



Large Scale Development planning = Ecosystem Conservation for the future...

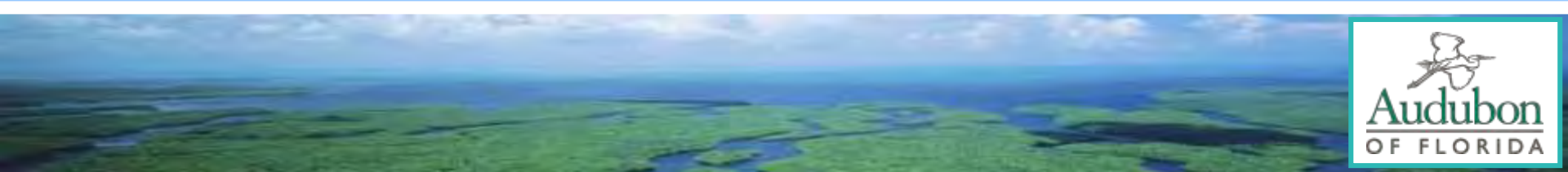
Charles Lee

Director of Advocacy
Audubon Florida

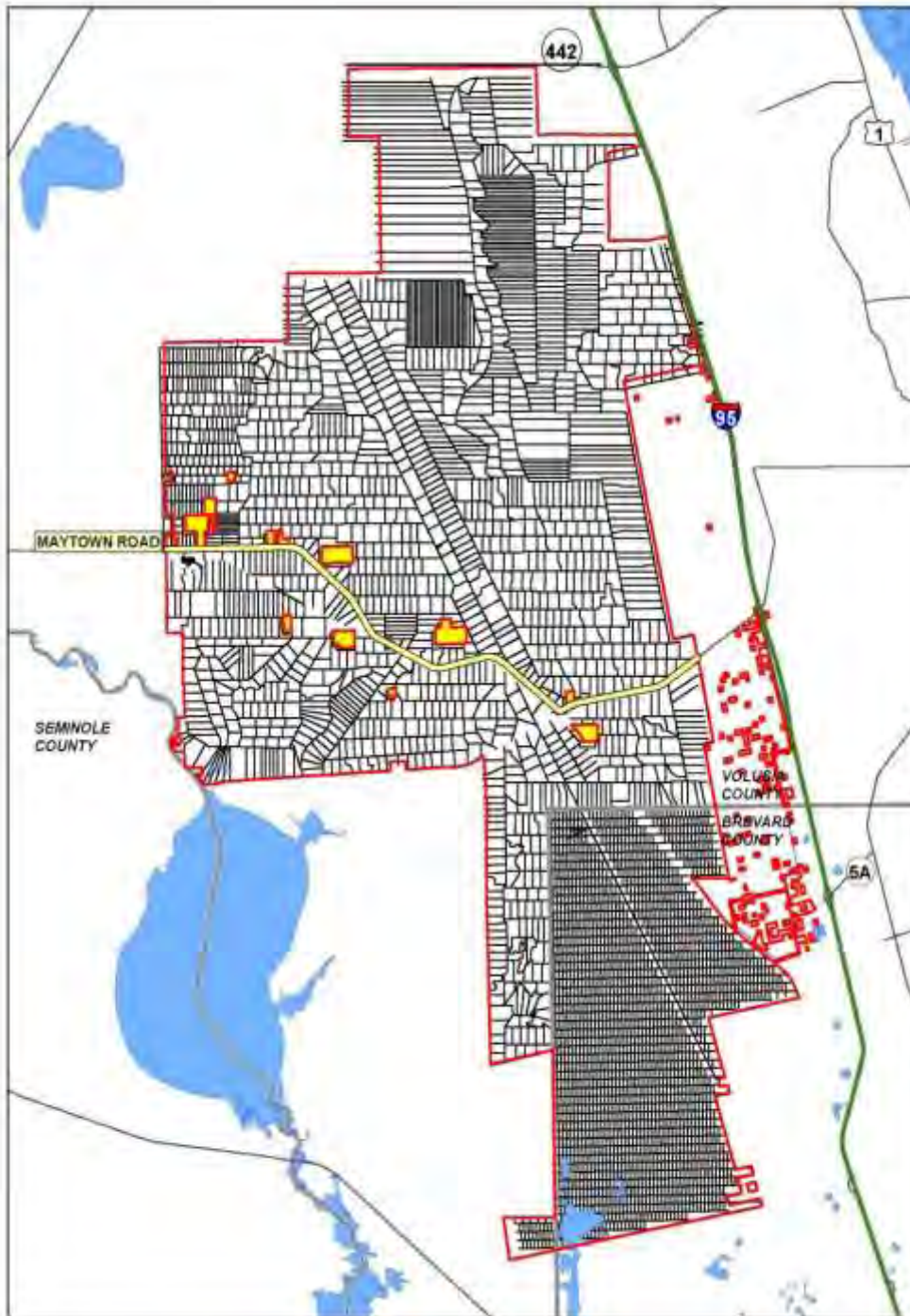




Florida at Night

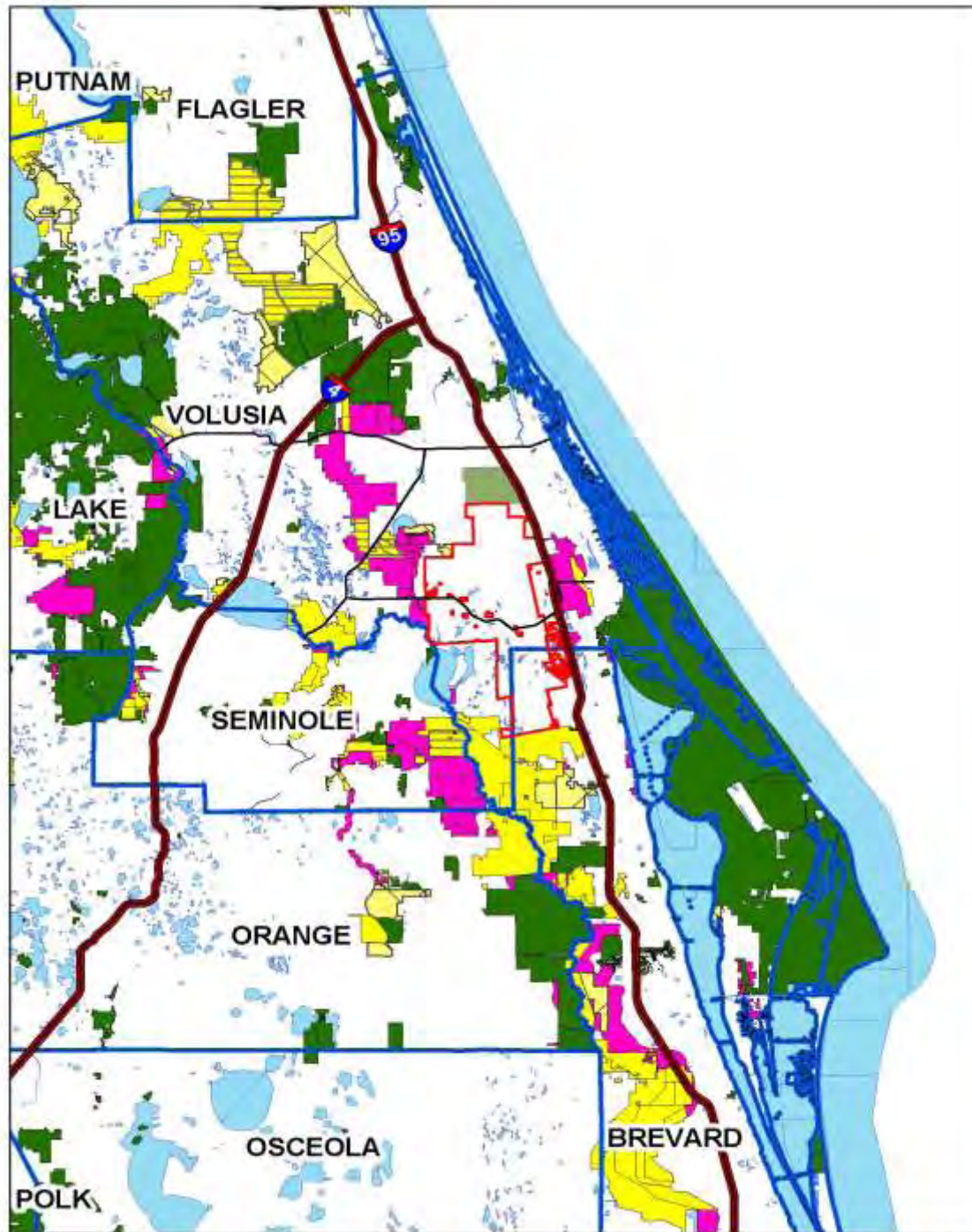


