

**Appendix B – Draft Ordinance and Attachments**

Draft Ordinance

PD Report

Conservation Management Area Management Plan

ORDINANCE NO. 211460

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning certain property generally located north of U.S. 441 and both east and west of SR 121, as more specifically described in this ordinance, from Alachua County Agriculture (A) district to City of Gainesville Planned Development District (PD); adopting a PD report with land development regulations; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**WHEREAS**, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city; and

**WHEREAS**, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1), Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the city as reflected by the community's commitments to implement such plan; and

**WHEREAS**, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive Plan to include a Future Land Use Element with a Future Land Use Map that designates the future general distribution, location, and extent of the uses of land for residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, with the goals of protecting natural and historic resources, providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban sprawl; and

**WHEREAS**, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan and that are combined and compiled into a single land development code for the city; and

28 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville  
29 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land  
30 development regulations on specific classifications of land within the city; and

31 **WHEREAS**, Planned Development District (PD) zoning is a voluntary method for landowners or  
32 developers to submit unique proposals that are not provided for or otherwise achievable in the  
33 zoning districts established by the City of Gainesville Land Development Code; and

34 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map  
35 Atlas by rezoning the property that is the subject of this ordinance to Planned Development  
36 District (PD) zoning; and

37 **WHEREAS**, on April 24, 1992, the City adopted Ordinance No. 3768 and annexed into the City  
38 from Alachua County approximately 460 acres of property generally located north of the  
39 intersection of U.S. 441 and SR 121; and

40 **WHEREAS**, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the  
41 City from Alachua County approximately 1,318 acres of property generally located north of the  
42 intersection of U.S. 441 and SR 121; and

43 **WHEREAS**, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778  
44 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and

45 **WHEREAS**, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land  
46 use designations to the 1,778 acres of property annexed into the City by Ordinance Nos. 3768  
47 and 060731, and provided certain conditions including a requirement that the property owner  
48 seek Planned Development District (PD) zoning on approximately 744 acres of property lying  
49 below a certain phase line of the total 1,778-acre property; and

50 **WHEREAS**, the property that is the subject of this ordinance is the approximately 744-acre  
51 portion of the 1,778-acre property that lies below the phase line established by Ordinance No.  
52 070447; and

53 **WHEREAS**, to-date and since the approximately 1,778 acres of property was annexed into the  
54 City by Ordinance Nos. 3768 and 060731, the City has not assigned City zoning to any portion of  
55 the property and therefore the property's zoning remains Alachua County Agriculture which was  
56 assigned by Alachua County prior to annexation; and

57 **WHEREAS**, in 2017, Weyerhaeuser submitted to the City a rezoning application to rezone all of  
58 the approximately 744-acre subject property in accordance with the City's 2009 land use  
59 Ordinance No. 070447; and

60 **WHEREAS**, on December 5, 2019, the City Commission held a quasi-judicial hearing and voted to  
61 deny Weyerhaeuser's rezoning application ("City Commission Order"); and

62 **WHEREAS**, on June 3, 2021, and as amended on September 1, 2021, Weyerhaeuser filed in the  
63 Eighth Judicial Circuit Court of Alachua County, Florida, a Petition for Writ of Certiorari to appeal  
64 the City Commission Order (Case No. 01-2021-AP-0003); and

65 **WHEREAS**, on June 4, 2021, and as amended on September 28, 2021, Weyerhaeuser filed in the  
66 Eighth Judicial Circuit Court of Alachua County, Florida, a Complaint for Declaratory Judgment  
67 and Injunctive Relief pursuant to Section 163.3215, Florida Statutes, challenging the City  
68 Commission Order (Case No. 2021-CA-001533); and

69 **WHEREAS**, throughout the ongoing litigation, which is costly and resource intensive for both  
70 parties, the City and Weyerhaeuser have continued communications seeking a mutually-  
71 beneficial solution as it relates to the City's land use and zoning regulation of the subject  
72 property; and

73 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Zoning Map  
74 Atlas by rezoning the property that is the subject of this ordinance to Planned Development  
75 District (PD) zoning and, together with the companion land use ordinance, represents the  
76 mutually-beneficial solution agreed upon by both the City and Weyerhaeuser and will hereby  
77 settle and terminate the ongoing litigation in both Case No. 01-2021-AP-0003 and Case No. 2021-  
78 CA-001533; and

79 **WHEREAS**, accordingly this ordinance, together with the companion land use ordinance, is  
80 consistent with Chapter 163, Florida Statutes, the City of Gainesville Comprehensive Plan, and  
81 the City of Gainesville Land Development Code; and

82 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
83 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant  
84 to Section 163.3174, Florida Statutes, held a public hearing on September 22, 2022, and voted to  
85 make a recommendation on the subject of this ordinance; and

86 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of general  
87 circulation notifying the public of this proposed ordinance and of public hearings to be held by  
88 the City Commission; and

89 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings  
90 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

91 **WHEREAS**, the City Commission finds that the rezoning of the subject property will be consistent  
92 with the City of Gainesville Comprehensive Plan when the amendment to the Comprehensive  
93 Plan adopted by Ordinance No. 211459 becomes effective as provided therein.

94 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
95 **FLORIDA:**

**SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the following property from Alachua County Agriculture (A) district to City of Gainesville Planned Development District (PD):

See legal description attached as **Exhibit A** and made a part hereof as if set forth in full. The location of the property is shown on **Exhibit B** for visual reference. In the event of conflict or inconsistency, **Exhibit A** will prevail over **Exhibit B**.

**SECTION 2.** The use and development of the property described in Section 1 of this ordinance must be consistent with the City of Gainesville Comprehensive Plan and will be regulated by the PD Report, attached to this ordinance as **Exhibit C** and made a part hereof as if set forth in full, and any applicable regulations in the City's Land Development Code. In the event of conflict or inconsistency, the order of regulatory precedence is as follows, with number 1 taking precedence over number 2 and so on: 1) the City's Comprehensive Plan; 2) **Exhibit C**; and 3) the City's Land Development Code.

**SECTION 3.** In accordance with the requirements of the City's Land Development Code, the property described in Section 1 of this ordinance has certain areas designated as Conservation Management Areas (CMAs). The CMAs will be regulated by the Conservation Management Plan (CMP) attached to this ordinance as **Exhibit D** and made a part hereof as if set forth in full.

**SECTION 4.** The development terms and conditions in this ordinance will remain effective until such time as, upon either the City or the property owner filing a rezoning application, the City adopts an ordinance rezoning the property described in Section 1 of this ordinance to another zoning district consistent with the Comprehensive Plan and Land Development Code.

**SECTION 5.** The City Manager or designee is authorized and directed to make the necessary changes to the Zoning Map Atlas to comply with this ordinance.

**SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or

the application hereof to any person or circumstance is held invalid or unconstitutional, such finding will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 7.** All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby superseded.

**SECTION 8.** This ordinance will become effective immediately upon adoption; however, the rezoning will not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 211459 becomes effective as provided therein.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
LAUREN POE  
MAYOR

Attest:

Approved as to form and legality:

\_\_\_\_\_  
OMICHELE D. GAINEY  
CITY CLERK

\_\_\_\_\_  
DANIEL M. NEE  
INTERIM CITY ATTORNEY

This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Exhibit A to Ordinance No. 211460**  
**10 pages**



April 8, 2017

**Legal Description**

Weyerhaeuser Company PD East of State Road No. 121

A portion of Fractional Sections 6, lying inside and outside of the Arredondo Grant, and a portion of Section 7, Township 9 South, Range 20 East, and a portion of Section 31, Township 8 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at an unidentified 4" square concrete monument at the southeast corner of the North Half (N 1/2) of Government Lot 8 of Section 31, Township 8 South, Range 20 East, Alachua County, Florida and run thence South 86°10'18" West, along the South line of said North Half (N 1/2) a distance of 531.72 feet to the Point of Beginning; thence continue South 86°10'18" West, along said South line and along the South line of the North Half (N 1/2) of Government Lot 7, a distance of 2034.07 feet to a 4" square concrete monument and cap (stamped "C&E INC LB5075") and to a point on the East Right of Way line of State Road No. 121 (120 foot wide Right of Way); thence South 10°43'21" East, along said East Right of Way line, 1261.90 feet to the beginning of a curve, concave westerly, having a radius of 5789.58 feet; thence southerly, along said East Right of Way line and along the arc of said curve, through a central angle of 03°22'05", an arc distance of 340.33 feet, said arc being subtended by a chord, having a bearing and distance of South 09°02'18" East, 340.28 feet; thence South 10°43'20" East, along said East Right of Way line, 20.58 feet to the beginning of a curve, concave westerly, having a radius of 1959.86 feet; thence southerly, along said East Right of Way line and along the arc of said curve, through a central angle of 10°47'22", an arc distance of 369.06 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 05°19'39" East, 368.52 feet; thence South 00°04'02" West, along said East Right of Way line, 20.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 5789.58 feet; thence southerly, along said East Right of Way line, and along the arc of said curve, through a central angle of 03°22'05", an arc distance of 340.33 feet, said arc being subtended by a chord, having a bearing and distance of South 01°37'01" East, 340.28 feet; thence South 00°03'52" West, along said East Right of Way line, 4311.44 feet to a 4" square concrete monument and cap stamped "PRM LS2742" at the northwest corner of Buck Bay Replat, a subdivision as per plat thereof, recorded in Plat Book "M", page 17 of the Public Records of Alachua County, Florida; thence North 88°57'10" East, along the North boundary of said Buck Bay Replat, 836.16 feet; thence North 08°12'22" East, 55.96 feet; thence North 08°12'22" East, 66.31 feet; thence North 09°52'10" East, 69.26 feet; thence North 47°21'19" East, 75.56 feet; thence North 35°55'15" East, 98.74 feet; thence North 37°08'33" West, 84.76 feet; thence North 71°57'16" West, 46.34 feet; thence South 80°13'08" West, 83.17 feet; thence North 64°43'13" West, 77.30 feet;

thence North 32°59'37" West, 59.65 feet; thence North 32°59'37" West, 27.45 feet;  
thence North 27°39'55" West, 59.60 feet; thence North 21°24'52" East, 109.19 feet;  
thence North 54°03'15" East, 55.12 feet; thence South 85°27'01" East, 87.74 feet;  
thence North 68°36'41" East, 59.15 feet; thence North 08°49'31" East, 183.22 feet;  
thence North 00°30'49" East, 193.83 feet; thence North 89°56'43" West, 612.29 feet;  
thence North 00°03'46" East, 688.05 feet; thence South 89°56'08" East, 466.58 feet;  
thence North 12°51'09" East, 213.34 feet; thence North 38°47'18" East, 119.99 feet;  
thence North 00°48'36" East, 374.75 feet; thence North 17°07'12" East, 83.75 feet;  
thence North 68°32'20" East, 63.52 feet; thence North 67°28'17" East, 147.21 feet;  
thence North 01°30'38" West, 93.83 feet; thence North 03°58'22" West, 93.54 feet;  
thence North 57°42'46" West, 115.05 feet; thence North 29°02'34" West, 97.53 feet;  
thence North 01°46'17" East, 168.60 feet; thence North 20°37'40" East, 140.97 feet;  
thence North 04°57'35" East, 109.96 feet; thence North 12°49'04" East, 132.48 feet;  
thence North 18°54'40" West, 143.15 feet; thence North 10°16'48" East, 94.27 feet;  
thence North 06°02'22" East, 101.92 feet; thence North 45°54'46" East, 126.64 feet;  
thence North 16°46'10" West, 115.18 feet; thence North 12°02'02" West, 86.71 feet;  
thence North 44°42'24" East, 85.42 feet; thence North 85°34'46" East, 99.34 feet;  
thence North 07°34'04" West, 145.72 feet; thence North 48°09'42" West, 84.81 feet;  
thence South 85°00'49" West, 120.15 feet; thence South 81°05'28" West, 74.12 feet;  
thence South 58°25'58" West, 85.49 feet; thence South 77°31'16" West, 80.60 feet;  
thence South 77°47'23" West, 91.07 feet; thence South 68°52'37" West, 115.44 feet;  
thence North 81°35'22" West, 97.08 feet; thence North 77°30'19" West, 119.84 feet;  
thence North 84°24'03" West, 90.02 feet; thence North 57°01'47" West, 74.62 feet;  
thence North 53°14'15" West, 75.94 feet; thence North 18°26'05" West, 93.38 feet;  
thence North 00°05'04" East, 112.14 feet; thence North 33°52'06" West, 45.99 feet;  
thence North 17°03'32" West, 95.71 feet; thence North 28°02'23" West, 71.54 feet;  
thence North 17°36'52" East, 187.82 feet; thence North 17°36'52" East, 65.79 feet;  
thence North 79°16'39" East, 423.02 feet; thence South 18°26'40" East, 159.51 feet;  
thence North 70°56'37" East, 67.50 feet; thence North 67°27'33" East, 101.79 feet;  
thence North 38°29'13" East, 91.85 feet; thence North 03°08'02" East, 94.53 feet;  
thence North 03°47'10" East, 107.35 feet; thence North 11°30'52" West, 97.01 feet;  
thence North 59°39'32" East, 92.92 feet; thence North 28°09'59" West, 109.03 feet;  
thence North 15°35'54" West, 57.89 feet; thence North 06°30'09" West, 61.24 feet;  
thence North 06°30'09" West, 33.48 feet; thence North 50°06'16" East, 71.96 feet;  
thence North 24°40'49" West, 22.52 feet; thence North 24°40'49" West, 97.40 feet;  
thence North 10°48'55" West, 64.87 feet; thence North 17°53'11" East, 86.49 feet;  
thence North 35°39'46" East, 84.42 feet; thence North 27°00'23" East, 95.75 feet;  
thence North 11°01'21" East, 112.79 feet; thence North 09°52'11" East, 96.82 feet;  
thence North 18°47'52" East, 95.58 feet; thence North 34°11'44" East, 105.45 feet;  
thence South 63°14'27" East, 54.90 feet; thence South 67°24'01" East, 100.38 feet;  
thence North 63°39'57" East, 74.44 feet; thence South 89°44'34" East, 103.07 feet;  
thence North 26°33'45" East, 109.81 feet; thence North 58°40'20" East, 105.85 feet;  
thence North 43°38'52" East, 61.09 feet; thence North 77°33'32" East, 99.95 feet;  
thence North 22°59'34" East, 112.80 feet to the Point of Beginning.

Containing 130.391 Acres (5,679,827 Square Feet), more or less.

J:\Bob\Plum Creek\PlumCreekSR121East.docx

April 8, 2017

#### Legal Description

Weyerhaeuser PD West of State Road No. 121

A portion of Fractional Sections 1, lying inside and outside of the Arredondo Grant, and a portion of Section 12, Township 9 South, Range 19 East, and a portion of Fractional Sections 6, lying inside and outside of the Arredondo Grant, and a portion of Section 7, Township 9 South, Range 20 East, and a portion of Section 36, Township 8 South, Range 19 East, and a portion of Section 31, Township 8 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Begin at a 4" square unidentified concrete monument at the southwest corner of Fractional Section 1, Township 9 South, Range 19 East, inside the Arredondo Grant, Alachua County, Florida and run thence North 00°55'38" West, along the West boundary of said Fractional Section 1, a distance of 2460.62 feet to a point lying 25.00 feet southerly of the North boundary of said Fractional Section 1 (measured perpendicular); thence North 89°01'39" East, parallel with and 25.00 feet southerly of said North boundary of Fractional Section 1 and the North boundary of the Arredondo Grant, 1446.85 feet; thence South 14°09'27" West, 105.34 feet; thence South 41°33'14" West, 92.41 feet; thence South 33°16'27" West, 103.63 feet; thence South 25°21'21" West, 99.27 feet; thence South 14°04'55" West, 7.34 feet; thence South 36°52'45" West, 157.02 feet; thence South 15°06'42" West, 162.22 feet; thence South 35°15'14" West, 140.20 feet; thence South 12°58'02" West, 157.26 feet; thence South 83°50'05" East, 118.75 feet; thence South 88°57'36" East, 114.33 feet; thence North 21°28'59" East, 76.40 feet; thence North 73°58'41" East, 161.26 feet; thence South 73°45'56" East, 82.68 feet; thence South 77°37'02" East, 71.45 feet; thence South 40°26'52" East, 65.08 feet; thence North 19°44'26" East, 94.75 feet; thence South 39°08'13" East, 127.75 feet; thence North 84°56'13" East, 84.09 feet; thence North 20°36'06" East, 85.47 feet; thence North 43°41'57" West, 91.81 feet; thence North 07°36'51" West, 74.34 feet; thence North 30°08'35" East, 59.64 feet; thence North 64°16'39" East, 83.92 feet; thence South 79°01'55" East, 135.83 feet; thence South 85°00'01" East, 90.90 feet; thence South 81°42'25" East, 83.01 feet; thence South 69°23'10" East, 114.80 feet; thence South 38°55'17" East, 66.80 feet; thence South 68°11'29" East, 127.52 feet; thence North 66°53'18" East, 174.50 feet; thence South 52°54'00" East, 53.95 feet; thence South 45°13'13" East, 64.39 feet; thence South 14°45'40" East, 72.79 feet; thence South 49°55'59" East, 84.90 feet; thence South 81°16'43" East, 85.33 feet; thence North 63°23'54" East, 90.94 feet; thence North 24°24'22" East, 96.79 feet; thence North 02°23'26" East, 73.27 feet; thence North 01°19'34" East, 169.62 feet; thence North 59°51'56" East, 100.44 feet; thence North 49°09'57" East, 92.90 feet; thence North 36°33'16" East, 100.26 feet; thence North 11°41'28" West, 87.67 feet; thence North 14°03'33" East, 158.15 feet; thence North 14°34'41" East, 21.31 feet;

thence North 69°35'01" West, 106.24 feet; thence North 29°08'47" West, 128.14 feet; thence North 16°17'42" West, 93.10 feet; thence North 20°22'26" West, 70.08 feet; thence North 36°13'00" East, 75.56 feet; thence North 20°44'12" East, 89.07 feet; thence North 50°54'02" East, 81.13 feet; thence North 75°07'05" West, 156.71 feet; thence South 34°09'02" East, 122.80 feet; thence South 31°29'31" West, 66.09 feet; thence North 55°49'02" West, 108.05 feet; thence South 52°29'11" West, 135.78 feet; thence South 85°12'54" West, 140.53 feet; thence North 64°11'49" West, 102.14 feet; thence North 09°02'00" West, 64.82 feet; thence South 52°19'21" West, 52.19 feet; thence North 06°41'08" West, 122.50 feet to a point lying 25.00 feet easterly of (measured perpendicular) the easterly line of a 50' wide Florida Gas Transmission Easement, as described in Official Records Book 48, page 205 of the Public Records of Alachua County, Florida, and 25.00 feet easterly of (measured perpendicular) the easterly line of the City of Gainesville Property as described in Official Records Book 2579, page 5 of said Public Records; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 256.43 feet; thence South 13°13'51" East, 34.07 feet; thence South 26°58'15" East, 54.31 feet; thence North 80°35'23" East, 31.87 feet; thence South 86°00'49" East, 53.28 feet; thence North 74°20'09" East, 96.89 feet; thence North 72°34'34" East, 41.50 feet; thence North 70°23'42" East, 59.30 feet; thence North 11°20'07" East, 67.01 feet; thence North 08°51'44" East, 49.82 feet; thence North 36°38'31" West, 113.41 feet; thence North 20°32'54" East, 39.04 feet; thence North 28°45'25" East, 61.07 feet; thence North 05°55'05" East, 65.51 feet; thence North 32°15'24" East, 95.73 feet; thence North 38°23'34" East, 66.11 feet; thence North 35°40'51" East, 141.63 feet; thence South 33°54'03" East, 42.61 feet; thence South 33°54'03" East, 33.86 feet; thence South 37°31'34" West, 87.64 feet; thence South 17°59'04" West, 175.53 feet; thence South 00°18'59" East, 215.73 feet; thence South 29°26'57" East, 164.90 feet; thence South 84°46'26" East, 103.72 feet; thence South 79°10'53" East, 119.14 feet; thence North 44°33'15" East, 56.92 feet; thence North 49°58'06" East, 142.19 feet; thence North 45°43'22" East, 218.65 feet; thence North 14°31'52" West, 195.87 feet; thence North 44°44'46" West, 206.03 feet; thence North 89°10'42" West, 157.68 feet; thence North 83°29'49" West, 136.22 feet; thence North 32°51'25" West, 35.78 feet; thence North 32°51'25" West, 45.08 feet; thence North 18°58'55" East, 22.43 feet; thence North 18°58'55" East, 105.95 feet; thence North 17°33'21" East, 79.87 feet; thence North 44°30'18" East, 77.59 feet; thence North 21°52'21" East, 134.18 feet; thence South 15°58'25" East, 0.72 feet; thence North 22°03'47" East, 5.84 feet; thence South 62°16'09" East, 64.46 feet; thence South 68°20'40" East, 80.46 feet; thence North 84°49'09" East, 77.77 feet; thence North 27°53'51" East, 74.54 feet; thence North 21°15'59" East, 333.13 feet; thence North 78°25'18" West, 95.06 feet; thence South 89°09'07" West, 81.43 feet; thence South 70°10'12" West, 56.93 feet; thence South 66°36'41" West, 221.09 feet; thence South 13°48'19" West, 134.71 feet; thence South 50°08'18" East, 91.58 feet; thence South 27°29'53" West, 176.79 feet; thence South 05°24'58" East, 50.06 feet; thence South 30°54'31" West, 50.30 feet; thence South 18°20'00" West, 56.78 feet; thence South 20°41'16" West, 81.37 feet; thence South 20°04'21" West, 51.29 feet; thence South 32°34'23" West, 59.53 feet; thence South 36°39'33" West, 78.69 feet; thence South 43°22'43" West, 81.19 feet; thence South 38°00'27" West, 83.68 feet; thence South 04°25'05" West, 77.87 feet; thence South 25°55'58" West, 55.16 feet; thence South

89°05'01" West, 56.73 feet; thence North 65°02'33" West, 71.53 feet; thence South 66°34'17" West, 98.36 feet; thence South 39°19'57" West, 53.71 feet to a point lying 25.00 feet easterly of (measured perpendicular) said easterly lines of a 50' wide Florida Gas Transmission Easement and the City of Gainesville Property; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 994.81 feet to a point hereinafter referred to as Point "A"; thence North 81°43'14" East, 76.58 feet; thence South 68°09'08" East, 103.70 feet; thence South 58°43'02" East, 66.52 feet; thence South 11°09'41" West, 57.89 feet; thence South 17°04'46" East, 43.45 feet; thence South 34°02'21" East, 73.99 feet; thence North 80°33'19" East, 111.57 feet; thence North 06°09'50" West, 165.29 feet; thence North 08°12'08" West, 81.76 feet; thence North 86°10'38" West, 75.98 feet; thence North 05°40'57" West, 101.05 feet; thence North 66°11'24" West, 105.36 feet; thence North 60°00'23" West, 93.65 feet; thence North 67°55'23" West, 20.67 feet; thence North 88°24'09" West, 9.86 feet; thence South 01°12'26" West, 63.76 feet; thence South 07°34'07" West, 86.98 feet; thence South 03°24'34" West, 61.25 feet; thence South 52°20'40" West, 55.23 feet to said Point "A"; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 1242.44 feet; thence South 64°11'43" East, 183.31 feet; thence South 72°57'34" East, 192.99 feet; thence South 89°26'39" East, 146.10 feet; thence South 10°40'36" East, 102.38 feet; thence South 05°37'06" East, 204.29 feet; thence South 15°45'53" West, 150.08 feet; thence South 43°27'34" West, 52.04 feet; thence North 57°04'11" West, 94.94 feet; thence South 62°22'59" West, 138.35 feet; thence South 75°13'43" West, 87.54 feet; thence South 19°23'55" West, 147.90 feet; thence South 59°47'05" East, 116.24 feet; thence South 56°16'51" East, 158.06 feet; thence South 47°49'21" East, 199.56 feet; thence South 69°37'30" East, 71.60 feet; thence North 04°33'09" East, 135.94 feet; thence North 43°31'42" East, 160.89 feet; thence North 21°46'56" East, 93.14 feet; thence South 62°16'32" East, 107.19 feet; thence North 29°49'15" East, 172.56 feet; thence North 29°49'15" East, 20.27 feet; thence North 13°57'47" East, 81.34 feet; thence North 13°57'47" East, 81.34 feet; thence North 03°27'54" East, 79.71 feet; thence North 68°06'50" East, 192.87 feet; thence North 40°13'02" East, 159.49 feet; thence North 30°19'12" East, 89.98 feet; thence South 89°13'53" East, 79.79 feet; thence North 70°16'43" East, 140.16 feet; thence North 70°16'43" East, 30.81 feet; thence North 43°00'08" East, 48.25 feet; thence North 76°23'55" East, 362.83 feet to a 4" square concrete monument and cap stamped "C&E INC. LB5075" at the southwest corner of the Gaston property as described in Official Records Book 3578, page 1012 of said Public Records; thence North 79°16'39" East, 660.00 feet to a 4" square concrete monument and cap stamped "C&E Inc. LB5075" at the southeast corner of said Gaston property and to a point lying on the westerly Right of Way line of State Road No. 121 (120 foot wide Right of Way); thence South 10°43'21" East, along said westerly Right of Way line, 2409.72 feet to the beginning of a curve, concave westerly, having a radius of 5669.58 feet; thence southerly, along said westerly Right of Way line and along the arc of said curve, through a central angle of 10°47'22", an arc distance of 1067.65 feet, said arc being subtended by a chord, having a bearing and distance of South 05°19'39" East, 1066.07 feet; thence South 00°03'52" West, along said westerly Right of Way line, 3874.13 feet; thence North 89°56'09" West, 800.03 feet; thence South 00°03'55" West, 84.69 feet; thence South 69°20'56" West, 108.33 feet; thence North 73°50'15" West, 159.52 feet; thence North 24°39'11" West,

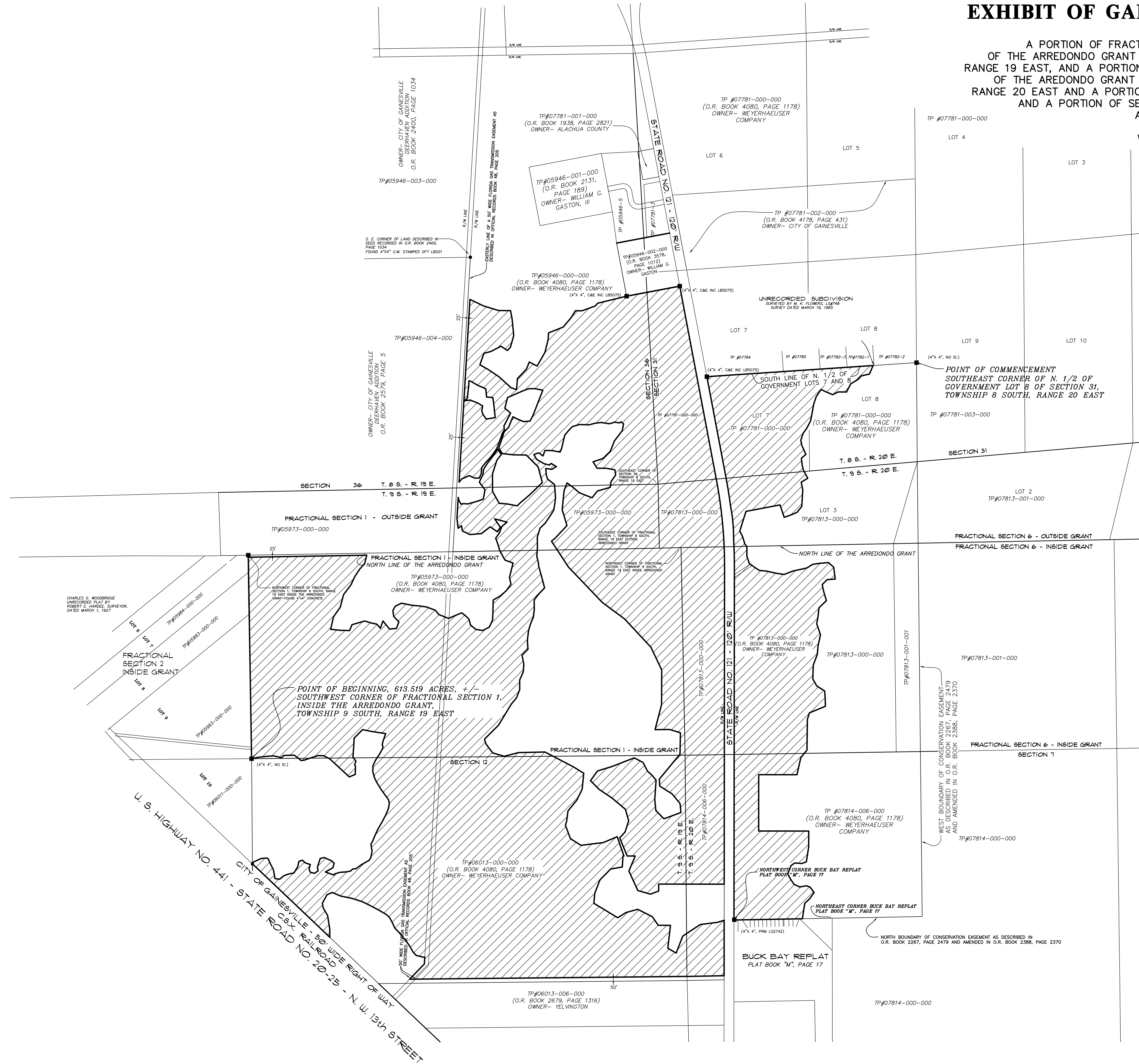
261.88 feet; thence North 23°00'36" East, 199.55 feet; thence North 89°55'03" West, 98.56 feet; thence North 22°31'09" West, 239.73 feet; thence North 42°51'10" East, 96.82 feet; thence North 17°35'17" East, 145.09 feet; thence North 15°46'35" West, 145.19 feet; thence North 50°14'42" West, 215.42 feet; thence North 56°00'00" West, 186.67 feet; thence North 44°39'17" West, 150.98 feet; thence North 35°43'36" East, 145.56 feet; thence North 72°58'07" East, 183.46 feet; thence North 68°39'43" East, 203.04 feet; thence North 69°04'40" East, 90.13 feet; thence South 62°21'12" East, 122.54 feet; thence South 27°03'04" East, 117.08 feet; thence South 47°42'18" East, 76.36 feet; thence South 39°08'20" East, 77.30 feet; thence South 03°58'03" West, 235.18 feet; thence South 05°44'46" East, 136.26 feet; thence South 44°15'49" East, 141.20 feet; thence North 69°44'58" East, 220.88 feet; thence North 05°12'00" West, 109.37 feet; thence North 39°25'10" West, 152.51 feet; thence North 57°38'04" West, 180.82 feet; thence North 02°34'46" West, 84.46 feet; thence North 39°30'32" East, 169.99 feet; thence North 39°27'22" East, 227.04 feet; thence North 01°00'54" East, 259.15 feet; thence North 72°45'41" West, 136.84 feet; thence South 89°22'58" West, 179.23 feet; thence North 14°40'31" East, 266.69 feet; thence North 14°40'31" East, 49.71 feet; thence North 00°11'00" East, 423.20 feet; thence North 25°23'00" West, 307.30 feet; thence North 42°58'36" West, 471.61 feet; thence North 53°30'38" West, 338.77 feet; thence North 43°44'50" West, 597.96 feet; thence North 33°12'36" West, 377.31 feet; thence North 49°59'47" East, 60.96 feet; thence North 43°00'30" East, 208.16 feet; thence North 16°39'09" West, 203.24 feet; thence North 05°46'47" East, 235.40 feet; thence North 21°12'33" East, 98.95 feet; thence South 53°34'47" East, 92.77 feet; thence South 49°07'44" East, 101.11 feet; thence South 68°30'45" East, 165.88 feet; thence North 38°02'07" East, 105.42 feet; thence North 74°08'39" East, 162.90 feet; thence North 07°54'08" East, 69.63 feet; thence North 34°39'21" East, 99.80 feet; thence North 08°13'06" West, 63.36 feet; thence North 79°37'11" West, 105.33 feet; thence North 89°40'46" West, 113.68 feet; thence North 32°16'39" West, 92.96 feet; thence North 71°48'00" East, 126.49 feet; thence North 45°40'30" East, 126.58 feet; thence North 21°26'38" East, 135.60 feet; thence North 37°20'25" East, 159.16 feet; thence North 10°55'55" East, 84.29 feet; thence North 51°13'09" West, 39.71 feet; thence South 54°18'19" West, 22.63 feet; thence North 81°51'16" West, 60.99 feet; thence South 72°55'59" West, 65.32 feet; thence North 81°30'54" West, 102.30 feet; thence South 83°31'14" West, 75.66 feet; thence South 74°59'24" West, 76.40 feet; thence North 88°23'25" West, 118.19 feet; thence South 73°13'40" West, 89.87 feet; thence South 43°47'13" West, 61.03 feet; thence South 39°26'55" West, 77.19 feet; thence South 14°09'40" West, 87.66 feet; thence South 12°31'53" West, 77.86 feet; thence South 23°34'50" West, 49.14 feet; thence North 79°39'42" West, 99.20 feet; thence North 89°02'34" West, 87.18 feet; thence South 19°22'18" West, 70.92 feet; thence North 53°47'57" West, 65.36 feet; thence South 69°13'45" West, 62.66 feet; thence South 30°30'51" East, 67.21 feet; thence South 59°39'18" East, 106.36 feet; thence South 76°32'10" East, 66.94 feet; thence North 43°54'33" East, 27.61 feet; thence South 59°00'07" East, 75.03 feet; thence South 58°05'46" West, 64.61 feet; thence North 81°35'13" West, 75.13 feet; thence South 04°18'25" East, 76.79 feet; thence South 16°13'07" East, 54.80 feet; thence South 52°16'06" East, 106.51 feet; thence South 06°03'18" East, 64.46 feet; thence South 03°47'54" East, 103.44 feet; thence South 07°52'10" West, 93.72 feet; thence South 09°37'43" West,

