

September 19, 2023

via e-mail/ftp delivery

Ms. Missy Daniels
Alachua County Growth Management Department
10 SW 2nd Avenue
Gainesville, Florida 32601

Mr. Stephen Hofsteder
403 West University Avenue Suite 106
Gainesville, Florida 32601

RE: FCL Timber, Land & Cattle, LLLP Second Supplement Special Area Study

Dear Ms. Daniels, Mr. Hofsteder,

We appreciate your continued guidance and cooperation in introducing the modifications planned for the proposed Development Scenarios of the *FCL Timber, Land and Cattle, LLLP Special Area Study*. This simplified report, or second supplement to the Special Area Study, advances these modifications and announces the goal to establish a conservation easement over 85% of the 4,068 acres. Secondly, this supplement identifies the relocation of the Institutional Use to 580 acres located in the northern portion of the subject property east of Parker Road. This decision more closely aligns ecologically compatible uses with the identified resources in that area. Lastly, we will pursue a phased Special Area Plan focused on the Institutional Use to accommodate the timing of the conservation easement and scheduling needs for the Institutional Use.

In anticipation of the October 24, 2023 Board of County Commissioners meeting to accept the Special Area Study, we have advertised a third stakeholders workshop for Monday October 2, 2023. The workshop will be hosted at the Terwilliger Elementary School from 5:30pm to 7:30pm.

The full team is available at your convenience to answer questions or provide more information if needed. We look forward to this final step and our next stage where we develop goals, objectives and policies to guide development within this area of Alachua County. Please call or email me with any questions. I may be reached by phone 904-575-1226 or email hagal@etminc.com.

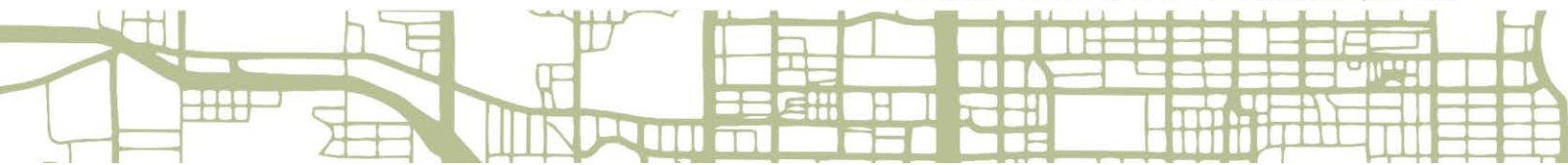
Sincerely,



Lindsay Haga, AICP
Planning Manager/Shareholder

Enclosed:

Second Supplement to Special Area Plan with
Figures 1-6 and Appendix A



SAS-01-22

Second Supplement to Special Area Study FCL Timber, Land & Cattle, LLLP Property



Trusted
Advisors,
Creating
Community.

September 19, 2023

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FCL Timber, Land & Cattle, LLP

Second Supplement Special Area Study (SAS-01-22)

Background

FCL Timber, Land & Cattle LLLP (“Applicant”) and Alachua County (“County”) have worked together since 2020 to develop and follow the Special Area Process defined in the Alachua County Comprehensive Plan and Unified Land Development Code (ULDC).

Beginning in May 2020, the Applicant submitted the required Scope of Work for a special area process to examine the subject property which consists of 4,068 acres. The Board of County Commissioners approved the Scope of Work June 9, 2020. Following this approval, the applicant submitted the Special Area Study Original Report dated April 11, 2022. A supplement was prepared and submitted on July 5, 2022 to address the County staff review comments. The Special Area Study was then scheduled for a Stakeholder Workshop on September 20, 2022 with the Board of County Commissioners. County staff prepared a report with recommendations (dated September 7, 2022). The final decision of acceptance of the Special Area Study was scheduled for October 11, 2022 before the Alachua Board of County Commissioners. Action on the study was continued to allow for additional information regarding the proposed land use program.

Since that continuance, the Property Owner has made two significant modifications to the scenario conceptual plans proposed for the Subject Property, outlined on the following pages.

Summary of Modifications

Special Area Study SAS-01-22 FCL Timber, Land & Cattle, LLLP Property

Scenario 1 – ‘Local & State Conservation Easement’

Goal to place 85% of the Subject Property under protective easement.

First, and in line with the objective of Alachua County Comprehensive Plan policies regarding preservation methods within strategic ecosystems, the Property Owner has and is actively pursuing local, state, and federal conservation land preservation funding to establish a conservation easement over approximately 3,400 acres of the total 4,068 acres.

This scenario conceptual plan designates all lands west of Parker Road as those identified for the potential conservation easement. The lands east of Parker Road propose conservation easement on 825 acres with the remaining 580 acres proposed as Institutional Use. See Figure 1 - Local & State Conservation Easement.

This scenario conceptual plan shows the “*Alachua County Recommended Development Standard Open Space*” and the “*Alachua County Recommended Conservation Management Area*” within the Institutional Use portion as presented in the County staff report dated, September 7, 2022, see Appendix A- Historical Documents. This approach follows the staff direction to balance new development between the absence of existing ecological resources and the County’s anticipated habitat restoration potential.

Agricultural and silvicultural uses and activities will be retained and permitted to continue and expand under the potential local and state conservation easements.

Scenario 2 – ‘Collaborative Planning’

Goal to develop ecologically consistent land uses.

The second significant modification moves the Institutional Use on the scenario conceptual plan to 580 acres on the northern half of the property east of Parker Road, see Figure 2 – Collaborative Planning. Under this scenario, the land use analysis required by the ULDC is focused solely on the Institutional Use Program. This second scenario conceptual plan addresses the gap in timing to secure funding for the state conservation easement and the need to establish the Special Area Study (SAS) and Special Area Plan (SAP) for the portion of the land anticipated as Institutional Use for the University Golf Athletic Program. The concept also includes the “*Alachua County Recommended Development Standard Open Space*” and the “*Alachua County Recommended Conservation Management Area*” with the same

layering of the underlying land use within the 580 acres designated for Institutional Use.

<i>Use</i>	<i>Total Acres</i>	<i>Square Feet</i>	<i>Golf Holes</i>	<i>Cottage Units</i>
<i>Institutional</i>	<i>580</i>	<i>200,000</i>	<i>36</i>	<i>30</i>
<i>Note: 1 unit = 4 bed quadplex</i>				

The timing of the conservation easement is anticipated to run 12-16 months before funding will be finalized. This extends beyond the timing of the development program for the proposed Institutional Use. The new strategies and recommendations address this gap with a Phased Special Area Plan approach and a development restriction condition to clearly denote no new development may occur on the remaining lands without completion of an SAP for that portion of the overall Subject Property.

This second supplement to the Special Area Study addresses those changes on the conceptual plan and updates the subject areas of land use, infrastructure, and natural resources to reflect the two proposed scenarios: Local & State Conservation Easement and Collaborative Scenario. Also, to address staff comments, the scenario concept includes a Development Program Table by Land Use for the Institutional Use.

Additionally, this supplement includes new strategies and recommendations based upon the scenario options: Local & State Conservation and Collaborative Planning along with a critical implementation approach to phase the Special Area Plan geographically, focusing on the Institutional Use.

ULDC Section 401.101 Criteria

The Unified Land Development Code (ULDC) Section 401.101 provides the criteria to analyze the data collected in the scope of work to ground truth the Golder Study Strategic Ecosystem potential of the property.

a. Stakeholders workshop

A third stakeholder workshop will be hosted Monday October 2, 2023 at the Terwilliger Elementary School. Mailers, newspaper advertisements, and email to the existing stakeholder group list have been provided in accordance with Article 4, Neighborhood Workshops, ULDC.

b. Natural Resources/Ground Truthing of site

The KBN/Golder Associates report has been ground truthed by ECT, Inc dated October 2021 and the Cardno Report, dated April 8, 2022. The mapped resources are depicted in these documents included as Appendix A-Historical Documents. There are no changes to this data or the reports.

c. Public Infrastructure and Services

The study shall identify potential access to public infrastructure and services, and issues and needs related to public infrastructure and services. To address the changed scenario conceptual plans, the response to this criterion has been updated. See following pages for public infrastructure summaries.

