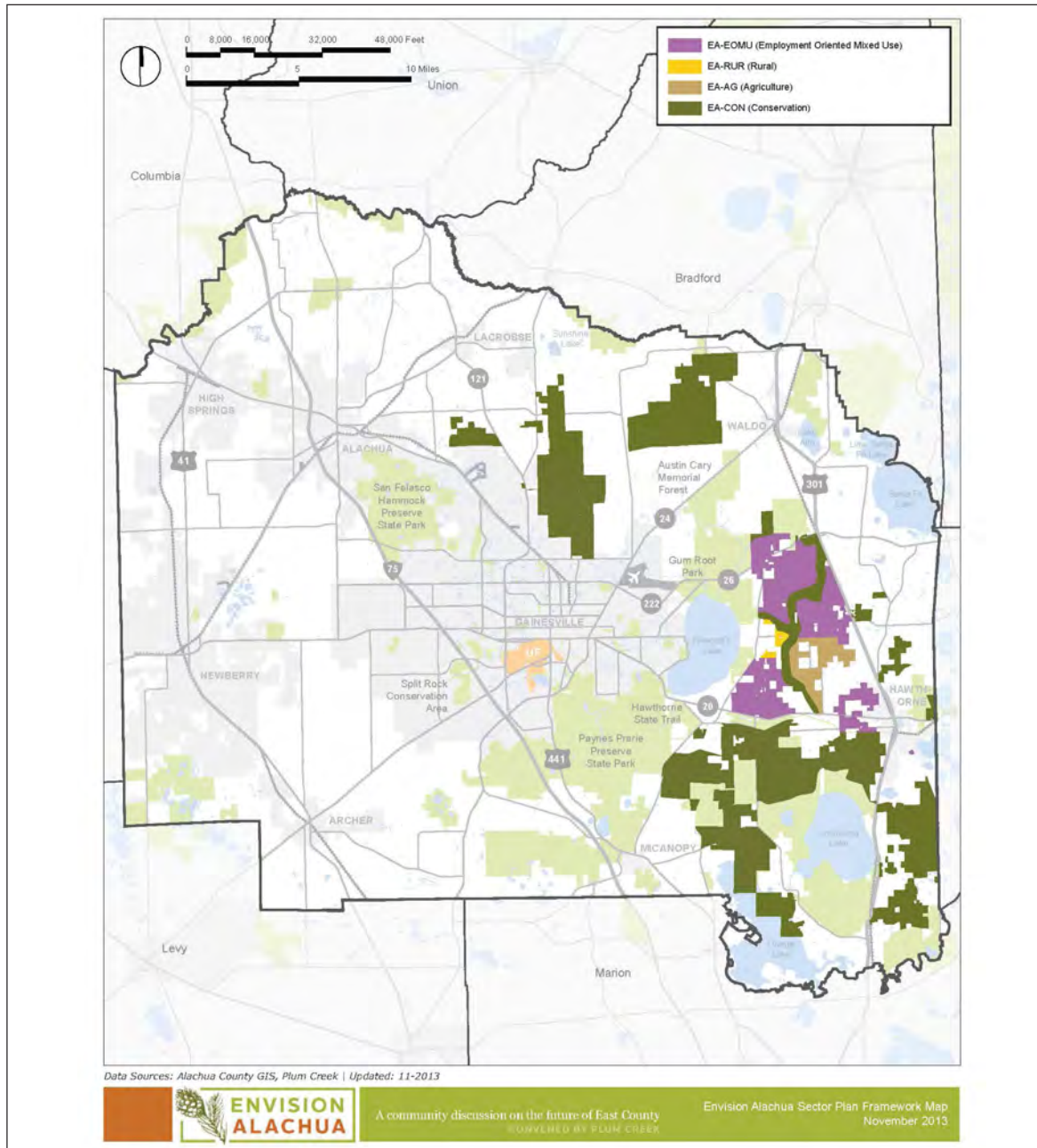
** Strategic Intermodal System

Amend Policy 1.3.2 to add a new subsection (c)(4).

(4) Within the EA Mobility District:

- (a) Development shall satisfy transportation concurrency obligations through payment of a multi-modal transportation fee consistent with Policy 1.10.3 of the Transportation Mobility Element. This provision shall not exempt Developments of Regional Impact from statutory requirements for proportionate share mitigation.
- (b) In order to achieve the level of service standard for pedestrians and bicyclists, the facility shall run the entire length of the roadway segment. A pedestrian facility shall be either a multi-use path on one (1) side of the roadway or sidewalks on both sides of the roadway. A multi-use path along a roadway shall result in a LOS B for bicyclists. The LOS for bicycle and pedestrian travel is the goal for all collector and arterial roadways within the EA Study Area by 2064, not a standard that is intended to be achieved on an annual basis for each roadway.
- (c) Within the Envision Alachua Mobility District, achievement of the LOS for all functionally classified County and Non SIS State Roadways shall be based on an Areawide LOS. The Areawide LOS analysis shall be divided into north-south and east-west roadways. The Areawide LOS shall be determined by dividing the sum (Σ) of total traffic by the sum (Σ) of the total maximum service volume at the adopted LOS standard for all functionally classified County and Non SIS State Roadways.
- (d) The LOS for SIS facilities within the EA Mobility District shall be addressed through the Strategic Intermodal System (SIS) Mitigation Plan (Alachua County Growth Management Department January 26th, 2010). The SIS Mitigation Plan identifies mitigation measures such as the construction of parallel roadways serving similar travel demand patterns, dedicated transit lane(s), access management and transit service. Mitigation projects, consistent with the SIS Mitigation Plan, shall be included in the Multi-Modal Transportation Capital Improvements Program. The SIS Mitigation Plan may be amended, in consultation with FDOT, during updates to the Capital Improvements Element.