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thence North 33°16'59" West, 64.15 feet; thence North 37°17'44" West, 58.93 feet; thence North 39°07'09" West, 99.69 feet; thence North 43°06'33" West, 89.33 feet; thence North 24°51'56" West, 72.67 feet; thence North 27°58'05" West, 70.19 feet; thence North 48°15'31" West, 58.62 feet; thence North 59°59'37" West, 115.42 feet; thence North 62°14'50" West, 111.51 feet; thence North 64°03'17" West, 101.69 feet; thence North 71°56'47" West, 124.52 feet; thence North 78°09'21" West, 148.71 feet; thence North 67°11'31" West, 97.68 feet; thence North 49°01'19" West, 10.78 feet; thence South 67°29'05" West, 18.88 feet; thence South 67°29'05" West, 54.85 feet; thence South 28°48'44" West, 118.29 feet; thence South 09°24'52" East, 57.81 feet; thence South 30°16'02" East, 107.32 feet; thence South 09°01'53" East, 168.36 feet; thence South 00°19'37" East, 64.56 feet; thence South 00°19'36" East, 35.80 feet to a point on the northeasterly Right of Way line of a 50 foot wide strip of City of Gainesville land as described in Official Records Book 634, page 164 of said Public Records; thence North 46°30'35" West, along said northeasterly Right of Way line, 1302.18 feet to a 4" square concrete monument and cap stamped "PRM 3456" on the West boundary of Section 12, Township 9 South, Range 19 East; thence North 00°28'44" West, along the West boundary of said Section 12, a distance of 16.74 feet; thence North 65°12'51" East, 117.73 feet; thence North 85°59'53" East, 69.42 feet; thence South 62°51'58" East, 18.58 feet; thence South 23°01'51" East, 65.53 feet; thence South 27°17'52" East, 83.46 feet; thence South 09°46'50" East, 108.99 feet; thence South 81°17'08" East, 57.05 feet; thence North 50°23'52" East, 67.28 feet; thence North 69°31'15" East, 59.81 feet; thence North 78°35'15" East, 69.17 feet; thence North 31°04'46" East, 90.89 feet; thence North 12°04'37" East, 64.65 feet; thence North 72°07'13" East, 45.71 feet; thence South 46°20'57" East, 46.39 feet; thence South 71°14'56" East, 65.29 feet; thence South 14°46'00" West, 59.29 feet; thence South 22°48'06" East, 39.85 feet; thence South 75°47'54" East, 51.58 feet; thence North 56°21'24" East, 55.09 feet; thence North 11°52'08" West, 44.86 feet; thence North 17°56'34" East, 113.14 feet; thence North 78°05'04" East, 49.28 feet; thence South 66°24'03" East, 99.38 feet; thence South 46°14'26" East, 42.45 feet; thence South 15°57'29" West, 57.44 feet; thence South 60°29'46" West, 104.90 feet; thence South 70°04'57" East, 49.30 feet; thence South 70°04'57" East, 58.01 feet; thence North 49°56'05" East, 21.84 feet; thence North 72°34'16" East, 61.50 feet; thence North 86°02'04" East, 86.68 feet; thence North 76°28'37" East, 46.89 feet; thence North 46°52'36" East, 34.63 feet; thence North 85°17'48" East, 38.44 feet; thence North 83°50'14" East, 0.41 feet; thence North 82°18'12" East, 0.22 feet; thence North 57°01'08" East, 0.06 feet; thence North 54°28'11" East, 0.27 feet; thence North 53°41'31" East, 83.09 feet; thence North 60°33'30" East, 105.05 feet; thence North 59°29'16" East, 0.41 feet; thence North 57°29'13" East, 0.04 feet; thence North 40°20'43" East, 0.03 feet; thence North 36°07'58" East, 0.34 feet; thence North 35°18'11" East, 39.15 feet; thence North 34°42'40" East, 0.23 feet; thence North 31°00'19" East, 0.02 feet; thence North 17°24'10" East, 0.06 feet; thence North 11°50'10" East, 0.43 feet; thence North 10°43'46" East, 78.01 feet; thence North 09°32'45" East, 0.44 feet; thence North 07°53'23" East, 0.03 feet; thence North 05°46'38" East, 0.07 feet; thence North 03°39'08" East, 0.01 feet; thence North 07°22'43" West, 0.46 feet; thence North 08°32'21" West, 90.50 feet; thence North 32°14'47" East, 30.69 feet; thence North 23°09'32" East, 66.91 feet; thence North 23°54'24" East, 94.92 feet; thence North

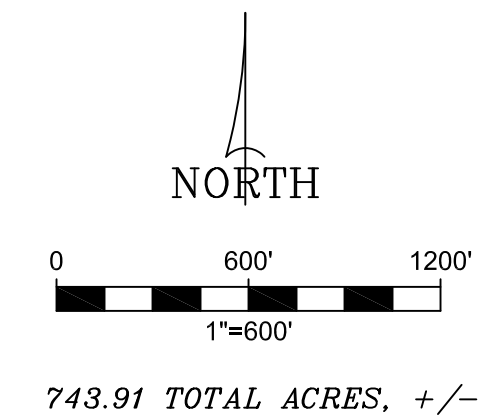
30°01'28" East, 100.17 feet; thence North 27°53'15" East, 101.66 feet; thence North 22°54'50" East, 87.95 feet; thence North 10°14'06" East, 70.09 feet; thence North 15°50'58" West, 45.92 feet; thence North 36°57'23" West, 61.70 feet; thence North 35°15'35" West, 92.97 feet; thence North 31°18'52" West, 100.08 feet; thence North 26°22'07" West, 70.95 feet; thence North 07°11'18" East, 14.92 feet; thence North 01°04'20" East, 0.04 feet; thence North 38°49'12" West, 10.37 feet; thence North 14°48'32" West, 42.69 feet; thence North 01°18'04" East, 72.27 feet; thence North 24°15'28" East, 70.71 feet; thence North 33°19'17" East, 96.20 feet; thence North 28°49'20" East, 76.02 feet; thence North 06°58'27" East, 27.35 feet; thence North 25°19'11" West, 21.32 feet; thence North 14°12'30" East, 51.51 feet; thence North 19°30'05" East, 89.85 feet; thence North 18°35'22" East, 0.39 feet; thence North 80°11'59" West, 0.47 feet; thence North 81°18'12" West, 183.77 feet; thence North 78°04'05" West, 101.38 feet; thence North 79°04'59" West, 0.44 feet; thence South 51°52'12" West, 0.11 feet; thence South 46°06'20" West, 0.38 feet; thence South 44°56'56" West, 145.37 feet; thence South 43°33'50" West, 0.52 feet; thence South 42°29'26" West, 0.02 feet; thence South 39°27'17" West, 0.01 feet; thence South 38°10'13" West, 0.05 feet; thence South 08°09'06" West, 0.08 feet; thence South 04°02'29" West, 0.37 feet; thence South 03°01'04" West, 111.54 feet; thence South 04°14'14" West, 118.63 feet; thence South 03°04'13" West, 0.32 feet; thence South 01°01'37" West, 0.16 feet; thence South 00°27'50" East, 0.02 feet; thence South 31°49'24" East, 0.08 feet; thence South 34°24'41" East, 0.25 feet; thence South 35°12'26" East, 63.31 feet; thence South 20°27'24" West, 45.82 feet; thence South 19°44'16" West, 0.17 feet; thence South 15°22'13" West, 0.14 feet; thence South 36°20'22" East, 18.03 feet; thence South 01°49'54" West, 103.51 feet; thence South 67°42'15" West, 78.49 feet; thence North 47°11'47" West, 159.38 feet; thence North 47°07'52" West, 161.37 feet; thence North 62°40'12" West, 86.63 feet; thence North 87°59'24" West, 67.72 feet; thence South 73°03'05" West, 81.45 feet; thence South 71°00'41" West, 98.07 feet; thence South 82°03'26" West, 38.57 feet; thence North 47°33'56" West, 32.44 feet; thence North 48°34'30" West, 0.36 feet; thence North 49°55'59" West, 0.13 feet; thence North 53°31'42" West, 0.16 feet; thence North 53°57'31" West, 73.32 feet; thence North 54°53'30" West, 0.38 feet; thence North 58°56'45" West, 0.01 feet; thence North 60°34'21" West, 0.01 feet; thence North 88°26'02" West, 0.10 feet; thence North 90°00'00" West, 0.47 feet; thence South 88°41'36" West, 72.76 feet; thence South 88°01'22" West, 0.44 feet; thence South 87°39'41" West, 56.67 feet; thence South 86°25'57" West, 0.48 feet; thence South 84°41'52" West, 0.04 feet; thence South 74°58'22" West, 0.02 feet; thence South 41°44'09" West, 0.07 feet; thence South 39°32'30" West, 0.36 feet; thence South 38°36'39" West, 32.68 feet; thence North 78°11'18" West, 103.19 feet; thence South 86°28'46" West, 72.05 feet; thence South 83°55'07" West, 115.58 feet; thence South 78°01'58" West, 82.97 feet to the Point of Beginning.

Containing 613.519 Acres (26,724,900 Square Feet), more or less.



# EXHIBIT OF GAINESVILLE SR 121 PD LANDS

IN  
A PORTION OF FRACTIONAL SECTIONS 1, LYING INSIDE AND OUTSIDE  
OF THE ARREDONDO GRANT AND A PORTION OF SECTION 12, TOWNSHIP 9 SOUTH,  
RANGE 19 EAST, AND A PORTION OF FRACTIONAL SECTIONS 6, LYING INSIDE AND OUTSIDE  
OF THE AREDONDO GRANT AND A PORTION OF SECTION 7, TOWNSHIP 9 SOUTH,  
RANGE 20 EAST AND A PORTION OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 19 EAST  
AND A PORTION OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 20 EAST  
ALACHUA COUNTY, FLORIDA  
FOR  
WEYERHAEUSER NR COMPANY



**LEGEND OF SYMBOLS & ABBREVIATIONS:**  
No. = NUMBER  
O.R. = OFFICIAL RECORDS BOOK  
POS. = PAGES  
R/W = RIGHT OF WAY  
TP = TAX PARCEL  
T. 9 S. - R. 19 E. = TOWNSHIP 9 SOUTH, RANGE 19 EAST  
■ = FOUND CONCRETE MONUMENT (SIZE, ID.)

4/20/2017		Survey Date		Drawing Completed		Revised	
Page		Survey Date		Drawing Completed		Revised	
Feedback		Survey Date		Drawing Completed		Revised	
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2) 3) 4)		Survey Date		Drawing Completed		Revised	
3) 4)		Survey Date		Drawing Completed		Revised	
4)		Survey Date		Drawing Completed		Revised	
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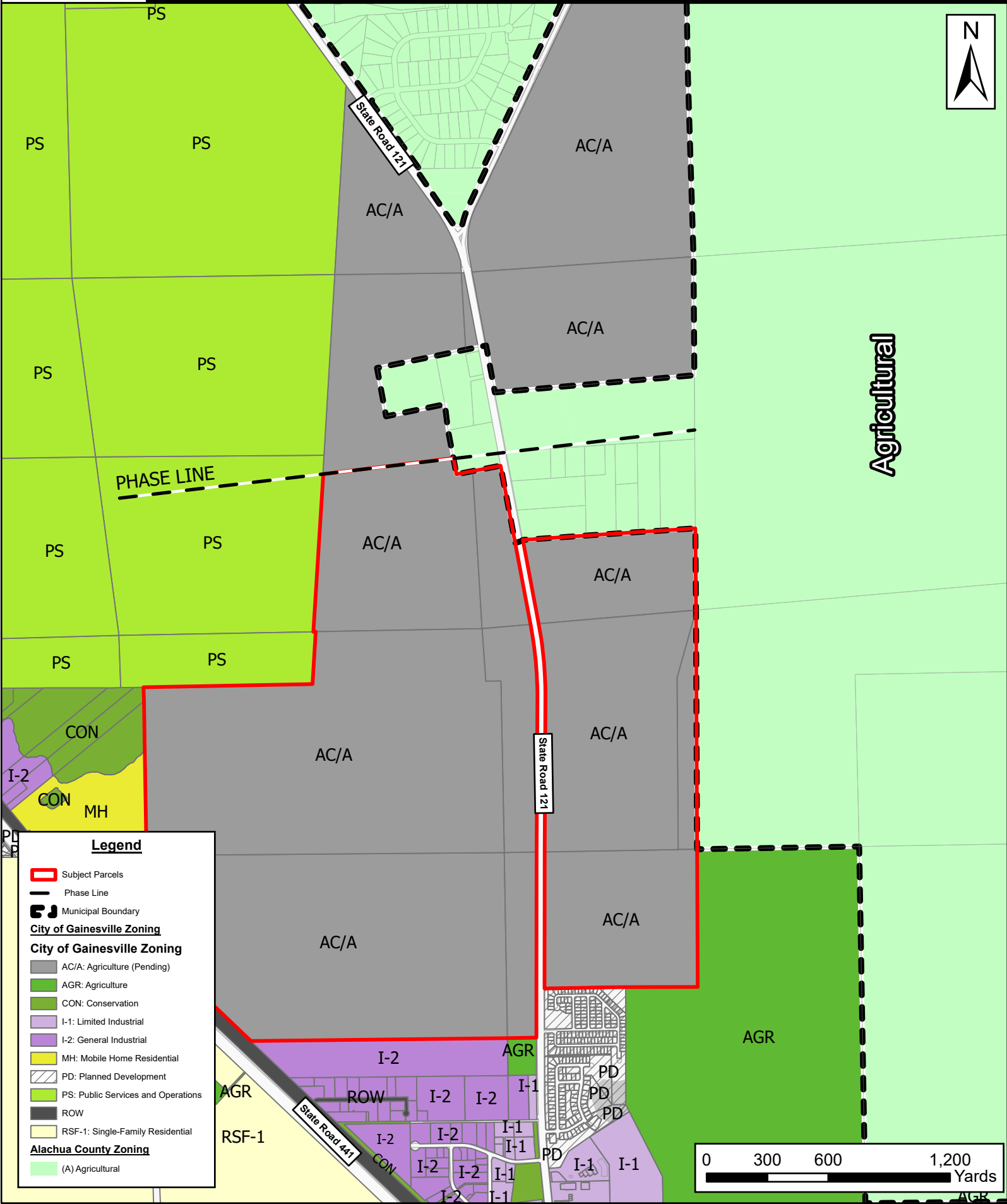
eda 40 years  
eda engineers-surveyors-planners, inc.  
LE 2389  
2404 NW 13th St, Gainesville, FL 32609-2404  
TEL 352-372-2244 FAX 352-372-2244  
E-MAIL: mail@eda.com

Project No. 2016-274  
Drawn B.C.  
Check B.C.  
B.C. WROTE THE SURVEY AND THE ORIGINAL SURVEY SET.  
NOT A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2017



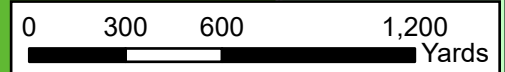
# Existing Zoning

Exhibit B  
Ordinance No. 211460  
Page 1 of 2



## Legend

- Subject Parcels
- Phase Line
- Municipal Boundary
- City of Gainesville Zoning**
- AC/A: Agriculture (Pending)
- AGR: Agriculture
- CON: Conservation
- I-1: Limited Industrial
- I-2: General Industrial
- MH: Mobile Home Residential
- PD: Planned Development
- PS: Public Services and Operations
- ROW
- RSF-1: Single-Family Residential
- Alachua County Zoning**
- (A) Agricultural





# Proposed Zoning

Exhibit B  
Ordinance No. 211460  
Page 2 of 2



Agricultural

PHASE LINE

State Road 121

State Road 121

State Road 441

## Legend

- Subject Parcels
- Phase Line
- Municipal Boundary
- City of Gainesville Zoning**
- AC/A: Agriculture (Pending)
- AGR: Agriculture
- CON: Conservation
- I-1: Limited Industrial
- I-2: General Industrial
- MH: Mobile Home Residential
- PD: Planned Development
- PS: Public Services and Operations
- ROW
- RSF-1: Single-Family Residential
- Alachua County Zoning**
- (A) Agricultural

0 300 600 1,200  
Yards

**Exhibit C**  
**Ordinance No. 211460**



720 SW 2nd Avenue  
South Tower, Suite 300  
Gainesville, Florida 32601  
(352) 373-3541

## Gainesville 121 Planned Development

# Planned Development (PD) Report

Submitted to: City of Gainesville

Prepared by: eda consultants, inc.

Agents for: Weyerhaeuser NR Company

Settlement Agreement Draft  
June 22, 2022

# Gainesville 121 Planned

## Consultant Team

---

### Planning

eda consultants, inc.  
femme by design, llc

### Engineering

CHW, Inc.

### Environmental

Ecosystem Research Corporation

### Transportation

Kimley-Horn and Associates, Inc.

### Legal

David Coffey, Esq., Coffey & Coffey

# Contents

## Gainesville 121 Planned

1.0	Background	1
2.0	Statement of Proposed Change	3
3.0	Existing Conditions	5
4.0	PD Zoning	9
4.1	PD Layout Plan	
4.2	Permitted Uses	
4.3	General Design Standards	
4.4	Implementation	
5.0	Transportation Analysis	33

## Gainesville 121 Planned

### List of Figures

- Figure 1: General Location Map
- Figure 2: Future Land Use Map
- Figure 3: Zoning Map
- Figure 4: PD Layout Plan

## Gainesville 121 Planned

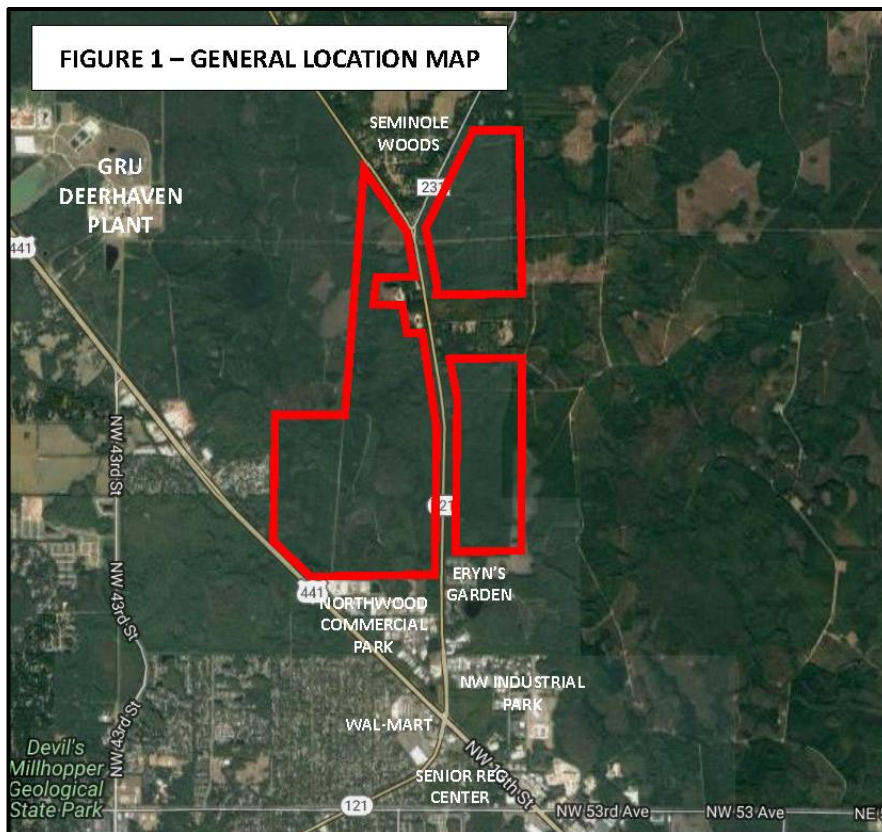
### List of Attachments

- Attachment 1 PD Layout Plan
- Attachment 2 Existing Conditions Map Series
- Attachment 3 Legal Descriptions
- Attachment 4 Legal Sketch
- Attachment 5 Conservation Management Area Map

# Background 1.0

# 1.0

## 1.1 Project Introduction



The Gainesville 121 Planned Development (Gainesville 121) includes approximately 743.9 acres of the 1,779-acre+/- site referred to as the “Weyerhaeuser” property in the Gainesville Comprehensive Plan. The property is located in the northern portion of Gainesville, Florida along State Road (SR) 121.

The vision that forms the foundation of this Planned Development (PD) and the standards herein is for Gainesville 121 to provide its residents with meaningful connections with sustainable forestry, natural systems retention and restoration, a network of green open spaces that provide limitless recreation and wellness opportunities, and sense of community. Understanding that the managed forests, environmental resources and natural areas of the property are its greatest amenity and opportunity, this project seeks to enhance and integrate these areas throughout the community. Specific provisions of this PD are intended to create a mixed use community that is:

### Connected to Sustainable Forestry

Gainesville 121, nestled within vast working forests, provides a rare opportunity for residents to observe and experience the rhythm of sustainable forestry.

### Connected to nature

Gainesville 121 conserves, preserves and restores natural habitats that will envelop the built environment, making nature a major presence in the daily lives of all that choose to live there.

### Connected to community

Gainesville 121 creates and maintains a sense of community by employing time honored ‘place making’ techniques that include the establishment of a public realm that invites its residents to enjoy on foot, bike or vehicle, a network of green open spaces, tree shaded multi-use paths for bicyclists and pedestrians, shaded sidewalks and narrow traffic-calmed streets. A mix of residential and non-residential uses at the community core area provides limitless opportunities for personal interaction among neighbors.

# Background 1.0

## Connected to health

Gainesville 121 supports healthy living with a rich and diverse open space network, providing vast safe and comfortable areas for walking, jogging and running as well as a variety of additional safe and accessible outdoor recreation opportunities.

Gainesville 121 is well located with easy access to the region's employment centers: downtown Gainesville with all its restaurants and nightlife; the University of Florida; UF Health; and Santa Fe College. US 441 provides easy access for commuters traveling to downtown, the University and UF Health while nearby SR 222 provides excellent access to the Santa Fe College main campus.

This PD partially implements Future Land Use Element Policy 4.3.4 of the Gainesville Comprehensive Plan which governs development of the Weyerhaeuser property depicted on the map labeled "Weyerhaeuser SR 121 Overall Site" in the Future Land Use Map Series A. This PD contains 743.9 acres of the total 1,779+/- acres Weyerhaeuser property. Included within the PD are all areas designated Planned Use District and Mixed-Use Office/Residential south of the "Phase Line" denoted on the "Weyerhaeuser SR 121 Overall Site" future land use map.

## 1.2 Background/Project History

Most of the Weyerhaeuser property was annexed into the City of Gainesville on February 12, 2007 by Ordinance 060731. Approximately 460 acres in the southern portion was annexed in 1992.

Following the 2007 annexation, the City adopted future land use designations specific to the entire Weyerhaeuser property as well as detailed and specific policy (Policy 4.3.4 of the Future Land Use Element) governing allowed uses, environmental protections and development requirements (see Ordinance 070447, adopted January 26, 2009).

The adopted future land use designations for the Weyerhaeuser property south of the Phase Line is shown in Figure 2 in this report in the sub-section titled "Existing Future Land Use Designation."

## 1.3 Compliance with PD Zoning Implementation

FLUE Policy 4.3.4 requires that all areas designated Mixed-Use Office/Residential and Planned Use District land use must be implemented by Planned Development (PD) zoning. This PD includes the entire land area designated Planned Use District as well as all areas designated Mixed-Use Office/Residential south of the Phase Line.

# Statement of Proposed Change 2.0

## 2.0

---

### 2.1 Gainesville 121 PD Statement

The objective of Gainesville 121 is to develop an eco-friendly, sustainable, mixed use community designed to support an active outdoor-oriented lifestyle. This PD is consistent with the requirements set forth in Future Land Use Element Policy 4.3.4 and the requirements for PD Zoning contained in the City of Gainesville Land Development Code.

The vision that forms the foundation for Gainesville 121 is to establish meaningful connections with a working forest, nature, the community, and wellness.

The vision is implemented through the overall development program and the various development and design standards established in this PD Report, and the development layout established in the PD Layout Plan establish the following districts:

**CONSERVATION MANAGEMENT DISTRICT:** Vast areas of the Weyerhaeuser property are being set aside as Conservation Management Areas (See, Attachment 5 - Conservation Management Areas Map) to be protected and managed in accordance with an approved Conservation Management Plan. Portions of the Conservation Management Areas lie within this PD boundary and are contained within the Conservation Management District. It is within this District where environmental restoration, passive and active recreation may occur. It is this District, together with the larger Conservation Management Areas, that envelopes the built environment of Gainesville 121 and ensures that a natural open space area is never more than a short walk away.

**MIXED-USE CENTRAL DISTRICT:** The Mixed-Use Central District provides a variety of neighborhood and community uses for residents of all ages.

**Mixed Use Core:** The mixed-use core within the Mixed-Use Central District is where commercial and office uses are concentrated providing a range of uses designed to meet the daily needs of Gainesville 121 residents as well as a central gathering area for ad hoc community interactions and organized events.

**MIXED RESIDENTIAL DISTRICT:** This district includes diverse and unique neighborhoods that weave in and out of the environment, accommodating a variety of attached and detached housing types.

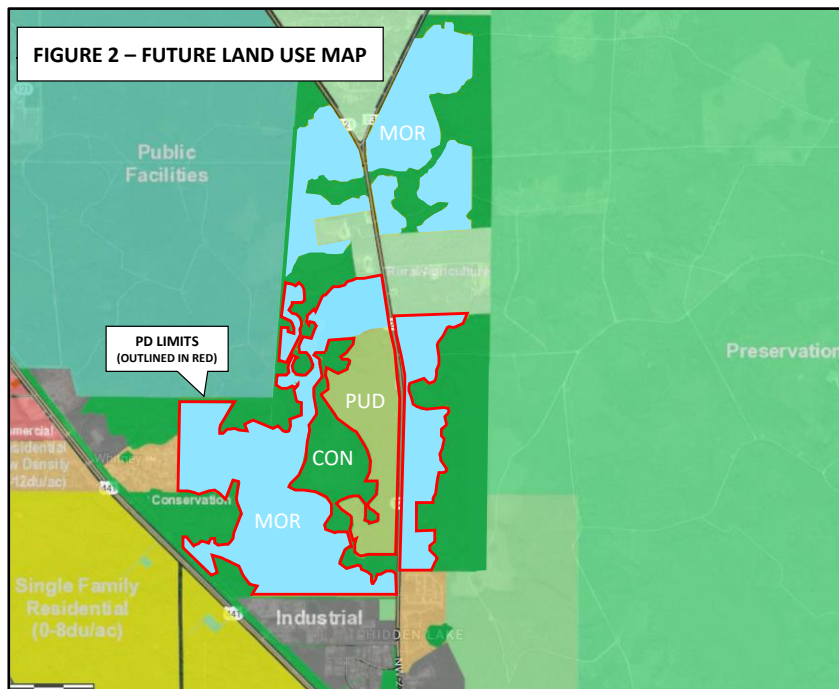
# Statement of Proposed Change 2.0

UTILITY EASEMENT DISTRICT: This district contains portions of a utility easement held by Florida Gas Transmission Company.

# Existing Conditions 3.0

## 3.0

### 3.1 Existing Conditions



#### 3.1.1. Adopted Future Land Use Designation.

The future land use designations on the PD property are: Mixed-Use Office/Residential and Planned Use District as depicted on Figure 2.

The PD property is governed by Policy 4.3.4 of the Future Land Use Element which modified and supplemented the adopted future land use designations.

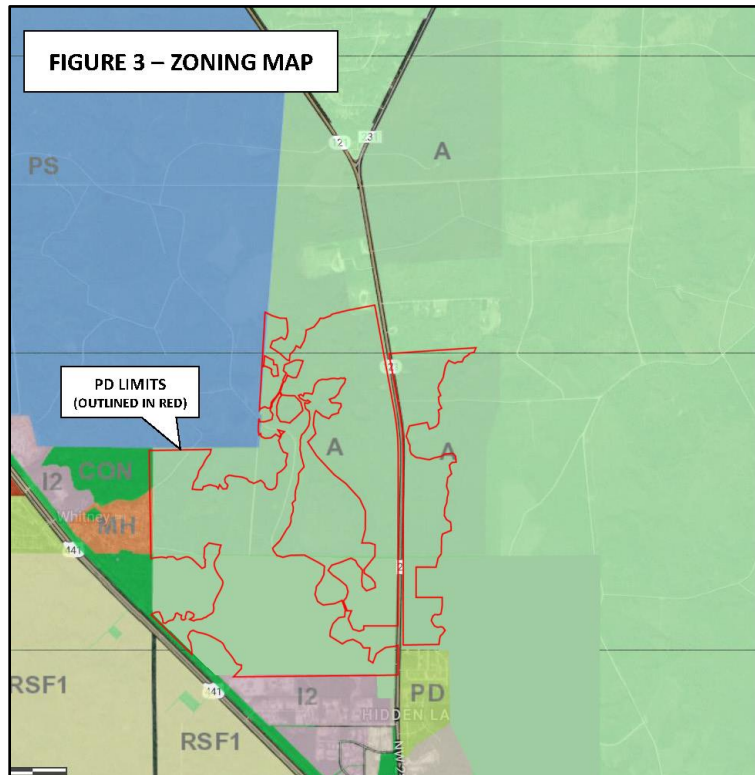
This policy (and sub-policies) is analyzed for consistency in the Consistency and Compliance Report (separate cover).

# Existing Conditions 3.0

## 3.1.2. Existing Zoning District.

The zoning designation of the site is Alachua County Agriculture and City Agriculture as indicated in Figure 3.

The agricultural zoning designations were not changed at the same time as the recent land use change application discussed in the Background section of the Report and reflect the historical use of the land as bona-fide agricultural uses, specifically related to active silvicultural operations. As stated, the current zoning application proposes to place a Planned Development (PD) zoning on the property which will implement the approved land use designations of PUD, and Mixed-Use Office/Residential and the related Comprehensive Plan policy (and sub-policies) that apply to the property.



# Existing Conditions 3.0

## 3.1.3. Existing Conditions.

Attachment 2 contains the Existing Conditions maps. As illustrated in the aerial map, the property is undeveloped and in active silviculture use. The PD is bounded on the east and north by lands outside the Gainesville city limits and within unincorporated Alachua County.

### West of SR 121

To the west, a portion of the PD abuts the Gainesville Regional Utilities Deerhaven Power Plant property. The area abutting the PD is currently undeveloped.

To the west of the southwest portion of the PD is the Whitney Mobile Home Park and vacant land in silviculture use.

To the south of the PD is land in industrial use and vacant land with an Agriculture zoning.

To the north is undeveloped land in active silviculture use and a smaller vacant parcel that has Alachua County Agriculture zoning.

### East of SR 121

To the south is the Eryn's Garden residential subdivision (single-family homes).

To the east is undeveloped land in active silviculture use.

To the north is land in residential use and silvicultural and agricultural use.

### Utilities

As illustrated in the Existing Conditions Maps for utilities (see Electric and Wastewater and Water and Gas), there are no utilities currently serving the PD. Electric power lines currently run along SR 121 (some of these lines are operated by Clay Electric and some are operated by Gainesville Regional Utilities). The Eryn's Garden Subdivision and Whitney Mobile Home Park to the south and west respectively of the PD have GRU electric service.

Eryn's Garden and Whitney Mobile Home Park are also served by GRU wastewater and potable water systems. Whitney Mobile Home Park also has natural gas available from GRU.

### Wetlands

The PD contains significant jurisdictional wetland acreage and abuts additional wetlands designated Conservation land use that are not a part of this PD. To preserve the wetland areas within the PD and comply with the FLUE Policy 4.3.4 requirements, these wetlands are designated as Conservation Management District, and are included in the Conservation Management Areas designated for the entire Weyerhaeuser property.

# Existing Conditions 3.0

## FEMA Floodplain

The current FEMA floodplain map illustrates that large portions of the PD are in designated FEMA floodplain area. Substantial portions of this floodplain area are included in the Conservation Management Areas.

## Topography

As illustrated in the topographic map, the PD area is relatively flat. It ranges from approximately 180 to 190 feet.

## Soils

The soils map in the Existing Conditions map series identifies 14 different soil types within the PD area. The information concerning soil types is from the Web Soil Survey for Alachua County published by the USDA Natural Resources Conservation Service.