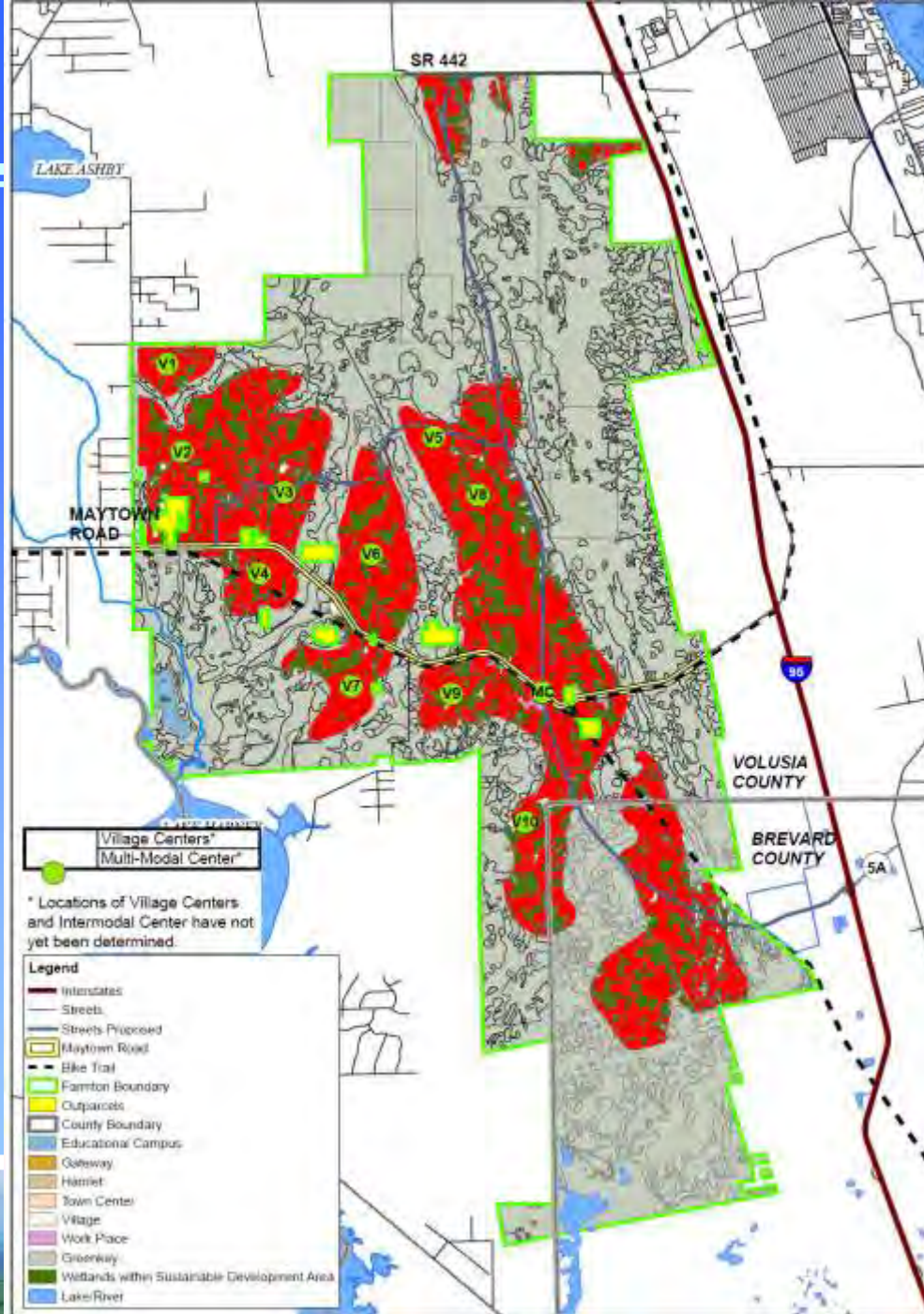


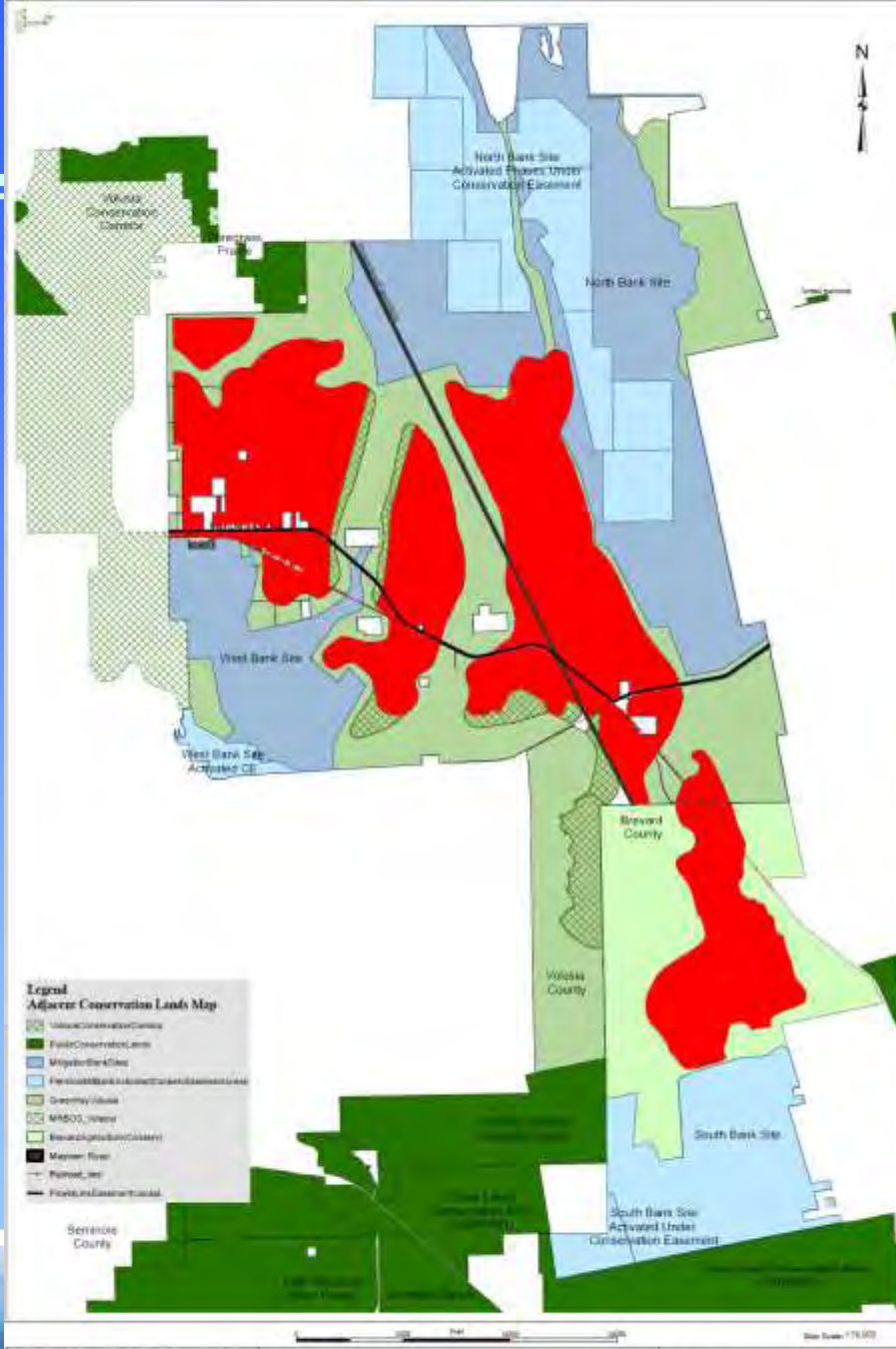


Charrettes – Peer Review – Ground truthing







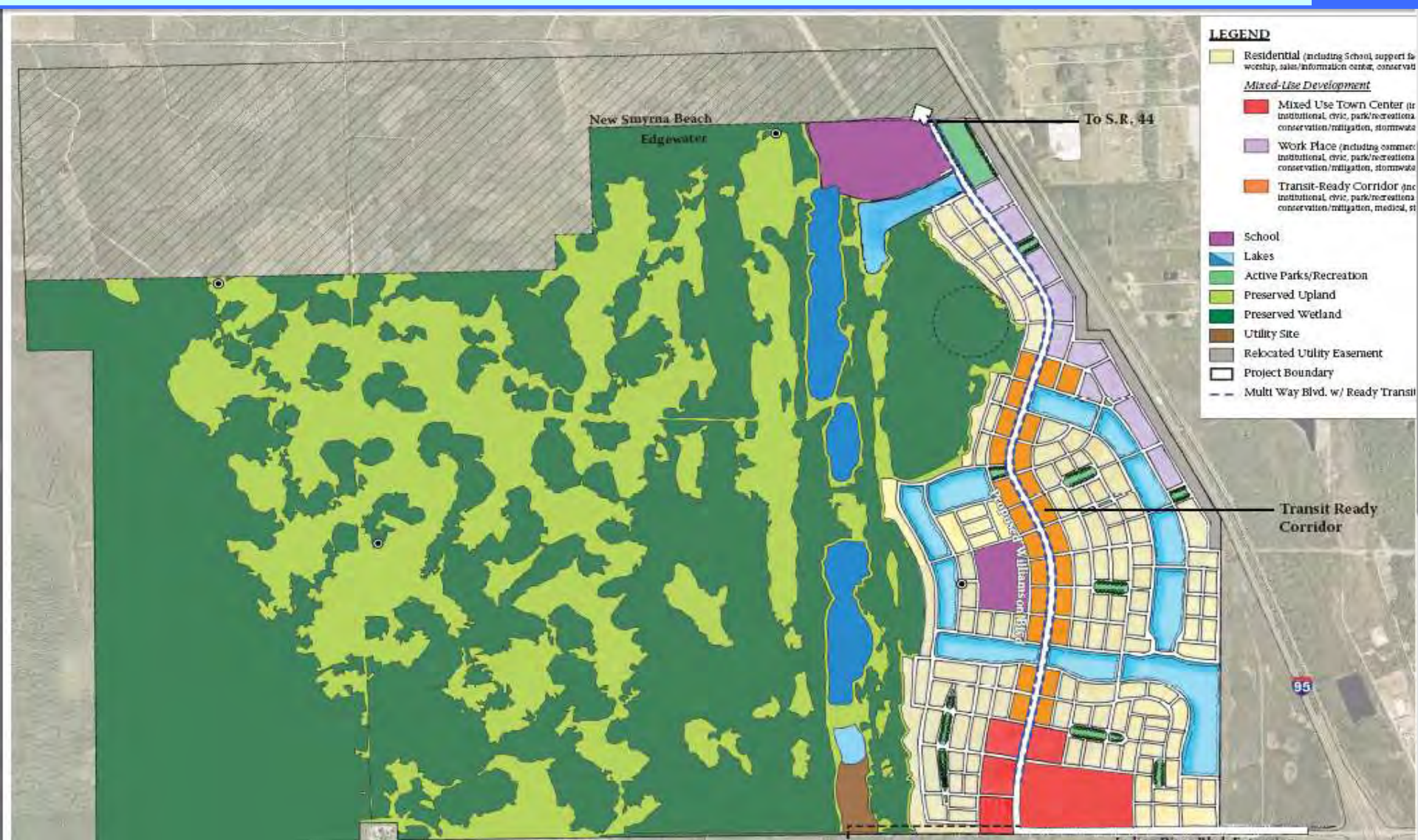


Key Features of Farmton Plan:

- Conservation Primarily Through Easements
- Deep Creek “Deering Preserve” Donation