ENVISION ALACHUA PROPOSED FUTURE LAND USE MAP



appendix C

GLOSSARY OF TERMS

This appendix provides a brief explanation of planning terms and concepts referenced throughout the document.

glossary of terms

Advanced Manufacturing: a family of activities that (a) depend on the use and coordination of information, automation, computation, software, sensing, and networking, and/or (b) make use of cutting edge materials and emerging capabilities enabled by the physical and biological sciences, for example nanotechnology, chemistry, and biology. This involves both new ways to manufacture existing products, and especially the manufacture of new products emerging from new advanced technologies. (*Credit: President's Council of Advisors on Science and Technology Report to the President on Ensuring American Leadership in Advanced Manufacturing*) The Envision Alachua Task Force also used the term to indicate non-polluting manufacturing.

Agri-Technology: the intensive use of advanced technology to improve all phases of large-scale agriculture, utilizing highly resource-efficient methods of producing, harvesting, storing and processing high crop yields.

Alachua County Comprehensive Plan: The Alachua County Comprehensive Plan (Comp Plan) is a blueprint, adopted by the County Commission, to guide economic growth, development of land, resource protection, and provision of public services and facilities in Alachua County. The Comp Plan implements the community's vision through a series of 'Elements' that provide a framework for development to maintain and achieve the quality of life desired by residents and business owners.

Conservation: land use activities that protect natural areas and open space, while allowing compatible uses such as agriculture and forestry.

Geography of Innovation: a mapping approach that presents and identifies key infrastructure such as roadways, major employers, educational institutions and other community assets in relation to large-scale property ownership.

Detailed Specific Area Plan (DSAP): the second level of a Sector Plan that contains more specific information regarding what is proposed for a specific area of at least 1,000 acres. It includes detailed analyses and policies and identifies the capital improvements needed for future land uses.

Economic Development: A traditional approach to economic growth that looks at objective measures such as wages and number of jobs created.

Economic Progress: An approach to economic growth that considers what kind of jobs are being created, who is getting these jobs, and the affect on the community's quality of life, in addition to standard objective measures such as wages and number of jobs created.

Innovation Economy: refers to research and development, entrepreneurial, and economic development activities that focus on the vital role of innovation in sustaining and building upon U.S. competitiveness in the global economy.

Innovation Gainesville (iG): A community-wide initiative created by the Gainesville Chamber of Commerce, designed to build an innovation economy to foster the growth of existing businesses, inspire the creation of startup companies, and to attract companies to expand to Alachua County.

Innovation Hub: a 48,000 square-foot facility located two blocks from the University of Florida campus which serves as the cornerstone of the planned Innovation Square. Funded by UF and the Economic Development Administration, it provides an incubator for start-up companies based on technologies emerging from university laboratories.

Innovation Square: a planned research and business community located near the University of Florida campus in Gainesville. The 40 acre urban master plan for Innovation Square includes over five million square feet of office, research and high-tech space with residences, retail, hotel and open space that will connect the University of Florida with downtown Gainesville.

Long Term Master Plan (LTMP): the first level of a Sector Plan, prepared for the entire planning area and part of the local government comprehensive plan. An LTMP is reviewed by the state and adopted by the local jurisdiction, and includes maps, illustrations and text supported by data and analyses. It provides general principles and guidelines that describe the type of future land uses that will occur and identifies infrastructure and regionally significant public facilities that will be needed.

Sector Plan: a long-range plan for a specific geographic area of at least 15,000 acres in one or more local governmental jurisdictions. Local governments—or combinations of local governments—may adopt Sector Plans into their Comprehensive Plans. Sector Plans are authorized by Section 163.3245 of the Florida Statutes.

Silviculture: the practice of controlling the establishment, growth, composition, health and quality of forests to meet diverse needs.

Task Force: a group of individuals, including professional staff, volunteers and private citizens who represent specific economic, conservation and community interests. Representatives serve in an advisory capacity and make recommendations.

Technical Advisory Group (TAG): a group composed of agency professionals with review and regulatory authority over large-scale land use planning in the county and state. It includes individuals with specialized technical expertise in economics, conservation and community planning, as well as Task Force liaisons. Representatives serve in an advisory capacity and provide relevant information, ideas and issues to be considered.