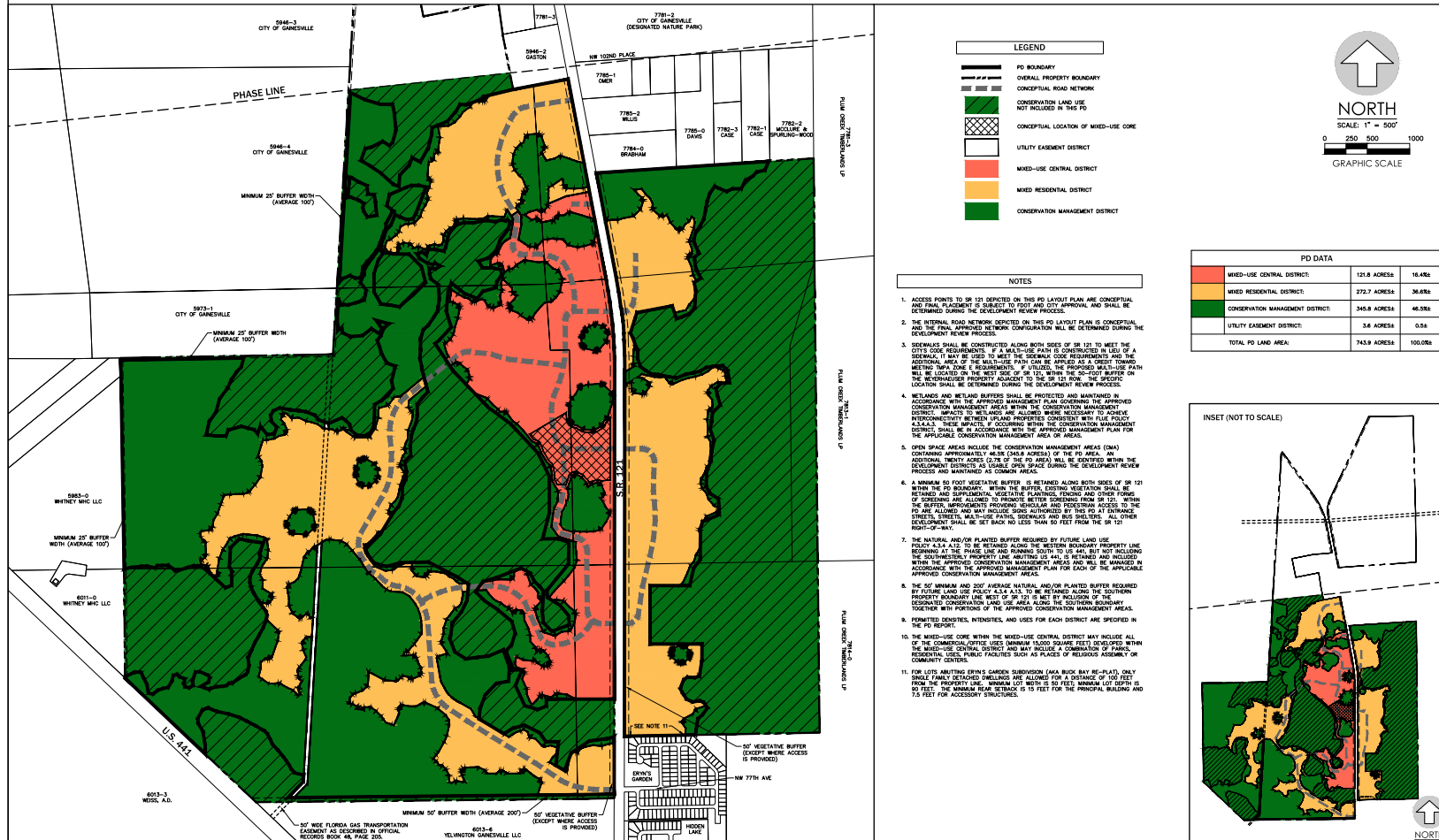
## Existing Transit Facilities

There are no existing transit facilities at the PD site. However, there is a Park and Ride facility and associated bus stops at the WalMart Shopping Center and Senior Recreation Center that are approximately 1.1 miles from the southernmost portion of the PD. Regional Transit Service Route 6 serves the WalMart and Senior Recreation Center. It operates every 60 minutes Monday through Friday and every 120 minutes on Saturday. Regional Transit Service Route 8 also serves the WalMart and Senior Recreation Center and operates every 22-31 minutes Monday through Friday and every 80 minutes on Saturday and Sunday.

# PD Zoning 4.0

## GAINESVILLE 121 PLANNED DEVELOPMENT PD LAYOUT PLAN

JUNE 22, 2022



# PD Zoning 4.0

## 4.0

### 4.1 PD Layout Plan

#### 4.1.1. Introduction

Gainesville 121 is organized into Four Districts: Mixed-Use Central, Mixed Residential, Conservation Management, and Utility Easement. The following table identifies the total acreage of each adopted future land use designation within each PD District.

**Table 4.1: Future Land Use Acreage Within Each Gainesville 121 PD Zoning District**

FLU	Gainesville 121 PD Districts				
	TOTAL ACRES	Mixed-Use Central	Mixed Residential	Conservation Management	Utility Easement
PUD	166.9	121.8	0	45.1	0
MOR	577.0	0	272.7	300.7	3.6
<b>TOTAL</b>	<b>743.9</b>	<b>121.8</b>	<b>272.7</b>	<b>345.8</b>	<b>3.6</b>

# PD Zoning 4.0

## 4.1.2 Land Use Summary

**Table 4.2.a PD Summary**

Total Site Acreage	743.9
CONSERVATION MANAGEMENT DISTRICT (acres)	345.8
DEVELOPMENT AREAS (acres)	394.5
Mixed Residential	272.7
Mixed-Use Central	121.8
Usable Open Space, Public Recreation Areas, Common Areas (% of Development Area)	5%
UTILITY EASEMENT DISTRICT (acres)	3.6
TOTAL OPEN SPACE <sup>1</sup>	365.8

<sup>1</sup> Open Space areas in the PD include the entire Conservation Management District and usable common areas to be included within the development areas.

**Table 4.2.b PD Environmental Features Summary**

ENVIRONMENTAL FEATURES	
Wetlands	142.72
Surface Water	4.25
Floodplain	135.36

Source: Natural Area Resource Assessment, Ecosystem Research Corporation and eda consultants, inc.

# PD Zoning 4.0

## 4.1.3 Development Program

The Gainesville 121 development program includes residential and non-residential uses with allowed and required densities and intensities as indicated in Table 4.3 labeled "Development Program". No private restriction may hereafter be created, whether contained in a deed of conveyance or declaration of restrictions, for the purpose of, or having the effect of, restricting development to single-family detached or prohibiting uses allowed by Section 4.2.2.

**Table 4.3: Development Program**

Gainesville 121 PD	TOTAL Acres in PD Rezoning	% of Total Acres	Minimum Development		Maximum Development	
			Residential Units	Non- Residential <sup>1</sup> SF <sup>2</sup>	Residential Density	Non-Residential <sup>1</sup> Intensity <sup>3</sup>
Mixed-Use Central	121.8	16.4%	668	15,000	20 du/ac	See footnote 3
Mixed Residential	272.7	36.6%	0	0	20 du/ac	See footnote 3
Conservation Management	345.8	46.5%	0	0	0 du/ac	N/A
Utility Easement	3.6	0.5%	0	0	0 du/ac	N/A
<b>Total</b>	<b>743.9</b>	<b>100%</b>	<b>668</b>	<b>15,000</b>		<b>See footnote 3</b>

<sup>1</sup> Commercial, office and retail non-residential uses shall count toward the minimum/maximum non-residential square footage. Civic and institutional uses, schools, parks and open spaces, places of religious assembly and ALF's, shall not count toward the minimum or maximum non-residential square footage.

<sup>2</sup> SF = Gross Leasable Floor Area.

<sup>3</sup> Intensity within the City of Gainesville is controlled by height limits and design standards that require buildings to face the street with modest build-to lines, instead of a maximum floor area ratio. Within the Mixed-Use Center Core the height limit is 5 stories or less, within the Mixed-Use Center outside of the Core the height limit is 4 stories or less, and within the Mixed Residential the height limit is 3 stories or less,

## 4.2 Permitted Uses

### 4.2.1 Zoning and Uses

Policy 4.3.4 c. 1. provides that: All areas designated Mixed-Use Office/Residential and Planned Use District land use shall be implemented by Planned Development (PD) zoning. Until such rezonings to PD are

# PD Zoning 4.0

effective, the zoning district designations shall remain Agriculture for all areas designated Mixed-Use Office/Residential and Planned Use District land use.

## 4.2.2 Permitted Use Table

Uses allowed within the Mixed Residential District shall be as provided in the Land Development Code for the Urban 4 transect, as may be amended, except that silviculture within the Mixed Residential District is permitted as a temporary use that is regulated by the standards in Section 4.3.8.

Uses allowed within each of the other districts delineated on the PD Layout Plan are indicated in Table 4.4 below by a check symbol in the applicable cell. Blank cells indicate that the use is not allowed. Uses are as defined in City of Gainesville Land Development Code. Use Standards for specific uses are provided in the City of Gainesville Land Development Code.

**Table 4.4 Permitted Uses**

USES	Use Standard <sup>1</sup>	Mixed-Use Central District	Conservation Management District <sup>2</sup>	Utility Easement District <sup>3</sup>
Accessory dwelling units		✓		
Adult day care homes		✓		
Alcoholic beverage establishments		✓		
Assisted living facility		✓		
Attached dwellings (up to 6 attached units)		✓		
Attached dwellings		✓		
Bed and breakfast establishments		✓		
Business services		✓		
Civic, social & fraternal organizations		✓		
Common Open Space Areas		✓	✓ <sup>2</sup>	✓
Community Gardens		✓		
Community residential homes (up to 6 residents)		✓		

# PD Zoning 4.0

USES	Use Standard <sup>1</sup>	Mixed-Use Central District	Conservation Management District <sup>2</sup>	Utility Easement District <sup>3</sup>
Community residential homes (more than 6 residents)		✓		
Daycare center		✓		
Drive-through facility		✓ <sup>4</sup>		
Emergency shelters		✓		
Exercise Studio		✓		
Family child care homes		✓		
Farmer's Market		✓		
Food trucks and food truck park		✓		
Funeral homes and crematories		✓		
Health services		✓		
Laboratories, medical and dental		✓		
Libraries		✓		
Microbrewery, Microwinery, Microdistillery		✓		
Multi-family dwellings, small scale (2-4 units per building)		✓		
Multi-family dwellings		✓		
Museums and art galleries		✓		
Offices		✓		
Offices, medical and dental		✓		
Personal services		✓		
Places of religious assembly		✓		

# PD Zoning 4.0

USES	Use Standard <sup>1</sup>	Mixed-Use Central District	Conservation Management District <sup>2</sup>	Utility Easement District <sup>3</sup>
Professional school		✓		
Public administration buildings		✓		
Public parks		✓	✓ <sup>2</sup>	
Recreation, indoor		✓		
Recreation, outdoor		✓		
Restaurants		✓		
Retail sales (not elsewhere classified)		✓		
Schools, elementary, middle & high (public & private)		✓		
Scooter or electric golf cart sales		✓		
Silviculture		✓ <sup>5</sup>	✓ <sup>2</sup>	✓
Single-family dwelling		✓		
Skilled Nursing Facility		✓		
Stormwater / Compensating Storage		✓	✓ <sup>2</sup>	✓
Uses allowed as indicated in the approved Conservation Management Plan			✓ <sup>2</sup>	
Veterinary services		✓		
Vocational/Trade school		✓		
Wireless communication services	See Section 30-5.32 of the City of Gainesville Form Based Code.			

<sup>1</sup> See Article V in the City of Gainesville Land Development Code for the Use Standards that apply.

<sup>2</sup> Uses allowed within the Conservation Management District are only as indicated in the approved Conservation Management Plan for each CMA.

# PD Zoning 4.0

- <sup>3</sup> Uses allowed within the Utility Easement District may not conflict with the provisions of the utility easement.
- <sup>4</sup> Drive-through facilities are limited to financial institutions, pharmacies, and dry cleaners with a maximum of 2 drive-through lanes.
- <sup>5</sup> Silviculture within the Mixed-Use Central District is a temporary use that is regulated by the standards in Section 4.3.8.

## 4.3 General Design Standards

Policy 4.3.4 provides fundamental direction for development of this property including specific requirements guiding site design. The following standards are consistent with and implement the requirements of Policy 4.3.4. The Consistency and Compliance Report (separate cover) provides a comprehensive table of all Comprehensive Plan Policies applicable to this PD and a description of how this PD is consistent with and implements those policies. The standards and requirements of the City of Gainesville land development regulations are applicable to this PD except to the extent of any conflict that may exist between the standards contained in this PD Report and PD Layout and to the extent of any such conflict, expressed or implied, the requirements of this PD shall control.

### 4.3.1 Site Design, Building Layout, Dimensional & Development Standards

#### 4.3.1.1 Mixed-Use Central District

Within the Mixed-Use Central District a wide range of residential uses and building types are allowed together with retail, office and commercial uses. Development within this District shall generally adhere to the time-honored design principles of "traditional neighborhood development," a pattern of development that creates pedestrian and bicycle friendly environments facilitating walking, biking and greater interaction among people, resulting in what is often referred to as a 'sense of place.' Common design elements of the pattern include:

- A rich network of streets that form blocks small enough to ensure a high degree of interconnectivity and intersection intervals that promote pedestrian activity
- Streets configured to ensure safety and comfort for pedestrians and bicyclists and to reinforce slow operating speeds for drivers of motor vehicles.
- Streets that provide quality public realm with on-street parking, street trees, ample sidewalks, and buildings with entrances oriented to the street.
- Parks and other civic spaces located within a 5-minute walk (1/4 mile) of most residences.
- Surface parking lots that are not located between buildings and streets but are instead placed to the rear and sides of buildings.
- Mixing of residential and non-residential uses.

Adherence to the physical design elements of traditional neighborhood development is maximized within an approximately 25-acre area called the Mixed-Use Core. The Core area shall include a concentration of retail, commercial and office space developed within the Mixed-Use Central District, and will likely include some of the higher density residential development within Gainesville 121. The Core area must have a minimum residential density of 10 dwelling units per acre, a minimum of 15,000 square feet of non-residential area at buildout, and a minimum of 10 electric charging stations provided after there are at least 100 dwelling units in the Core. In

# PD Zoning 4.0

addition, no residential units may be constructed in the Mixed Residential District west of SR 121 until there are at least 300 dwelling units constructed in the Mixed-Use Central District.

A conceptual location of the Mixed Use Core is depicted on the PD Layout Plan and may be relocated during development review at the election of the developer in response to market demands. Development within the Mixed-Use Central District including the Mixed Use Core shall be consistent with the requirements of Table 4.5 below.

## 4.3.1.2 Mixed Residential District

Within the Mixed Residential District, a wide range of residential uses and building types are allowed. While the 'traditional neighborhood development' pattern is allowed, and encouraged throughout the Mixed Residential District, less rigid adherence to the physical design elements of 'traditional neighborhood development' is required as residential densities taper off with distance from the Mixed-Use Central District, thereby making way for more conventional suburban patterns. Parks, recreation, open spaces and other civic spaces shall be located within a 5-minute walk (1/4 mile) of most residences. Nonresidential development and residential development with a density of 8 du/ac or more within the Mixed Residential District shall be consistent with the dimensional standards and development requirements of the Land Development Code for the Urban 4 transect, as may be amended. Residential development with a density less than 8 du/ac within the Mixed Residential District shall be consistent with the requirements of Table 4.5 below.

## 4.3.1.3 Compatibility with Eryn's Garden Subdivision

Lots adjacent to Eryn's Garden subdivision shall meet the following standards:

- a. Only single-family detached units are allowed for a depth of 100 feet from the property line shared with Eryn's Garden.
- b. The minimum lot width is 50 feet and minimum lot depth is 90 feet.
- c. The minimum rear setback is 15 feet for the principal building and 7.5 feet for accessory structures.

# PD Zoning 4.0

**Table 4.5: Dimensional Standards and Development Requirements**

	MIXED-USE CENTRAL DISTRICT		MIXED RESIDENTIAL DISTRICT
	MIXED USE CORE	MIXED USE	
<b>A. BLOCK STANDARDS</b>			
Maximum Block Perimeter	2,000'	2,600'	N/A
Rear Alley Requirement for Residential Uses <sup>6</sup>	100%	N/A	N/A
<b>B. LOT CONFIGURATION</b>			
Minimum Lot Width	18'	18'	18'
<b>C. DEVELOPMENT INTENSITY</b>			
Maximum Non-residential Building Coverage	100%	80%	N/A
<b>D. BUILDING FRONTAGE – (Not applicable to Single Family)</b>			
Primary Frontage	60%	50%	N/A
Secondary Frontage	40%	40%	N/A
<b>E. BUILDING PLACEMENT IN RELATION TO STREET MEASURED FROM EDGE OF RIGHT OF WAY</b>			
Consistent Build to Lines shall be established along all streets and public space frontages for each block using the following standards.			
Front Building Façade Setbacks (min)	0'	0'	5'
Front Building Façade Setbacks (max)	10'	20'	N/A
<b>F. BUILDING SETBACKS MEASURED FROM LOT LINE<sup>4,5</sup></b>			
Side Setback	0'	0'	0'
Rear Setback with Alley <sup>1</sup>	0'	0'	0'
Rear Setback without Alley	0'	0'	0'
Rear Setback for Accessory Structure	0'	0'	0'
Front Loaded Garages and Carports Setback from Forward-Most Vertical Element of the Building Façade (min)	N/A	10'	N/A
<b>G. BUILDING HEIGHT</b>			
Maximum Stories	5	4	3
Maximum Feet (measured to roof peak)	88'	60'	60'
<b>H. GLAZING<sup>2</sup></b>			
Minimum First Floor Non-residential	50%	30%	N/A
Minimum First Floor Multi-Family	30%	30%	30%
Minimum Upper Floors Non-residential and Multi-Family	15%	15%	N/A
<b>I. SCREENING – (Not applicable to Single Family)</b>			
Screening of unsightly mechanical equipment and building features from view from public rights-of-ways required. <sup>3</sup>	Yes	Yes	Yes

# PD Zoning 4.0

## MIXED-USE CENTRAL DISTRICT MIXED USE CORE MIXED USE

## MIXED RESIDENTIAL DISTRICT

<b>J. BUILDING ENTRANCES</b>			
Required Entrance Oriented Toward Primary Street	Yes	Yes	Yes
Porches Required for Single Family Detached	100%	50%	N/A
<b>K. PARKING</b>			
On-Street Parking Required	Yes – all streets	Required along street frontages developed with multi-family buildings lining more than 50% of the street	No
On-Street Parking Allowed	Yes	Yes	Yes
Off-Street Surface Parking Lot Placement	Must be located to the rear of buildings.	Must be located to the side or rear of buildings.	Must be located to the side or rear of multi-family buildings.
<b>L. LIGHTING</b>			
Pedestrian Lighting	Required along street frontages at 75' intervals on alternating sides of the street.	Required along street frontages developed with multi-family buildings lining more than 50% of the street with lights placed at 75' intervals on alternating sides of the street.	N/A

<sup>1</sup> Garages facing alleys shall be setback from alley pavement edge the minimum necessary to accommodate a vehicle parked between the garage door and the alley travel lane.

<sup>2</sup> Glazing percentages shall be calculated as follows:

- a. Non-residential First Floor: The area of glass between 3 feet and 8 feet above finished floor, divided by the area of the building façade also between 3 feet and 8 feet above finished floor.
- b. Non-residential above First Floor: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors.
- c. Residential: The area of glass divided by the area of the façade.

<sup>3</sup> Unsightly equipment and building features to be screened from street views include mechanical equipment (e.g., air-conditioners), solid waste, recycling, grease and yard trash containers and loading docks.

<sup>4</sup> Accessory dwelling units are required to comply with the same setbacks as the primary structure.

<sup>5</sup> Lots adjacent to Eryn's Garden Subdivision are required to meet the standards established in Sec. 4.3.1.3.

<sup>6</sup> All residential uses with garages or carports shall take access from and be oriented toward the required alley.

### 4.3.2 Low Impact Development (LID)

'Low Impact Development' (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. The use of Low Impact Development (LID) techniques that preserve and protect natural-resource systems while managing stormwater runoff are allowed and encouraged within the Gainesville 121 PD.

The most significant LID measures are implemented directly by Comprehensive Plan policies that require a minimum of 40% of the uplands in the entire planning parcel be protected from development and require 90% of the floodplain be protected from development.

The PD development design standards contained in this report further implement LID within the developed portions of the PD by incorporating design elements of traditional neighborhood development which is among the most effective steps that can be taken toward implementing LID. Among such standards to be implemented

# PD Zoning 4.0

through the development review process are minimization of impervious surfaces by allowing narrowed street widths as provided in Section 4.3.3, allowing higher density development and reduced lot widths, and allowing reduced or eliminated building setbacks; as well as authorizing streets without curb and gutter, making bioretention areas possible.

A minimum of 25% of stormwater from public and common area impervious surfaces must be treated through LID methods which will be concentrated in common areas rather than on individual lots to better ensure effective long-term maintenance by the managing entity. All trees, shrubs, and groundcovers planted for required landscaping must be native or drought-tolerant species well-adapted to the local climate. Any standards or requirements in the Alachua County Comprehensive Plan or ordinances for LID and landscaping must be met or exceeded.

LID practices to be utilized in the design of development features and stormwater management include but are not limited to the following:

- a. Within the Mixed-Use Central District, adherence to principles of “New Urbanism” or “Traditional Neighborhood Development” to the extent practicable and where such design facilitates LID practices.
- b. Clustering of development.
- c. Use of grass swales, bioretention areas or rain gardens.
- d. Use of permeable pavements where practicable and appropriate
- e. Redirecting rooftop runoff to landscape areas, or storage in rain barrels or cisterns as an alternative source for irrigation.
- f. Reduction in impervious pavement for driveways through reduced building setbacks.
- g. Within the Mixed-Use Central District, reduction of impervious areas by utilizing minimum sizes for parking spaces and drive aisles and / or by sharing of driveways and parking lots, where feasible.
- h. Establishment through an owners association or Community Development District, a permanent educational effort for future owners and residents of the developments to convey the purpose, function, and maintenance needs of each LID component.
- i. Limitation of turf throughout the development and establishment and implementation of best management practices for turf including practices for minimizing fertilizer application and minimizing use of potable water for irrigation.
- j. Re-use of stormwater for irrigation to help minimize use of potable water for irrigation.
- k. Use of Florida Friendly plant species and preferably native species for landscaping.
- l. Use of low-volume irrigation technologies and soil moisture sensors if potable water is used for irrigation.

## 4.3.3 Roadway Standards

In furtherance of ‘traditional neighborhood’ and ‘low impact’ development practices, the following roadway standards shall apply notwithstanding any conflicts with the roadway design standards of the City of Gainesville land development regulations.

- a. Lane Widths
  - i. Collector Roadways

# PD Zoning 4.0

A minimum lane width of 10-feet shall be allowed for Minor Collector and/or Major Collector roadways within the development, as defined by the City's Engineering Design Construction Manual.

ii. Local Streets

A minimum lane width of 9-feet shall be allowed for Local Streets within the development.

b. Parallel Parking Width

A minimum parallel parking width of 7-feet shall be allowed, consistent with the FDOT "Florida Greenbook" and ITE "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach".

c. Roadway Typical Section

Rural open-swale drainage roadway typical sections will be allowed within the residential areas to promote LID principles and to reduce environmental impacts.

## 4.3.4 Sign Standards

The viability of non-residential uses within the Mixed Use District will depend in part upon the ability to serve customers traveling along SR 121. The 50' vegetative buffer required along both sides of the SR 121 corridor ensures limited visibility to signs for uses within the Mixed-Use Central District. To address this limitation, the following shall apply to facilitate effective communication:

a. The primary entrance to the Mixed-Use Central District shall be permitted:

- i. One double-sided monument sign not exceeding 10 feet in height and containing a sign area not greater than 120 square feet; or
- ii. Two single-sided monument signs not exceeding 10 feet in height on each of the two sides of the entrance and each containing no greater than 90 square feet.

b. At all entrances, other than the primary entrance to the Mixed-Use Central District, the following shall be permitted:

- i. A double-sided monument sign located at said entrances may not exceed 8 feet in height nor contain a sign area greater than 50 square feet; or
- ii. Two single-sided monument signs located at said entrances may not exceed 8 feet in height on each of the two sides of the entrance and each containing no greater than 50 square feet.

c. Each of the entrance signs may be used for community identification, identification of residential areas and non-residential uses within the Mixed-Use Central District and shall not constitute 'off-premises signs' whether or not the commercial message on each sign, or signs, directs attention to a specific business, product, service, entertainment event or activity, or other type of event, activity or thing that is provided, sold, produced, manufactured, furnished, conducted, or located at the property upon which the sign is located.

## 4.3.5 Landscape Standards

General Requirements. Gainesville 121 shall conform to the landscape standards contained in City of Gainesville Land Development Code to the extent not inconsistent with "firewise" community planning practices required by Future Land Use Element Policy 4.3.4.c.5. and Section 4.3.4.1 below. Trees, plants, and shrubs used for landscaping in defensible spaces shall be appropriate less-fire-prone species and carefully spaced to allow access for fire suppression equipment. Tree species to be used are those that are less flammable such

# PD Zoning 4.0

as, but not limited to, sycamore, red maple, southern magnolia, live oak, hophornbeam, longleaf pine, or winged elm. These trees can be used in buffers, retention areas, street buffers and as street shade trees. Shrubs that are appropriate for firewise landscaping include, but are not limited to, beautyberry, firebush, and wax myrtles. Groundcovers such as Lanceleaf coreopsis or lawn grass can also be included. With approval from the City Arborist, less fire-prone tree species not included on the Gainesville tree list in the Land Development Code may be used to promote greater species diversity. During drought, landscaping shall be maintained and trees should be pruned approximately 6-10 feet from ground level if located near homes.

Compost Pilot Program. When the first 300 dwelling units within the PD are occupied, the managing entity of common areas for those units (such as an HOA or CDD) shall sponsor a 12-month composting pilot program.

Community Garden. The PD shall provide common area for a community garden or gardens in the form of a minimum of 10 square feet of community garden space per dwelling unit constructed. The managing entity or entities of the common areas shall establish and manage the community garden(s) in support of the city's healthy community initiative.

## 4.3.4.1 Firewise Practices

Gainesville 121 shall incorporate the following firewise community planning practices for all development:

- a. Use of the following firewise landscaping techniques:
  - i. Provision for defensible project perimeters and interior fuel breaks incorporated in applicable development plans.
  - ii. Creating a defensible space zone around buildings. Such zones shall provide space for fire suppression equipment in the event of an emergency and progressively limit plantings near structures to carefully spaced, fire-resistant species.
  - iii. Placing low-growing species and groundcovers beneath canopy trees and rooflines to avoid creating a continuous fuel source from ground to tree or roof.
  - iv. Using driveways, lawn areas, and walkways to provide firebreaks between large areas of dense vegetation.
- b. All structures with exposure to wildland fuel, such as structures built adjacent to vegetated open spaces areas, shall have at least 30 feet of defensible space surrounding them so as to minimize the vulnerability of these structures to wildfire. Defensible space is defined as a "clean" zone where fuels have been cleared, reduced, or changed so as to act as a barrier between wildfire and the structures. These areas can be landscaped with trees and shrubs as long as the appropriate less-fire-prone plant material is used, placed, and maintained so that it does not provide a means that would carry fire to a structure.
- c. Restrictive covenants shall be established to ensure proper maintenance of defensible space and appropriate homeowner/property owner education on firewise practices.
- d. Establishment of an enforcing mechanism for the covenants or deed restrictions in the form of one or more owner associations or other responsible entity to ensure that the site is inspected for compliance with firewise practices once a year during construction of areas, and every three years thereafter.

## 4.3.6 Stormwater and Floodplain Management

# PD Zoning 4.0

Gainesville 121 shall conform to the stormwater standards contained in City of Gainesville Land Development Code and the following standards.

- a. A master plan for stormwater management and open space for each development stage shall be prepared and submitted to the City for review and approval before final development orders are approved.
- b. Stormwater facilities shall satisfy the requirements of the Suwannee River Water Management District and the City's Land Development Code. Wet detention stormwater ponds shall include littoral zones or additional permanent pool volume in accordance with the Suwannee River Water Management District and the City's Land Development Code. Dry retention stormwater ponds shall be designed with a forebay, or other stormwater system components that are designed to capture a majority of sediments. Stormwater ponds adjacent to street frontages shall provide the required landscaping for the stormwater ponds, as well as the required street buffer landscaping. If fencing is required for a stormwater pond, it shall not be chain link.
- c. Stormwater facilities shall not be located within wetlands or wetland buffers, except that outfall structures shall be allowed within the wetland buffers.
- d. At least 90% of the floodplain areas within the Weyerhaeuser property shall not be altered by development, except that recreation and stormwater management may occur within not more than 20% of the floodplain areas and the existing floodplain storage volume will be maintained.
- e. Impact to floodplains shall be compensated for in accordance with methods acceptable to the Federal Emergency Management Agency, the Suwannee River Water Management District and the City's Land Development Code.
- f. Discharge to impaired bodies and/or stream to sink basins, as defined by the Water Management Districts and the Florida Department of Environmental Protection, shall provide the required additional treatment and ensure a no net increase in pollutant loading.
- g. During the development plan review, each new development area shall demonstrate the use of Low Impact Design (LID) Best Practices stormwater techniques or techniques contained within a Sec. 4.3.2. The intent is to use LID practices to the maximum extent practicable to maintain or replicate the pre-development hydrologic regime.
- h. Maintenance responsibility for LID facilities within common areas shall rest with the applicable owner association or Community Development District. Maintenance responsibility for such facilities located on land dedicated to the city shall become the responsibility of the City. Maintenance of all other LID facilities shall be the responsibility of the owner of the land upon which the facility is placed.
- i. LID practices identified in Section 4.3.2 shall to the extent practicable and effective be utilized in the design of development features and stormwater management.

## 4.3.7 Environmental

Gainesville 121 shall conform to the environmental standards contained in the Alachua County Countywide Wetland Protection and Natural Resource Protection Codes, the City of Gainesville Land Development Code, the approved Conservation Management Plan for the Conservation Management Areas and the following standards that implement Comprehensive Plan policy 4.3.4. All dwelling units must contain low-flow faucets and shower heads.

- a. Wetlands Protections.

# PD Zoning 4.0

- i. Wetlands shall not be impacted other than where necessary to achieve interconnectivity between upland properties. Where crossings are necessary, to achieve interconnectivity, the wetland impacts shall be minimized. Interconnectivity may be in the form of roadways, sidewalks, or trails that are designed to minimize impacts where unavoidable.
- ii. Wetlands shall be protected by wetland buffers that are a minimum of 50-feet wide and an average of 75-feet wide except where wetlands are impacted to achieve interconnectivity between upland properties.
- iii. Wetlands shall be preserved or enhanced within Conservation Management Areas consistent with techniques approved in the Conservation Management Plan.
- b. Conservation Management Areas. The approved Conservation Management Areas and Management Plan for such areas satisfy the FLUE Policy 4.3.4 requirement to:
  - i. Preserve the function of existing ecological systems; and
  - ii. Set aside and protect from development at least 40% of the 1,779 +/- acre Weyerhaeuser property to protect significant plant and animal habitats, provide for habitat corridors, prevent habitat fragmentation by requiring a detailed survey of listed species, identify habitat needs for maintaining species diversity and sustainability; and preserve wetlands.
  - iii. Wetlands are protected by wetland buffers that are a minimum of 50-feet wide and an average of 75-feet wide except where wetlands are impacted to achieve interconnectivity between upland properties.

## 4.3.8 Forestry

To ensure the compatible integration of transitional forestry activity within the PD, Gainesville 121 shall incorporate the following forestry practices for activities within the PD:

- a. Prescribed burns will not be used as a forestry management tool anywhere within the PD boundaries.
- b. Forestry operations shall only occur between ½ hour before sunrise until ½ hour after sunset, except in the case of emergencies.
- c. Forestry equipment shall not be allowed on residential streets except in the case of emergencies.
- d. Upon issuance of each final development order, only one additional timber harvest shall be allowed within the area covered by the final development order plus an additional 200 feet beyond said final development order boundary and must be completed prior to the issuance of the first certificate of occupancy within that boundary.
- e. Prior to issuance of the first Certificate of Occupancy, the owner/developer shall establish and designate an appropriate administrative entity such as a Community Development District (CDD), Owner or Master Property Association, or other equivalent entity to be responsible to coordinate appropriate notifications to members of the Gainesville 121 community regarding the following forestry operations:
  - 1. Timber harvest schedules (time and dates) or other major silviculture activity;
  - 2. Herbicide applications;
  - 3. Timber thinning activities; and
  - 4. Prescribed burns that may occur in transitional silviculture areas within the Weyerhaeuser property but outside the PD boundaries.

# PD Zoning 4.0

All purchasers of property within Gainesville 121 shall be provided maps showing the location of areas in transitional silviculture use.

## 4.3.9 Architectural Patterns

### Architectural Patterns

The architecture of Gainesville 121 is generally based on the principles of the southern classical style. The relationship of people to their built environment is the basis of such classicism whether it is the vernacular based home, a commercial building or the classical order based civic building. The American vernacular of the pre-1940 South, found in early St. Augustine, Charleston, Savannah and Key West serve as climate adapted precedents. Though the architecture of Gainesville 121 is generally based on the principles of the southern classical style, no specific style is prescribed. Elements of Low Country, Southern Traditional, Cracker and Craftsman styles are all examples of architecture that will be welcomed at Gainesville 121. The following is intended as general guidelines for the design of buildings within Gainesville 121.



## Site Planning

The building placement in relation to the street and adjacent properties is an essential part of creating the character of the place that will be Gainesville 121, and that context shapes the appropriate building architecture. Generally front walls of the building should be brought close to the frontage line.



# PD Zoning 4.0

## The Details

### Walls

Building walls and garden walls are an important part of establishing the continuous street edge. Wood- framed walls with horizontal siding or shingles are encouraged as are wooden fences. Stucco faced masonry walls should have either a smooth or float (sand) finish, heavy texture should not be allowed. Brick, if used, should be standard size and laid in a traditional bond. Water tables of brick, cast stone, stone or stucco are encouraged. Rustication of the first floor in multistory building is encouraged. Exposure of siding materials, such as; hardiplank and cedar shingles should not exceed 5 ½ inches. Vinyl or aluminum siding should not be used. Generally, materials should be used in a traditional way.

### Porches & Balconies

Porches and balconies are highly encouraged and may be required in some cases. Minimum porch depth is 8 feet. Balconies on multistory building may be less than 8 feet and will be considered based on the overall design. Porches can be either one or two stories. Gable, shed, hip or flat roofs may be used for such porches when appropriate.

### Massing

Buildings should generally have rectangular volume with hip or gabled roofs. The roof pitch allowed should range between 5 to 8 in 12. Secondary roof slopes, such as for porches, may be lower. Flat decks used as occupied exterior space, such as terraces, are encouraged. Two story main volumes should have either one or two-story porches. Three or five bay compositions are most common for porches. Full front porches for both floors are encouraged.

### Windows & Shutters

Windows should be either vertically proportioned or square. Horizontal windows should not be allowed. Circular, elliptical or semi-circular windows may be used but great care should be used in the placement of shaped windows that draw attention to their shape. Proper traditional detailing is important in the use of these windows. Windows should not be mulled together into bands or groups, but should be separated by a minimum of 4" of vertical structure. Individual windows are preferred. Operable shutters are encouraged and should be proportioned so that each shutter is one-half the width of the window opening.



# PD Zoning 4.0

## Materials

### Siding

Wood or fiber cement board siding and shingles or other materials similar in appearance are allowed with a maximum 5 1/2" exposure. Brick or smooth stucco are encouraged. Brick should be standard size (no queen size) and laid in traditional Common, English or Flemish bond.

### Windows & Shutters

Windows made of wood are encouraged but vinyl or aluminum cladding is permitted. Metal windows are permitted for commercial and multifamily but should be detailed with muntins which are expressed on the exterior (not sandwiched between glass) and should be properly proportioned. Shutters, if used, should be made of wood, fiberglass, solid composite or other materials similar in appearance.