- Easements have multiple Grantees...
- Grantees include Environmental NGO...
- Development primarily after 2025...
- Volusia Development requires future “need” determination by County...

Better than a land purchase?

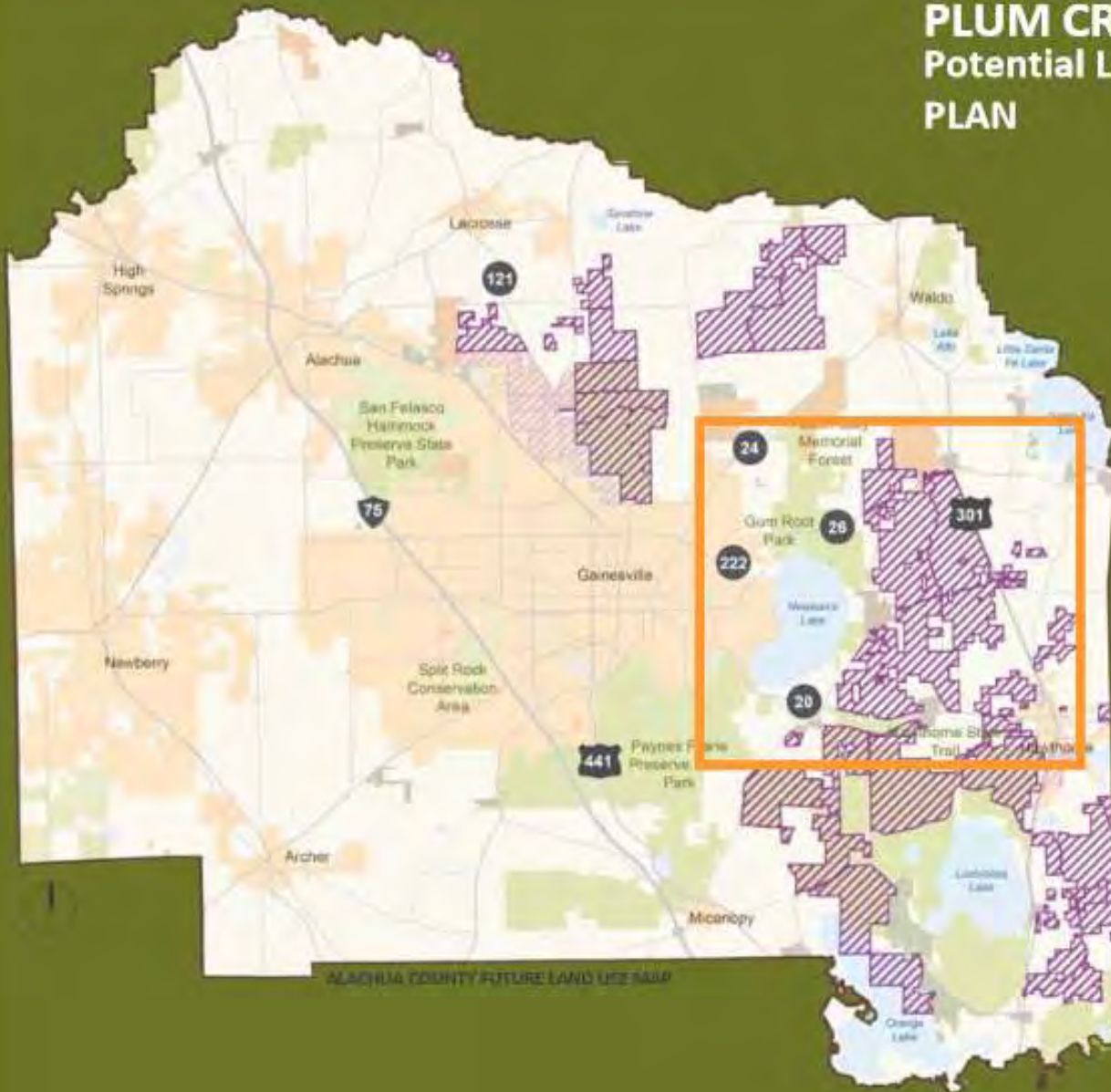
- 40,000 acres x \$3,500 per acre = \$140 MILLION “today's land values” in public cost avoidance
- 40,000 acres x \$10,000 per acre “back in the day” cost = \$400 MILLION in public cost avoidance.
- Management cost to the public in the future: \$0 per acre.
- **AND...no risk of government land “surplussing in the future!”**