Mobility/Transportation

Transportation impacts in Alachua County are measured within geographic areas known as Mobility District. The subject property is split by two mobility districts: NW Rural and SW Rural. Figure 3 illustrates the location of the site relative and depicts the local roadway network by type adjacent to the subject property for both scenarios. The analysis evaluated the proposed development program for the Institutional Use:

PROPOSED LAND USE	ITE LUC	QUANTITY	UNITS
GOLF COURSE	430	36	holes
DRIVING RANGE	432	28	tees
INSTITUTIONAL (UNIVERSITY/COMMUNITY COLLEGE)	550	200,000	square feet
COTTAGES, ATTACHED	220	30	unit (4 rooms per)

The proposed development program is supported by ancillary uses such as maintenance facilities, which are intentionally not included in the Proposed Land Use program above. Portions of the project fall within the Northwest and Southwest mobility districts both within and outside the urban cluster.

Traffic generated by the proposed land uses was estimated based on the methodology and trip rates contained in the 11th edition of the Institute of Transportation Engineer's ***Trip Generation Manual***. The total project traffic was

distributed on the area roadway network based on a distribution extracted from the Gainesville travel demand model. This traffic was added to the estimated 2025 non-project traffic estimates on roadways within the Northwest (NW) and Southwest (SW) mobility districts. The total traffic (project traffic plus non-project traffic) on each segment was summed along with the roadway maximum service volumes (MSV) within the NW and SW mobility districts and an average volume to msv ratio (V/MSV) ratio was calculated.

Based on the proposed development plan the overall V/C ratio was calculated to be less than 1.0; therefore, sufficient capacity exists on the roadway network to accommodate the development of Institutional Use as shown in the conceptual site plans.

Identified Need: No capacity improvements. The Special Area Plan will include a map amendment to extend the Southwest Mobility districts to include the Institutional Use portion of the subject property. Site access improvements are anticipated and will be evaluated during site plan approval.

Potable Water, Wastewater and Reuse

In general, utilities are available to the east and north of the subject property between Oakmont and Haile Plantation. Both Oakmont and Haile Plantation are directly adjacent to the Institutional portion of the study area, east of Parker Road.

Demand

The development program for the proposed Institutional Use is anticipated to generate demand for up to 30,000 gallons per day of potable water and sewer treatment. The existing water and sewer lines are very close to the property boundary as shown in Figure 4. It is anticipated that the utility connections will range between 4" to 12". Sizing of the utility lines must address fire flow and could be complimented with a fire pump as needed.

Other water demands, such as irrigation, is intended to be supplied with a mixture of rainwater harvesting and re-use water from Gainesville Regional Utilities (GRU). Extensive golf course best management practices will be deployed to reduce the water need on the course. The harvesting of stormwater will be stored in lakes or tanks and will be augmented with GRU reuse water. The ongoing needs for irrigation are currently estimated at a peak of 1.0 million gallons per day within the peak summer month of May/June with the average monthly usage equaling closer to 650,000 GPD averages.

It is intended to place an emergency back-up well on the property to supplement irrigation water supply if GRU cannot deliver the agreed upon quantity of needed re-use water. This well would only be used in emergency scenarios where GRU reuse water was offline and irrigation water was needed to save the course.

Availability

Through conversations with Gainesville Regional Utilities (GRU), it is understood that water supply and treatment capacity is available for this demand. GRU operates two wastewater treatment plans (Kanhapa & Main St). Additionally, reuse is available at Kanhapa Sewer Treatment Plant. Through coordination with the Institutional Lands owner and GRU, the subject property could be explored for additional recharge areas for the GRU.

Identified Need: Define utility connection parameters within the policies of the new Future Land Use Category "Hickory Sink Institutional" in coordination with Alachua County and GRU. The policy(s) will address the intent to exclusively irrigate the Institutional land use with onsite stormwater harvesting and reuse water supplied by GRU; an emergency backup well to support GRU service to the Institutional Use and utility connection to existing infrastructure. These needs apply to the Institutional Use in both Development Scenarios.

Public Education

The first phase of both scenario concept plans seeks to develop a use that does not create a demand on Public School Infrastructure. Should the future Special Area Plans for the lands not included as Institutional Use seek residential development, then a review of school capacity will be completed at that time. A planning level review of school capacity by the School Board

Identified Need: not applicable.

Recreation

The first phase of both scenario concept plans seeks to develop a use that does not create a demand on Recreation.

Identified Need: not applicable.

Solid Waste

Solid Waste generation and demand is handled by the County's provider.

Identified Need: none.

Drainage/Stormwater

Alachua County does not maintain a public stormwater management system. Individual parcels follow the ULDC Section and the SRWMD regulations for pre and post drainage design and permitting.

Identified Need: Design will thoughtfully consider the karst geology where located within the subject property. Potential design solutions will include lining ponds to retain water and avoid adverse geological effects. It is intended that Institutional

Property will use some or all of on-site wet ponds for storage of rainwater harvesting and irrigation supply.

d. Land Use Analysis

Section 401.101.d. the study shall analyze the existing and future land uses within the study area. For SE SAS, identify one or more scenarios for the future uses of land and identify the most appropriate locations for various types of land use, including: agriculture or silviculture activities, conservation areas, and development areas. Parcel ownership and management considerations shall be evaluated to develop a scenario that balances protection of the natural and historic resources with ownership interests and protection of private property rights.

Existing Land Uses

The entire study area consisting of 4,068 acres is designated Rural Residential on the County Future Land Use map. The actual land use activities are represented by pastureland and active cattle ranching. The existing land uses are described within Appendix A – Historical Special Area Study Documents.

Future Land Use Scenarios

The future land uses for the subject property differ by two scenarios, refer to Figure 1 and Figure 2 respectively.

Ownership/Management

Under scenario conceptual plan 1, the subject property will be owned by two entities: Lee Family and the University of Florida with a conservation easement over 85% of the area. The conservation easement will address existing allowable uses to permit the continuation of agricultural activities under a Conservation Management Plan. For the 580 acres of Institutional Uses, the concept plan depicts the “Alachua County recommended conservation easement” and “Alachua County Development Standard Open Space”.

Under scenario conceptual plan 2, the subject property will allow for differing ownership options including the University of Florida, Lee Family, and private development entities. Ownership will be subject to prescribed conservation easements.

e. Strategies and Recommendations

Based on the information provided in the historical documents (attached as Appendix A) and the two significant modifications, the following strategies and recommendations are outlined to inform the Board of County Commissioners and set guidance for the Special Area Plan.

1. **Phased Special Area Plan (SAP)**

The state and local conservation planning vision shall be supported by creating a Phased Special Area Plan, focusing the Phase 1 SAP Development Policies on the Institutional Lands, described as 580 acres in the area east of Parker Road.

2. **Limit on Development**

Under the phased SAP, a development timing condition shall be placed on the lands subject to conservation easement, limiting any new development until a SAP is adopted by Alachua County. All existing silviculture and agricultural uses will continue under the conservation easement.

3. **Institutional Uses**

The development program shall not exceed 200KSF, 36 holes and 30 cottages. A new land use category shall be created "Hickory Sink Institutional Land Use". This category will modify the Alachua County Future Land Use Map to identify the 580 acres and attach specific land use goals, objectives and policies. The land use category will identify consistency with other applicable policies of the Comprehensive Plan. The policies will address ecological compatibility, best management practices, and utility infrastructure at a minimum.

