

Received: Commission Office

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From: Chair

To: BoCC, County Manager,
County Attorney, Agenda

LATOYA GAINES

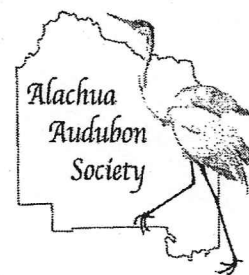
STEVE LACHNIGHT

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Alachua County Board of County Commissioners

P.O. box 5547, Gainesville, FL 32627-5547

January 18, 2015

RE: Plum Creek, Inc. Sector Plan and "Envision Alachua"

Dear Commissioners:

The Alachua Audubon Society would like to express an opinion regarding the Sector Plan application filed by Plum Creek, Inc. for the purpose of creating a large development east of Newnan's Lake. We took a position on this issue in April of 2014, but considerable time has passed, and the situation has evolved. Therefore, our position has changed somewhat, as follows.

We believe that any plan for the real estate development of lands in Alachua County should either follow the Alachua County Comprehensive Plan or be as protective of the environmental, social, and other values of Alachua County as if it did follow the Comprehensive Plan. Therefore, if there is to be a Sector Plan that requires significant deviation from the Comprehensive Plan, it should, at a minimum, do the following:

1. The conservation easements on Plum Creek lands, both those being proposed and those that already exist, should be held by multiple parties, including at least one government agency and one non-governmental conservation organization (such as The Nature Conservancy). (This is to help ensure the permanence of these easements.) The management plans associated with these conservation easements should ensure that all plantings are of species that are native to Alachua County, that no additional bedding be done, and that Florida's Forestry Best Management Practices be followed. For the Lochloosa Creek corridor, the floodplain of this creek should remain in mature native forest.
2. The development footprint should be very similar to the map drawn by Jason Teisinger. This map changes the proposed Sector Plan by significantly widening and strengthening the wildlife corridor that extends north from SR 20 along Lochloosa Creek. In addition, the development area designated RES-A on this map should be added to the wildlife corridor to better connect to the conservation lands to the south of SR 20.
3. Future development should not increase the phosphorus or nitrogen loads to Newnan's Lake, Lochloosa Creek, Lake Lochloosa, Orange Lake, or their tributaries.
4. Finally, the more intensive development parts of the Sector Plan should occur in and near the US 301 corridor, either near Hawthorne or north of Hawthorne.

If these requirements are not acceptable, then our position is that the Alachua County Comprehensive Plan should be applied and adhered to for any development that takes place.

Sincerely,



Anne Casella – President
Alachua Audubon Society
Board of Directors



Bob Simons – Conservation Committee

Enclosed or attached: Map by Jason Teisinger