LEGEND

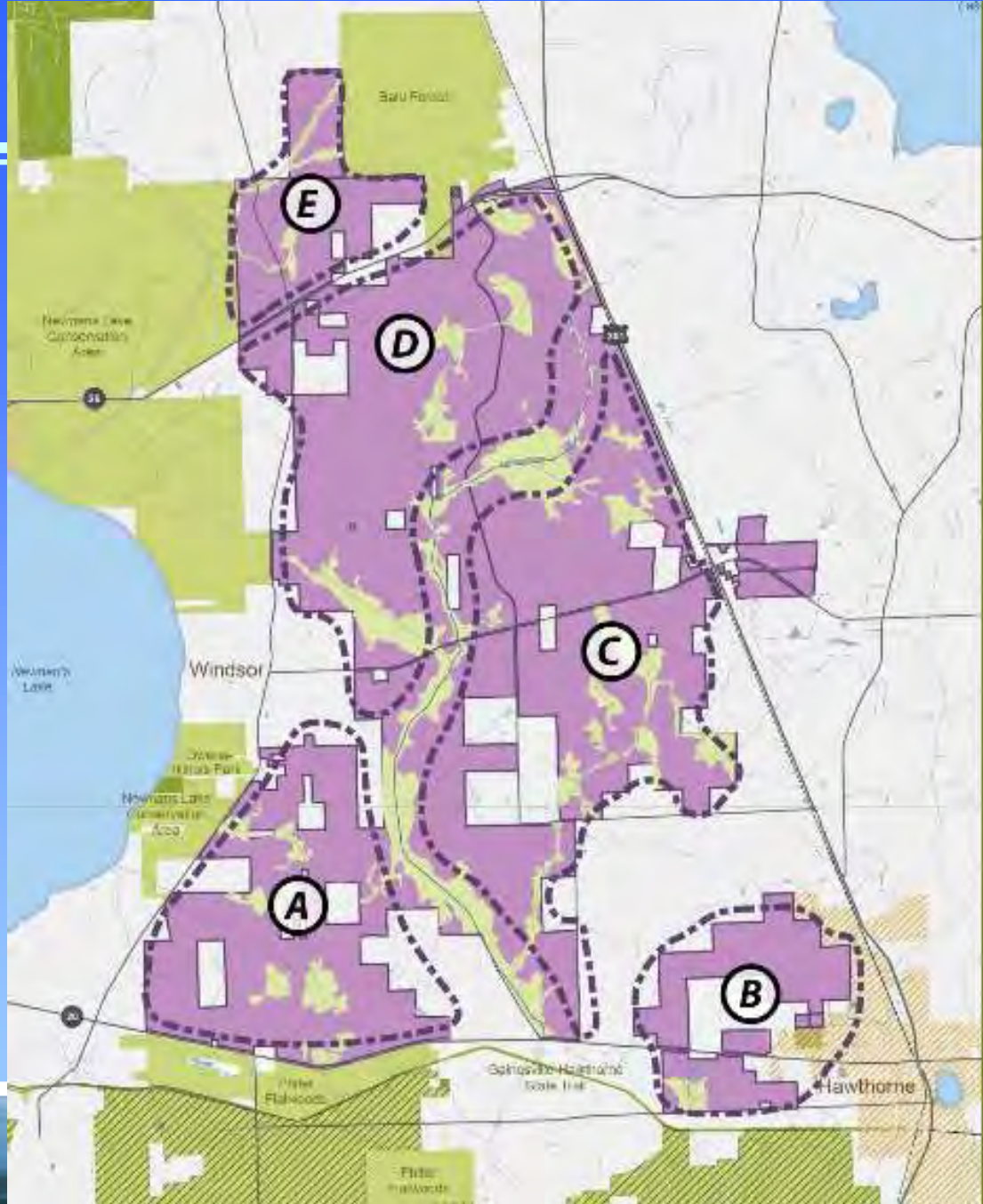
- Residential (including School, support workshop, sales/information center, conservat
- Mixed-Use Development**
- Mixed Use Town Center (r institutional, civic, park/recreation conservat
- Work Place (including commec institutional, civic, park/recreation conservat
- Transit-Ready Corridor (ac institutional, civic, park/recreation conservat
- School
- Lakes
- Active Parks/Recreation
- Preserved Upland
- Preserved Wetland
- Utility Site
- Relocated Utility Easement
- Project Boundary
- Multi Way Blvd. w/ Ready Transi