4. **Best Management Practices (BMPs) for Institutional/ golf course recreational uses**

The Special Area Plan will define best management practices for reuse water, buffers, stormwater, materials, irrigation, karst topography, fertilizer and the like. The SAP policies will consider how the golf course design conserves sensitive habitat, can retain native vegetation, protects wildlife corridors and habitat connectivity and protects natural drainage patterns.

5. **Conservation Management Area Road & Other Crossings**

Roadway and other crossings for golf carts and/or pedestrians will be permitted through the designated Conservation Management Area and shall be constructed to minimize impacts to the set aside. The SAP will address techniques such as minimum width, landscaping materials and/or habitat restoration.

6. Utility Connection

The Special Area Plan will include policies to address the connection to existing potable water and sanitary sewer as part of the proposed “Hickory Sink Institutional” Land Use category. Unique to the specific use and location of the 580 acres of Institutional Use, this new Land Use category will permit connection to public utilities. This concept is largely supported by the synergy between the Institutional Use demand for reuse and the available capacity by GRU with adjacent infrastructure already in place.

7. Transportation Mobility

The Special Area Plan will include a map amendment to extend the SW Mobility District and policies addressing transportation mobility applicable to the Institutional Use lands.

8. Public Access to Open Space designed with Golf Course

The staff report, dated September 7, 2022, requested the SAP address public access to common open space associated with the wildlife corridor and/or golf course facilities. Institutional Uses will have a variety of University-based functions and uses that attract students, staff, and alumni to the property. Further, it is intended to operate a youth development program on the property.

9. Additional Natural Resource Protection

The concept plans depict the “Alachua County recommended Development Standard Open Space” – an area defined as low-quality habitat with markers of habitat history. In this area, future Land Development Code Regulations via a policy(s) in the Phase 1 SAP will address how development and potential restoration will occur within this area.

10. Significant Geologic features

The Special Area Plan and best practices for the golf facilities include at a minimum lining stormwater ponds, appropriate buffering of geological features, water conservation techniques like reuse, irrigation limitations and use of wildlife corridor overlapping with the golf course elements.

Special Area Plan Process

The phased Special Area Plan approach will follow the ULDC requirements for the Institutional Uses planned on 580 acres of the subject property. It is anticipated that the Special Area Plan process will consist of three parts: staff review, working group, and public hearings (transmittal & adoption). With the work and public input received to date, it is believed the Special Area Plan

process can be streamlined and take place over nine (9) months following the October 24, 2023 Board of County Commissioner acceptance.

Staff Review

Upon direction by the Board of County Commissioners, the applicant will file the proposed Special Area Plan application to amend the Alachua County Comprehensive Plan, introducing a new land use category and modifying the Future Land Use Map with the Growth Management Department. This action will continue collaboration with staff to define the now proposed "Hickory Sink Institutional" Future Land Use category with associated goals, objectives and policies.

Working Group

The development of the Special Area Plan includes topic specific workshops to address four main areas of the plan: Development Program, Golf Course Best Management Practices, Conservation Design, and Mobility (vehicular, pedestrian, bicycle). A calendar of specific workshops will be developed and submitted with the application for the proposed Special Area Plan.

Public Hearings

The Special Area Plan will modify the Alachua County Comprehensive Plan as a large-scale land use amendment requiring a transmittal hearing and an adoption hearing. The transmittal hearing is anticipated to occur in February/March of 2024. Following statutory timeframes, the adoption hearing is expected June/July 2024.

Attachments

Figures

1. Option 1 Local and State Conservation
2. Option 2 Collaborative Planning
3. Mobility Network
4. Water, Sewer, & Reuse
5. Existing Future Land Use
6. Existing Zoning

Appendix A– Historical Special Area Study Documents

1. Special Area Scope of Work, dated May 1, 2020
2. Special Area Study, Original dated April 11, 2022
3. Special Area Study, Addendum dated July 5, 2022
4. Staff report dated September 7, 2022

LEGEND

- Institutional
- Alachua County Recommended Development Standard Open Space
- Alachua County Recommended Conservation Management Area (CMA)
- Off-Site Alachua County Recommended Conservation Management Area (CMA)
- Conceptual Conservation Easement (3,492 ±AC) Local & State Conservation Land
- UF Land Under Contract
- Lee Property Boundary
- Potential Project Entrances

CONCEPTUAL CONSERVATION EASEMENT
2,667.51 +/- AC.

FLINTROCK AGRIHOOD

Conservation Management Area

Phase 1 SAP
Institutional Use
UF PROPERTY
580 +/- AC

HAILE PLANTATION

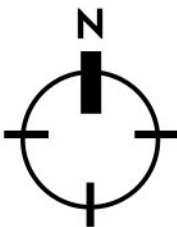
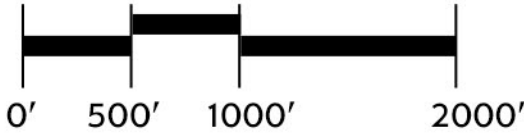
DEVELOPMENT / USE	SF	HOLES	UNITS
INSTITUTIONAL (Golf Course, Clubhouse, Maintenance/ Facilities, IFAS, Golf Team, Youth Development Program, Other Aux University Uses, Guest Cottages)	200,000	36	30

