



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

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

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

Home Page: www.alachuacounty.us

April 9, 2014

Steven Lachnicht, AICP
Director
Growth Management

Richard Wolf
Assistant Director
Growth Management

Ken Zeichner, AICP
Principal Planner
Comprehensive Planning

Tom Webster
Housing Program
Manager

Brenda Wheeler
Development Review
Manager

Jeffrey Hays, AICP
Transportation
Planning Manager

Gregory A. Ferrone
Building Official

Benny Beckham
Zoning Administrator

Tim Jackson
Plum Creek Land Company
PO Box 357700
Gainesville, Florida 32653

Re: Sufficiency Response for Envision Alachua Sector Plan/Comprehensive Plan
Amendment Submitted to the County on March 31, 2014

Dear Mr. ^{Tim}Jackson,

Thank you for Plum Creek's response to Alachua County's sufficiency review letter dated February 12, 2014 (attached for reference). Staff has reviewed the material submitted on March 31st and we appreciate the additional information provided on many of the topics identified in our letter. This material includes additional descriptive and explanatory information and several new or revised policies and maps. There are, though, some major areas identified in our letter of February 12th, summarized below, for which information is still needed for assessment of this proposed amendment to Alachua County's Comprehensive Plan. Plum Creek may provide the County with the necessary information, or, if Plum Creek wishes, staff will continue with review of the application as currently submitted and prepare a staff report with our best assessment of these issues in anticipation of the Local Planning Agency hearing.

Section 163.3245 (3) (a) 1., F.S. requires as part of the long-term master plan identification of allowed uses including maximum and minimum densities of use "...in various parts of the planning area." In order to analyze the impact of the proposed uses on natural resources, transportation systems, and needs for public facilities such as schools, fire/rescue, and EMS, more information is needed on the proposed location of uses within the approximately 12,000 acres proposed to be designated as Employment Oriented Mixed Use. The information that has been submitted discusses the densities and intensities of uses "for all of the lands assigned the EA-EOMU future land use designation as a whole" (revised Policy 10.2.6.3) rather than the location of these uses within the EA-EOMU planning area. This is not adequate to analyze the suitability of those uses in relation to the natural resources in the area, nor is it adequate for purposes of assessment of public facility impacts and needs that would be associated with these proposed uses.

Identification of needed public facilities including estimates of costs, timing of construction, location and revenue sources is another major area for which information is lacking. This information is necessary as a basis for the amendments to the Capital



Improvements Element of the Plan, which should be included for consideration as part of this proposed amendment to address the impacts associated with the proposed land uses.

We consider this application to be insufficient for review as there is still information necessary to assess the application that has not been provided. There are two possible options for proceeding: the additional information can be provided by the applicant, or staff can proceed with preparation of the staff report given the information that has been provided thus far. As always, we are available to meet to discuss the above issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Missy Daniels", enclosed within a hand-drawn oval.

Missy Daniels, AICP
Senior Planner

Encl.: Sufficiency Review of the Envision Alachua Sector Plan/Comprehensive Plan
Amendment Application letter dated February 12, 2014

xc: Betty M. Baker, County Manager (by e-mail)
Michael J. Fay, Acting Assistant County Manager (by e-mail)
Michele Lieberman, County Attorney (by e-mail)
Steven Lachnicht, Growth Management (by e-mail)
Chris Bird, Environmental Protection Department (by e-mail)
Dave Cerlanek, Public Works Director (by e-mail)
Chief Ed Bailey, Fire Rescue (by e-mail)