### Doors

Wood, glass, fiberglass or other solid composite material similar in appearance may be used. All doors should be painted or stained if appropriate. Doors, where possible should be detailed with appropriate trim and/or sidelights if facing the street. Doors should be traditional paneled stile and rail construction with appropriate hardware.

### Roofing

Flat clay tile, 5 V crimp metal, fiberglass shingles or simulated slate or other materials similar in appearance are allowed.

### Columns

Correctly proportioned Classical columns and details in wood, fiberglass, cast stone or other composite materials may be used.



# PD Zoning 4.0

## Materials

### Trim

Wood, composite, hardie trim, cellular PVC or polyurethane millwork, natural stone or cast stone may be used.

### Soffits

Smooth finish composition board, tongue & groove wood boards, fiber cement panels may be used.

### Exterior Ceilings

Plaster, tongue & groove wood or composite material or beaded profile plywood may be used.

### Chimneys

Brick, natural or cast stone or smooth or sand finish stucco may be used.

### Railings

Milled wood top and bottom rails with square or turned balusters may be used. Other materials similar in appearance to wood will be considered based on individual submittal.

### Fences

**Front yard:** Wood, wrought iron or solid metal bars stock, brick or masonry with stucco finish are all encouraged. Cellular PVC may be considered with proper detailing and complete submittal of all details and samples.

**Rear and Side yard:** Same as front yard except should generally be solid privacy fencing.



# PD Zoning 4.0

## 4.4 Implementation

### 4.4.1 Development Schedule

Gainesville 121 is a single-phase PD with a 30-year time frame to complete build-out. The first application for a subdivision or a development plan approval must be submitted within 10 years following adoption of the PD ordinance. In the event that no subdivision or development plan approval is obtained within 10 years, the City may either extend the time-frame provided for such approvals or unilaterally initiate amendments to the comprehensive plan policies governing the property and rezoning to implement such revised policies. Unless and until such revisions in comprehensive plan policies and zoning district requirements are adopted by the City, the development terms and conditions of this PD shall remain in effect.

### 4.4.2 Affordable Housing

Five percent of the residential units in the PD shall be perpetually affordable to households earning between 80% and 120% of the median income for Alachua County for a family of four as established from time to time by the U.S. Department of Housing and Urban Development. Perpetually affordable units must be secured by a legal instrument (that may include but is not limited to deed covenants, land trusts, etc.) approved by the City Attorney's Office of the City of Gainesville. Construction of affordable housing units must be concurrent with market rate housing unit construction; at a minimum: after 300 dwelling units have been constructed, one affordable unit must be constructed for every 20 additional dwelling units until the required minimum number of affordable units have been constructed. Following completion of 500 residential units a report shall be prepared and submitted to the City documenting the percentage of all constructed units, rental and sale, occurring within the affordable range. In the event that less than 5% of constructed units are within the affordable range, an action plan designed to ensure the 5% affordable housing target is achieved at buildout shall be agreed upon by the developer and City and said action plan shall be memorialized in a binding agreement entered between the developer and City specifying the number of affordable units that must be constructed on an approved time schedule. The City Manager is authorized to negotiate and execute the agreement on behalf of the City. In meeting the 5% requirement, accessory dwelling units (rental) that are affordable will be included in the calculation.

At least 50% of all dwelling units must incorporate the "universal design" elements of step-less main entry and width/access for main entrance and hallways to provide ease of aging in place.

### 4.4.3 Utilities

The Gainesville 121 potable water distribution system will be an extension of the GRU water distribution system and will be conveyed to GRU for ownership and operation upon satisfactory completion of construction. All elements of the distribution system will be constructed in dedicated rights-of-way or public utility easements.

# PD Zoning 4.0

The project's wastewater collection/transmission system will be an extension of the GRU wastewater collection/transmission system and will be conveyed to GRU for ownership and operation upon satisfactory completion of construction. All elements of the collection/transmission system will be constructed in dedicated rights-of-way or public utility easements.

## 4.4.4 Stormwater

The Gainesville 121 stormwater management systems will be implemented in order to ensure the proper disposition of stormwater runoff (water quantity) and water quality. All areas within the development will be required to meet applicable requirements from Suwannee River Water Management District, Florida Department of Transportation (associated with State Road 121), Florida Department of Environmental Protection, Federal Emergency Management Agency, and the City of Gainesville. Final stormwater management facility locations shall be determined based on a master stormwater plan to be prepared by the Developer (Weyerhaeuser Company, their successors, and assigns) and subject to the review and approval by the City. Submittal of a master stormwater plan must include the signature or written consent of the applicant (Weyerhaeuser Company or their successors and assigns).

Prior to development plan approval for the first stage of development, the owner/developer shall provide a master plan for stormwater management and open space. During the development plan review, each new development area shall demonstrate the use of Low Impact Design (LID) Best Practices stormwater techniques.

Stormwater facilities shall satisfy the requirements of the Suwannee River Water Management District and the City's Land Development Code. Wet detention stormwater ponds shall include littoral zones or additional permanent pool volume in accordance with the Suwannee River Water Management District and the City's Land Development Code. Dry retention stormwater ponds shall be designed with a forebay, or other stormwater system components that are designed to capture a majority of sediments. Stormwater ponds adjacent to street frontages shall provide the required landscaping for the stormwater ponds, as well as the required street buffer landscaping. If fencing is required for a stormwater pond, it shall not be chain link.

Impact to floodplains shall be compensated for in accordance with methods acceptable to Federal Emergency Management Agency, the Suwannee River Water Management District and the City's Land Development Code.

Discharge to impaired bodies and/or stream to sink basins, as defined by the Water Management Districts and the Florida Department of Environmental Protection, shall provide the required additional treatment and ensure a no net increase in pollutant loading.

For non-residential uses within the PD, impervious areas shall be reduced by utilizing minimum sizes for parking spaces and drive aisles where feasible. Within the residential portion of the PD, impervious areas shall be reduced by utilizing minimum roadway and sidewalk widths. Eliminating curbing shall also be implemented where practicable.

# PD Zoning 4.0

## 4.4.5 Conservation Management District – Conservation Easements

The entire Conservation Management District lies within the larger Conservation Management Area depicted in Attachment 5. The governing Conservation Management Plan for the Conservation Management Area requires conveyance of Conservation Easements incrementally as final development plans are approved by the City. Such easements shall be conveyed in accordance with the Conservation Management Plan.

# 5.0

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## 5.1 Transportation Mobility

Gainesville 121 shall be served internally with an interconnected network of streets and multi-use paths that conform to the transportation standards contained in City of Gainesville Land Development Code except where said standards conflict with the following standards:

- a. Development plans and subdivisions within the PD shall be designed to be traffic-calmed and pedestrian and bicycle friendly. Specific strategies shall be proposed and implemented at the development review stage.
- b. Development within the Mixed-Use Central District of the PD shall maximize pedestrian/bicycle connections among all uses (residential and non-residential) and shall maximize pedestrian and bicyclist safety and comfort. A network of sidewalks and street trees shall be provided on all internal streets. Sidewalk connections shall be made from the internal sidewalk system to the public right-of-way adjoining the Mixed-Use Central District.
- c. To minimize traffic impacts on SR 121, development plans and subdivision plans shall maximize internal roadway connectivity between residential areas and areas with mixed uses.
- d. Roadway standards are provided in Section 4.3.3.
- e. Prior to receiving a final Certificate of Occupancy for the 300<sup>th</sup> dwelling unit within the Mixed-Use Central District, Developer shall construct a paved multi-use trail along the west side of SR 121 from the north end of the Mixed-Use Central District south to the existing trail at US 441 which will be credited towards mitigation to satisfy the requirements of the City's Transportation Mobility Program.
- f. At least 80% of all dwelling units must be within a quarter-mile walking distance from recreation facilities, greenspace, or trails.

## 5.2 Level of Service

The PD is located within Transportation Mobility Program Area (TMPA) Zone E. The PD must mitigate transportation impacts consistent with the TMPA Zone E policies. A traffic study has been prepared by Kimley-Horn and Associates, Inc. For planning purposes, the study identified transportation improvements needed to achieve acceptable level of service and operations under future background (non-project traffic) and PD buildout traffic conditions.

The PD is located within a transitional area of SR 121. To mitigate for transportation impacts of the project and satisfy TMPA Zone E requirements, all costs incurred by the owner/developer for the paved multi-use trail referenced in Section 5.1.e. above shall be credited by the City against requirements of the Transportation Mobility Program. Should the multi-use trail project not be sufficient to fully satisfy the requirements of the Transportation Mobility Program, the applicant will work with City staff to identify appropriate additional project(s) to be implemented to satisfy the TMPA Zone E mitigation for the project which may include payment of fee in

lieu. Should construction of the paved multi-use trail not be permitted or otherwise feasible within the rights-of-way of FDOT or CSX railroad, alternative improvements and/or payments may be substituted in accordance with the City's Transportation Mobility Program.

### 5.3 Transit/ Transit Phasing Plan

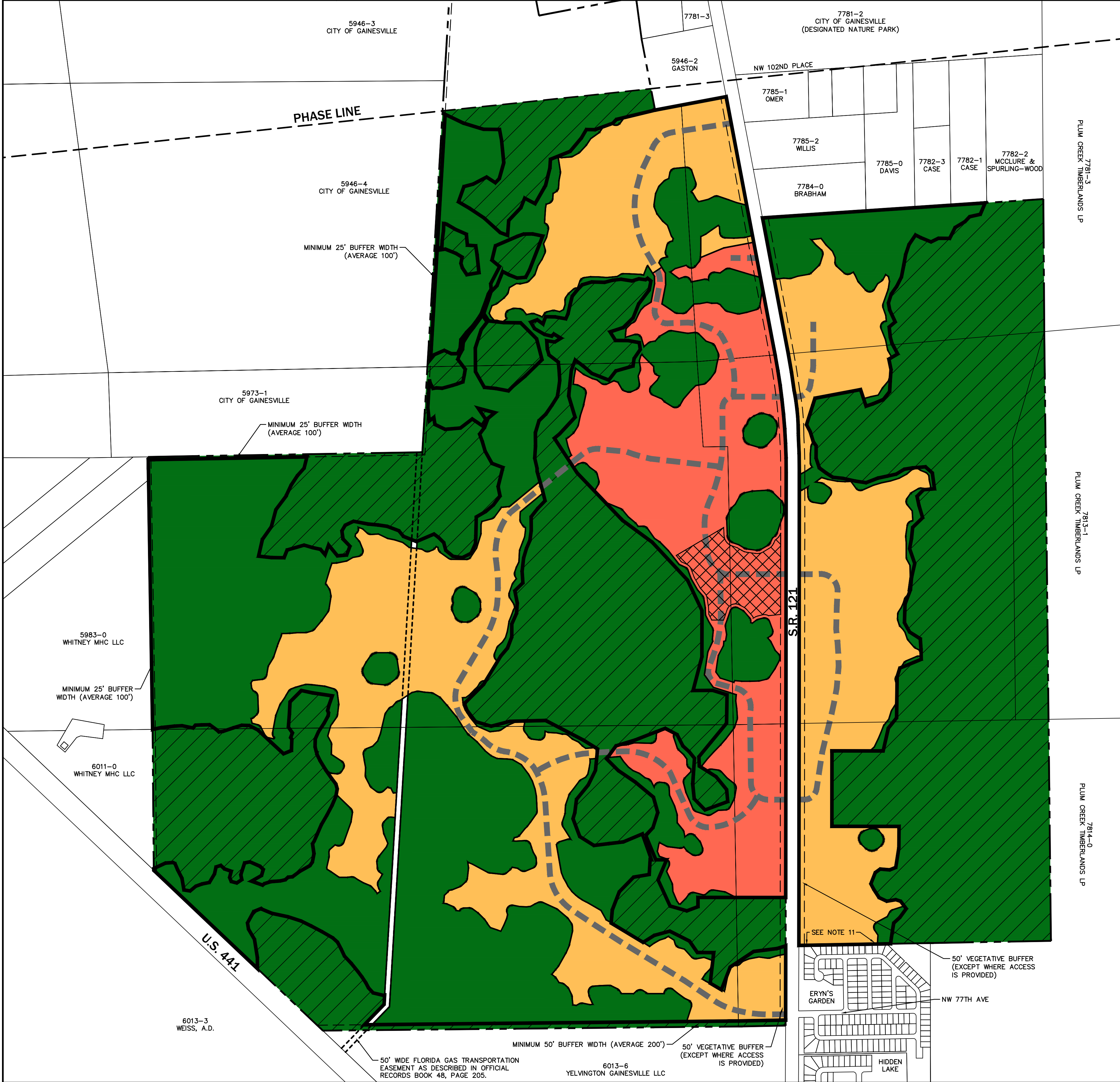
Based on information from RTS, transit service to the development is not sustainable until a minimum of 960 dwelling units have been built. At the point that the development reaches 960 dwelling units within a walkable distance of a potential multi-use transit station on SR 121, RTS and the owner/developer shall evaluate the appropriate type of transit service suitable for the development.

# PD Layout Plan

# GAINESVILLE 121 PLANNED DEVELOPMENT

## PD LAYOUT PLAN

JUNE 22, 2022

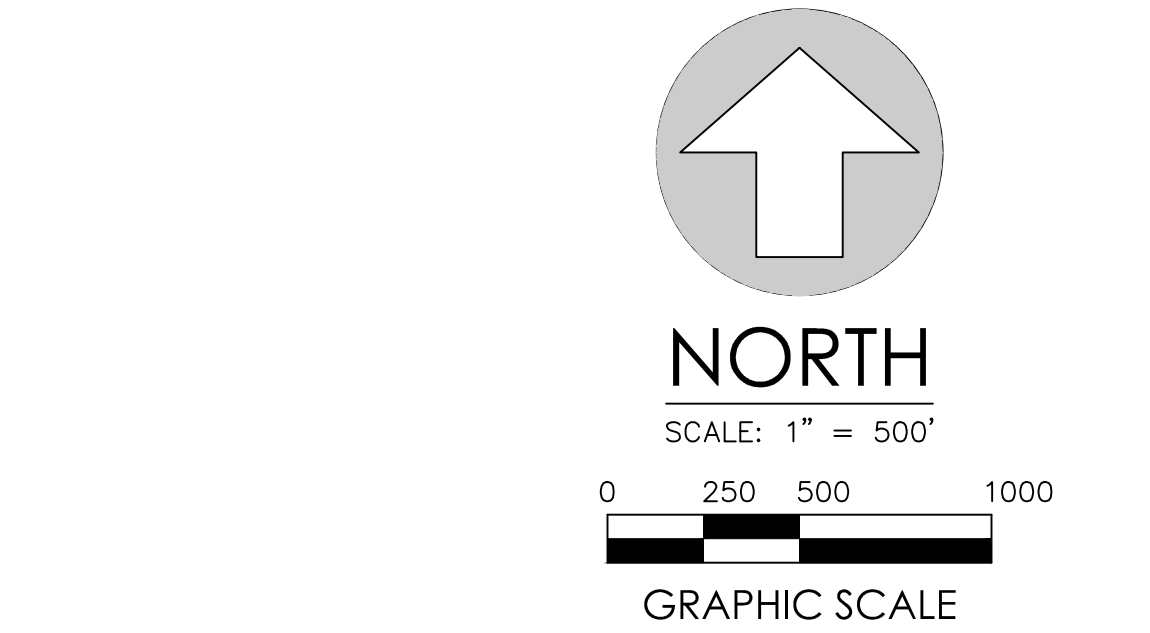


### LEGEND

- PD BOUNDARY
- OVERALL PROPERTY BOUNDARY
- CONCEPTUAL ROAD NETWORK
- CONSERVATION LAND USE NOT INCLUDED IN THIS PD
- CONCEPTUAL LOCATION OF MIXED-USE CORE
- UTILITY EASEMENT DISTRICT
- MIXED-USE CENTRAL DISTRICT
- MIXED RESIDENTIAL DISTRICT
- CONSERVATION MANAGEMENT DISTRICT

### NOTES

- ACCESS POINTS TO SR 121 DEPICTED ON THIS PD LAYOUT PLAN ARE CONCEPTUAL AND FINAL PLACEMENT IS SUBJECT TO FDOT AND CITY APPROVAL AND SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
- THE INTERNAL ROAD NETWORK DEPICTED ON THIS PD LAYOUT PLAN IS CONCEPTUAL AND THE FINAL APPROVED NETWORK CONFIGURATION WILL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG BOTH SIDES OF SR 121 TO MEET THE CITY'S CODE REQUIREMENTS. IF A MULTI-USE PATH IS CONSTRUCTED IN LIEU OF A SIDEWALK, IT MAY BE USED TO MEET THE SIDEWALK CODE REQUIREMENTS AND THE ADDITIONAL AREA OF THE MULTI-USE PATH CAN BE APPLIED AS A CREDIT TOWARD MEETING TMPA ZONE E REQUIREMENTS. IF UTILIZED, THE PROPOSED MULTI-USE PATH WILL BE LOCATED ON THE WEST SIDE OF SR 121, WITHIN THE 50'-FOOT BUFFER ON THE MEYERHAUSER PROPERTY ADJACENT TO THE SR 121 ROW. THE SPECIFIC LOCATION SHALL BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
- WETLANDS AND WETLAND BUFFERS SHALL BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN GOVERNING THE APPROVED CONSERVATION MANAGEMENT AREAS WITHIN THE CONSERVATION MANAGEMENT DISTRICT. IMPACTS TO WETLANDS ARE ALLOWED WHERE NECESSARY TO ACHIEVE INTERCONNECTIVITY BETWEEN UPLAND PROPERTIES CONSISTENT WITH FLUJ. POLICY 4.3.4.A.3. THESE IMPACTS, IF OCCURRING WITHIN THE CONSERVATION MANAGEMENT DISTRICT, SHALL BE IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN FOR THE APPLICABLE CONSERVATION MANAGEMENT AREA OR AREAS.
- OPEN SPACE AREAS INCLUDE THE CONSERVATION MANAGEMENT AREAS (CMA) CONTAINING APPROXIMATELY 46.5% (345.8 ACRES±) OF THE PD AREA. AN ADDITIONAL TWENTY ACRES (2.7% OF THE PD AREA) WILL BE IDENTIFIED WITHIN THE DEVELOPMENT DISTRICTS AS USABLE OPEN SPACE DURING THE DEVELOPMENT REVIEW PROCESS AND MAINTAINED AS COMMON AREAS.
- A MINIMUM 50 FOOT VEGETATIVE BUFFER IS RETAINED ALONG BOTH SIDES OF SR 121 WITHIN THE PD BOUNDARY. WITHIN THE BUFFER, EXISTING VEGETATION SHALL BE RETAINED AND SUPPLEMENTAL VEGETATIVE PLANTINGS, FENCING AND OTHER FORMS OF SCREENING ARE ALLOWED TO PROMOTE BETTER SCREENING FROM SR 121. WITHIN THE BUFFER, IMPROVEMENTS PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO THE PD ARE ALLOWED AND MAY INCLUDE SIGNS AUTHORIZED BY THIS PD AT ENTRANCE STREETS, STREETS, MULTI-USE PATHS, SIDEWALKS AND BUS SHELTERS. ALL OTHER DEVELOPMENT SHALL BE SET BACK NO LESS THAN 50 FEET FROM THE SR 121 RIGHT-OF-WAY.
- THE NATURAL AND/OR PLANTED BUFFER REQUIRED BY FUTURE LAND USE POLICY 4.3.4.A.12, TO BE RETAINED ALONG THE WESTERN BOUNDARY PROPERTY LINE BEGINNING AT THE PHASE LINE AND RUNNING SOUTH TO US 441, BUT NOT INCLUDING THE SOUTHWESTERLY PROPERTY LINE ABUTTING US 441, IS RETAINED AND INCLUDED WITHIN THE APPROVED CONSERVATION MANAGEMENT AREAS AND WILL BE MANAGED IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN FOR EACH OF THE APPLICABLE APPROVED CONSERVATION MANAGEMENT AREAS.
- THE 50' MINIMUM AND 200' AVERAGE NATURAL AND/OR PLANTED BUFFER REQUIRED BY FUTURE LAND USE POLICY 4.3.4.A.13, TO BE RETAINED ALONG THE SOUTHERN PROPERTY BOUNDARY LINE WEST OF SR 121 IS MET BY INCLUSION OF THE DESIGNATED CONSERVATION LAND USE AREA ALONG THE SOUTHERN BOUNDARY TOGETHER WITH PORTIONS OF THE APPROVED CONSERVATION MANAGEMENT AREAS.
- PERMITTED DENSITIES, INTENSITIES, AND USES FOR EACH DISTRICT ARE SPECIFIED IN THE PD REPORT.
- THE MIXED-USE CORE WITHIN THE MIXED-USE CENTRAL DISTRICT MAY INCLUDE ALL OF THE COMMERCIAL/OFFICE USES (MINIMUM 15,000 SQUARE FEET) DEVELOPED WITHIN THE MIXED-USE CENTRAL DISTRICT AND MAY INCLUDE A COMBINATION OF PARKS, RESIDENTIAL USES, PUBLIC FACILITIES SUCH AS PLACES OF RELIGIOUS ASSEMBLY OR COMMUNITY CENTERS.
- FOR LOTS ABUTTING ERYN'S GARDEN SUBDIVISION (AKA BUCK BAY RE-PLAT), ONLY SINGLE FAMILY DETACHED DWELLINGS ARE ALLOWED FOR A DISTANCE OF 100 FEET FROM THE PROPERTY LINE. MINIMUM LOT WIDTH IS 50 FEET; MINIMUM LOT DEPTH IS 90 FEET. THE MINIMUM REAR SETBACK IS 15 FEET FOR THE PRINCIPAL BUILDING AND 7.5 FEET FOR ACCESSORY STRUCTURES.



### PD DATA

MIXED-USE CENTRAL DISTRICT:	121.8 ACRES±	16.4%±
MIXED RESIDENTIAL DISTRICT:	272.7 ACRES±	36.6%±
CONSERVATION MANAGEMENT DISTRICT:	345.8 ACRES±	46.5%±
UTILITY EASEMENT DISTRICT:	3.6 ACRES±	0.5±
TOTAL PD LAND AREA:	743.9 ACRES±	100.0%±

### INSET (NOT TO SCALE)



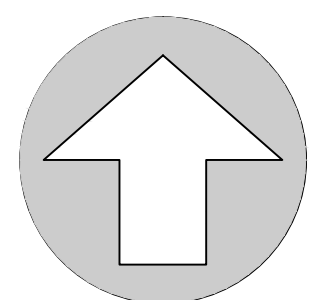
## Attachment 2

### Existing Conditions Map Series

# GAINESVILLE 121

## PLANNED DEVELOPMENT

### EXISTING CONDITIONS MAP-AERIAL EXHIBIT



NORTH

SCALE: 1" = 500'

0 250 500 1000

GRAPHIC SCALE

#### LEGEND

- SECTION LINES
- OVERALL PROPERTY BOUNDARY
- LIMITS OF PLANNED DEVELOPMENT (PD)

100' WIDE CITY OF GAINESVILLE EASEMENT FOR ELECTRIC DISTRIBUTION/TRANSMISSION AS PER EASEMENT RECORDED IN O.R. BOOK 1495, PAGE 362 AND ASSIGNED IN O.R. BOOK 1575, PAGE 1248.

5946-3  
CITY OF GAINESVILLE

PHASE LINE

5946-4  
CITY OF GAINESVILLE

5973-1  
CITY OF GAINESVILLE

5983-0  
WHITNEY MHC LLC

6011-0  
WHITNEY MHC LLC

6013-3  
WEISS, A.D.

50' WIDE FLORIDA GAS TRANSPORTATION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 48, PAGE 205.

6013-6  
YELVINGTON GAINESVILLE LLC

S.R. 121

U.S. 441

ERYN'S GARDEN

NW 77TH AVE

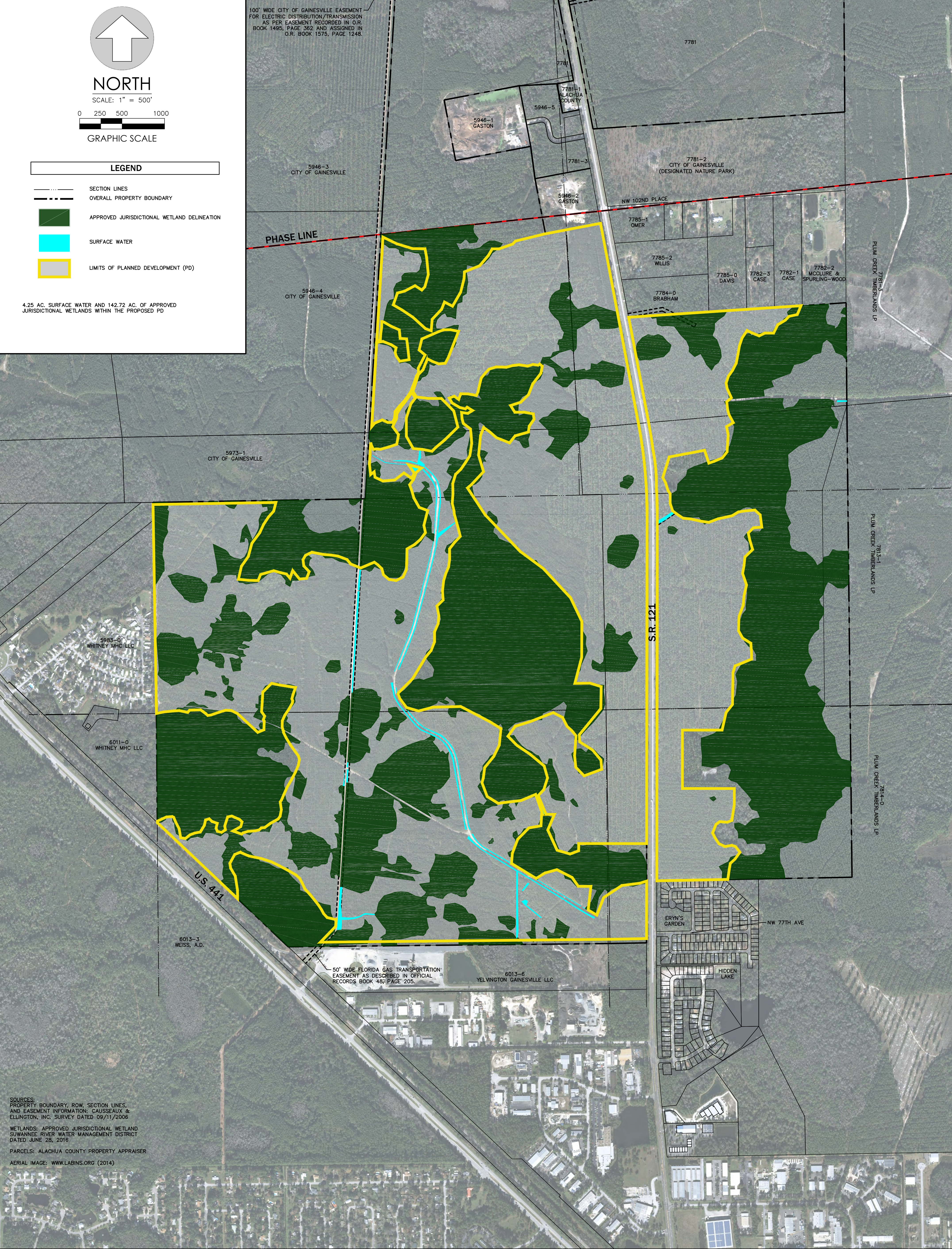
HIDDEN LAKE

SOURCES:  
PROPERTY BOUNDARY, ROW, SECTION LINES,  
AND EASEMENT INFORMATION: CAUSSEUX &  
ELLINGTON, INC. SURVEY DATED 09/11/2006  
  
PARCELS: ALACHUA COUNTY PROPERTY APPRAISER  
  
AERIAL IMAGE: WWW.LABINS.ORG (2014)

# GAINESVILLE 121

## PLANNED DEVELOPMENT

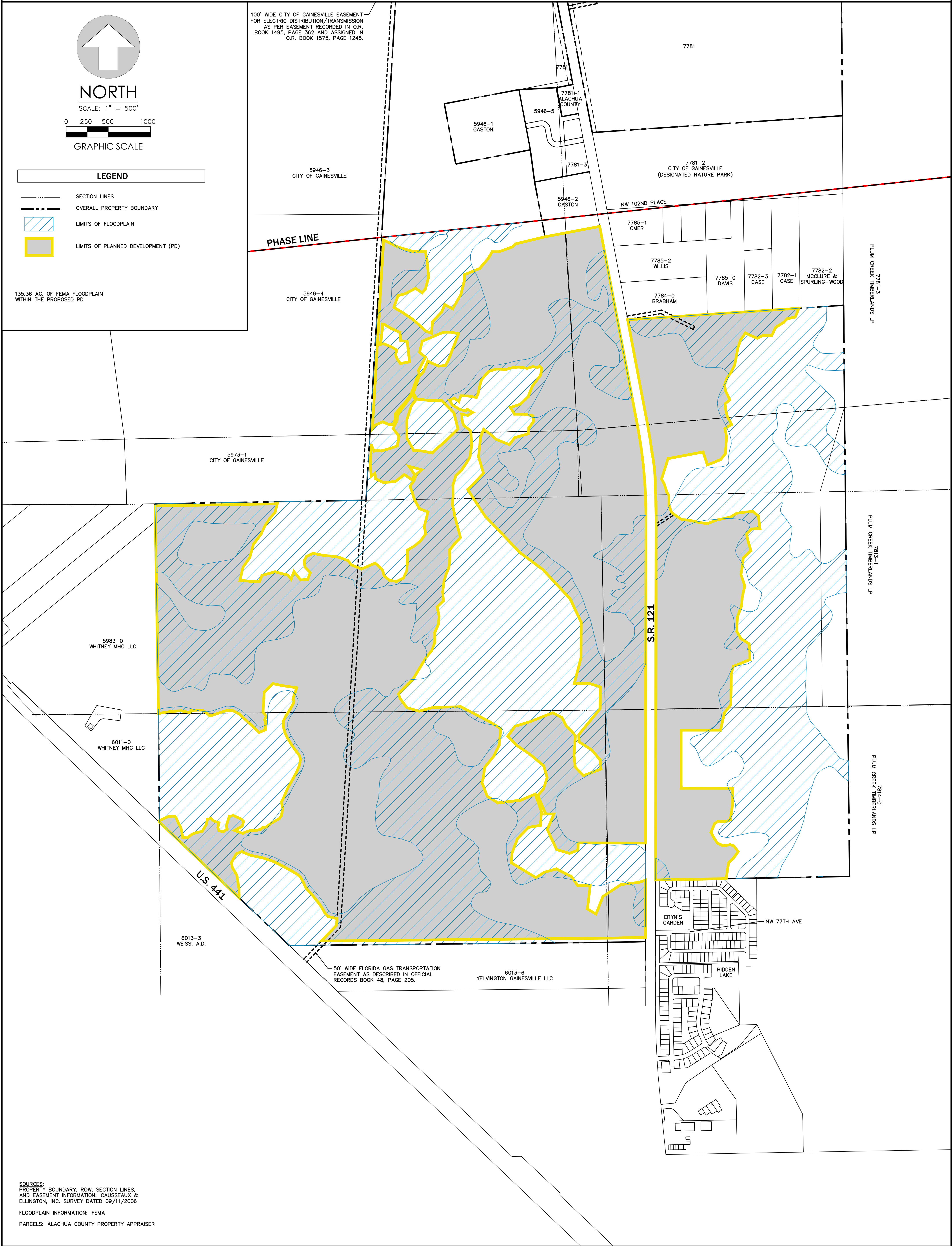
### EXISTING CONDITIONS MAP - WETLANDS AND SURFACE WATERS



# GAINESVILLE 121

## PLANNED DEVELOPMENT

### EXISTING CONDITIONS MAP - FLOODPLAIN (FEMA MAP)



SOURCES:  
PROPERTY BOUNDARY, ROW, SECTION LINES,  
AND EASEMENT INFORMATION: CAUSSEUX &  
ELLINGTON, INC. SURVEY DATED 09/11/2006  
FLOODPLAIN INFORMATION: FEMA  
PARCELS: ALACHUA COUNTY PROPERTY APPRAISER

# GAINESVILLE 121

## PLANNED DEVELOPMENT

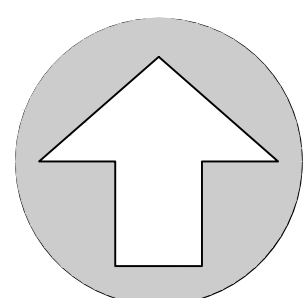
### EXISTING CONDITIONS MAP - SOILS



# GAINESVILLE 121

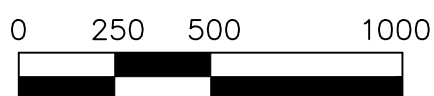
## PLANNED DEVELOPMENT

### EXISTING CONDITIONS MAP - TOPOGRAPHY



NORTH

SCALE: 1" = 500'



GRAPHIC SCALE

#### LEGEND

- SECTION LINES
- EXISTING CONTOUR ELEVATION (LABELED ON 5' IN INTERVALS)
- LIMITS OF PLANNED DEVELOPMENT (PD)

100' WIDE CITY OF GAINESVILLE EASEMENT FOR ELECTRIC DISTRIBUTION/TRANSMISSION AS PER EASEMENT RECORDED IN O.R. BOOK 1495, PAGE 362 AND ASSIGNED IN O.R. BOOK 1575, PAGE 1248.

PHASE LINE

5946-3 CITY OF GAINESVILLE

5973-1 CITY OF GAINESVILLE

5983-0 WHITNEY MHC LLC

6011-0 WHITNEY MHC LLC

6013-3 WEISS, A.D.

50' WIDE FLORIDA GAS TRANSPORTATION EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 48, PAGE 205.