CONCEPTUAL CONSERVATION EASEMENT
825 +/-AC

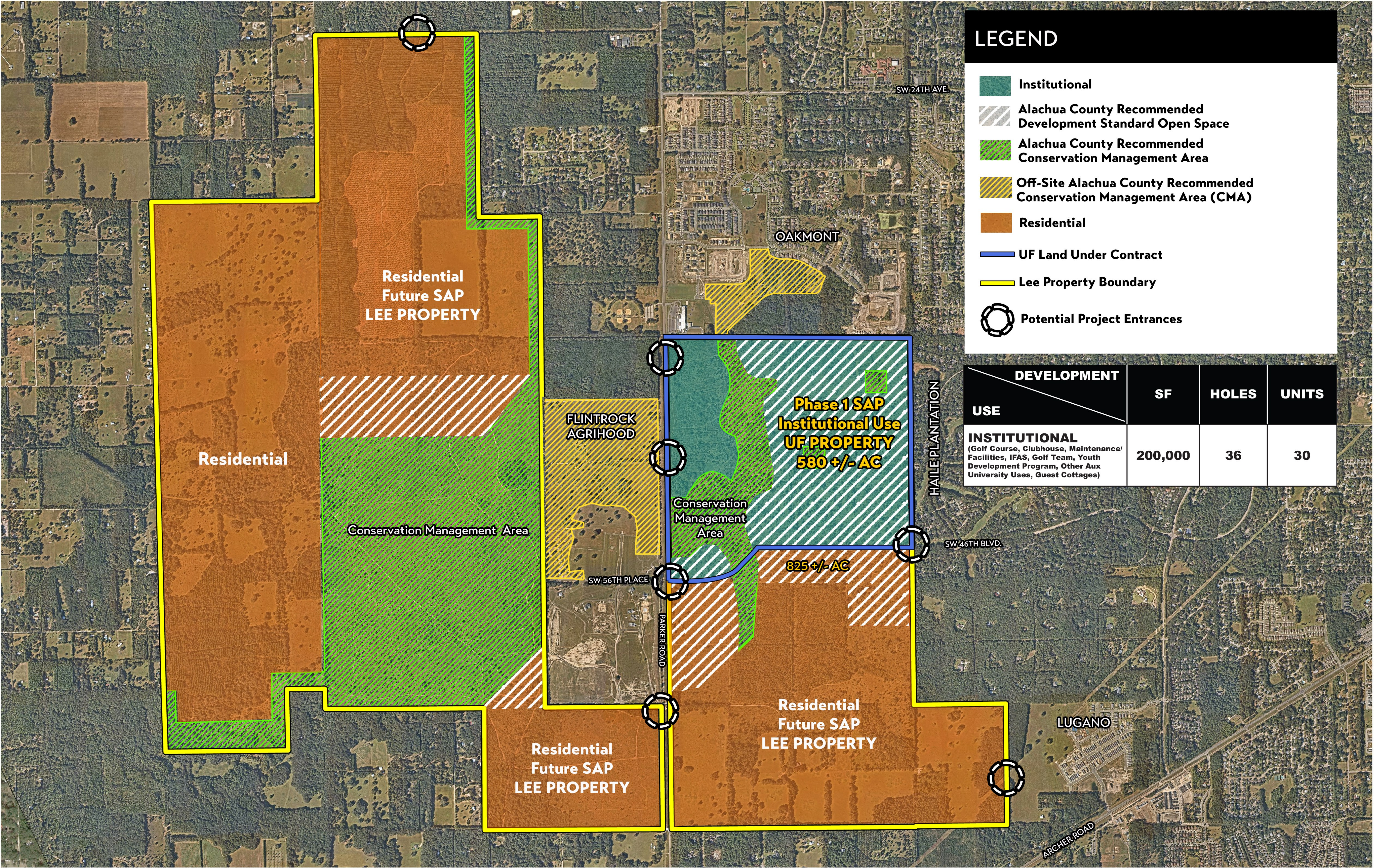
LEE PROPERTY SCENARIO 1: LOCAL & STATE CONSERVATION

SAS Site Plan
18 October 2023

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.



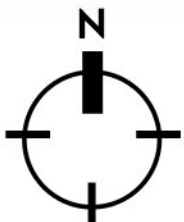
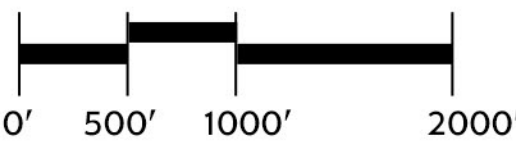
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ENGLAND-THIMS & MILLER

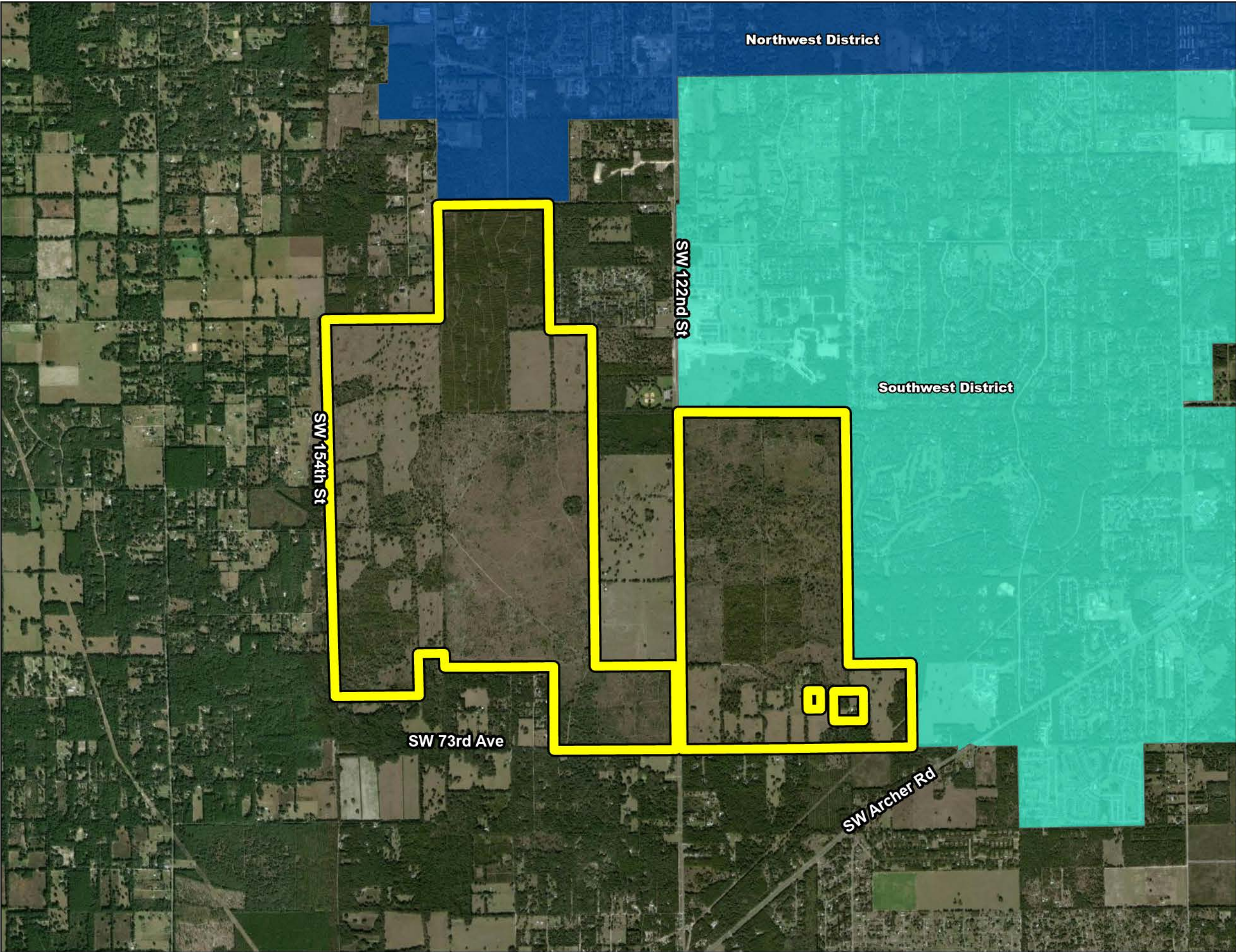


LEE PROPERTY SCENARIO 2: COLLABORATIVE PLANNING

SAS Site Plan
18 October 2023

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.





UF Project Eagle - Lee Land

Mobility Districts

Source: ETM, Alachua County

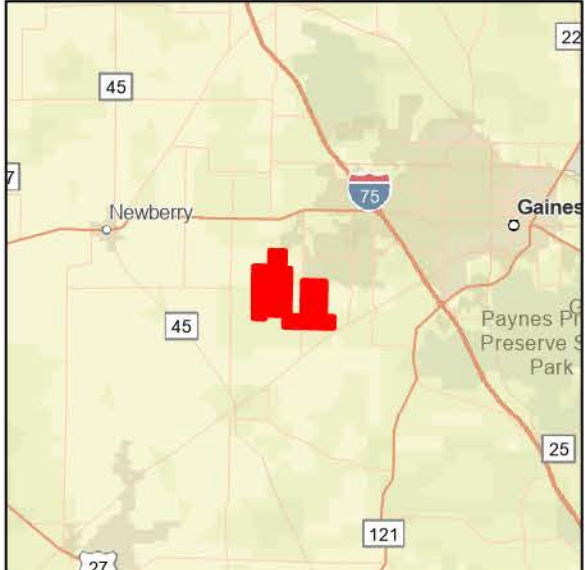
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Subject Property