PLUM CREEK LANDS Potential LONG TERM MASTER PLAN

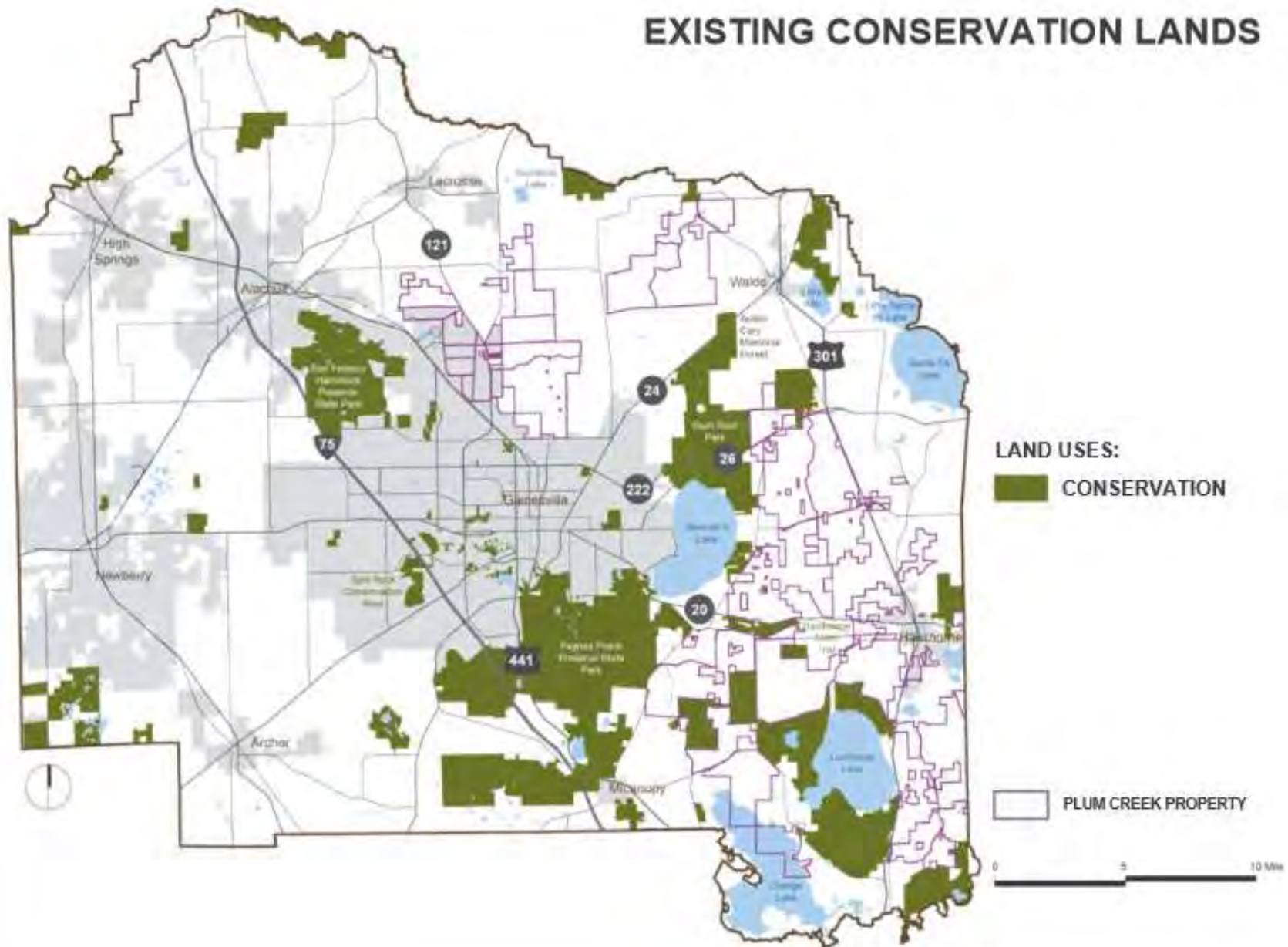


ENVISION ALACHUA

POTENTIAL LAND USE FRAMEWORK EAST COUNTY



EXISTING CONSERVATION LANDS



LAND USES:

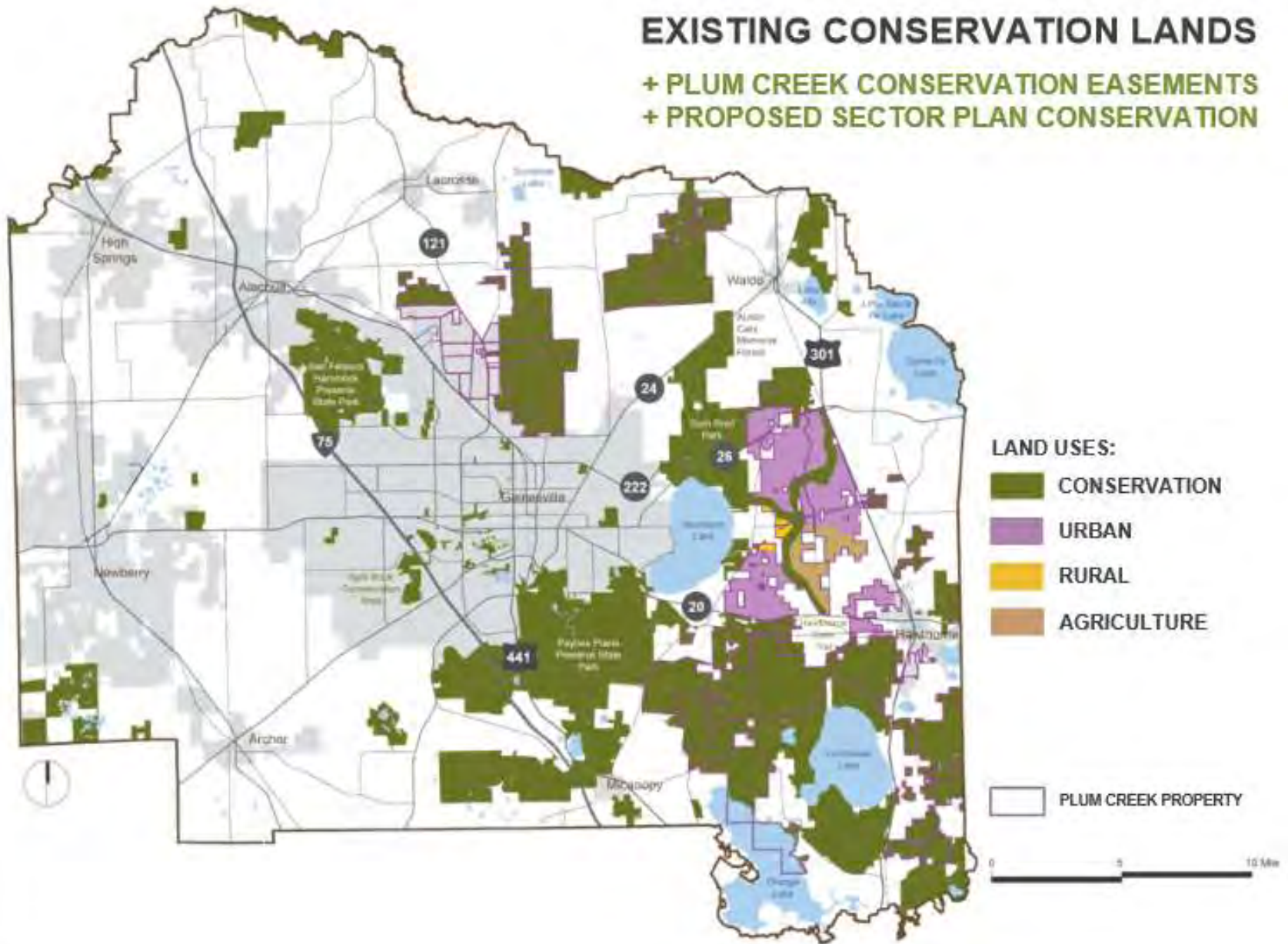
■ CONSERVATION

□ PLUM CREEK PROPERTY

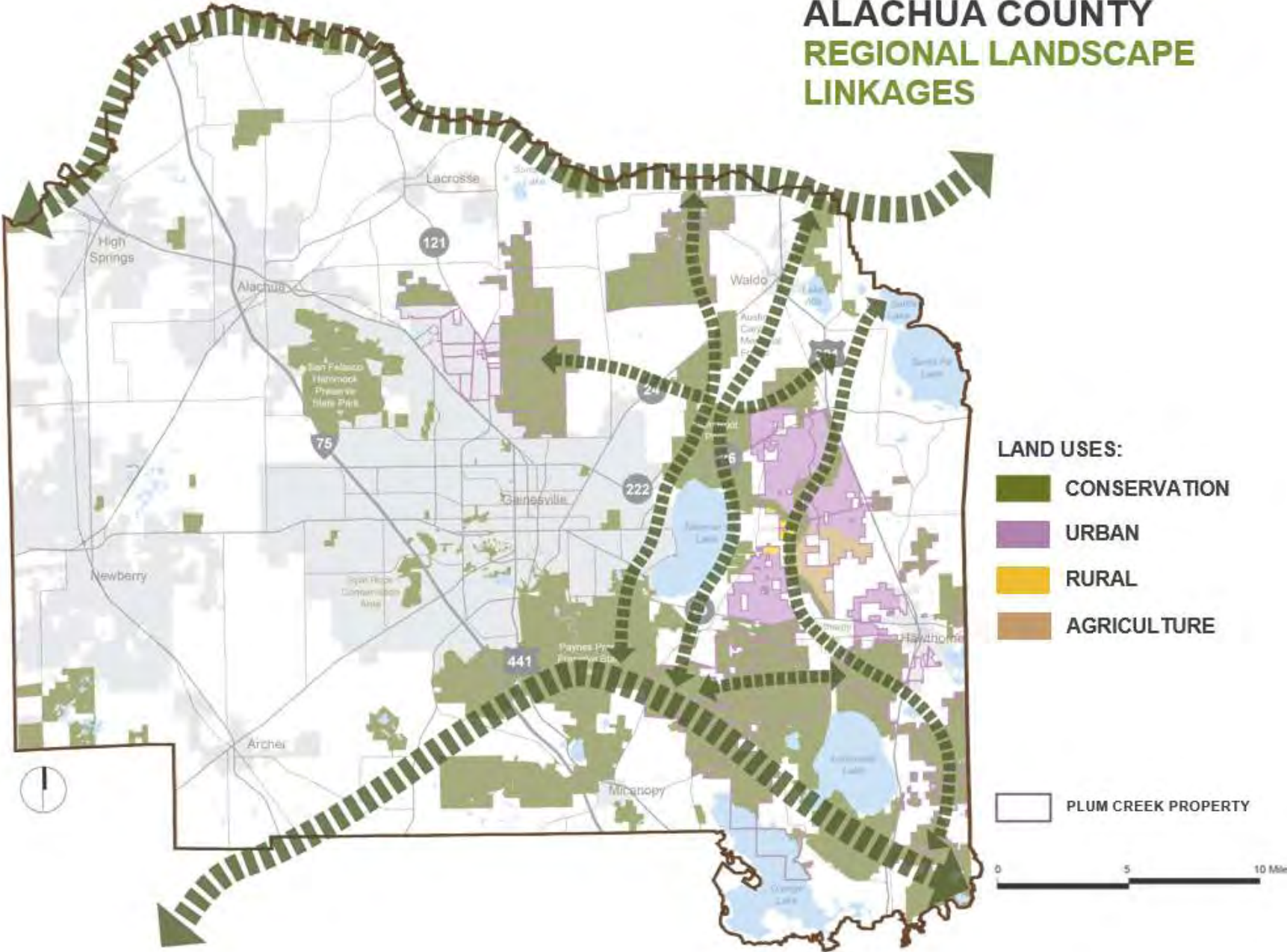
0 5 10 Miles

EXISTING CONSERVATION LANDS

- + PLUM CREEK CONSERVATION EASEMENTS
- + PROPOSED SECTOR PLAN CONSERVATION

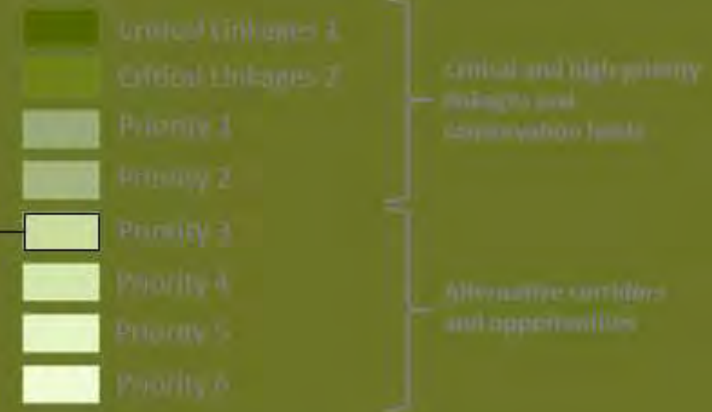
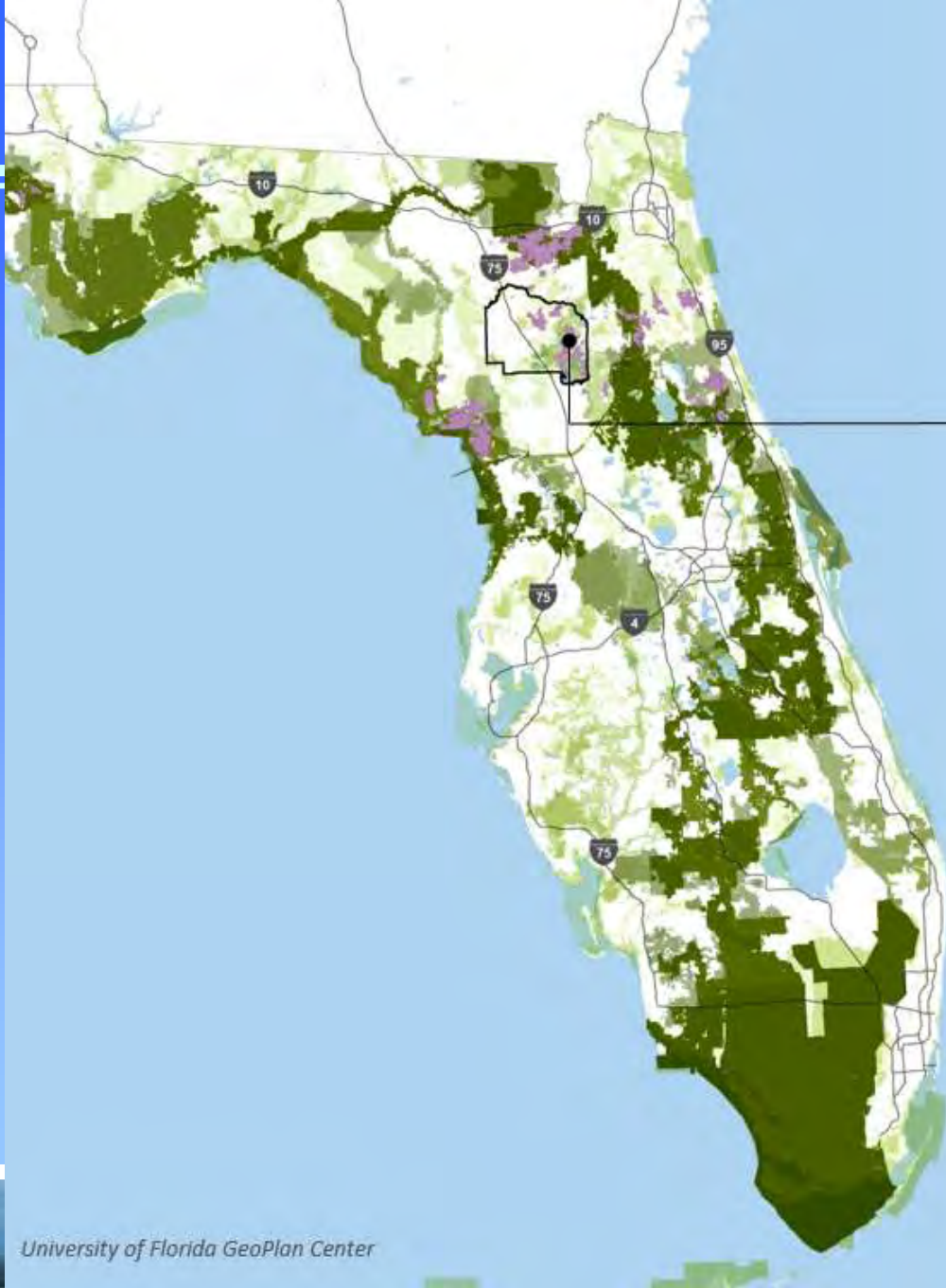


ALACHUA COUNTY REGIONAL LANDSCAPE LINKAGES



FLORIDA - STATEWIDE CONCEPTUAL GREENWAYS

FLORIDA ECOLOGICAL GREENWAYS NETWORK



"Florida Ecological Greenways Network represents a statewide ecological hub and linkage strategy to guide land acquisition, conservation efforts, and public awareness."

Florida Natural Areas Inventory



Deseret Ranch 250,000+ Acres