6013-6 YELVINGTON GAINESVILLE LLC

7781

5946-1 GASTON

5946-5

5946-2 GASTON

7781-3

7781-2 CITY OF GAINESVILLE (DESIGNATED NATURE PARK)

NW 102ND PLACE

7785-1 OMER

7785-2 WILLIS

7785-0 DAVIS

7782-3 CASE

7782-1 CASE

7782-2 MCCLURE & SPURLING-WOOD

7784-0 BRABHAM

781-3 PLUM CREEK TIMBERLANDS LP

781-1 PLUM CREEK TIMBERLANDS LP

781-0 PLUM CREEK TIMBERLANDS LP

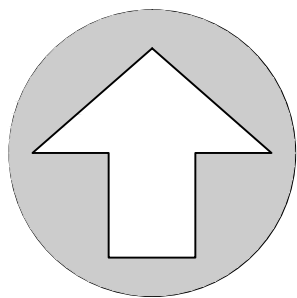
ERYN'S GARDEN

NW 77TH AVE

HIDDEN LAKE

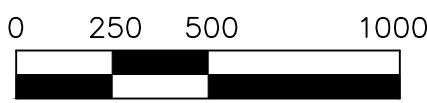
# GAINESVILLE 121 PLANNED DEVELOPMENT

## EXISTING CONDITIONS MAP - EXISTING UTILITIES (WATER AND GAS)



NORTH

SCALE: 1" = 500'



GRAPHIC SCALE

### LEGEND

- SECTION LINES
- OVERALL PROPERTY BOUNDARY
- EXISTING GAS LINE
- EXISTING WATER LINE
- LIMITS OF PLANNED DEVELOPMENT (PD)

100' WIDE CITY OF GAINESVILLE EASEMENT  
FOR ELECTRIC DISTRIBUTION/TRANSMISSION  
AS PER EASEMENT RECORDED IN O.R.  
BOOK 1495, PAGE 362 AND ASSIGNED IN  
O.R. BOOK 1575, PAGE 1248.

5946-3  
CITY OF GAINESVILLE

PHASE LINE

5946-4  
CITY OF GAINESVILLE

5973-1  
CITY OF GAINESVILLE

6013-3  
WEISS, A.D.

50' WIDE FLORIDA GAS TRANSPORTATION  
EASEMENT AS DESCRIBED IN OFFICIAL  
RECORDS BOOK 48, PAGE 205.

6013-6  
YELVINGTON GAINESVILLE LLC

7781

7781

5946-5

5946-1  
GASTON

7781-1  
ALACHUA COUNTY

7781-3

5946-2  
GASTON

NW 102ND PLACE

7785-1  
OMER

7785-2  
WILLIS

7784-0  
BRABHAM

7785-0  
DAVIS

7782-3  
CASE

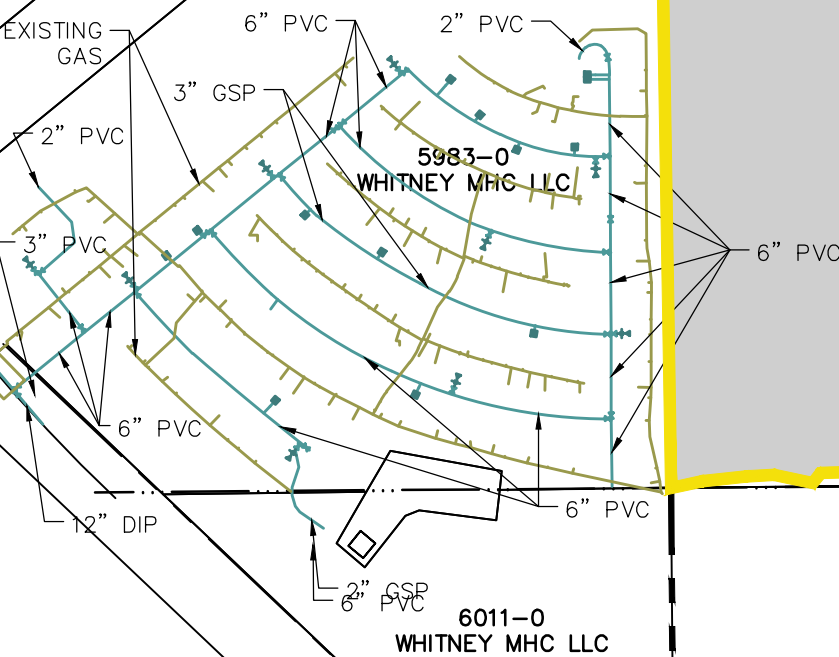
7782-1  
CASE

7782-2  
MCCLURE &  
SPURLING-WOOD

7781-3  
PLUM CREEK TIMBERLANDS LP

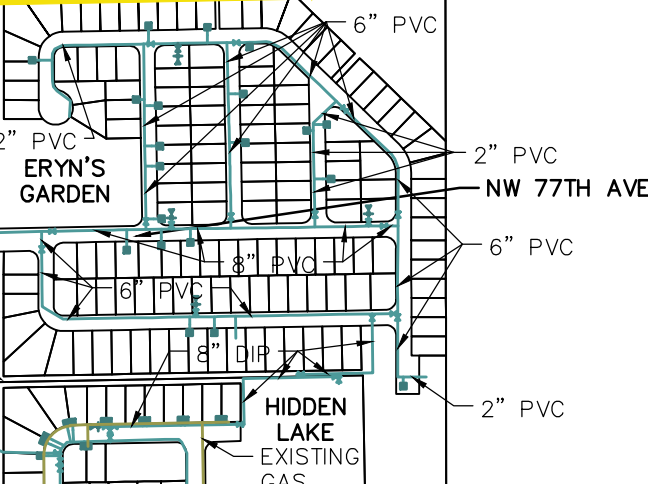
7813-1  
PLUM CREEK TIMBERLANDS LP

7814-0  
PLUM CREEK TIMBERLANDS LP

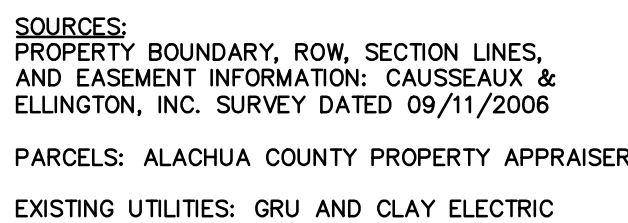


S.R. 121

U.S. 441

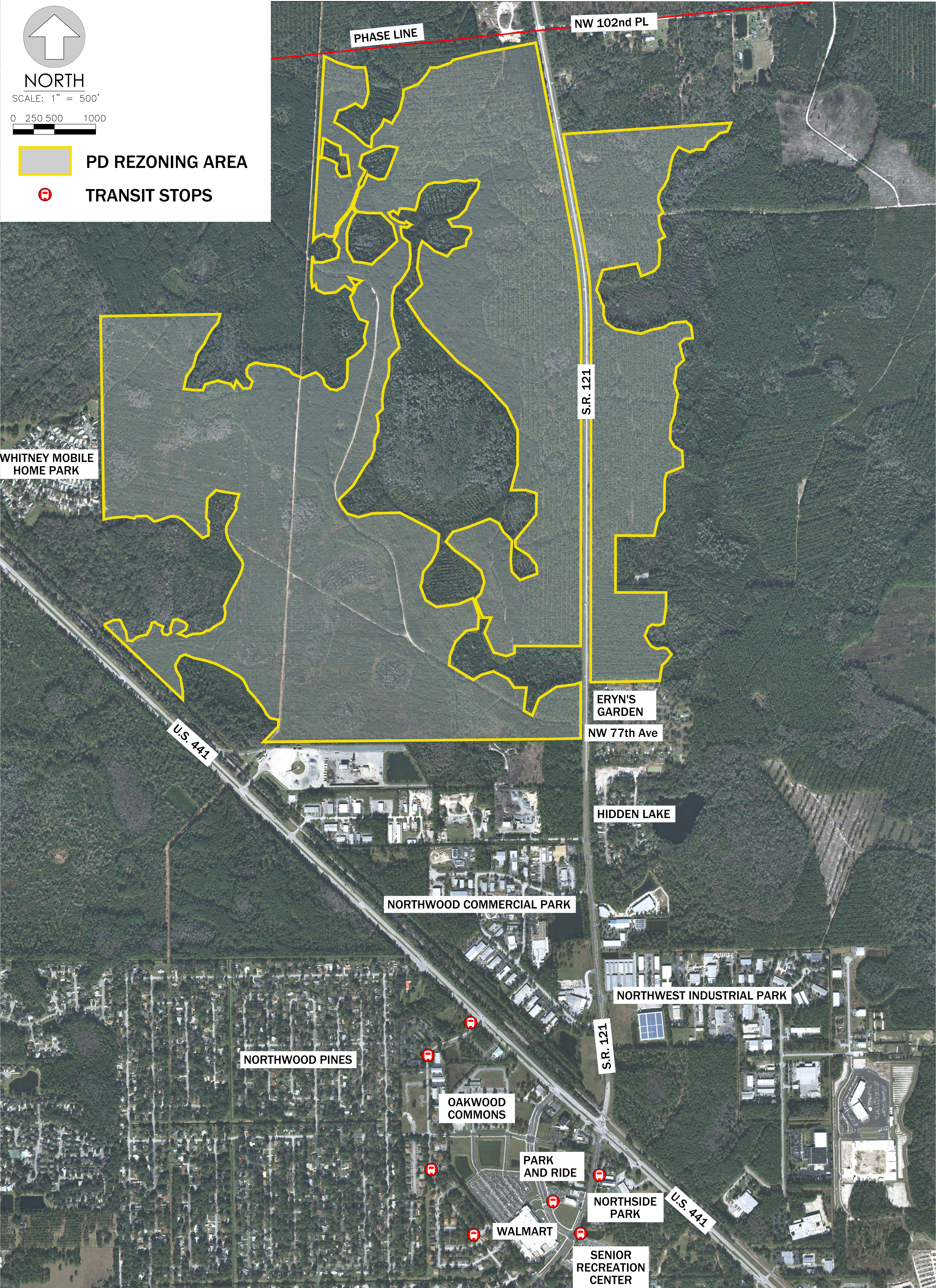


SOURCES:  
PROPERTY BOUNDARY, ROW, SECTION LINES,  
AND EASEMENT INFORMATION: CAUSSEAUX &  
ELLINGTON, INC. SURVEY DATED 09/11/2006  
PARCELS: ALACHUA COUNTY PROPERTY APPRAISER  
EXISTING UTILITIES: GRU



# GAINESVILLE 121 PLANNED DEVELOPMENT

## EXISTING CONDITIONS MAP - TRANSIT FACILITY MAP



# Legal Descriptions

April 8, 2017

#### Legal Description

Weyerhaeuser Company PD East of State Road No. 121

A portion of Fractional Sections 6, lying inside and outside of the Arredondo Grant, and a portion of Section 7, Township 9 South, Range 20 East, and a portion of Section 31, Township 8 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Commence at an unidentified 4" square concrete monument at the southeast corner of the North Half (N 1/2) of Government Lot 8 of Section 31, Township 8 South, Range 20 East, Alachua County, Florida and run thence South 86°10'18" West, along the South line of said North Half (N 1/2) a distance of 531.72 feet to the Point of Beginning; thence continue South 86°10'18" West, along said South line and along the South line of the North Half (N 1/2) of Government Lot 7, a distance of 2034.07 feet to a 4" square concrete monument and cap (stamped "C&E INC LB5075") and to a point on the East Right of Way line of State Road No. 121 (120 foot wide Right of Way); thence South 10°43'21" East, along said East Right of Way line, 1261.90 feet to the beginning of a curve, concave westerly, having a radius of 5789.58 feet; thence southerly, along said East Right of Way line and along the arc of said curve, through a central angle of 03°22'05", an arc distance of 340.33 feet, said arc being subtended by a chord, having a bearing and distance of South 09°02'18" East, 340.28 feet; thence South 10°43'20" East, along said East Right of Way line, 20.58 feet to the beginning of a curve, concave westerly, having a radius of 1959.86 feet; thence southerly, along said East Right of Way line and along the arc of said curve, through a central angle of 10°47'22", an arc distance of 369.06 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 05°19'39" East, 368.52 feet; thence South 00°04'02" West, along said East Right of Way line, 20.58 feet to a point lying on the arc of a curve, concave westerly, having a radius of 5789.58 feet; thence southerly, along said East Right of Way line, and along the arc of said curve, through a central angle of 03°22'05", an arc distance of 340.33 feet, said arc being subtended by a chord, having a bearing and distance of South 01°37'01" East, 340.28 feet; thence South 00°03'52" West, along said East Right of Way line, 4311.44 feet to a 4" square concrete monument and cap stamped "PRM LS2742" at the northwest corner of Buck Bay Replat, a subdivision as per plat thereof, recorded in Plat Book "M", page 17 of the Public Records of Alachua County, Florida; thence North 88°57'10" East, along the North boundary of said Buck Bay Replat, 836.16 feet; thence North 08°12'22" East, 55.96 feet; thence North 08°12'22" East, 66.31 feet; thence North 09°52'10" East, 69.26 feet; thence North 47°21'19" East, 75.56 feet; thence North 35°55'15" East, 98.74 feet; thence North 37°08'33" West, 84.76 feet; thence North 71°57'16" West, 46.34 feet; thence South 80°13'08" West, 83.17 feet; thence North 64°43'13" West, 77.30 feet;

thence North 32°59'37" West, 59.65 feet; thence North 32°59'37" West, 27.45 feet;  
thence North 27°39'55" West, 59.60 feet; thence North 21°24'52" East, 109.19 feet;  
thence North 54°03'15" East, 55.12 feet; thence South 85°27'01" East, 87.74 feet;  
thence North 68°36'41" East, 59.15 feet; thence North 08°49'31" East, 183.22 feet;  
thence North 00°30'49" East, 193.83 feet; thence North 89°56'43" West, 612.29 feet;  
thence North 00°03'46" East, 688.05 feet; thence South 89°56'08" East, 466.58 feet;  
thence North 12°51'09" East, 213.34 feet; thence North 38°47'18" East, 119.99 feet;  
thence North 00°48'36" East, 374.75 feet; thence North 17°07'12" East, 83.75 feet;  
thence North 68°32'20" East, 63.52 feet; thence North 67°28'17" East, 147.21 feet;  
thence North 01°30'38" West, 93.83 feet; thence North 03°58'22" West, 93.54 feet;  
thence North 57°42'46" West, 115.05 feet; thence North 29°02'34" West, 97.53 feet;  
thence North 01°46'17" East, 168.60 feet; thence North 20°37'40" East, 140.97 feet;  
thence North 04°57'35" East, 109.96 feet; thence North 12°49'04" East, 132.48 feet;  
thence North 18°54'40" West, 143.15 feet; thence North 10°16'48" East, 94.27 feet;  
thence North 06°02'22" East, 101.92 feet; thence North 45°54'46" East, 126.64 feet;  
thence North 16°46'10" West, 115.18 feet; thence North 12°02'02" West, 86.71 feet;  
thence North 44°42'24" East, 85.42 feet; thence North 85°34'46" East, 99.34 feet;  
thence North 07°34'04" West, 145.72 feet; thence North 48°09'42" West, 84.81 feet;  
thence South 85°00'49" West, 120.15 feet; thence South 81°05'28" West, 74.12 feet;  
thence South 58°25'58" West, 85.49 feet; thence South 77°31'16" West, 80.60 feet;  
thence South 77°47'23" West, 91.07 feet; thence South 68°52'37" West, 115.44 feet;  
thence North 81°35'22" West, 97.08 feet; thence North 77°30'19" West, 119.84 feet;  
thence North 84°24'03" West, 90.02 feet; thence North 57°01'47" West, 74.62 feet;  
thence North 53°14'15" West, 75.94 feet; thence North 18°26'05" West, 93.38 feet;  
thence North 00°05'04" East, 112.14 feet; thence North 33°52'06" West, 45.99 feet;  
thence North 17°03'32" West, 95.71 feet; thence North 28°02'23" West, 71.54 feet;  
thence North 17°36'52" East, 187.82 feet; thence North 17°36'52" East, 65.79 feet;  
thence North 79°16'39" East, 423.02 feet; thence South 18°26'40" East, 159.51 feet;  
thence North 70°56'37" East, 67.50 feet; thence North 67°27'33" East, 101.79 feet;  
thence North 38°29'13" East, 91.85 feet; thence North 03°08'02" East, 94.53 feet;  
thence North 03°47'10" East, 107.35 feet; thence North 11°30'52" West, 97.01 feet;  
thence North 59°39'32" East, 92.92 feet; thence North 28°09'59" West, 109.03 feet;  
thence North 15°35'54" West, 57.89 feet; thence North 06°30'09" West, 61.24 feet;  
thence North 06°30'09" West, 33.48 feet; thence North 50°06'16" East, 71.96 feet;  
thence North 24°40'49" West, 22.52 feet; thence North 24°40'49" West, 97.40 feet;  
thence North 10°48'55" West, 64.87 feet; thence North 17°53'11" East, 86.49 feet;  
thence North 35°39'46" East, 84.42 feet; thence North 27°00'23" East, 95.75 feet;  
thence North 11°01'21" East, 112.79 feet; thence North 09°52'11" East, 96.82 feet;  
thence North 18°47'52" East, 95.58 feet; thence North 34°11'44" East, 105.45 feet;  
thence South 63°14'27" East, 54.90 feet; thence South 67°24'01" East, 100.38 feet;  
thence North 63°39'57" East, 74.44 feet; thence South 89°44'34" East, 103.07 feet;  
thence North 26°33'45" East, 109.81 feet; thence North 58°40'20" East, 105.85 feet;  
thence North 43°38'52" East, 61.09 feet; thence North 77°33'32" East, 99.95 feet;  
thence North 22°59'34" East, 112.80 feet to the Point of Beginning.

Containing 130.391 Acres (5,679,827 Square Feet), more or less.

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April 8, 2017

#### Legal Description

Weyerhaeuser PD West of State Road No. 121

A portion of Fractional Sections 1, lying inside and outside of the Arredondo Grant, and a portion of Section 12, Township 9 South, Range 19 East, and a portion of Fractional Sections 6, lying inside and outside of the Arredondo Grant, and a portion of Section 7, Township 9 South, Range 20 East, and a portion of Section 36, Township 8 South, Range 19 East, and a portion of Section 31, Township 8 South, Range 20 East, Alachua County, Florida; being more particularly described as follows:

Begin at a 4" square unidentified concrete monument at the southwest corner of Fractional Section 1, Township 9 South, Range 19 East, inside the Arredondo Grant, Alachua County, Florida and run thence North 00°55'38" West, along the West boundary of said Fractional Section 1, a distance of 2460.62 feet to a point lying 25.00 feet southerly of the North boundary of said Fractional Section 1 (measured perpendicular); thence North 89°01'39" East, parallel with and 25.00 feet southerly of said North boundary of Fractional Section 1 and the North boundary of the Arredondo Grant, 1446.85 feet; thence South 14°09'27" West, 105.34 feet; thence South 41°33'14" West, 92.41 feet; thence South 33°16'27" West, 103.63 feet; thence South 25°21'21" West, 99.27 feet; thence South 14°04'55" West, 7.34 feet; thence South 36°52'45" West, 157.02 feet; thence South 15°06'42" West, 162.22 feet; thence South 35°15'14" West, 140.20 feet; thence South 12°58'02" West, 157.26 feet; thence South 83°50'05" East, 118.75 feet; thence South 88°57'36" East, 114.33 feet; thence North 21°28'59" East, 76.40 feet; thence North 73°58'41" East, 161.26 feet; thence South 73°45'56" East, 82.68 feet; thence South 77°37'02" East, 71.45 feet; thence South 40°26'52" East, 65.08 feet; thence North 19°44'26" East, 94.75 feet; thence South 39°08'13" East, 127.75 feet; thence North 84°56'13" East, 84.09 feet; thence North 20°36'06" East, 85.47 feet; thence North 43°41'57" West, 91.81 feet; thence North 07°36'51" West, 74.34 feet; thence North 30°08'35" East, 59.64 feet; thence North 64°16'39" East, 83.92 feet; thence South 79°01'55" East, 135.83 feet; thence South 85°00'01" East, 90.90 feet; thence South 81°42'25" East, 83.01 feet; thence South 69°23'10" East, 114.80 feet; thence South 38°55'17" East, 66.80 feet; thence South 68°11'29" East, 127.52 feet; thence North 66°53'18" East, 174.50 feet; thence South 52°54'00" East, 53.95 feet; thence South 45°13'13" East, 64.39 feet; thence South 14°45'40" East, 72.79 feet; thence South 49°55'59" East, 84.90 feet; thence South 81°16'43" East, 85.33 feet; thence North 63°23'54" East, 90.94 feet; thence North 24°24'22" East, 96.79 feet; thence North 02°23'26" East, 73.27 feet; thence North 01°19'34" East, 169.62 feet; thence North 59°51'56" East, 100.44 feet; thence North 49°09'57" East, 92.90 feet; thence North 36°33'16" East, 100.26 feet; thence North 11°41'28" West, 87.67 feet; thence North 14°03'33" East, 158.15 feet; thence North 14°34'41" East, 21.31 feet;

thence North 69°35'01" West, 106.24 feet; thence North 29°08'47" West, 128.14 feet; thence North 16°17'42" West, 93.10 feet; thence North 20°22'26" West, 70.08 feet; thence North 36°13'00" East, 75.56 feet; thence North 20°44'12" East, 89.07 feet; thence North 50°54'02" East, 81.13 feet; thence North 75°07'05" West, 156.71 feet; thence South 34°09'02" East, 122.80 feet; thence South 31°29'31" West, 66.09 feet; thence North 55°49'02" West, 108.05 feet; thence South 52°29'11" West, 135.78 feet; thence South 85°12'54" West, 140.53 feet; thence North 64°11'49" West, 102.14 feet; thence North 09°02'00" West, 64.82 feet; thence South 52°19'21" West, 52.19 feet; thence North 06°41'08" West, 122.50 feet to a point lying 25.00 feet easterly of (measured perpendicular) the easterly line of a 50' wide Florida Gas Transmission Easement, as described in Official Records Book 48, page 205 of the Public Records of Alachua County, Florida, and 25.00 feet easterly of (measured perpendicular) the easterly line of the City of Gainesville Property as described in Official Records Book 2579, page 5 of said Public Records; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 256.43 feet; thence South 13°13'51" East, 34.07 feet; thence South 26°58'15" East, 54.31 feet; thence North 80°35'23" East, 31.87 feet; thence South 86°00'49" East, 53.28 feet; thence North 74°20'09" East, 96.89 feet; thence North 72°34'34" East, 41.50 feet; thence North 70°23'42" East, 59.30 feet; thence North 11°20'07" East, 67.01 feet; thence North 08°51'44" East, 49.82 feet; thence North 36°38'31" West, 113.41 feet; thence North 20°32'54" East, 39.04 feet; thence North 28°45'25" East, 61.07 feet; thence North 05°55'05" East, 65.51 feet; thence North 32°15'24" East, 95.73 feet; thence North 38°23'34" East, 66.11 feet; thence North 35°40'51" East, 141.63 feet; thence South 33°54'03" East, 42.61 feet; thence South 33°54'03" East, 33.86 feet; thence South 37°31'34" West, 87.64 feet; thence South 17°59'04" West, 175.53 feet; thence South 00°18'59" East, 215.73 feet; thence South 29°26'57" East, 164.90 feet; thence South 84°46'26" East, 103.72 feet; thence South 79°10'53" East, 119.14 feet; thence North 44°33'15" East, 56.92 feet; thence North 49°58'06" East, 142.19 feet; thence North 45°43'22" East, 218.65 feet; thence North 14°31'52" West, 195.87 feet; thence North 44°44'46" West, 206.03 feet; thence North 89°10'42" West, 157.68 feet; thence North 83°29'49" West, 136.22 feet; thence North 32°51'25" West, 35.78 feet; thence North 32°51'25" West, 45.08 feet; thence North 18°58'55" East, 22.43 feet; thence North 18°58'55" East, 105.95 feet; thence North 17°33'21" East, 79.87 feet; thence North 44°30'18" East, 77.59 feet; thence North 21°52'21" East, 134.18 feet; thence South 15°58'25" East, 0.72 feet; thence North 22°03'47" East, 5.84 feet; thence South 62°16'09" East, 64.46 feet; thence South 68°20'40" East, 80.46 feet; thence North 84°49'09" East, 77.77 feet; thence North 27°53'51" East, 74.54 feet; thence North 21°15'59" East, 333.13 feet; thence North 78°25'18" West, 95.06 feet; thence South 89°09'07" West, 81.43 feet; thence South 70°10'12" West, 56.93 feet; thence South 66°36'41" West, 221.09 feet; thence South 13°48'19" West, 134.71 feet; thence South 50°08'18" East, 91.58 feet; thence South 27°29'53" West, 176.79 feet; thence South 05°24'58" East, 50.06 feet; thence South 30°54'31" West, 50.30 feet; thence South 18°20'00" West, 56.78 feet; thence South 20°41'16" West, 81.37 feet; thence South 20°04'21" West, 51.29 feet; thence South 32°34'23" West, 59.53 feet; thence South 36°39'33" West, 78.69 feet; thence South 43°22'43" West, 81.19 feet; thence South 38°00'27" West, 83.68 feet; thence South 04°25'05" West, 77.87 feet; thence South 25°55'58" West, 55.16 feet; thence South

89°05'01" West, 56.73 feet; thence North 65°02'33" West, 71.53 feet; thence South 66°34'17" West, 98.36 feet; thence South 39°19'57" West, 53.71 feet to a point lying 25.00 feet easterly of (measured perpendicular) said easterly lines of a 50' wide Florida Gas Transmission Easement and the City of Gainesville Property; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 994.81 feet to a point hereinafter referred to as Point "A"; thence North 81°43'14" East, 76.58 feet; thence South 68°09'08" East, 103.70 feet; thence South 58°43'02" East, 66.52 feet; thence South 11°09'41" West, 57.89 feet; thence South 17°04'46" East, 43.45 feet; thence South 34°02'21" East, 73.99 feet; thence North 80°33'19" East, 111.57 feet; thence North 06°09'50" West, 165.29 feet; thence North 08°12'08" West, 81.76 feet; thence North 86°10'38" West, 75.98 feet; thence North 05°40'57" West, 101.05 feet; thence North 66°11'24" West, 105.36 feet; thence North 60°00'23" West, 93.65 feet; thence North 67°55'23" West, 20.67 feet; thence North 88°24'09" West, 9.86 feet; thence South 01°12'26" West, 63.76 feet; thence South 07°34'07" West, 86.98 feet; thence South 03°24'34" West, 61.25 feet; thence South 52°20'40" West, 55.23 feet to said Point "A"; thence North 03°23'37" East, parallel with and 25.00 feet easterly of said easterly lines, 1242.44 feet; thence South 64°11'43" East, 183.31 feet; thence South 72°57'34" East, 192.99 feet; thence South 89°26'39" East, 146.10 feet; thence South 10°40'36" East, 102.38 feet; thence South 05°37'06" East, 204.29 feet; thence South 15°45'53" West, 150.08 feet; thence South 43°27'34" West, 52.04 feet; thence North 57°04'11" West, 94.94 feet; thence South 62°22'59" West, 138.35 feet; thence South 75°13'43" West, 87.54 feet; thence South 19°23'55" West, 147.90 feet; thence South 59°47'05" East, 116.24 feet; thence South 56°16'51" East, 158.06 feet; thence South 47°49'21" East, 199.56 feet; thence South 69°37'30" East, 71.60 feet; thence North 04°33'09" East, 135.94 feet; thence North 43°31'42" East, 160.89 feet; thence North 21°46'56" East, 93.14 feet; thence South 62°16'32" East, 107.19 feet; thence North 29°49'15" East, 172.56 feet; thence North 29°49'15" East, 20.27 feet; thence North 13°57'47" East, 81.34 feet; thence North 13°57'47" East, 81.34 feet; thence North 03°27'54" East, 79.71 feet; thence North 68°06'50" East, 192.87 feet; thence North 40°13'02" East, 159.49 feet; thence North 30°19'12" East, 89.98 feet; thence South 89°13'53" East, 79.79 feet; thence North 70°16'43" East, 140.16 feet; thence North 70°16'43" East, 30.81 feet; thence North 43°00'08" East, 48.25 feet; thence North 76°23'55" East, 362.83 feet to a 4" square concrete monument and cap stamped "C&E INC. LB5075" at the southwest corner of the Gaston property as described in Official Records Book 3578, page 1012 of said Public Records; thence North 79°16'39" East, 660.00 feet to a 4" square concrete monument and cap stamped "C&E Inc. LB5075" at the southeast corner of said Gaston property and to a point lying on the westerly Right of Way line of State Road No. 121 (120 foot wide Right of Way); thence South 10°43'21" East, along said westerly Right of Way line, 2409.72 feet to the beginning of a curve, concave westerly, having a radius of 5669.58 feet; thence southerly, along said westerly Right of Way line and along the arc of said curve, through a central angle of 10°47'22", an arc distance of 1067.65 feet, said arc being subtended by a chord, having a bearing and distance of South 05°19'39" East, 1066.07 feet; thence South 00°03'52" West, along said westerly Right of Way line, 3874.13 feet; thence North 89°56'09" West, 800.03 feet; thence South 00°03'55" West, 84.69 feet; thence South 69°20'56" West, 108.33 feet; thence North 73°50'15" West, 159.52 feet; thence North 24°39'11" West,

261.88 feet; thence North 23°00'36" East, 199.55 feet; thence North 89°55'03" West, 98.56 feet; thence North 22°31'09" West, 239.73 feet; thence North 42°51'10" East, 96.82 feet; thence North 17°35'17" East, 145.09 feet; thence North 15°46'35" West, 145.19 feet; thence North 50°14'42" West, 215.42 feet; thence North 56°00'00" West, 186.67 feet; thence North 44°39'17" West, 150.98 feet; thence North 35°43'36" East, 145.56 feet; thence North 72°58'07" East, 183.46 feet; thence North 68°39'43" East, 203.04 feet; thence North 69°04'40" East, 90.13 feet; thence South 62°21'12" East, 122.54 feet; thence South 27°03'04" East, 117.08 feet; thence South 47°42'18" East, 76.36 feet; thence South 39°08'20" East, 77.30 feet; thence South 03°58'03" West, 235.18 feet; thence South 05°44'46" East, 136.26 feet; thence South 44°15'49" East, 141.20 feet; thence North 69°44'58" East, 220.88 feet; thence North 05°12'00" West, 109.37 feet; thence North 39°25'10" West, 152.51 feet; thence North 57°38'04" West, 180.82 feet; thence North 02°34'46" West, 84.46 feet; thence North 39°30'32" East, 169.99 feet; thence North 39°27'22" East, 227.04 feet; thence North 01°00'54" East, 259.15 feet; thence North 72°45'41" West, 136.84 feet; thence South 89°22'58" West, 179.23 feet; thence North 14°40'31" East, 266.69 feet; thence North 14°40'31" East, 49.71 feet; thence North 00°11'00" East, 423.20 feet; thence North 25°23'00" West, 307.30 feet; thence North 42°58'36" West, 471.61 feet; thence North 53°30'38" West, 338.77 feet; thence North 43°44'50" West, 597.96 feet; thence North 33°12'36" West, 377.31 feet; thence North 49°59'47" East, 60.96 feet; thence North 43°00'30" East, 208.16 feet; thence North 16°39'09" West, 203.24 feet; thence North 05°46'47" East, 235.40 feet; thence North 21°12'33" East, 98.95 feet; thence South 53°34'47" East, 92.77 feet; thence South 49°07'44" East, 101.11 feet; thence South 68°30'45" East, 165.88 feet; thence North 38°02'07" East, 105.42 feet; thence North 74°08'39" East, 162.90 feet; thence North 07°54'08" East, 69.63 feet; thence North 34°39'21" East, 99.80 feet; thence North 08°13'06" West, 63.36 feet; thence North 79°37'11" West, 105.33 feet; thence North 89°40'46" West, 113.68 feet; thence North 32°16'39" West, 92.96 feet; thence North 71°48'00" East, 126.49 feet; thence North 45°40'30" East, 126.58 feet; thence North 21°26'38" East, 135.60 feet; thence North 37°20'25" East, 159.16 feet; thence North 10°55'55" East, 84.29 feet; thence North 51°13'09" West, 39.71 feet; thence South 54°18'19" West, 22.63 feet; thence North 81°51'16" West, 60.99 feet; thence South 72°55'59" West, 65.32 feet; thence North 81°30'54" West, 102.30 feet; thence South 83°31'14" West, 75.66 feet; thence South 74°59'24" West, 76.40 feet; thence North 88°23'25" West, 118.19 feet; thence South 73°13'40" West, 89.87 feet; thence South 43°47'13" West, 61.03 feet; thence South 39°26'55" West, 77.19 feet; thence South 14°09'40" West, 87.66 feet; thence South 12°31'53" West, 77.86 feet; thence South 23°34'50" West, 49.14 feet; thence North 79°39'42" West, 99.20 feet; thence North 89°02'34" West, 87.18 feet; thence South 19°22'18" West, 70.92 feet; thence North 53°47'57" West, 65.36 feet; thence South 69°13'45" West, 62.66 feet; thence South 30°30'51" East, 67.21 feet; thence South 59°39'18" East, 106.36 feet; thence South 76°32'10" East, 66.94 feet; thence North 43°54'33" East, 27.61 feet; thence South 59°00'07" East, 75.03 feet; thence South 58°05'46" West, 64.61 feet; thence North 81°35'13" West, 75.13 feet; thence South 04°18'25" East, 76.79 feet; thence South 16°13'07" East, 54.80 feet; thence South 52°16'06" East, 106.51 feet; thence South 06°03'18" East, 64.46 feet; thence South 03°47'54" East, 103.44 feet; thence South 07°52'10" West, 93.72 feet; thence South 09°37'43" West,