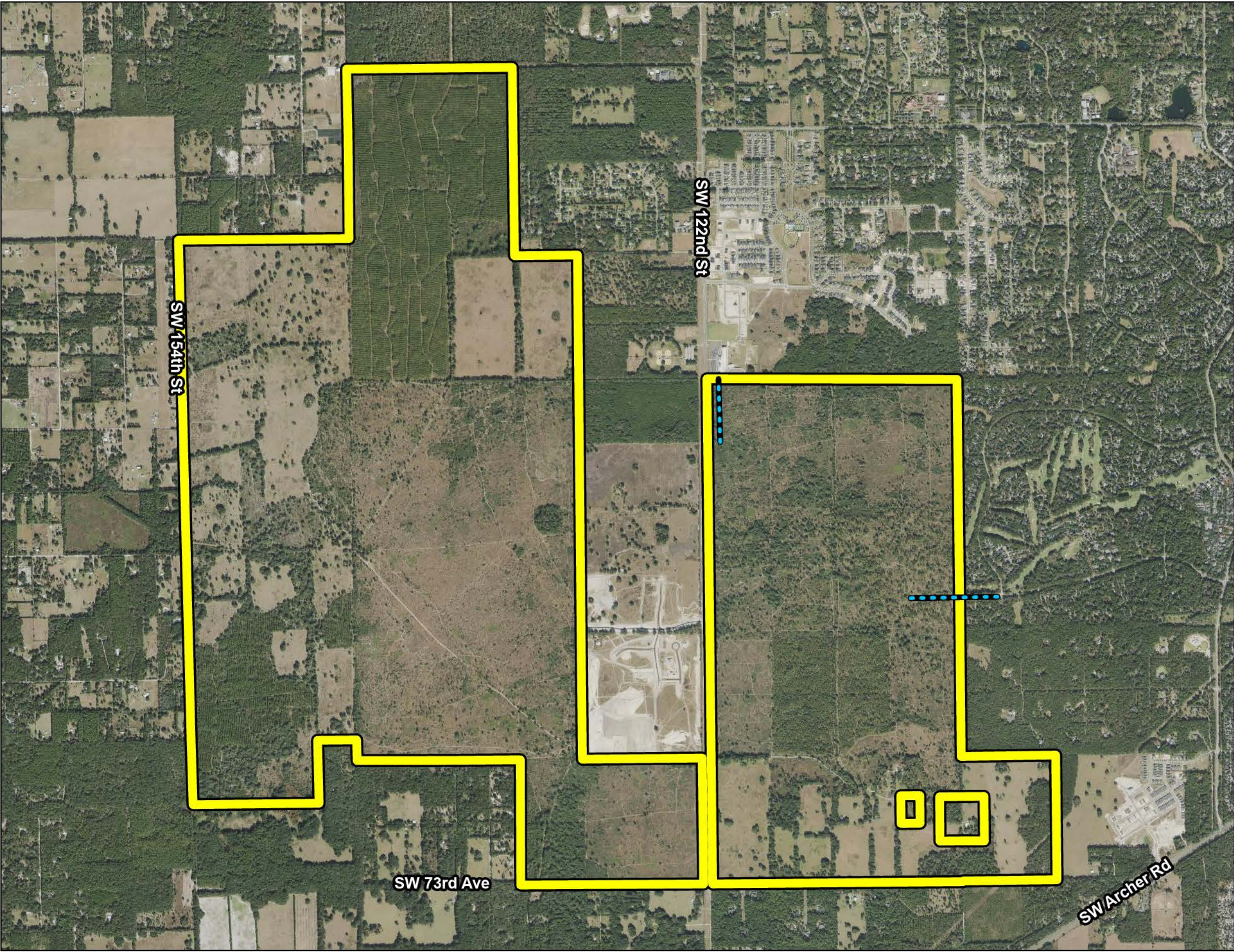
Mobility Districts

Northwest District

Southwest District



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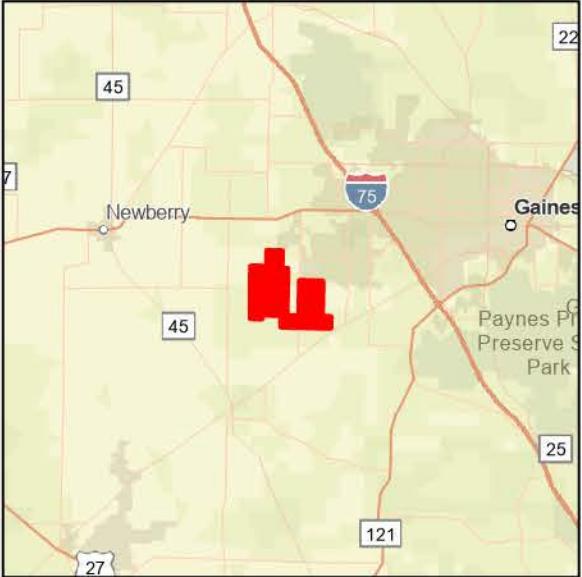
UF Project Eagle - Lee Land