University of Florida Institute of Food and Agricultural Sciences (UF/IFAS): a federal-state-county partnership dedicated to developing knowledge in agriculture, human and natural resources, and the life sciences, and enhancing and sustaining the quality of human life by making that information accessible. IFAS has facilities located throughout Florida, providing research and development for Florida's agricultural, natural resources and related food industries.



“What an honor it's been to serve with this Task Force...this process is not haphazard...never have I seen anything so well put together.”

- Bobbi Walton, Envision Alachua Community Task Force member, June 26, 2013



acknowledgements

TASK FORCE MEMBERS

Jane Adams	University of Florida	Eric Godet	Godet Industries
Dr. Dale Brill	Thinkspot, Florida Chamber Foundation (former)	Dr. Richard Hilsenbeck	The Nature Conservancy
Rob Brinkman	Metropolitan Transportation Planning Organization Citizens Advisory Committee, Rural Concerns Advisory Committee, Suwannee-St. Johns Sierra Club (former)	Pete Johnson	Gainesville Regional Airport Authority (former)
		Dug Jones	Santa Fe College
		Nona Jones	Gainesville Regional Utilities
		Lindsay Krieg	Shands Hospital
		Charles Lee	Audubon Florida
Dorothy M. Brown	Windsor Resident	Vicki McGrath	Alachua County Public Schools
Robert Castellucci	RoomSync	Jack Payne	Institute of Food & Agricultural Sciences, University of Florida
Dr. Karen Cole-Smith	Santa Fe College	Brad Pollitt	Shands Healthcare
Ken Cornell	Bosshardt Realty, Cornell & Associates	Ed Regan	Energy and Utilities Consultant, Gainesville Regional Utilities (retired)
Tom Coward	Alachua County & Lincoln High School (retired)	Steven Seibert, J.D.	triSect, The Seibert Law Firm, Department of Community Affairs (former), the Collins Center (former)
Edwin Dix	Edix Investments, Inc.		
Mike Dykes	Cracker Boys Hunt Club, CH2M Hill	Bill Strassberger	Clay Electric
Vivian Filer	Cotton Club Museum & Cultural Center, Shands (former), Santa Fe College (former)	Adrian Taylor	Springhill Missionary Baptist Church
Tim Giuliani	Gainesville Area Chamber of Commerce, Council for Economic Outreach	Kevin Thorpe	Faith Missionary Baptist Church
		Bobbi Walton	Windsor Community Services

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Helen Warren	Prudential Trend Realty; Audubon Florida, Alachua County Chapter
Justin Williams	Cracker Boys Hunt Club, Clay Electric
Dr. Gladys Wright	Alachua County School Board (retired)

EX OFFICIO MEMBERS

Betty Baker	Alachua County
Edgar Campa-Palafox	Alachua County
Rick Drummond	Alachua County
Scott Koons	North Central Florida Regional Planning Council
Steve Lachnicht	Alachua County Growth Management

TECHNICAL ADVISORY GROUP MEMBERS

Jane Adams	The University of Florida
Chris Bird	Alachua County Department of Environmental Protection
Stephen Hofstetter	Alachua County Department of Environmental Protection
Rich Budell	Office of Agricultural Water Policy, Florida Agriculture and Consumer Services

Robert Christianson	St. Johns River Water Management District
Ann Collett	Gainesville Council for Economic Outreach & Innovation Gainesville
Missy Daniels	Alachua County Growth Management Department
Laura DiGruttolo	Florida Fish and Wildlife Conservation Commission
Kris Cathey	Florida Fish and Wildlife Conservation Commission
Vivian Filer	Cotton Club Museum & Cultural Center
Scott Koons	North Central Florida Regional Planning Council
Charles Lee	Audubon Florida
Mike McDaniel	Florida Department of Economic Opportunity
Ana Richmond	Florida Department of Economic Opportunity
Brad Pollitt	Shands Healthcare
Bob Romig	Florida Department of Transportation
Steven Seibert, J.D.	The Seibert Law Firm
Darrell Smith	Office of Agricultural Water Policy, Florida Agriculture and Consumer Services
Greg Strong	Florida Department of Environmental Protection
James R. Maher	Florida Department of Environmental Protection
Russell Simpson	Florida Department of Environmental Protection

Justin Williams Cracker Boys Hunt Club,
Clay Electric

Jim Wood Florida Department of
Transportation

PLUM CREEK

Rose Fagler, Manager Community Relations
Todd Powell, General Manager, Real Estate
Tim Jackson, Director, Real Estate
Jon Rashleigh, Senior Resources Manager
Kelly Robinson, Senior Resources Manager
John Sabine, Resource Supervisor

MIG, INC.

Daniel Iacofano, Principal & Lead Facilitator
Joan Chaplick, Principal & Project Manager



CONSULTING SUPPORT

Albert White
Breedlove Dennis & Associates, Inc.
CH2M Hill
CHW, Inc.
Colin Hackley Photography
Community and Conservation Solutions
Pegasus Engineering
Presentation Specialties, Inc.
Pro Ink
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UF Bureau of Economic and Business Research
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