56.07 feet; thence South 32°11'16" West, 89.85 feet; thence South 34°23'59" West, 100.29 feet; thence South 46°13'58" West, 86.85 feet; thence South 16°44'53" West, 115.76 feet; thence South 00°57'21" East, 118.45 feet; thence South 03°54'10" West, 113.33 feet; thence South 13°08'08" East, 94.14 feet; thence South 01°28'55" East, 27.88 feet; thence South 15°33'29" East, 189.36 feet; thence South 14°10'29" East, 88.89 feet; thence South 43°48'28" West, 97.08 feet; thence South 37°58'53" West, 96.95 feet; thence South 00°25'08" East, 124.06 feet; thence South 07°32'56" West, 90.83 feet; thence South 23°13'12" West, 81.20 feet; thence South 16°47'35" West, 90.30 feet; thence South 06°23'40" West, 122.95 feet; thence South 04°05'24" East, 105.40 feet; thence South 45°44'19" West, 102.36 feet; thence South 11°13'55" East, 113.06 feet; thence South 04°11'02" West, 95.16 feet; thence South 23°50'36" West, 107.03 feet; thence South 00°03'45" East, 117.58 feet; thence South 21°11'50" West, 108.93 feet; thence South 40°02'36" West, 95.28 feet; thence South 31°12'58" West, 303.25 feet; thence South 45°08'12" West, 215.68 feet; thence South 45°08'11" West, 18.52 feet; thence South 23°22'12" West, 15.03 feet; thence South 20°41'13" East, 58.87 feet; thence South 36°57'05" East, 131.09 feet; thence South 73°36'20" East, 147.98 feet; thence North 75°14'13" East, 177.00 feet; thence North 88°38'53" East, 326.04 feet; thence South 62°25'00" East, 388.17 feet; thence South 58°13'31" East, 152.06 feet; thence South 05°44'01" West, 196.73 feet; thence South 26°22'39" West, 148.60 feet; thence South 39°05'39" West, 169.12 feet; thence South 07°14'36" West, 122.41 feet; thence South 16°31'46" West, 56.94 feet; thence South 20°44'13" East, 174.14 feet; thence South 57°49'59" East, 152.50 feet; thence North 82°47'21" East, 137.97 feet; thence North 83°23'00" East, 132.21 feet; thence North 67°13'43" East, 188.08 feet; thence South 19°18'21" East, 249.38 feet; thence North 89°55'05" West, 12.03 feet; thence South 03°21'35" West, 134.70 feet; thence South 80°14'17" West, 144.49 feet; thence South 44°26'33" West, 186.85 feet; thence South 21°05'08" West, 176.70 feet; thence South 04°57'48" West, 120.68 feet; thence South 58°47'40" East, 340.66 feet; thence North 57°45'47" East, 119.68 feet; thence North 74°38'21" East, 147.39 feet; thence South 63°03'59" East, 201.33 feet; thence South 34°35'13" East, 126.49 feet; thence South 89°40'51" East, 149.23 feet; thence South 06°37'10" West, 280.26 feet; thence South 59°28'07" East, 118.25 feet; thence North 21°18'46" East, 222.07 feet; thence North 56°24'31" East, 256.84 feet; thence North 82°55'55" East, 213.50 feet; thence North 72°18'00" East, 83.62 feet to a point on said westerly Right of Way line of State Road No. 121; thence South 00°03'52" West, along said westerly Right of Way line, 677.28 feet to a point lying 50.00 feet northerly of (measured perpendicular) the North line of the Yelvington Property as described in Official Records Book 2679, page 1316 of said Public Records; thence South 88°54'31" West, parallel with and 50.00 feet northerly of said North line of the Yelvington Property, 430.75 feet; thence South 89°25'18" West, parallel with and 50.00 feet northerly of said North line of the Yelvington Property, 3409.80 feet to a point on the northwesterly line of said 50 foot wide Florida Gas Transmission Easement as described in Official Records Book 48, page 205 of said Public Records; thence North 44°03'37" East, along said northwesterly line of the Florida Gas Transmission Easement, 258.98 feet; thence North 03°23'37" East, along the westerly line of said Florida Gas Transmission Easement, 84.27 feet; thence South 84°01'07" West, 13.24 feet; thence North 76°49'52" West, 93.88 feet; thence North 42°41'57" West, 62.10 feet; thence North 27°43'29" West, 52.51 feet;

thence North 33°16'59" West, 64.15 feet; thence North 37°17'44" West, 58.93 feet; thence North 39°07'09" West, 99.69 feet; thence North 43°06'33" West, 89.33 feet; thence North 24°51'56" West, 72.67 feet; thence North 27°58'05" West, 70.19 feet; thence North 48°15'31" West, 58.62 feet; thence North 59°59'37" West, 115.42 feet; thence North 62°14'50" West, 111.51 feet; thence North 64°03'17" West, 101.69 feet; thence North 71°56'47" West, 124.52 feet; thence North 78°09'21" West, 148.71 feet; thence North 67°11'31" West, 97.68 feet; thence North 49°01'19" West, 10.78 feet; thence South 67°29'05" West, 18.88 feet; thence South 67°29'05" West, 54.85 feet; thence South 28°48'44" West, 118.29 feet; thence South 09°24'52" East, 57.81 feet; thence South 30°16'02" East, 107.32 feet; thence South 09°01'53" East, 168.36 feet; thence South 00°19'37" East, 64.56 feet; thence South 00°19'36" East, 35.80 feet to a point on the northeasterly Right of Way line of a 50 foot wide strip of City of Gainesville land as described in Official Records Book 634, page 164 of said Public Records; thence North 46°30'35" West, along said northeasterly Right of Way line, 1302.18 feet to a 4" square concrete monument and cap stamped "PRM 3456" on the West boundary of Section 12, Township 9 South, Range 19 East; thence North 00°28'44" West, along the West boundary of said Section 12, a distance of 16.74 feet; thence North 65°12'51" East, 117.73 feet; thence North 85°59'53" East, 69.42 feet; thence South 62°51'58" East, 18.58 feet; thence South 23°01'51" East, 65.53 feet; thence South 27°17'52" East, 83.46 feet; thence South 09°46'50" East, 108.99 feet; thence South 81°17'08" East, 57.05 feet; thence North 50°23'52" East, 67.28 feet; thence North 69°31'15" East, 59.81 feet; thence North 78°35'15" East, 69.17 feet; thence North 31°04'46" East, 90.89 feet; thence North 12°04'37" East, 64.65 feet; thence North 72°07'13" East, 45.71 feet; thence South 46°20'57" East, 46.39 feet; thence South 71°14'56" East, 65.29 feet; thence South 14°46'00" West, 59.29 feet; thence South 22°48'06" East, 39.85 feet; thence South 75°47'54" East, 51.58 feet; thence North 56°21'24" East, 55.09 feet; thence North 11°52'08" West, 44.86 feet; thence North 17°56'34" East, 113.14 feet; thence North 78°05'04" East, 49.28 feet; thence South 66°24'03" East, 99.38 feet; thence South 46°14'26" East, 42.45 feet; thence South 15°57'29" West, 57.44 feet; thence South 60°29'46" West, 104.90 feet; thence South 70°04'57" East, 49.30 feet; thence South 70°04'57" East, 58.01 feet; thence North 49°56'05" East, 21.84 feet; thence North 72°34'16" East, 61.50 feet; thence North 86°02'04" East, 86.68 feet; thence North 76°28'37" East, 46.89 feet; thence North 46°52'36" East, 34.63 feet; thence North 85°17'48" East, 38.44 feet; thence North 83°50'14" East, 0.41 feet; thence North 82°18'12" East, 0.22 feet; thence North 57°01'08" East, 0.06 feet; thence North 54°28'11" East, 0.27 feet; thence North 53°41'31" East, 83.09 feet; thence North 60°33'30" East, 105.05 feet; thence North 59°29'16" East, 0.41 feet; thence North 57°29'13" East, 0.04 feet; thence North 40°20'43" East, 0.03 feet; thence North 36°07'58" East, 0.34 feet; thence North 35°18'11" East, 39.15 feet; thence North 34°42'40" East, 0.23 feet; thence North 31°00'19" East, 0.02 feet; thence North 17°24'10" East, 0.06 feet; thence North 11°50'10" East, 0.43 feet; thence North 10°43'46" East, 78.01 feet; thence North 09°32'45" East, 0.44 feet; thence North 07°53'23" East, 0.03 feet; thence North 05°46'38" East, 0.07 feet; thence North 03°39'08" East, 0.01 feet; thence North 07°22'43" West, 0.46 feet; thence North 08°32'21" West, 90.50 feet; thence North 32°14'47" East, 30.69 feet; thence North 23°09'32" East, 66.91 feet; thence North 23°54'24" East, 94.92 feet; thence North

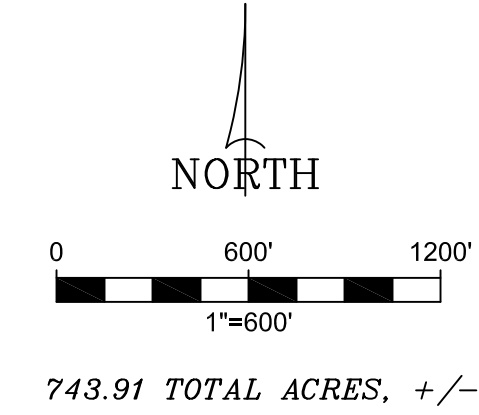
30°01'28" East, 100.17 feet; thence North 27°53'15" East, 101.66 feet; thence North 22°54'50" East, 87.95 feet; thence North 10°14'06" East, 70.09 feet; thence North 15°50'58" West, 45.92 feet; thence North 36°57'23" West, 61.70 feet; thence North 35°15'35" West, 92.97 feet; thence North 31°18'52" West, 100.08 feet; thence North 26°22'07" West, 70.95 feet; thence North 07°11'18" East, 14.92 feet; thence North 01°04'20" East, 0.04 feet; thence North 38°49'12" West, 10.37 feet; thence North 14°48'32" West, 42.69 feet; thence North 01°18'04" East, 72.27 feet; thence North 24°15'28" East, 70.71 feet; thence North 33°19'17" East, 96.20 feet; thence North 28°49'20" East, 76.02 feet; thence North 06°58'27" East, 27.35 feet; thence North 25°19'11" West, 21.32 feet; thence North 14°12'30" East, 51.51 feet; thence North 19°30'05" East, 89.85 feet; thence North 18°35'22" East, 0.39 feet; thence North 80°11'59" West, 0.47 feet; thence North 81°18'12" West, 183.77 feet; thence North 78°04'05" West, 101.38 feet; thence North 79°04'59" West, 0.44 feet; thence South 51°52'12" West, 0.11 feet; thence South 46°06'20" West, 0.38 feet; thence South 44°56'56" West, 145.37 feet; thence South 43°33'50" West, 0.52 feet; thence South 42°29'26" West, 0.02 feet; thence South 39°27'17" West, 0.01 feet; thence South 38°10'13" West, 0.05 feet; thence South 08°09'06" West, 0.08 feet; thence South 04°02'29" West, 0.37 feet; thence South 03°01'04" West, 111.54 feet; thence South 04°14'14" West, 118.63 feet; thence South 03°04'13" West, 0.32 feet; thence South 01°01'37" West, 0.16 feet; thence South 00°27'50" East, 0.02 feet; thence South 31°49'24" East, 0.08 feet; thence South 34°24'41" East, 0.25 feet; thence South 35°12'26" East, 63.31 feet; thence South 20°27'24" West, 45.82 feet; thence South 19°44'16" West, 0.17 feet; thence South 15°22'13" West, 0.14 feet; thence South 36°20'22" East, 18.03 feet; thence South 01°49'54" West, 103.51 feet; thence South 67°42'15" West, 78.49 feet; thence North 47°11'47" West, 159.38 feet; thence North 47°07'52" West, 161.37 feet; thence North 62°40'12" West, 86.63 feet; thence North 87°59'24" West, 67.72 feet; thence South 73°03'05" West, 81.45 feet; thence South 71°00'41" West, 98.07 feet; thence South 82°03'26" West, 38.57 feet; thence North 47°33'56" West, 32.44 feet; thence North 48°34'30" West, 0.36 feet; thence North 49°55'59" West, 0.13 feet; thence North 53°31'42" West, 0.16 feet; thence North 53°57'31" West, 73.32 feet; thence North 54°53'30" West, 0.38 feet; thence North 58°56'45" West, 0.01 feet; thence North 60°34'21" West, 0.01 feet; thence North 88°26'02" West, 0.10 feet; thence North 90°00'00" West, 0.47 feet; thence South 88°41'36" West, 72.76 feet; thence South 88°01'22" West, 0.44 feet; thence South 87°39'41" West, 56.67 feet; thence South 86°25'57" West, 0.48 feet; thence South 84°41'52" West, 0.04 feet; thence South 74°58'22" West, 0.02 feet; thence South 41°44'09" West, 0.07 feet; thence South 39°32'30" West, 0.36 feet; thence South 38°36'39" West, 32.68 feet; thence North 78°11'18" West, 103.19 feet; thence South 86°28'46" West, 72.05 feet; thence South 83°55'07" West, 115.58 feet; thence South 78°01'58" West, 82.97 feet to the Point of Beginning.

Containing 613.519 Acres (26,724,900 Square Feet), more or less.

# Attachment 4

Legal Sketch

IN  
A PORTION OF FRACTIONAL SECTIONS 1, LYING INSIDE AND OUTSIDE  
OF THE ARREDONDO GRANT AND A PORTION OF SECTION 12, TOWNSHIP 9 SOUTH,  
RANGE 19 EAST, AND A PORTION OF FRACTIONAL SECTIONS 6, LYING INSIDE AND OUTSIDE  
OF THE AREDONDO GRANT AND A PORTION OF SECTION 7, TOWNSHIP 9 SOUTH,  
RANGE 20 EAST AND A PORTION OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 19 EAST  
AND A PORTION OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 20 EAST  
ALACHUA COUNTY, FLORIDA  
FOR  
WEYERHAEUSER NR COMPANY



**LEGEND OF SYMBOLS & ABBREVIATIONS:**

No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
R/W	=	RIGHT OF WAY
TP	=	TAX PARCEL
T. 9 S. - R. 19 E.	=	TOWNSHIP 9 SOUTH, RTANGE 19 EAST
■	=	FOUND CONCRETE MONUMENT (SIZE, ID.)

[illegible]

**eda** engineers-surveyors-planners, inc.  
 LB 7889  
 2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602  
 TEL (352) 373-3541 FAX (352) 373-7249  
 E-MAIL: mail@eda1.com

Project No.	2016-274		B'n	P.S.M.
Draw	B.G.			
Check	B.G.			

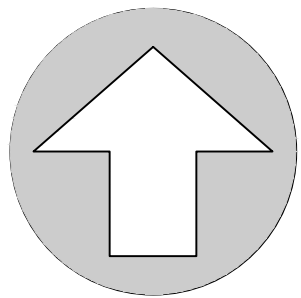
Fieldbook	Page	Survey Date	4/20/2017	Drawing	Completed	Revised
PREPARED FOR: 1) WEYERHAEUSER NR. COMPANY						
2) _____						
3) _____						
4) _____						

Sheet No.:

V-001

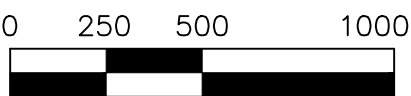
# Conservation Management Area Map

# CONSERVATION MANAGEMENT AREA MAP



NORTH

SCALE: 1" = 500'



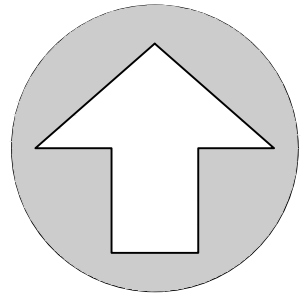
GRAPHIC SCALE

LEGEND

- APPROVED WETLANDS DELINEATION
- OVERALL PROPERTY BOUNDARY
- CONSERVATION MANAGEMENT AREA (1,161.01 AC)



# CONSERVATION FUTURE LAND USE ACREAGE IN TRANSITION AREAS WITHIN CMA



NORTH

SCALE: 1" = 500'

0 250 500 1000

GRAPHIC SCALE

## LEGEND

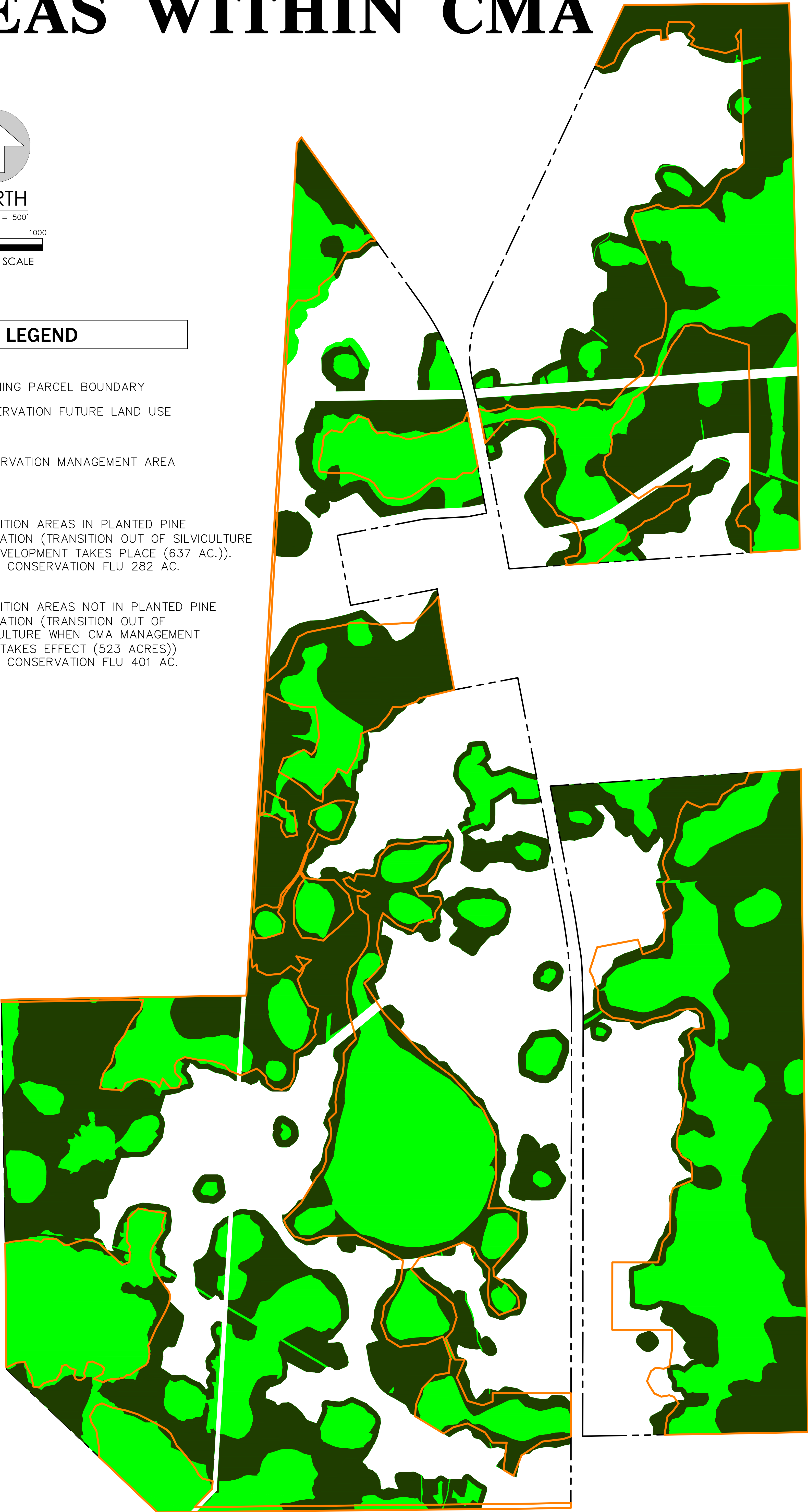
----- PLANNING PARCEL BOUNDARY

----- CONSERVATION FUTURE LAND USE

CONSERVATION MANAGEMENT AREA

TRANSITION AREAS IN PLANTED PINE  
PLANTATION (TRANSITION OUT OF SILVICULTURE  
AS DEVELOPMENT TAKES PLACE (637 AC.)).  
WITHIN CONSERVATION FLU 282 AC.

TRANSITION AREAS NOT IN PLANTED PINE  
PLANTATION (TRANSITION OUT OF  
SILVICULTURE WHEN CMA MANAGEMENT  
PLAN TAKES EFFECT (523 ACRES))  
WITHIN CONSERVATION FLU 401 AC.



**Exhibit D**  
**Ordinance No. 211460**

Plum Creek Development Company Planning Parcel

# Conservation Management Area Management Plan

Parcels:

05882-000-000 (Acreage 64.98)  
05946-000-000 (Acreage 230.98)  
05973-000-000 (Acreage 349.35)  
06013-000-000 (Acreage 309.14)  
07777-000-000 (Acreage 236.17)  
07781-000-000 (Acreage 229.36)  
07813-000-000 (Acreage 223.38)  
07814-000-000 (Acreage 135.41)

Applicant: Weyerhaeuser NR Company  
Tim Jackson, P.E., AICP  
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Newberry, FL 32609

May 15, 2018

SETTLEMENT AGREEMENT DRAFT - REVISED: June 24, 2022

Revised 9-9-2022
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## Table of Contents

<b>Section 1. Introduction</b>	<b>1</b>
1.1. Site Location and Description	1
1.2. Approved Conservation Management Areas (CMAs)	3
1.3. Plant Communities Occurring within the CMAs	3
<b>Section 2. CMA Management Plan Requirements</b>	<b>3</b>
2.1. Applicable Comprehensive Plan Policies	3
2.2. Applicable Land Development Regulations	5
<b>Section 3. General Management within CMAs</b>	<b>9</b>
3.1. Goals and Objectives	9
3.2. Allowed Uses and Activities in All CMAs	11
3.3. Allowed Uses for Certain CMA Areas	12
3.4. Prohibited Activities	13
3.5. Natural Resource Protection	14
3.6. Protection During Construction	15
3.7. Field Markers, Access Points, and Signage	15
<b>Section 4. Silviculture Management</b>	<b>16</b>
4.1. Transition Areas Outside of Planted Pine Plantations	16
4.2. Transition Areas Within Planted Pine Plantations	17
<b>Section 5. Timing of Conservation Easement</b>	<b>17</b>
<b>Section 6. Stormwater Management Areas</b>	<b>18</b>
<b>Section 7. Solution Features</b>	<b>19</b>
<b>Section 8. Archaeological Resources</b>	<b>19</b>
<b>Section 9. Management Plan Revisions and Contingency Plans</b>	<b>19</b>
<b>Section 10. Ownership, and Management Plan Responsibility</b>	<b>19</b>
10.1. Maintenance Management Agreements	19
10.2. Management Costs	19
10.3. Responsible Entity	19
10.4 Financial Assurance	20
<b>FIGURES</b>	<b>21</b>
Figure 1 Location Map	21
Figure 2 Boundary Survey	21

<b>Figure 3</b>	<b>Regional Context Map .....</b>	<b>21</b>
<b>Figure 4</b>	<b>Conservation Management Areas.....</b>	<b>21</b>
<b>Figure 5</b>	<b>Plant Communities Within Conservation Management Areas.....</b>	<b>21</b>
<b>Figure 6</b>	<b>Silviculture Transition Within CMA .....</b>	<b>21</b>
<b>Figure 7</b>	<b>Conservation Easement Timing: Illustrative Scenarios .....</b>	<b>21</b>
<b>ATTACHMENTS .....</b>		<b>21</b>
<b>Attachment 1</b>	<b>Baseline Inventory Report from Approved NARA.....</b>	<b>21</b>
<b>Attachment 2</b>	<b>Photographic Atlas from Approved NARA.....</b>	<b>21</b>
<b>Attachment 3</b>	<b>Murphree Wellfield Conservation Easement .....</b>	<b>21</b>
<b>Attachment 4</b>	<b>Deerhaven Buffer Special Warranty Deed .....</b>	<b>21</b>
<b>Attachment 5</b>	<b>CMA Management Plan Checklist .....</b>	<b>21</b>
<b>Attachment 6</b>	<b>Reserved for Future Fencing Plans .....</b>	<b>21</b>
<b>Attachment 7</b>	<b>Reserved for Future Additions of Signage and Access Plan Sheets.....</b>	<b>21</b>
<b>Attachment 8</b>	<b>Reserved for Sidewalk Plans Approved in Designated CMAs.....</b>	<b>21</b>
<b>Attachment 9</b>	<b>Conservation Easement Template .....</b>	<b>21</b>
<b>Attachment 10</b>	<b>Reserved for Future Approved Stormwater Management Plans .....</b>	<b>21</b>
<b>Attachment 11</b>	<b>Reserved for Future CMA Management Agreements.....</b>	<b>21</b>
<b>APPENDIX .....</b>		<b>21</b>
<b>Appendix A -</b>	<b>Bibliography .....</b>	<b>21</b>

## Section 1. Introduction

This Conservation Management Area Management Plan (hereafter CMA Management Plan) applies to the Conservation Management Area (CMA)<sup>1</sup> approved by the City for the property previously identified in Future Land Use Element Policy 4.3.4<sup>2</sup> as “Plum Creek Development Company,” now identified as “Weyerhaeuser NR Company,” (hereafter “Planning Parcel”). The CMA approval followed a determination by the City that applicable requirements of Policy 4.3.4 and Section 30-8.14. of the Gainesville Unified Land Development Code were met through submittal of the *Natural Area Resource Assessment of the Gainesville 121 Project Site* (NARA) prepared by Ecosystem Research Corporation and dated May 22, 2017. The City’s Environmental Coordinator within the Department of Doing (DOD), now known as the Department of Sustainable Development, issued its approval on June 6, 2017 stating that the “NARA accurately represents existing ecological and natural resources for the project site” and that the DOD therefore does not “have any requested, recommended or suggested revisions to the NARA report.” The approved CMA establishes areas within the Planning Parcel requiring permanent protection from development through adoption and implementation of a CMA Management Plan. This CMA Management Plan establishes allowed and prohibited activities within the CMA and provides a process for phased implementation of the required perpetual legal protections through conveyance of conservation easements. A baseline inventory report describing existing conditions and a photographic atlas providing visual documentation of conditions within the CMA are provided as **Attachments 1** and **2** respectively.

### 1.1. Site Location and Description

The Planning Parcel lies in north central Gainesville along State Road (SR) 121 beginning eight tenths of a mile north of the intersection with US 441 and extends north approximately three miles along both sides of SR 121 past the intersection of County Road CR 231 and SR 121 (**Figure 1**). The site varies in width from one mile in the north area at the Gainesville Regional Utilities Easement crossing at SR 121 to one and half miles at the southern boundary line. The Planning Parcel contains 1,778.8 acres as determined by professional survey (**Figure 2**).

Historical and current use of the land within the Planning Parcel is silviculture and is described in the NARA as a “well managed silviculture operation.” The planning parcel includes utility easements and forest management roads. Access to the site is restricted by locked gates located on the utility easements and forest roads at the various intersections with CR 231 and SR 121.

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<sup>1</sup> For convenience, the twenty-two (22) CMA areas contained within the Planning Parcel are collectively referred to in this Management Plan as the CMA. Where specific management practices or protections are required for one or more specific CMA area(s), such requirements are attributed to the applicable area by reference to the individual CMA area number.

<sup>2</sup> All references hereinafter made to Policy 4.3.4. are to the City of Gainesville, Comprehensive Plan, Future Land Use Element.

Surrounding uses include silviculture, agriculture, agriculture based single family residences, residential subdivisions, small industrial and commercial uses, electric power supply facilities, and an Alachua County solid waste transfer facility.

Immediately east and adjacent to the Planning Parcel lies 7,102 acres owned by Weyerhaeuser NR Company and protected by a conservation easement held by the City of Gainesville, St. Johns River and Suwannee River Water Management Districts (See, **Figure 3**). The conservation easement, now known as the Murphree Wellfield Conservation Easement, was acquired by the City and the two water management districts to protect the “aesthetic, scientific, educational, ecological and water resource value of the property.” (See, Easement Document at **Attachment 3**) When establishing the Conservation Easement in 1999, the City recognized the “natural, scenic, aesthetic, and special character of the Property.” The City and the two water management districts collaborated to secure conveyance of the Conservation Easement. The 7,102 acres Murphree Wellfield Conservation Easement area is managed by Weyerhaeuser NR Company for silvicultural purposes in accordance with Best Management Practices of the State of Florida, Department of Agriculture and Consumer Services, Florida Forest Service.

The easement ensures perpetual “conservation and protection ...of the Property ...in conjunction with the Grantor’s silviculture operations....” Further, the City was granted among other things, the explicit right to locate and install on the property up to six production wells for potable water supply to the City of Gainesville, five of which are now in operation. The City and the two water management districts determined that continued commercial forestry operations on the Property conducted consistent with Best Management Practices of the State of Florida, Department of Agriculture and Consumer Services, Florida Forest Service is consistent with protection of the conservation values of the Property. The easement specifically allows harvesting within upland and wetland areas, with conditions, and replanting of planted pine plantations.

Most of the adjacent land abutting the western boundary of the Planning Parcel (shown as Deerhaven Buffer Area on **Figure 3** and consisting of 2,246 acres, more or less) was purchased by the City of Gainesville from Plum Creek Timberlands, L.P. with timber rights retained in perpetuity by the seller, its successors and assigns (See **Attachment 4** Special Warranty Deed). The City acquired the property to provide a natural buffer for the Deerhaven power plants. The timber reservation applies to all timber then or thereafter located on the property. The reservation also provides the seller with rights to manage the property for silvicultural purposes in accordance with applicable best management practices. In addition, the City purchased an option to buy the timber reservations that it has not exercised. The property remains under active silvicultural use with silvicultural practices governed by Best Management Practices of the State of Florida, Department of Agriculture and Consumer Services, Florida Forest Service.

The City acquired the Conservation Easement for the Murphree Wellfield Conservation Easement and fee simple ownership of the Deerhaven Buffer Area for various conservation purposes. Both properties are managed by Weyerhaeuser NR Company through active on-going

silviculture using BMPs. This arrangement reflects the City’s historical recognition of the environmental value of continuing silviculture practices on these lands when conducted in accordance with Best Management Practices of the State of Florida, Department of Agriculture and Consumer Services, Florida Forest Service. .

## 1.2. Approved Conservation Management Areas (CMAs)

The approved NARA delineates twenty-two (22) individual CMA management polygons totaling 1,161.0 acres (**Figure 4**). The Planning Parcel contains 1,778.8 acres, of which 65.3% (1,161.0 acres) is set-aside within the approved Conservation Management Area. The remaining acreage includes:

- 566.2 acres of “Available Development Areas” (hereafter, Development Areas),
- 33.6 acres of Non-CMA Upland Set-Aside areas, and
- 18.0 acres of GRU Electric Transmission Easement and Florida Gas Transmission Easement.

In accordance with Policy 4.3.4 a.10. of the City Comprehensive Plan, the CMA includes all onsite wetlands and wetland buffers requiring protection from impacts. Excluded from the CMA are locations where roads may be required to cross wetlands to achieve connectivity between isolated or segregated upland areas. Such crossings are the only potential impacts to wetlands permitted under Policy 4.3.4 a.3. The separate CMA boundaries were delineated based on obvious physical and ecological boundaries. Contiguous areas of uplands and wetlands were incorporated into larger CMA areas to promote establishment and retention of habitat corridors in furtherance of Policy 4.3.4 a.9. Existing forest roads are incorporated within the CMA for continuing access and management purposes.

## 1.3. Plant Communities Occurring within the CMAs

As documented in the NARA, upland and wetland plant communities occurring within the CMA are shown in **Figure 5** with tabulated acreages for each plant community type.

## Section 2. CMA Management Plan Requirements

Compliance with, and implementation of, all applicable requirements of the City’s Comprehensive Plan and Unified Land Development Code is assured through this CMA Management Plan. The applicable requirements are itemized in this section.