Utilities - Water

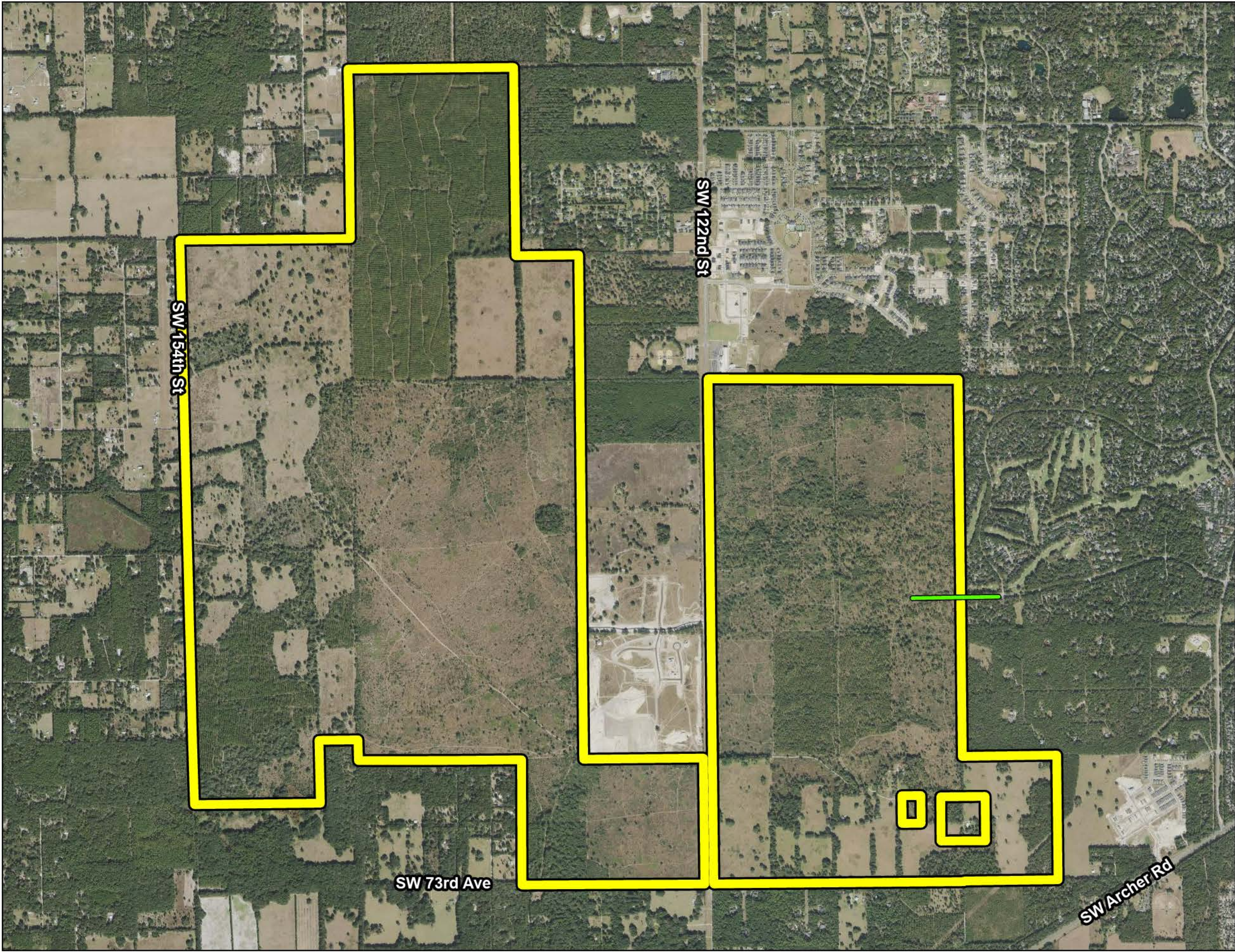
Source: ETM, Alachua County

Legend

- Subject Property
- Potential Water Mains



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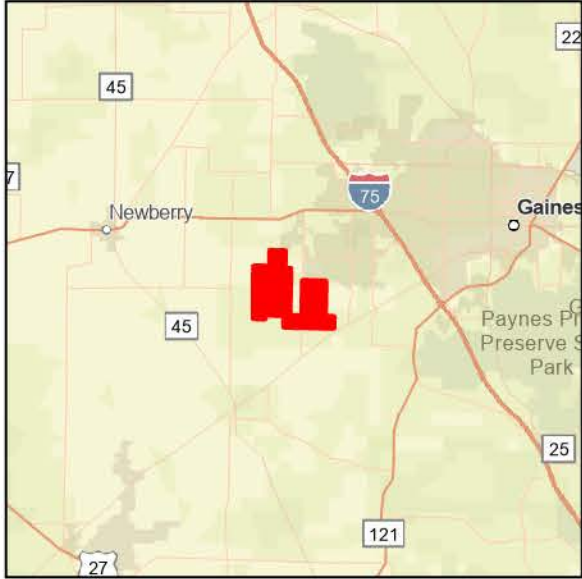
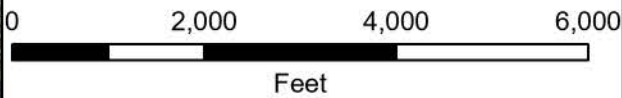


UF Project Eagle - Lee Land

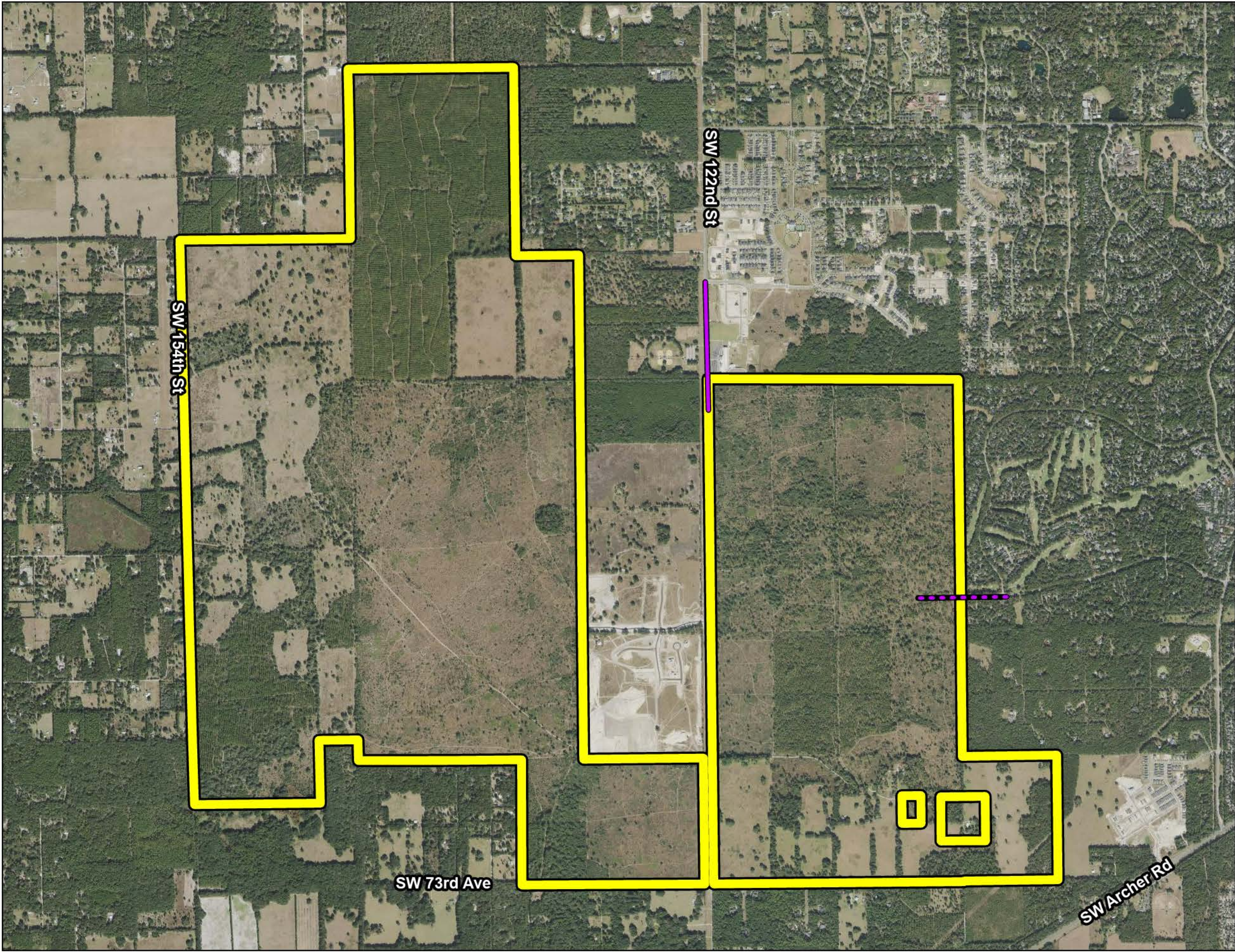
Utilities - Sewer

Source: ETM, Alachua County

- Legend**
- Subject Property
 - Sewer Mains



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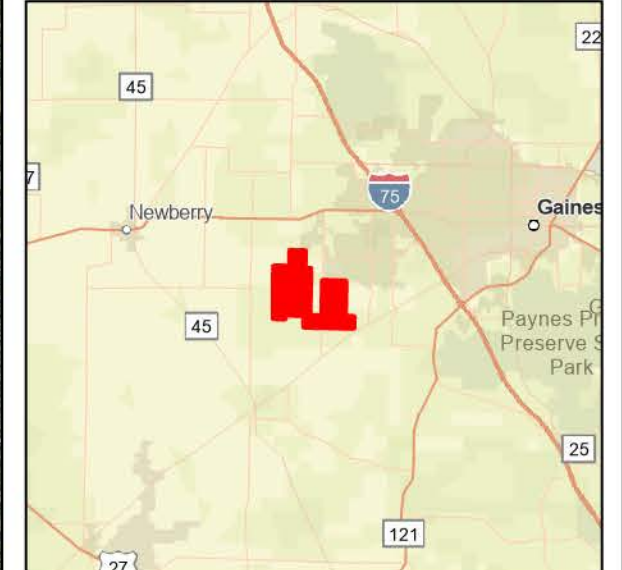
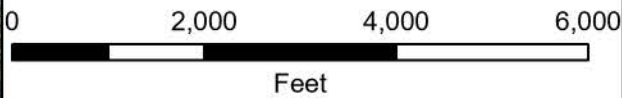
UF Project Eagle - Lee Land