### 2.1. Applicable Comprehensive Plan Policies

Policy 4.3.4 established specific resource protection requirements for the Planning Parcel and where applicable, these are implemented by this CMA Management Plan. The applicable policies (indicated in *italics*) and purpose served by each (indicated in **bold**) are, in relevant part, provided below:

► **Preserve Function of Existing Ecological System**

*Existing functioning ecological systems within Weyerhaeuser shall be retained to the maximum extent practicable while accommodating the uses and intensity of uses authorized by the land use policies governing Weyerhaeuser, as determined by the City. [Policy 4.3.4 a.8.]*

► **CMA Management Plan establishes Perpetual Conservation and Allowed Activity within the CMA**

*Wetlands, wetland buffers, floodplain and upland habitat areas that are to be protected shall be identified as Conservation Management Areas and protected by a perpetual conservation easement in favor of the City, or a tax exempt land trust doing business within Alachua County, Florida, as determined by the City. Activities within the Conservation Management Areas shall be as set forth in a Conservation Management Plan approved by the City.*

**[Policy 4.3.4 a.10.]**

► **Creating and Managing Habitat Connectivity**

*The PD rezonings for Weyerhaeuser shall ensure that allowed uses are integrated within the existing site landscape in a way that reasonably assures ...[p]reservation of the ecological integrity of the ecosystems of Weyerhaeuser by creating and maintaining connectivity between habitats, minimizing natural area fragmentation, and protecting wetlands, associated uplands, and floodplains as indicated in Policy 4.3.4.a. above. [Policy 4.3.4 c.3. a.]*

► **Wetland Impacts Limited to Crossings**

*The PD rezonings for Weyerhaeuser shall ensure that allowed uses are integrated within the existing site landscape in a way that reasonably assures ...[p]reservation or enhancement of existing wetlands with approved treated stormwater to wetlands, limiting impacts to such wetlands to crossings necessary to achieve interconnectivity between upland properties, and requiring that any such crossings be designed to minimize wetland impacts.*

**[Policy 4.3.4 c.3. b.]**

► **Protect Significant Plant and Animal Habitats and Provide for Habitat Corridors**

*Maintain and enhance plant and animal species habitat and distribution by protecting significant plant and animal habitats, provide for habitat corridors, prevent habitat fragmentation by requiring a detailed survey of listed species, identify habitat needs for maintaining species diversity and sustainability; preserve wetlands and at least forty percent (40%) and up to fifty percent (50%) of the upland area, inclusive of the wetland buffers established pursuant to 4.3.4.a.4. above. Listed species are those species of plants and animals listed as endangered, threatened, rare, or species of special concern by the state and federal plant and wildlife agencies, or species ranked as S1, S2, or S3 the Florida Natural Areas Inventory (FNAI).*

**[Policy 4.3.4 a.9.]**

► **No Development Allowed in Areas with Conservation Land Use and Zoning**

*All areas designated Conservation land use shall receive a zoning district designation of Conservation and will be regulated in accordance with said zoning district except that no residential units may be allowed and no transfer of density may be allowed to other areas. The owner/developer shall make incremental applications for Conservation zoning of areas designated Conservation land use in conjunction with applications submitted for Final Development Plan or Final Plat approvals within areas designated Mixed-Use Office/Residential and Planned Use District land use. Such incremental applications for Conservation zoning shall include at least the same or greater proportion of the total Conservation land use area as the application for Final Development Plan or Final Plat approval contains relative to the total area having Mixed-Use Office/Residential and Planned Use District land use designations. No development, other than minimum crossings necessary to achieve interconnectivity between upland developable properties, and passive recreational uses is allowed as a permanent use within Conservation Land Use Areas. Silvicultural use shall be allowed to continue within existing planted pine plantations until receiving a zoning district designation of Conservation..*

**[Policy 4.3.4 b.]**

## **2.2. Applicable Land Development Regulations**

The City's Unified Land Development Code establishes allowances, limitations and management requirements for conservation management areas in Section 30-8.14. The applicable regulations are in relevant part provided below with the specific policy language italicized:

► **Allowed Uses**

*The use of conservation management areas shall be limited to that which is compatible with protection of the ecological integrity of the regulated natural or archaeological resources. The following uses may be permitted as part of an approved management plan, provided they do not adversely affect natural and archaeological resource function and ecological integrity.*

- 1. Nature trails (mulched walking paths, elevated wooden walkways);*
- 2. Low-intensity, passive recreation activities such as wildlife viewing and hiking;*
- 3. Scientific and educational activities (interpretive trails and signage, observation points);*
- 4. Site investigative work such as surveys, soil logs, and percolation tests;*
- 5. Scenic, archaeological, wildlife, or scientific preserves;*
- 6. Ongoing bona-fide agricultural and/or silvicultural activities that:*
  - a. Are consistent with the protection of the regulated natural and archaeological resources identified on the site for protection under the management plan; or*
  - b. Follow certification programs or best management practices.*

7. *Single-family residential dwellings established as part of an approved management plan*
8. *Constructing fences where no fill activity is required; and*
9. *Other uses demonstrated to be compatible with regulated natural and archaeological resource protections as outlined in the management plan.*

**[Section 30-8.14. B.]**

► **Prohibited Uses and Activities**

*Activities that are prohibited within conservation management areas, unless part of an approved management plan, include the following:*

1. *Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;*
2. *Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;*
3. *Removal or destruction of native vegetation;*
4. *Excavation, dredging, or removal of soil, rock, or other material substance in such manner as to affect the surface;*
5. *Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;*
6. *Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;*
7. *Acts or uses detrimental to such retention of land or water areas;*
8. *Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance; and*
9. *Wastewater and stormwater discharges to conservation management areas are generally prohibited. However, discharges may be allowed only in surface waters, wetlands, and significant geologic features if the following criteria are satisfied:*
  - a. *The quantity, timing, and quality of discharge maintains or improves water quality, biological health, and function of the natural ecosystem;*
  - b. *Downstream waters are not affected by nutrient loading;*
  - c. *The project owner or responsible entity prepares and implements a maintenance and monitoring plan acceptable to the city;*
  - d. *The project owner or responsible entity corrects any failures in design or operation of the wastewater and/or stormwater system that cause degradation of water quality, biological health, or the function of the natural ecosystem;*
  - e. *The owner or responsible entity posts a performance bond or similar financial guarantee to assure implementation of maintenance and monitoring in compliance with the Land Development Code; and*

- f. *Treatment is provided in accordance with the requirements of the Land Development Code and the requirements of the appropriate water management district.*

**[Section 30-8.14. C.]**

► **Management Requirements**

- **Management requirements for conservation management areas.** *Conservation management areas shall be maintained in compliance with the provisions of this Code, the conservation easement, the approved management plan, and the following standards. If a management plan is required, the scope of maintenance shall be specified in the management plan. The owner or responsible entity shall not be held responsible for maintenance which exceeds this scope due to external causes, such as through disasters or other events beyond the control of the responsible entity.*
  1. *Unless the area is dedicated to the public use and accepted by the city, the cost and responsibility of managing the conservation management area shall be borne by the owner or responsible entity.*
  2. *Management shall maintain or enhance the ecological value of the conservation management area and support the protection and maintenance of the identified resource. Management shall include, but not be limited to, the following minimum requirements:*
    - a. *Non-native vegetation shall not be introduced into the conservation management area. Invasive, non-native vegetation shall be eliminated or controlled to a level of noninterference with the growth of native vegetation according to specific goals of the approved management plan. Removal shall be accomplished through ecologically sound techniques, including but not limited to, manual removal, hand-held power equipment, and prescribed burning. Control of non-native trees which are in use as a nesting site shall be postponed until the nesting season is over. All non-native vegetative debris shall be disposed of outside of the conservation management area.*
    - b. *Dead trees that are not a hazard to humans or private property and that provide habitat or wildlife shall remain in the conservation management area.*
    - c. *Where non-native vegetation is removed, replacement with appropriate native species may be required if specified in the conservation easement and/or approved management plan.*
    - d. *Fencing may be required to control access to the conservation management area.*

**[Section 30-8.14.K.2.]**

- **Management plan.** *A management plan for a conservation management area shall be required for all development applications involving properties within, or partly within, a strategic ecosystem or properties that meet 2 of the following 3 criteria: contains regulated natural or archaeological resources greater than or equal to 5 acres in size; contains at least one listed species; or provides the opportunity for a wildlife corridor adjacent to nature parks and public conservation/preservation areas.*

1. *The management plan shall be prepared at the expense of the applicant by person(s) qualified in the appropriate fields of study, and conducted according to professionally accepted standards. The management plan shall include the following:*
  - a. *Description of goals and objectives based on type of natural resources to be managed;*
  - b. *Description of all proposed uses, including existing and any proposed physical and access improvements;*
  - c. *Description of prohibited activities within buffers or set-aside areas;*
  - d. *Descriptions of ongoing activities that will be performed to protect, restore, or enhance the natural or archaeological resources to be protected. These may include:*
    - i. *Removal or control of invasive non-native vegetation and debris;*
    - ii. *Replanting with native plants as necessary;*
    - iii. *Provision for listed species habitat needs, including restricting, at appropriate times, intrusions into sensitive foraging, breeding, roosting, and nesting areas;*
    - iv. *Fencing or other institutional controls to minimize impact of human activities on wildlife and vegetation, such as predation by pets;*
    - v. *Prescribed burning, thinning, or comparable activities in an environmentally sensitive manner to restore or maintain habitat;*
    - vi. *Cooperative efforts and agreements to help promote or conduct certain management activities, such as cleanups, maintenance, public education, observation, monitoring, and reporting;*
    - vii. *Any additional measures determined to be necessary to protect maintain the functions and values of conservation areas in conjunction with wildfire mitigation;*
    - viii. *Schedules, estimated costs, staffing requirements, and of responsibility for specific implementation activities to be performed as part of the management plan, and identification of means by which funding will be provided;*
    - ix. *Performance standards with criteria for assessing goals and;*
    - x. *Three-year monitoring plan with schedule and responsibility;*
    - xi. *Ownership and entity responsible for management activities;*
    - xii. *Provision for changes to be reviewed and approved by the city;*
    - xiii. *Contingency plans for corrective measures or change if goals are not met.*

2. *The management plan shall be submitted for staff review and approval by the appropriate decision making authority, and shall comply with the provisions of this Code.*
3. *Modifications to an approved management plan that do not result in lesser protection of the resources present may be allowed, subject to approval by the City Manager or designee.*
4. *The existence of the management plan shall be noted on plans and plats, covenants and restrictions, conservation easements and other documents as appropriate to the type of development and manner of protection provided.*
5. *The property owner or responsible entity shall acknowledge and confirm its obligation and financial ability to maintain and manage the conservation management area.*

**[Section 30-8.14.L.]**

### **Section 3. General Management within CMAs**

This CMA Management Plan provides protection for unique habitat and conservation values identified in the NARA. This Section describes the general methods of land management for the CMA. Permanent protection of the CMA is further assured through incremental conveyance of conservation easements providing enforceable property rights to the city or third party acceptable to the city. The conservation easements will be conveyed incrementally as Final Development Plans or Final Plats are approved for development occurring within the Planning Parcel in accordance with the requirements of Section 5 of this CMA Management Plan.

#### **3.1. Goals and Objectives**

The purpose of this CMA Management Plan is to implement the requirements of the comprehensive plan policies and land development regulations<sup>3</sup> itemized in Section 2 and thereby achieve the following objectives:

- a. Within all plant communities, ensure preservation of current hydrologic conditions, prevent development, and prevent alteration of existing plant and wildlife habitat; and
- b. Within planted pine plantations that transition out of active silviculture, allow natural succession to occur.

To achieve these objectives, uses within all plant communities are limited as provided for in Section 3.2, existing harvesting rights are terminated in all plant communities not already in planted pine plantation, and continuing silviculture activities within Transition Areas Within

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<sup>3</sup> **Attachment 5** of this CMA Management Plan serves as a checklist that documents how each of the Management Plan requirements (Section 30-8.14.L. of the Unified LDC) are met.

Planted Pine Plantations are required to be conducted in accordance with the FDACS Silviculture Best Management Practices and Florida Forestry Wildlife Best Management Practices for State Imperiled Species until terminated in accordance with the requirements of Section 4.2 of this Plan. Table 1 provides descriptions of activities to be undertaken within each of the vegetative communities in furtherance of these goals and objectives. Additional detail of the goals and objectives and activities to be undertaken in furtherance of those goals and objectives for each of the vegetative communities within the CMAs shall be provided in the required conservation easements.

TABLE 1 ACTIVITIES WITHIN VEGETATIVE COMMUNITIES		
PLANT COMMUNITY	ACRES	ACTIVITIES
<b>WETLAND</b>		
Cypress-Hardwood-Bay (logged)	259.90	<b>Existing harvesting rights are terminated upon the CMA Management Plan taking effect.</b> Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of the CMA Management Plan.
Cypress-Hardwood-Bay (unlogged)	170.93	<b>Existing harvesting rights are terminated upon the CMA Management Plan taking effect.</b> Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of the CMA Management Plan.
Marsh	3.89	<b>Existing harvesting rights are terminated upon the CMA Management Plan taking effect.</b> Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of the CMA Management Plan.
Planted Pine Plantation	261.98	<b>Transition Area.</b> One final timber harvest of planted pine plantation is allowed within areas designated Transition Areas Within Planted Pine Plantations in <b>Figure 6</b> after being included in a Final Development Plan or Final Plat and before being rezoned to Conservation. Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of CMA Management Plan and natural succession allowed to occur.
Shrub Swamp	.10	<b>Existing harvesting rights are terminated upon the CMA Management Plan taking effect.</b> Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of CMA Management Plan.
Slash Pine-Cypress-Hardwood-Bay	74.71	<b>Existing harvesting rights are terminated upon the CMA Management Plan taking effect.</b> Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of CMA Management Plan.
<b>UPLANDS</b>		
Pine Flatwoods-Mesic	5.20	<b>Existing harvesting rights are terminated upon the CMA Management Plan taking effect.</b> Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of CMA Management Plan.
Planted Pine Plantations-Upland	375.28	Continuing silviculture activities shall be conducted in accordance with the FDACS Silviculture Best Management Practices and Florida Forestry Wildlife Best Management Practices for State Imperiled Species within the Transition

		Areas based upon the plant communities depicted in Figure 5 & described explicitly in Figure 6 of the CMA Management Plan until transitioned out of silvicultural use incrementally in conjunction with Final Development Plan or Final Plat approvals authorizing development within adjacent Development Areas. One final timber harvest is allowed within areas designated Transition Areas Within Planted Pine Plantations in Figure6 after being included in a Final Development Plan or Final Plat and before being rezoned Conservation. Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of CMA Management Plan and natural succession allowed to occur.
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Except where may be specifically noted otherwise, the allowed uses, prohibited uses and management strategies provided herein are applicable throughout the CMA depicted in **Figure 4**.

### 3.2. Allowed Uses and Activities in All CMAs

The allowed uses and activities within the CMA are, as follows:

1. Nature trails (mulched or unmulched walking or biking paths) and elevated walkways and boardwalks are allowed. Trails will be placed in areas that ensure no removal of regulated trees and where minimal disturbance of native understory vegetation occurs;
2. Low intensity, passive recreational activities such as wildlife viewing and hiking;
3. Scientific and educational activities (interpretive trails, observation points);
4. Site investigative work such as surveys, soil logs, and percolation tests;
5. Construction of fences along the perimeter if ever determined to be needed to ensure protection of the natural resource or for protection of adjacent private properties;
6. Other uses demonstrated to be compatible with natural resource protections outlined in this CMA Management Plan as determined by the City through the development review process;
7. Replanting with native plants whenever and wherever needed to replace vegetation altered by storms, disease, drought, fire, or any other natural or man- caused disturbances;
8. Removal of invasive, non-native vegetation as specified in Section 3.4 a.2) below;
9. Management activities such as vegetation thinning and selective hand harvesting of laurel oak (*Quercus hemisphaerica*), sweetgum (*Liquidambar styraciflua*), water oak (*Quercus nigra*) of less than 8 inches in diameter at breast height, and loblolly pine (*Pinus taeda*) of less than 20 inches in diameter at breast height. Replanting of harvested vegetation with desirable native plant species;
10. Supervised recreational uses with pets kept on a leash;

11. Placement of small bird or mammal feeders;
12. Pruning of vegetation encroaching on nature trails;
13. Use of small motorized vehicles on trails for handicapped access and maintenance access;
14. Construction of benches or small protective structures such as gazebos for pedestrian use for activities such as wildlife viewing, picnic areas, etc.;
15. Removal of native vegetation and trees that may be potentially harmful to pedestrians using the CMAs or which pose a threat to adjacent private property. Removal of trees will only occur if no other option is available to provide for safe pedestrian access or provide relief of imminent threat to adjacent properties. This item is not intended to address aesthetic issues for adjacent properties;
16. Emergency vehicle use related to fire protection or human life protection or rescue;
17. In the event of natural disaster, fire, disease, insect infestation or the like, effected damaged timber within the CMA may be cut and removed to protect the remaining timber and to safeguard against the threat of wildfire; including the spraying of vegetation to prevent spread of nuisance infestation of pests such as the pine beetle, etc., that threaten CMA areas or adjacent properties;
18. Activities that promote effective natural percolation of native and treated stormwaters to include debris and sediment removal from outflow or overflow structures by means to not cause an adverse, long-term effect on existing native vegetation;
19. Activities related to wetlands mitigation to include re-contouring and excavation of upland buffers to create wetland habitat;
20. Activities related to enhancement and restoration of impaired wetland habitats to include placement of ditch blocks, flow control structures, and re-contouring of impaired wetland areas;
21. Excavation of upland areas to provide for compensatory storage volume as required by permit for floodplain compensation;
22. Discharge of treated stormwaters from basins approved within an Environmental Resource Permit process and as described in Section 6.0 below; and
23. Ongoing bona-fide silvicultural activities conducted in accordance with applicable state Best Management Practices shall continue until transitioned out of silviculture in accordance with Section 4.2 of this Plan. This includes the use of vehicles and equipment required for ongoing bona-fide silvicultural operations and for the management activities described in Section 3.2.17 above.

### **3.3. Allowed Uses for Certain CMA Areas**

1. Sidewalks and Multi-Use Paths: Concrete or asphalt sidewalks and multi-use paths

are allowed within CMA areas 1, 3, 4, 7 through 10, 12, 18, and 19 to facilitate the location of sidewalks and multi-use trails running parallel to, and at a safe and comfortable distance from, SR 121 and achieving interconnectivity between upland properties. The location, design, and management plan for the sidewalks and multi-use paths will be included within **Attachment 8** following approval by the City.

### **3.4. Prohibited Activities**

The prohibited activities in the CMA are, as follows:

1. Construction or placing of enclosed buildings, roads, signs not specifically authorized herein, billboards or other advertising, utilities, or other structures on or above the ground except as described in Section 3.3.2. of this CMA Management Plan;
2. Dumping or placing of soil or other substances or materials as landfill, dumping or placing of trash, waste, or unsightly or offensive materials;
3. Removal or destruction of native trees, shrubs, or other vegetation, except for safety reasons and as allowed by Section 4;
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface except as provided in Sections 3.2 21. of this CMA Management Plan;
5. Surface use except for purposes that permit the land or water area to remain predominantly in its current condition;
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
7. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance;
8. Planting of exotic or non-native vegetation as listed by the Florida Exotic Pest Plant Council (EPPC) 4;
9. Deposition of landscape debris; and
10. Motorized vehicle use, except for:
  - a. golf carts or similar small non-destructive type vehicles that will be limited to natural trails or other relatively clear areas where damage to vegetation will not occur. These vehicles will be used to provide access for handicapped individuals, maintenance activities, fire control, or any activity needed for preservation of the resource.
  - b. emergency vehicles used for lifesaving or property protection activities
  - c. vehicles and equipment used to engage in ongoing bona-fide silvicultural operations and

- d. vehicles and equipment required for the management activities described in Section 3.2.17.
- 11. Expansion of existing planted pine plantation boundaries depicted in **Figure 5**.
- 12. Timber harvests in areas outside existing planted pine plantation boundaries depicted in **Figure 5**.

### 3.5. Natural Resource Protection

Management activities to protect the natural resources of the CMA, are as follows:

#### a. **Vegetation Management Plan**

As noted in the approved NARA, neither invasive species nor exotics were found to be a current issue within the CMA due in part to ongoing silviculture management in accordance with BMPs. Monitoring for exotic and invasive species will be conducted, and controls implemented when exotic and invasive species are encountered. Invasive, non-native vegetation shall be eliminated or controlled to a level of noninterference with the growth of native vegetation according to the specific species being controlled. Removal shall be accomplished through ecologically sound techniques, including but not limited to, manual removal, hand-held power equipment, prescribed burning and use of approved herbicides. Control of nonnative trees in use as a nesting site shall be postponed until the nesting season is over. All non-native vegetative debris shall be disposed of outside of the conservation management area. The required conservation easements shall insure that annual inspections are performed to locate any exotic or invasive species and that appropriate treatment is applied to eradicate or control those found, while protecting existing natural species, followed by continued monitoring until control is achieved and natural native succession is able to continue. Treated areas will be included in the annual inspections until such time control is achieved.

There shall be no planting of nuisance exotic or non-native plants as listed by the Florida Exotic Pest Plant Council (EPPC). Weyerhaeuser NR Company, its successors and/or assigns, shall manage and control any occurrence of nuisance exotic or non-native plants to the degree practicable and will be considered successful if the following minimum requirements are met, defined as follows:

- i. Non-native vegetation shall not be introduced into the protected areas. Invasive vegetation shall be removed if possible, or reduced to a level that indicates the target species are no longer interfering with the natural succession or natural function of the existing native plant populations;
- ii. Removal and control of exotic species, if required in the future, will be determined on a species basis. Control is intended to remove 95% of all invasives. If this is not possible, invasives will be reduced to a level that indicates the target species are no longer interfering with the natural succession or natural function of the existing native plant populations.

No replanting of native vegetation is required. However, per Section 3.2.7 of this CMA Management Plan, replanting with native plants is allowed when needed to replace vegetation altered by storms, disease, drought, fire, or any other natural or man-caused disturbances.;

**b. Listed Species**

Pedestrian activity is allowed in the CMA. If, in the future, pedestrian activity is determined to interfere with listed species nesting, roosting, breeding, or foraging, such pedestrian access may be restricted. The nature of the restrictions will be dependent upon the animal species involved and will be developed in consultation with the Florida Fish and Wildlife Commission (FWC);

**c. Fencing**

Fencing may be placed in areas to protect natural resources. If needed in the future a fencing plan will be developed with consultation and approval by the City of Gainesville. If fencing is required, a Fencing Plan will be incorporated within **Attachment 6** of this plan; and

**d. Active Management Strategies**

All active management strategies required are detailed in Section 3.5(a).

### **3.6. Protection During Construction**

- a. It is the responsibility of Weyerhaeuser NR Company, its successors and/or assigns to ensure that protection of the CMA is assured during all phases of development abutting the CMA within the Planning Parcel.
- b. Protective measures will be employed to ensure no adverse impact to the CMA results from construction activities abutting the CMA within the Planning Parcel. Such measures may include, flagging of the CMA boundaries, establishing turbidity control around the boundaries, temporary fencing of the boundaries of the CMA in areas of construction abutting the CMA within the Planning Parcel and other protective measures determined necessary based on the location and character of the development activity.

### **3.7. Field Markers, Access Points, and Signage**

The perimeter of each CMA included within a Final Development Plan or Final Plat approved by the City for development activity within the Planning Parcel shall be identified on the Plan or Plat. A plan for appropriate city-approved signs providing permanent identification of the CMA shall be approved with such Final Development Plan or Final Plat. The boundary between Development Areas and Conservation Management Area(s) will be identified by survey with each application for such Final Development Plan or Final Plat approval containing CMA land area. A plan for field markers along the boundary between Development Areas within the Planning Parcel and the CMA shall be approved with the Final Development Plan or Final Plat. A plan sheet

delineating the location of all such field markers, signs and access points required by such Final Development Plan or Final Plat within the Planning Parcel shall be made part of this CMA Management Plan through inclusion in **Attachment 7**.

## Section 4. Silviculture Management

As documented in the approved NARA, the Planning Parcel has historically been used for native pasture, improved pasture and timber operations for the past 80 years. The entire 1,778.8 acres Planning Parcel remains eligible for lawful timber operations prior to this CMA Management Plan taking effect. Timber harvests in areas designated *Transition Areas Not in Planted Pine Plantation* in **Figure 6** are terminated upon this CMA Management Plan taking effect. After this CMA Management Plan takes effect, silvicultural operations in areas designated *Transition Areas within Planted Pine Plantation* in **Figure 6** shall be phased out over time and revert to natural succession following applicable Final Development Plan or Final Plat approvals as provided in Section 4.2 of this CMA Management Plan. The CMA includes 1,161.0 acres, of which 637.3 acres are in planted pine plantation and 523.7 acres are not in planted pine plantation. Existing silvicultural operations occurring outside the CMAs and within the Development Areas of the Planning Parcel is to be phased out in accordance with Final Development Plan or Final Plat approvals by the City. Before this CMA Management Plan takes effect, all active silvicultural activity within the CMA and Planning Parcel is being conducted in accordance with the Florida Department of Agriculture and Consumer Services Silviculture Best Management Practices and Florida Forestry Wildlife Best Management Practices for State Imperiled Species. Upon this CMA Management Plan taking effect, adherence to the same BMPs is mandatory within areas designated *Transition Areas within Planted Pine Plantation* in **Figure 6** for as long as such areas remain in active silvicultural use.

Included within the CMA are 375.3 upland acres of planted pine plantation and 262.0 wetland acres in planted pine plantation. As noted in the approved NARA, the KBN Golder Report was relied upon by Alachua County and later the City when designating the Planning Parcel as strategic ecosystem. That report recognized these areas had been managed for timber production for many decades and recommended that “private landowners should be allowed to continue to manage these areas as timber lands.” The approved NARA also states that “conservation strategies and Best Management strategies should be directed at establishing, maintaining, and enhancing the natural multiple drainage areas that exist in these areas.”

### 4.1. Transition Areas Outside of Planted Pine Plantations

Continued bona-fide silvicultural activities conducted in accordance with the Florida Department of Agriculture and Consumer Services Silviculture Best Management Practices and Florida Forestry Wildlife Best Management Practices for State Imperiled Species is allowed in areas designated *Transition Areas Not in Planted Pine Plantation* in **Figure 6** until this CMA Management Plan is approved and takes effect in accordance with Section 10.5 of this CMA Management Plan.

Continued timber harvests and establishment of new planted pine plantation are prohibited by Section 3.4.12 and Section 3.4 11. respectively, upon this CMA Management Plan taking effect

in accordance with Section 10.5 herein.

#### 4.2. Transition Areas Within Planted Pine Plantations

Continued bona-fide silvicultural activities conducted in accordance with the Florida Department of Agriculture and Consumer Services Silviculture Best Management Practices and Florida Forestry Wildlife Best Management Practices for State Imperiled Species is allowed within all planted pine plantation areas of the CMA designated *Transition Areas Within Planted Pine Plantations* in **Figure 6** until phased out in accordance with this CMA Management Plan. Areas designated Conservation Land Use shall cease silviculture activities after receiving a zoning district designation of Conservation. Areas of the CMA designated *Transition Areas Within Planted Pine Plantations* in **Figure 6** and not designated Conservation Land Use shall be phased out incrementally in conjunction with Final Development Plan or Final Plat approvals authorizing development within Development Areas of the Planning Parcel.

During the Final Development Plan or Final Plat approval process for development occurring in the Development Areas of the Planning Parcel, the following shall be determined and made binding through the applicable final development order:

- a. Delineation of the boundary of development activity; and
- b. Delineation of the boundary of the CMA required by Section 5 of this CMA Management Plan to be included in the Final Development Plan or Final Plat.

General guidelines for vegetation management is provided in Section 3.5.a of this CMA Management Plan. Specific requirements determined appropriate for the applicable CMA area shall be established and included in provisions of the Conservation Easement required under Section 5. of this CMA Management Plan.

### Section 5. Timing of Conservation Easement

The CMA shall receive permanent protection through conveyance of Conservation Easements (substantially in the form indicated in **Attachment 9**) to the City and/or third parties acceptable to the City. The conservation easements provide perpetual assurance of compliance with all aspects of this CMA Management Plan through conveyance of real property interests and authority to enforce the rights granted to the City and/or third party acceptable to the City.

The conveyance of such Conservation Easements on land within the CMA not in planted pine plantation shall occur within three months following the CMA Management Plan taking effect. The conveyance of such Conservation Easements on land in the CMA with existing planted pine plantation shall occur incrementally after receiving a zoning district designation of Conservation in conjunction with Final Development Plan or Final Plat approvals for development activity occurring within the Development Areas of the Planning Parcel. The Final Development Plan or Final Plat approval shall include on the applicable plan or plat, delineation of the portion of the CMA to receive protection of a Conservation Easement. Each required easement shall be conveyed and recorded within the official records of Alachua County, Florida within ten (10) business days following acceptance by the City of infrastructure contained within said Final Development Plan or Final Plat and acceptance by the City and/or third party acceptable to the

City of the easement conveyance/dedication. The cumulative proportion of CMA receiving perpetual protection by way of Conservation Easement relative to the CMA for the entire Planning Parcel shall always be equal to or greater than the cumulative proportion of Development Areas receiving Final Development Plan or Final Plat approval relative to the Development Areas for the entire Planning Parcel. For example, a Final Development Plan or Final Plat approval covering ten percent (10%) of the Development Areas for the Planning Parcel requires inclusion of not less than ten percent (10%) of the CMA for the entire Planning Parcel. As further example, if multiple Final Development Plans or Final Plats are approved covering thirty percent (30%) of the Development Areas for the entire Planning Parcel, the combined CMA land area included in the approved Final Development Plans or Final Plats must include at least thirty percent (30%) of the CMA land area for the entire Planning Parcel. **Figure 7** provides three illustrative scenarios for three theoretical Final Development Plans and the associated Conservation Easement area designations consistent with the required proportionality called for in this section.

## Section 6. Stormwater Management Areas

Treated stormwater will be discharged from the Development Areas of the Planning Parcel to the CMAs. All such stormwater discharges will be consistent with guidelines outlined in Section 30.8.14.C.9.a.–f. described, as follows:

- (9) *Wastewater and stormwater discharges to conservation management areas are generally prohibited. However, discharges may be allowed only in surface waters, wetlands, and significant geologic features if the following criteria are satisfied:*
  - a. *The quantity, timing, and quality of discharge maintains or improves water quality, biological health, and function of the natural ecosystem;*
  - b. *Downstream waters are not affected by nutrient loading;*
  - c. *The project owner or responsible entity prepares and implements a maintenance and monitoring plan acceptable to the city;*
  - d. *The project owner or responsible entity corrects any failures in design or operation of the wastewater and/or stormwater system that cause degradation of water quality, biological health, or the function of the natural ecosystem;*
  - e. *The owner or responsible entity posts a performance bond or similar financial guarantee to assure implementation of maintenance and monitoring in compliance with the Land Development Code; and*
  - f. *Treatment is provided in accordance with the requirements of the Land Development Code and the requirements of the appropriate water management district.*

A Management Plan defining management activity for all basins discharging to CMA areas will be included as **Attachment 10** when such facilities are approved by Final Development Plan or Final Plat issued by the city.

## **Section 7. Solution Features**

Weyerhaeuser NR Company, its successors and/or assigns, shall inform the City of Gainesville if new solution features develop within the CMA.

## **Section 8. Archaeological Resources**

Weyerhaeuser NR Company, its successors and/or assigns, shall inform the City of Gainesville if any archeological resources or artifacts are encountered within the CMA, and take steps to ensure protection of the resources or artifacts until an avoidance, minimization, and protection plan can be prepared and implemented in compliance with all applicable state and local laws.

## **Section 9. Management Plan Revisions and Contingency Plans**

No changes to this Management Plan are authorized without prior approval by the City of Gainesville and Weyerhaeuser NR Company, or its successors and/or assigns in interest. The Management Plan may in the future be amended, changed, or replaced due to changing site conditions, or un-anticipated circumstances, with the written consent of the City of Gainesville and Weyerhaeuser NR Company, or its successors and/or assigns in interest.

## **Section 10. Ownership, and Management Plan Responsibility**

### **10.1. Maintenance Management Agreements**

There are no cooperative or third-party maintenance agreements for management of the CMA. Future management agreements may be entered with additional entities for the performance of some or all Management Plan requirements. Such Management Agreements shall be submitted to the City for inclusion within **Attachment 11**.

### **10.2. Management Costs**

Management costs are the responsibility of Weyerhaeuser NR Company, or its successors and/or assigns in interest, which may fulfill that responsibility through one or more Owner Associations or Community Development Districts formed by Weyerhaeuser NR Company, or its successors and/or assigns in interest, for the purpose of funding common infrastructure and management of common areas and Conservation Management Areas within the Planning Parcel.

### **10.3. Responsible Entity**

The responsible party for implementation of the Management Plan is Weyerhaeuser NR Company, or its successors and/or assigns in interest, and any Owners Association(s) or Community Development District(s) formed by Weyerhaeuser NR Company, or its successors

and/or assigns in interest, and to which some or all responsibility for implementation of this Management Plan may be assigned.

#### **10.4 Financial Assurance**

Weyerhaeuser NR Company acknowledges and confirms its obligation and declares that it has the financial ability to maintain and manage the conservation management area in accordance with this CMA Management Plan as required by Section 30-8.14. L.5. of the City's Unified Land Development Code and shall retain ownership of the CMA and financial responsibility for implementing all of the requirements of this CMA Management Plan unless and until such ownership and responsibility is conveyed to an owner's association, community development district or other similar entity with sufficient financial and management capacity to ensure perpetual implementation of this CMA Management Plan.

#### **10.5 Effectiveness**

This CMA Management Plan shall take effect following approval by the City and simultaneous with the first rezoning to Planned Development taking effect on any portion of the Planning Parcel.