Utilities - Reuse

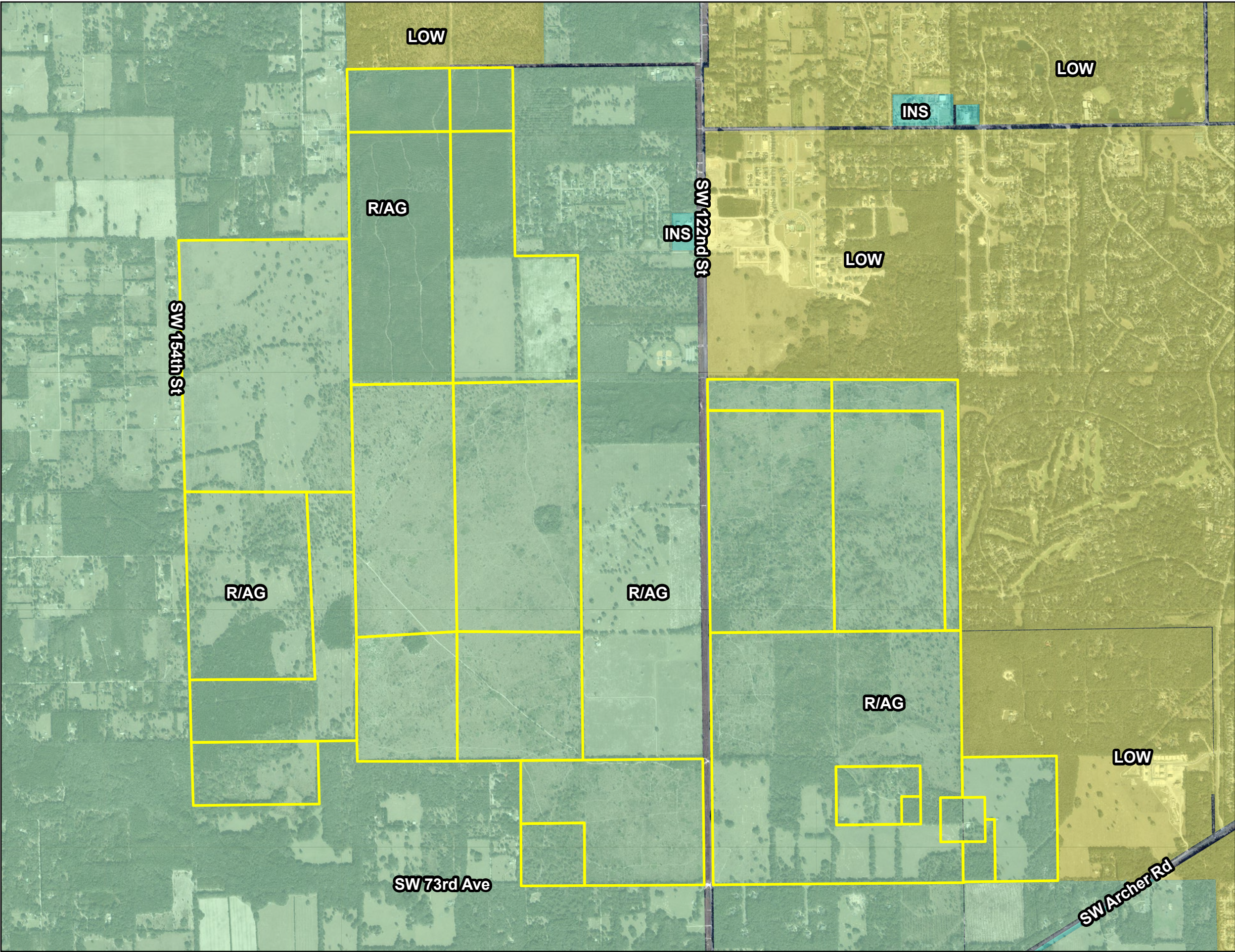
Source: ETM, Alachua County

Legend

- Subject Property
- Reuse Main
 - Potential
 - Primary



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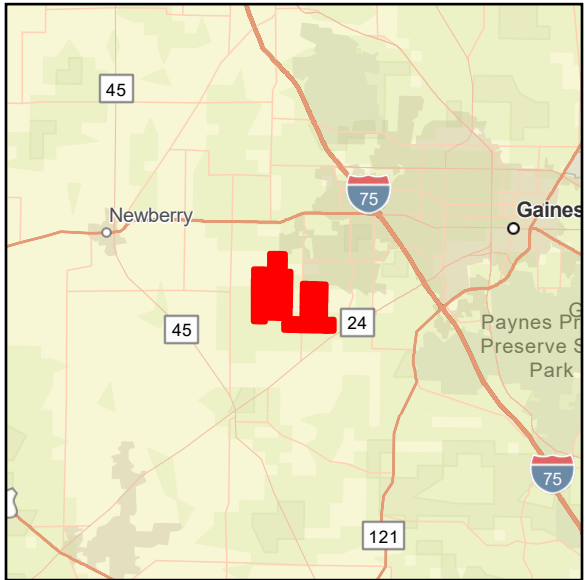
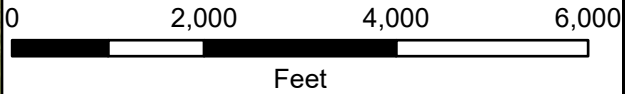


UF Project Eagle - Lee Land

Future Land Use

Source: ETM, Alachua County

- Legend**
- Subject Property
 - Institutional
 - Low Density Residential
 - Rural/Agriculture



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UF Project Eagle - Lee Land

Zoning

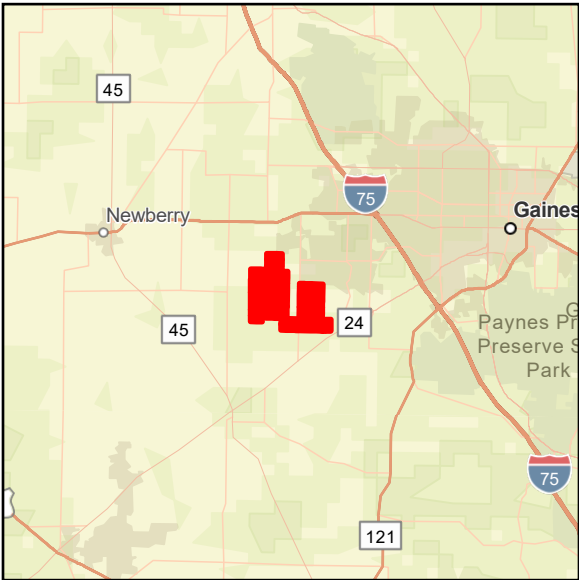
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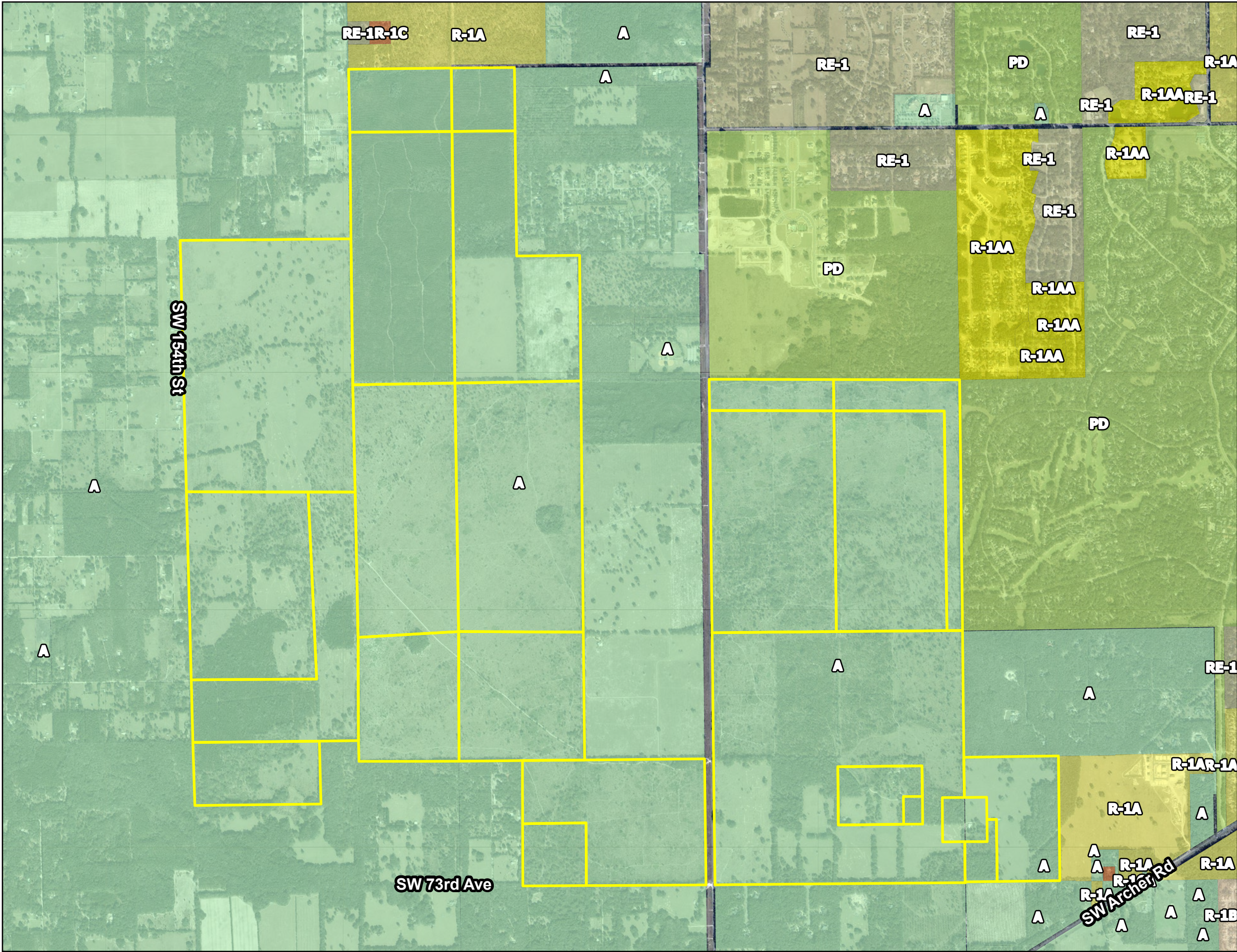
- Subject Property
- Alachua County Zoning
 - (A) Agricultural
 - (PD) Planned Development
 - (R-1A) Single Family Residential
 - (R-1B) Single Family Residential
 - (R-1C) Single Family Residential
 - (RE-1) Residential-Estate
 - (R-1AA) Single Family Residential



Feet



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Golf Course Design Principles



SUSTAINABLE ECOSYSTEM

- Reduce manicured turf to areas that are in play.
- Provide proper plant species and variety for wildlife food sources.
- Create wildlife cover and pathway corridors.
- Provide surface water access for wildlife.
- Utilize Florida Golf Course Best Management Practices Certification Program administered by UF/IFAS.



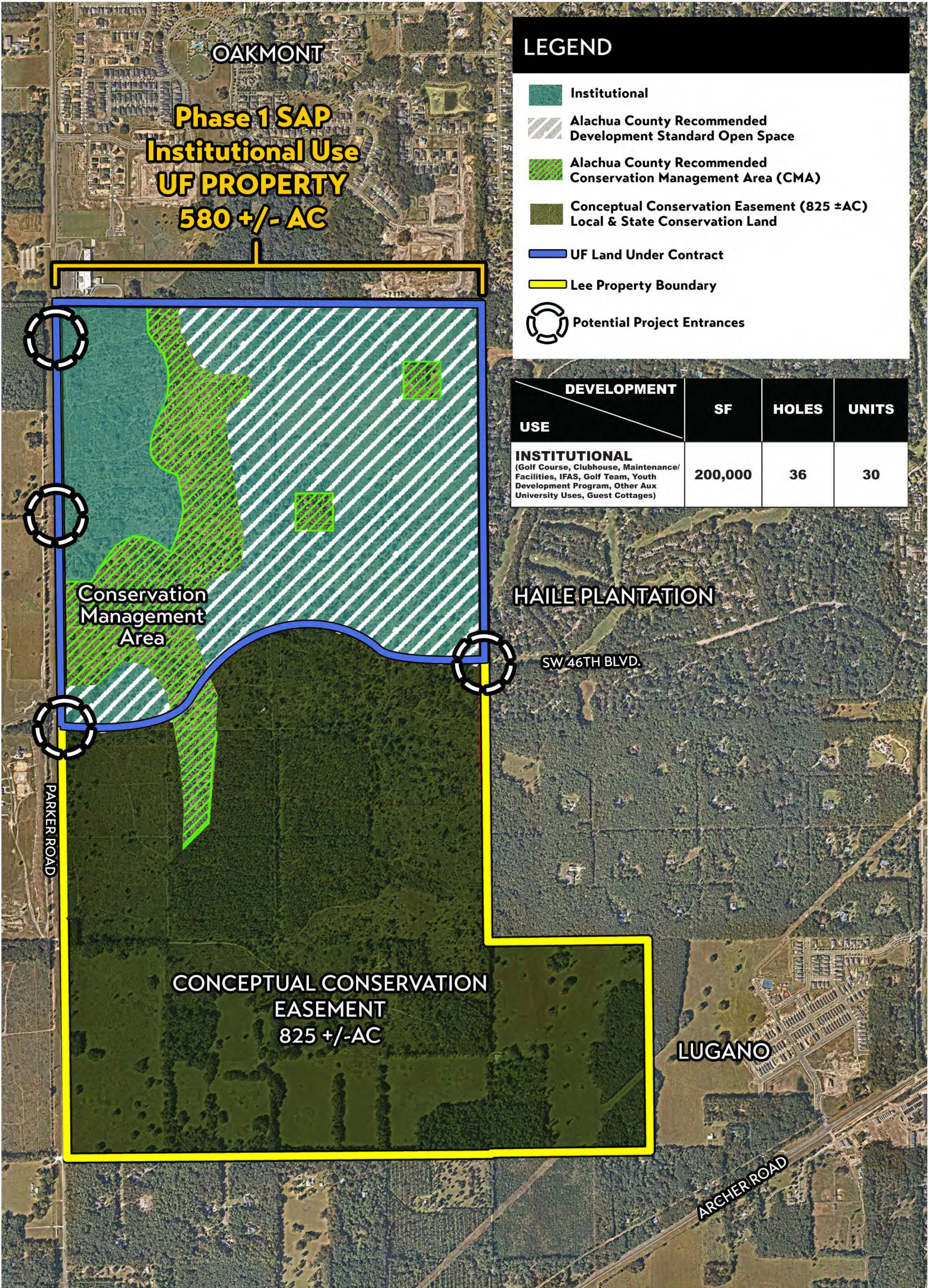
WATER CONSERVATION EFFORTS

- Select water conserving plants throughout the golf course.
- Utilize reclaimed water from GRU.
- Install individual sprinkler control and 24/7 computer monitoring.
- Use onsite weather station data to make management decisions.



STORMWATER PLAN

- Design stormwater retention for reuse in irrigation.
- Design, plant, and manage effective buffer zones to prevent fertilizer and pesticide runoff and leaching.



NUTRIENT MANAGEMENT

- Strictly follow the 4 "Rs" of nutrient management: Right Source, Right Rate, Right Time, and Right Place.
- Follow all federal and state rules and regulations pertaining to pesticide use.
- Avoid pesticide use in sensitive areas.
- Use on-site weather data for improved decision making.
- Follow BMPs related to Integrated Pest Management and pesticide selection.



WASTE

- Process and reuse organic material on site as mulch, planting soil, and nutrient source.
- Dispose of old equipment at approved recycling sites.
- Collect spent engine oil and send to approved recycling site.



GOLF COURSE OPERATIONS

- Strive to adopt clean energy technologies throughout the golf course operation.
- Establish an energy management plan for the facility to optimize efficiency.