## FIGURES

<b>Figure 1</b>	<b>Location Map</b>
<b>Figure 2</b>	<b>Boundary Survey</b>
<b>Figure 3</b>	<b>Regional Context Map</b>
<b>Figure 4</b>	<b>Conservation Management Areas</b>
<b>Figure 5</b>	<b>Plant Communities Within Conservation Management Areas</b>
<b>Figure 6</b>	<b>Silviculture Transition Within CMA</b>
<b>Figure 7</b>	<b>Conservation Easement Timing: Illustrative Scenarios</b>

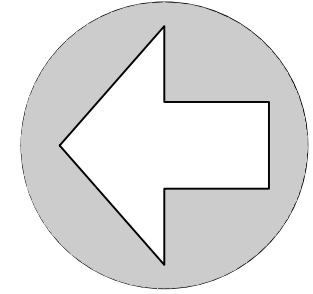
## ATTACHMENTS

<b>Attachment 1</b>	<b>Baseline Inventory Report from Approved NARA</b>
<b>Attachment 2</b>	<b>Photographic Atlas from Approved NARA</b>
<b>Attachment 3</b>	<b>Murphree Wellfield Conservation Easement</b>
<b>Attachment 4</b>	<b>Deerhaven Buffer Special Warranty Deed</b>
<b>Attachment 5</b>	<b>CMA Management Plan Checklist</b>
<b>Attachment 6</b>	<b>Reserved for Future Fencing Plans</b>
<b>Attachment 7</b>	<b>Reserved for Future Additions of Signage and Access Plan Sheets</b>
<b>Attachment 8</b>	<b>Reserved for Sidewalk Plans Approved in Designated CMAs</b>
<b>Attachment 9</b>	<b>Conservation Easement Template</b>
<b>Attachment 10</b>	<b>Reserved for Future Approved Stormwater Management Plans</b>
<b>Attachment 11</b>	<b>Reserved for Future CMA Management Agreements</b>

## APPENDIX

<b>Appendix A - Bibliography</b>
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# FIGURE 1: GAINESVILLE 121 PLANNING PARCEL BOUNDARY



**NORTH**  
SCALE: 1" = 500'  
0 250 500 1000  
GRAPHIC SCALE

**LEGEND**

— PLANNING PARCEL BOUNDARY

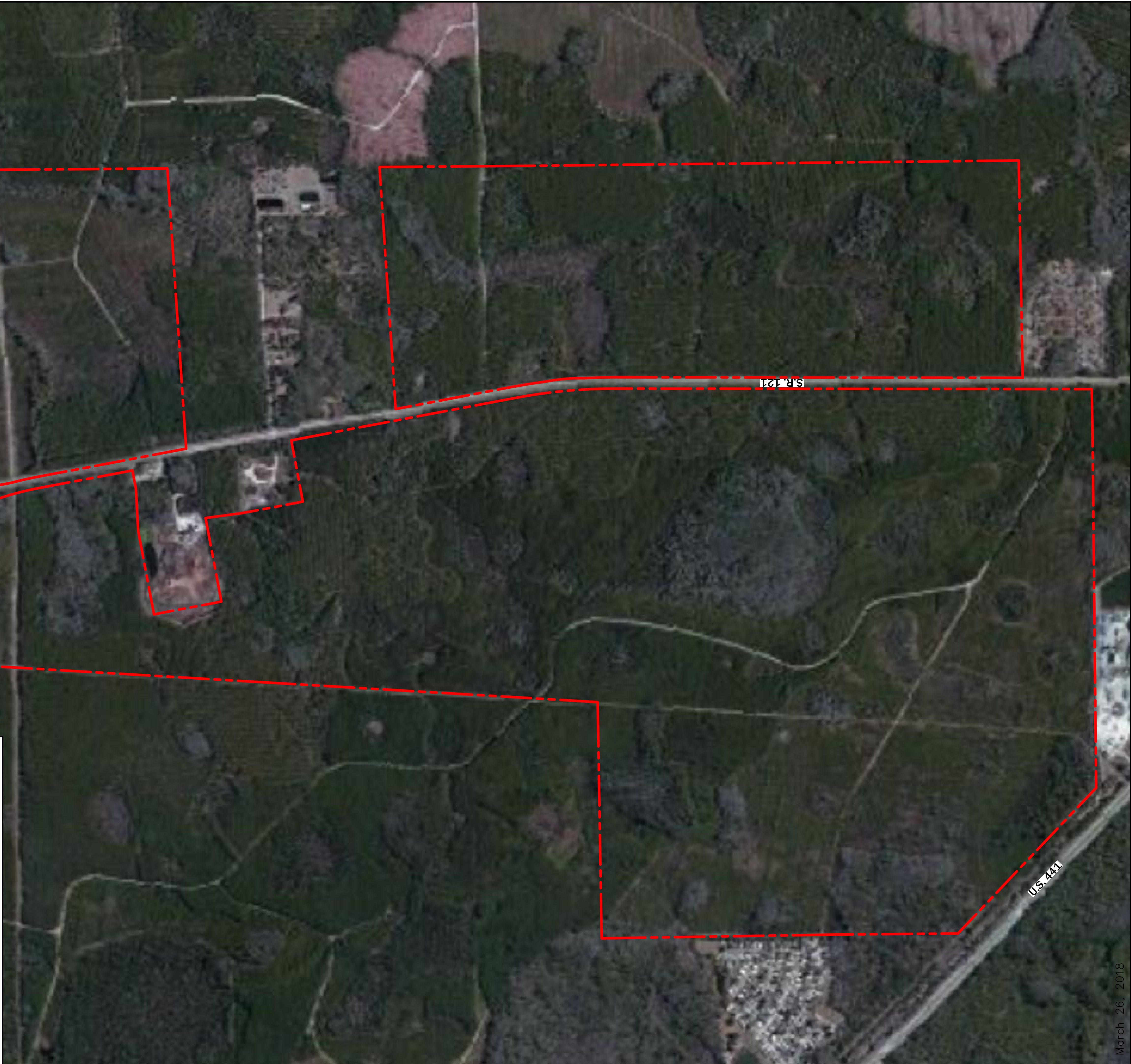


Figure 2 - Boundary Survey, Page 1

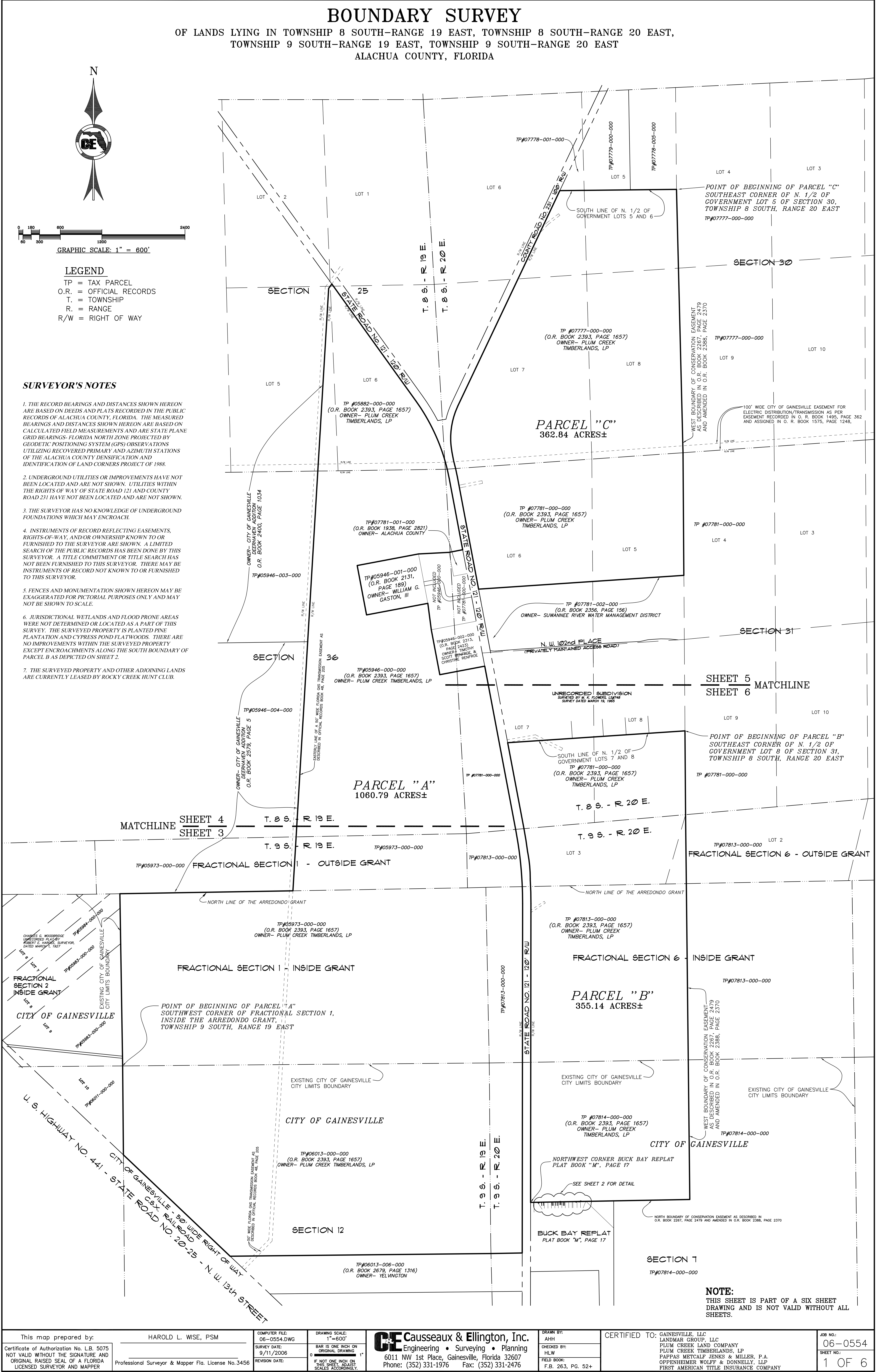


Figure 2 - Boundary Survey, Page 2

BOUNDARY SURVEY

OF LANDS LYING IN TOWNSHIP 8 SOUTH-RANGE 19 EAST, TOWNSHIP 8 SOUTH-RANGE 20 EAST,  
TOWNSHIP 9 SOUTH-RANGE 19 EAST, TOWNSHIP 9 SOUTH-RANGE 20 EAST  
ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTIONS (AS PREPARED BY THIS SURVEYOR)

PARCEL A

A tract of land situated in Fractional Sections 1, inside and outside the Arredondo Grant, and Section 12, Township 9 South, Range 19 East, and in Fractional Sections 6, inside and outside the Arredondo Grant, and Section 7, Township 9 South, Range 20 East, and in Sections 25 and 36, Township 8 South, Range 19 East, and in Sections 30 and 31, Township 8 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

BEGIN at a 4" square unidentified concrete monument at the Southwest corner of the aforementioned Fractional Section 1, inside the Arredondo Grant, Township 9 South, Range 19 East and run N.00°55'38"W. (State Plane Grid Bearings, Florida North Zone), along the West line of said Fractional Section 1, a distance of 2485.62 feet to a 4" square concrete monument and cap stamped N. T. & P. Co. at the Northwest corner of said Fractional Section 1 on the North line of the Arredondo Grant; thence run N.89°01'39"E., along said North line of the Arredondo Grant, a distance of 2499.63 feet to a 4" square concrete monument and cap stamped GFY LB021 on the Easterly line of a 50' wide Florida Gas Transmission Easement as described in Official Records Book 48, page 205 of the Public Records of Alachua County, Florida; thence run N.03°23'37"E., along said Easterly line, and along the Easterly line of the City of Gainesville Property described in deed recorded in Official Records Book 2579, page 5 of said Public Records, a distance of 3601.83 feet to a 4" square concrete monument and cap stamped GFY LB021; thence run N.03°23'40"E., along said Easterly line of a 50' wide Florida Gas Transmission Easement, and along the Easterly line of the City of Gainesville Property described in deed recorded in Official Records Book 2400, page 1034 of said Public Records, a distance of 5109.84 feet to a 4" square concrete monument and cap stamped GFY LB021; thence run N.35°57'50"E., along said Easterly line of a 50' wide Florida Gas Transmission Easement, and along said Easterly line of the City of Gainesville Property, a distance of 78.21 feet to a 4" square concrete monument and cap stamped GFY LB021 on the Westerly right of way line of State Road No. 121 (120 foot wide right of way); thence run S.35°42'38"E., along said right of way line, a distance of 2085.01 feet to a 5/8" iron rod and cap stamped FDOT at the beginning of a curve concave Southwesterly and having a radius of 2804.79 feet; thence run Southeasterly, along said right of way line, with said curve, through an arc angle of 24°59'18", an arc distance of 1223.25 feet (chord bearing and distance of S.23°12'40"E., 1213.58 feet respectively) to a 5/8" iron rod and cap stamped FDOT at the end of said curve; thence run S.10°43'21"E., along said right of way line, a distance of 1046.16 feet to a 4" square concrete monument marked SRD R/W at the Northeast corner of the Alachua County property as described in deed recorded in Official Records Book 1938, page 2821 of said Public Records; thence run S.79°16'39"W., along the Northerly line of said Alachua County property, a distance of 200.00 feet to a 5/8" iron rod and cap stamped C&E INC. LB5075 at the Northwest corner of said Alachua County property; thence run S.87°01'15"W., a distance of 443.04 feet to a 4" square concrete monument and cap stamped C&E INC. LB5075 at the Northeast corner of the Gaston property as described in Official Records Book 2131, page 189 of said Public Records; thence run Westerly, Southerly, and Easterly along the Northerly, Westerly and Southerly boundaries of said Gaston property the following three courses: (1) thence S.79°16'39"W., a distance of 900.00 feet to a 4" square concrete monument and cap stamped C&E INC. LB5075; (2) thence S.10°43'21"E., a distance of 726.00 feet; (3) thence run N.79°16'39"E., a distance of 900.00 feet to a 4" square concrete monument and cap stamped C&E INC. LB5075 at the Southeast corner of said Gaston property; thence run S.07°35'33"E., a distance of 384.59 feet to the Northwest corner of the Renfroe property as described in Official Records Book 2313, page 2423 of said Public Records; thence run Southerly and Easterly, along the Westerly and Southerly boundaries of said Renfroe property the following two courses: (1) thence S.10°43'21"E., a distance of 660.00 feet to a 4" square concrete monument and cap stamped C&E INC. LB5075; (2) thence N.79°16'39"E., a distance of 660.00 feet to a 4" square concrete monument and cap stamped C&E INC. LB5075 at the Southeast corner of said Renfroe property and lying on the aforementioned Westerly right of way line of State Road No. 121; thence run S.10°43'21"E., along said right of way line, a distance of 2409.72 feet to a 5/8" iron rod and cap stamped FDOT at the beginning of a curve concave Westerly and having a radius of 5669.58 feet; thence run Southerly, along said right of way line, with said curve, through an arc angle of 10°47'22", an arc distance of 1067.65 feet (chord bearing and distance of S.05°19'39"E., 1066.07 feet respectively) to a 5/8" iron rod and cap stamped FDOT at the end of said curve; thence run S.00°03'52"W., along said right of way line, a distance of 5042.15 feet to a 4" square concrete monument and cap stamped C&E INC. LB5075 at the Northeast corner of the Yelvington property as described in deed recorded in Official Records Book 2679, page 1316 of said Public Records; thence run Westerly, along the North line of said Yelvington property the following two courses: (1) thence S.88°54'31"W., a distance of 429.96 feet to a 1/2" iron rod and cap stamped LS1824; (2) thence S.89°25'18"W., a distance of 3788.60 feet to a 1/2" iron rod and cap stamped LS1824 at the Northwest corner of said Yelvington property lying on the Northeasterly right of way line of a 50 foot wide strip of City of Gainesville land as described in deed recorded in Official Records Book 634, page 164 of said Public Records; thence run N.46°30'35"W., along said Northeasterly right of way line, a distance of 2124.79 feet to a 4" square concrete monument and cap stamped PRM 3456 on the West line of the aforementioned Section 12, Township 9 South, Range 19 East; thence run N.00°28'44"W., along said West line, a distance of 1284.65 feet to the POINT OF BEGINNING.

PARCEL B

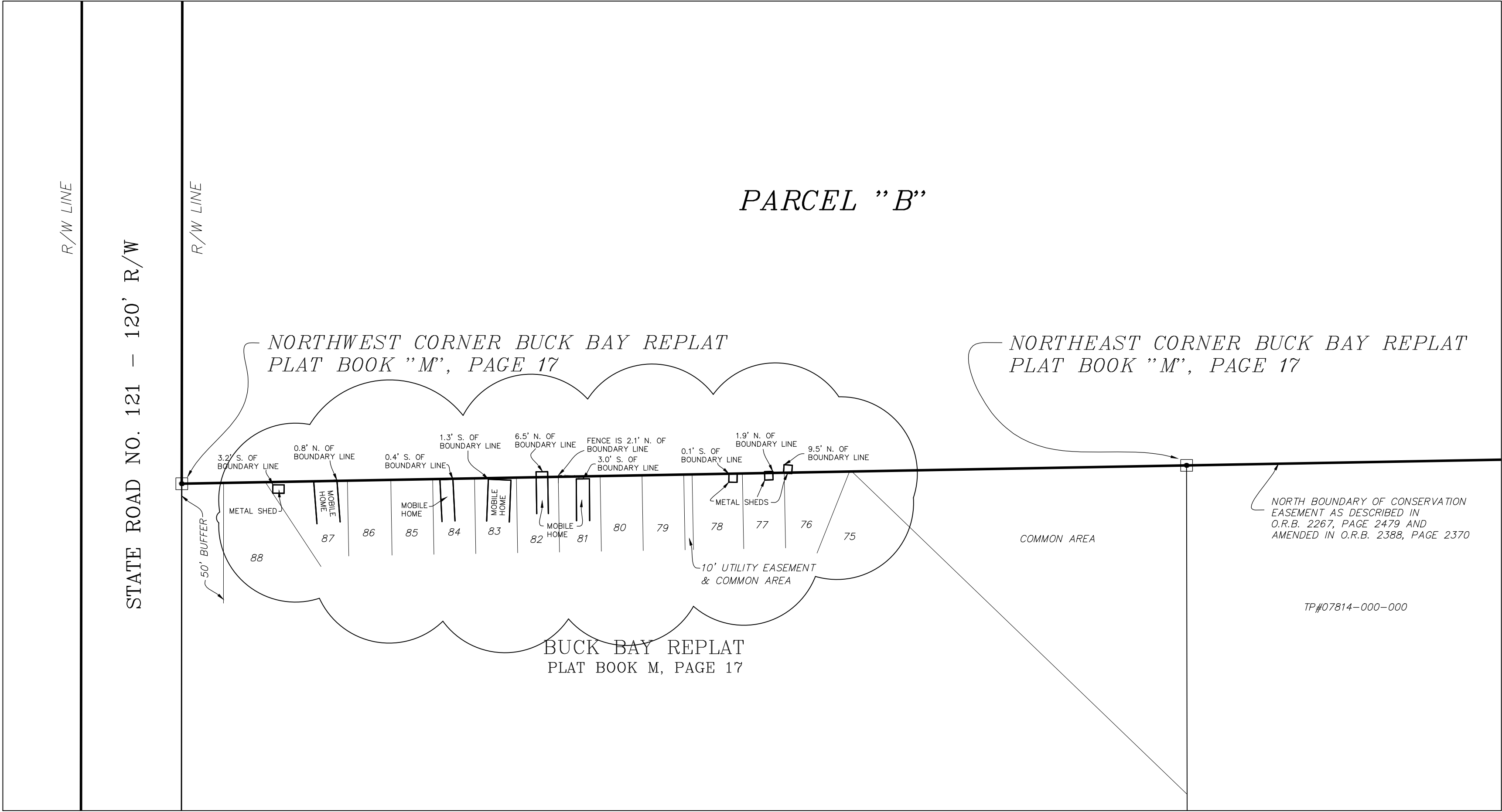
A tract of land situated in Fractional Sections 6, inside and outside the Arredondo Grant, Township 9 South, Range 20 East, and in Section 31, Township 8 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

BEGIN at an unidentified 4" square concrete monument at the Southeast corner of the North half (N 1/2) of Government Lot 8 of the aforementioned Section 31, Township 8 South, Range 20 East and run S.00°24'49"E. (State Plane Grid Bearings, Florida North Zone), along the West boundary of the Conservation Easement as described in Official Records Book 2267, page 2479 and amended in Official Records Book 2388, page 2370 of the Public Records of Alachua County, Florida, a distance of 1209.61 feet to a 4" square concrete monument and cap stamped GFY LB021 on the South line of said Section 31; thence run S.00°37'30"E., along said West boundary of the Conservation Easement, a distance of 5555.45 feet to a 4" square concrete monument and cap stamped GFY LB021; thence run S.88°57'41"W., along the North boundary of said Conservation Easement, a distance of 1098.71 feet to a 3"x5" concrete monument and cap stamped PRM LS2742 at the Northeast corner of Buck Bay Replat, as per plat thereof recorded in Plat Book "M", Page 17 of said Public Records; thence run S.88°57'10"W., along the North boundary of said Buck Bay Replat, a distance of 1200.04 feet to a 4" square concrete monument and cap stamped PRM LS2742 on the Easterly right of way line of State Road No. 121; thence run N.00°03'52"E., along said right of way line, a distance of 4311.44 feet to a 5/8" iron rod and cap stamped FDOT at the beginning of a curve concave Westerly and having a radius of 5789.58 feet; thence run Northerly, along said East right of way line, through an arc angle of 03°22'05", an arc distance of 340.33 feet (chord bearing and distance of N.01°37'01"W., 340.28 feet respectively) to a 4" square concrete monument and cap stamped C&E INC LB5075 at the end of said curve; thence run N.00°04'02"E., along said East right of way line, a distance of 20.58 feet to a 4" square concrete monument and cap stamped C&E INC LB5075 at the beginning of a curve concave Westerly and having a radius of 1959.86 feet; thence run Northerly, along said East right of way line, with said curve, through an arc angle of 10°47'22", an arc distance of 369.06 feet (chord bearing and distance of N.05°19'39"W., 368.52 feet respectively) to the end of said curve; thence run N.10°43'20"W., along said East right of way line, a distance of 20.58 feet to a 4" square concrete monument and cap stamped C&E INC LB5075 at the beginning of a curve concave Westerly and having a radius of 5789.58 feet; thence run Northerly, along said East right of way line, with said curve, through an arc angle of 03°22'05", an arc distance of 340.33 feet (chord bearing and distance of N.09°02'18"W., 340.28 feet) to a 5/8" iron rod and cap stamped FDOT at the end of said curve; thence run N.10°43'21"W., along said East right of way line, a distance of 1261.90 feet to a 4" square concrete monument and cap stamped C&E INC LB5075 on the South line of the North Half (N 1/2) of Government Lot 7 of said Section 31; thence run N.86°10'18"E., along said South line and along the South line of said North Half (N 1/2) of Government Lot 8 of said Section 31, a distance of 2565.78 feet to the POINT OF BEGINNING.

PARCEL C

A tract of land situated in Sections 30 and 31, Township 8 South, Range 20 East, Alachua County, Florida, being more particularly described as follows:

BEGIN at a 4" square concrete monument and cap stamped H. H. GREEN O-1 PROP. COR. at the Southeast corner of the North half (N 1/2) of Government Lot 5 of the aforementioned Section 30, Township 8 South, Range 20 East and run S.01°24'26"E. (State Plane Grid Bearings, Florida North Zone), along the West boundary of the Conservation Easement as described in Official Records Book 2267, page 2479 and amended in Official Records Book 2388, page 2370 of the Public Records of Alachua County, Florida, a distance of 3803.04 feet to a 4" square concrete monument and cap stamped GFY LB021 on the North line of said Section 31; thence run S.00°24'27"E., along said West boundary of the Conservation Easement, a distance of 1770.12 feet to a 1/2" iron rod and cap stamped GFY LB021 at the Northeast corner of the Suwannee River Water Management District property as described in deed recorded in Official Records Book 2356, page 156 of said Public records; thence run S.86°09'32"W., along the North line of said Suwannee River Water Management District property, a distance of 2970.84 feet to a 4" square concrete monument and cap stamped GFY LB021 on the Easterly right of way line of State Road No. 121; thence run N.10°43'21"W., along said right of way line, a distance of 1647.36 feet to a 5/8" iron rod and cap stamped FDOT at the beginning of a curve concave Westerly and having a radius of 2924.79 feet; thence run Northerly, along said right of way line, with said curve, through an arc angle of 04°44'41", an arc distance of 242.21 feet (chord bearing and distance of N.13°05'22"W., 242.14 feet respectively) to a 4" square concrete monument and cap stamped C&E INC LB5075 at the intersection of said Easterly right of way line of State Road No. 121 with the Easterly right of way line of County Road No. 231; thence run N.10°43'21"W., along said Easterly right of way line of County Road No. 231, a distance of 121.98 feet to a 4" square concrete monument and cap stamped C&E INC LB5075 at the beginning of a curve concave Easterly and having a radius of 1096.28 feet; thence run Northerly, along said Easterly right of way line of County Road No. 231, with said curve, through an arc angle of 36°03'13", an arc distance of 689.84 feet (chord bearing and distance of N.07°18'15"E., 678.51 feet respectively) to a 4" square concrete monument and cap stamped C&E INC LB5075 at the end of said curve; thence run N.25°19'52"E., along said East right of way line, a distance of 3436.21 feet to a 4" square concrete monument and cap stamped H. H. GREEN O-1 PROP COR. on the South line of the North Half (N 1/2) of Government Lot 6 of said Section 30; thence run N.89°23'35"E., along said South line and along the South line of said North Half (N 1/2) of Government Lot 5, a distance of 1685.87 feet to the POINT OF BEGINNING.



DETAIL OF ENCROACHMENTS ALONG BOUNDARY LINE  
SCALE 1"=100'

NOTE:  
THIS SHEET IS PART OF A SIX SHEET  
DRAWING AND IS NOT VALID WITHOUT ALL  
SHEETS.

JOB NO.: 06-0554 SHEET NO.: 2 OF 6	CERTIFIED TO: GAINESVILLE, LLC PLUM CREEK LAND COMPANY PLUM CREEK TIMBERLANDS, LP OPPENHEIMER WOLF & DONNELLY, LLP FIRST AMERICAN TITLE INSURANCE COMPANY	DRAWN BY: AHL CHECKED BY: HLW FIELD BOOK: F.B. 263, PG. 52+	COMPUTER FILE: 9/11/2006 SCALE DATE: 9/11/2006 REVISION DATE:	DRAWING SCALE: 1"=100' BASE IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON ORIGINAL DRAWING, SCALE AS SHOWN	HAROLD L. WISE, PSM SEE SHEET 1 Professional Surveyor & Mapper Fla. License No. 3466	This map prepared by: Certificate of Authorization No. LB 5075 NATIONAL PROFESSIONAL SURVEYORS ASSOCIATION ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[illegible]

**BOUNDARY SURVEY**  
OF LANDS LYING IN TOWNSHIP 8 SOUTH-RANGE 19 EAST, TOWNSHIP 8 SOUTH-RANGE 20 EAST,  
TOWNSHIP 9 SOUTH-RANGE 19 EAST, TOWNSHIP 9 SOUTH-RANGE 20 EAST  
ALACHUA COUNTY, FLORIDA

**LEGEND**

- = SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED C&E INC. LB 5075
- = FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED AS NOTED HEREON
- = FOUND IRON ROD & CAP - SIZE & TYPE NOTED HEREON
- = SET 5/8" IRON ROD & CAP STAMPED C&E INC. LB 5075
- (M) = CALCULATED BASED ON FIELD MEASUREMENTS
- (R) = AS PER RECORD DEEDS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- C.C.R. = CERTIFIED CORNER RECORD
- TP = TAX PARCEL
- O.R. = OFFICIAL RECORDS
- T. = TOWNSHIP
- R. = RANGE
- R/W = RIGHT OF WAY
- Δ = ARC ANGLE
- R = RADIUS
- L = ARC DISTANCE
- C = CHORD DISTANCE
- CB = CHORD BEARING
- ID. = IDENTIFICATION

**NOTE:**  
THIS SHEET IS PART OF A SIX SHEET DRAWING AND IS NOT VALID WITHOUT ALL SHEETS.

**GRAPHIC SCALE: 1" = 300'**

**PARCEL "A"**  
1060.79 ACRES±

**PARCEL "C"**  
362.84 ACRES±

**SECTION 25**

**SECTION 36**

**FRACTIONAL SECTION 1 - OUTSIDE GRANT**

**MATCHLINE SHEET 4**

**MATCHLINE SHEET 3**

**SEE SHEET 1**

**Professional Surveyor & Mapper Fla. License No. 3456**

**COMPUTER FILE:** 06-0554.DWG  
**SURVEY DATE:** 9/11/2006  
**REVISION DATE:**

**DRAWING SCALE:** 1"=300'  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**Causseaux & Ellington, Inc.**  
Engineering • Surveying • Planning  
6011 NW 1st Place, Gainesville, Florida 32607  
Phone: (352) 331-1976 Fax: (352) 331-2476

**DRAWN BY:** AIH  
**CHECKED BY:** HLW  
**FIELD BOOK:** F.B. 263, PG. 52+

**CERTIFIED TO:** GAINESVILLE, LLC  
LANDMARK GROUP, LLC  
PLUM CREEK LAND COMPANY  
PLUM CREEK TIMBERLANDS, LP  
PAPPAS METCALF JENKS & MILLER, P.A.  
OFFENHEIMER WOLFF & DONNELLY, LLP  
FIRST AMERICAN TITLE INSURANCE COMPANY

**JOB NO.:** 06-0554  
**SHEET NO.:** 4 OF 6

**BOUNDARY SURVEY**  
OF LANDS LYING IN TOWNSHIP 8 SOUTH-RANGE 19 EAST, TOWNSHIP 8 SOUTH-RANGE 20 EAST,  
TOWNSHIP 9 SOUTH-RANGE 19 EAST, TOWNSHIP 9 SOUTH-RANGE 20 EAST  
ALACHUA COUNTY, FLORIDA

**LEGEND**

- = SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED C&E INC. LB 5075
- = FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED AS NOTED HEREON
- = FOUND IRON ROD & CAP - SIZE & TYPE NOTED HEREON
- = SET 5/8" IRON ROD & CAP STAMPED C&E INC. LB 5075
- (M) = CALCULATED BASED ON FIELD MEASUREMENTS
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- ID. = IDENTIFICATION

**NOTE:**  
THIS SHEET IS PART OF A SIX SHEET DRAWING AND IS NOT VALID WITHOUT ALL SHEETS.

**GRAPHIC SCALE:** 1" = 300'

**SECTION 30**

**SECTION 31**

**PARCEL "C"**  
362.84 ACRES±

**CURVE DATA (M)**  
Δ = 36°03'13"  
R = 1096.28'  
L = 689.84'  
C = 678.51'  
CB = N 07°18'15" E

**CURVE DATA (M)**  
Δ = 24°59'18"  
R = 2804.79'  
L = 1223.25'  
C = 1213.58'  
CB = S 23°12'40" E

**CURVE DATA (M)**  
Δ = 4°44'41"  
R = 2924.79'  
L = 242.21'  
C = 242.14'  
CB = N 13°05'22" W

**TP #05946-001-000**  
(O.R. BOOK 2393, PAGE 1657)  
OWNER- PLUM CREEK TIMBERLANDS, LP

**TP #05946-002-000**  
(O.R. BOOK 2313, PAGE 189)  
OWNER- WILLIAM G. GASTON, III

**TP #05946-003-000**  
(O.R. BOOK 2393, PAGE 1657)  
OWNER- PLUM CREEK TIMBERLANDS, LP

**TP #05946-004-000**  
(O.R. BOOK 2313, PAGE 189)  
OWNER- WILLIAM G. GASTON, III

**TP #05946-005-000**  
(O.R. BOOK 2393, PAGE 1657)  
OWNER- PLUM CREEK TIMBERLANDS, LP

**TP #05946-006-000**  
(O.R. BOOK 2313, PAGE 189)  
OWNER- WILLIAM G. GASTON, III

**TP #05946-007-000**  
(O.R. BOOK 2393, PAGE 1657)  
OWNER- PLUM CREEK TIMBERLANDS, LP

**TP #05946-008-000**  
(O.R. BOOK 2313, PAGE 189)  
OWNER- WILLIAM G. GASTON, III

**TP #05946-009-000**  
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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

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OWNER- WILLIAM G. GASTON, III

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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

**TP #05946-037-000**  
(O.R. BOOK 2393, PAGE 1657)  
OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

**TP #05946-047-000**  
(O.R. BOOK 2393, PAGE 1657)  
OWNER- PLUM CREEK TIMBERLANDS, LP

**TP #05946-048-000**  
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OWNER- WILLIAM G. GASTON, III

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OWNER- PLUM CREEK TIMBERLANDS, LP

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OWNER- WILLIAM G. GASTON, III

**TP #05946-051-000**  
(O.R. BOOK 2393, PAGE 1657)  
OWNER- PLUM CREEK TIMBERLANDS, LP

**TP #05946-052-000**  
(O.R. BOOK 2313, PAGE 189)  
OWNER- WILLIAM G. GASTON, III

**TP #05946-053-000</**

# BOUNDARY SURVEY

OF LANDS LYING IN TOWNSHIP 8 SOUTH-RANGE 19 EAST, TOWNSHIP 8 SOUTH-RANGE 20 EAST,  
TOWNSHIP 9 SOUTH-RANGE 19 EAST, TOWNSHIP 9 SOUTH-RANGE 20 EAST  
ALACHUA COUNTY, FLORIDA

**PARCEL "A"**  
1060.79 ACRES±

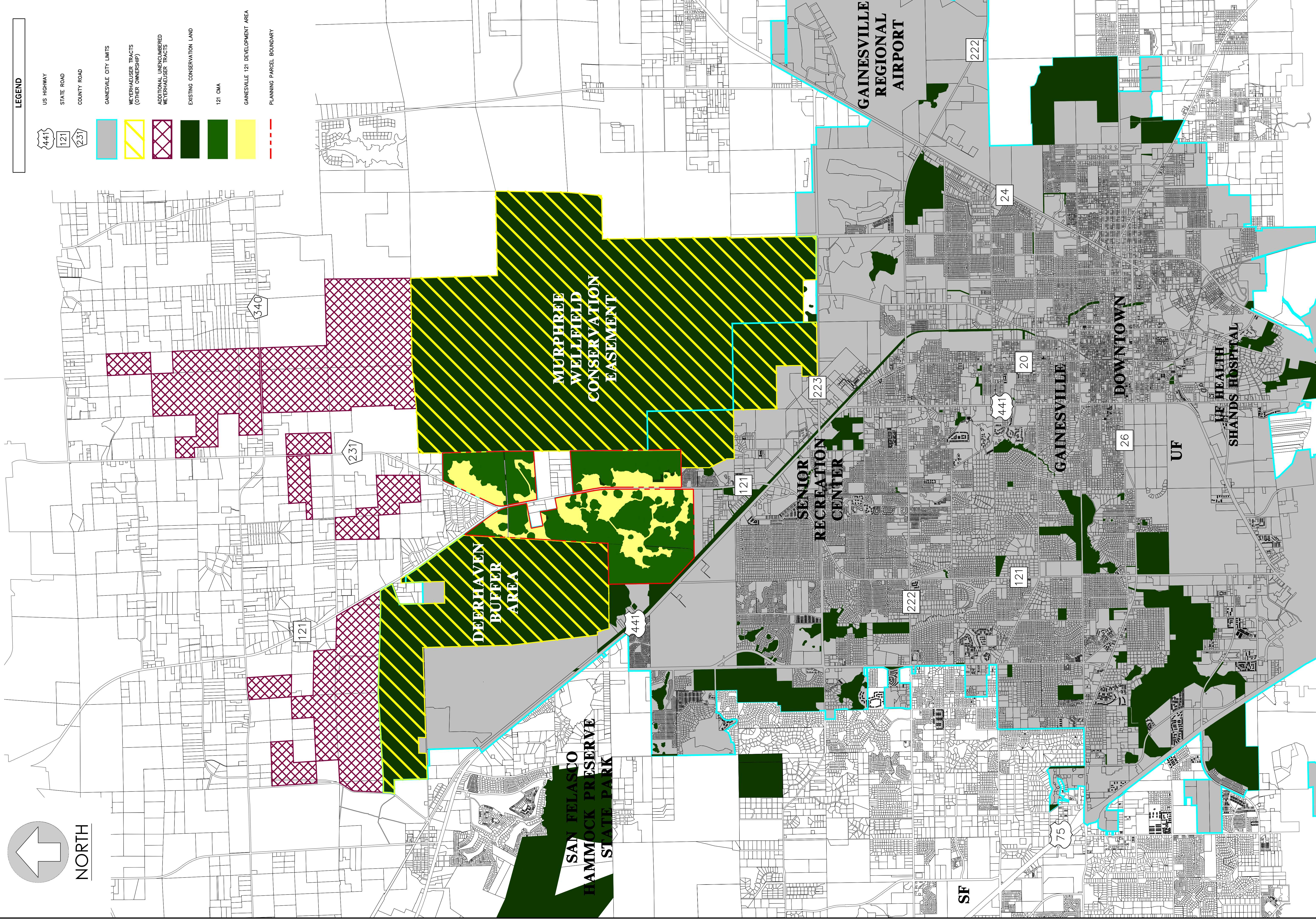
**PARCEL "B"**  
355.14 ACRES±

**LEGEND**

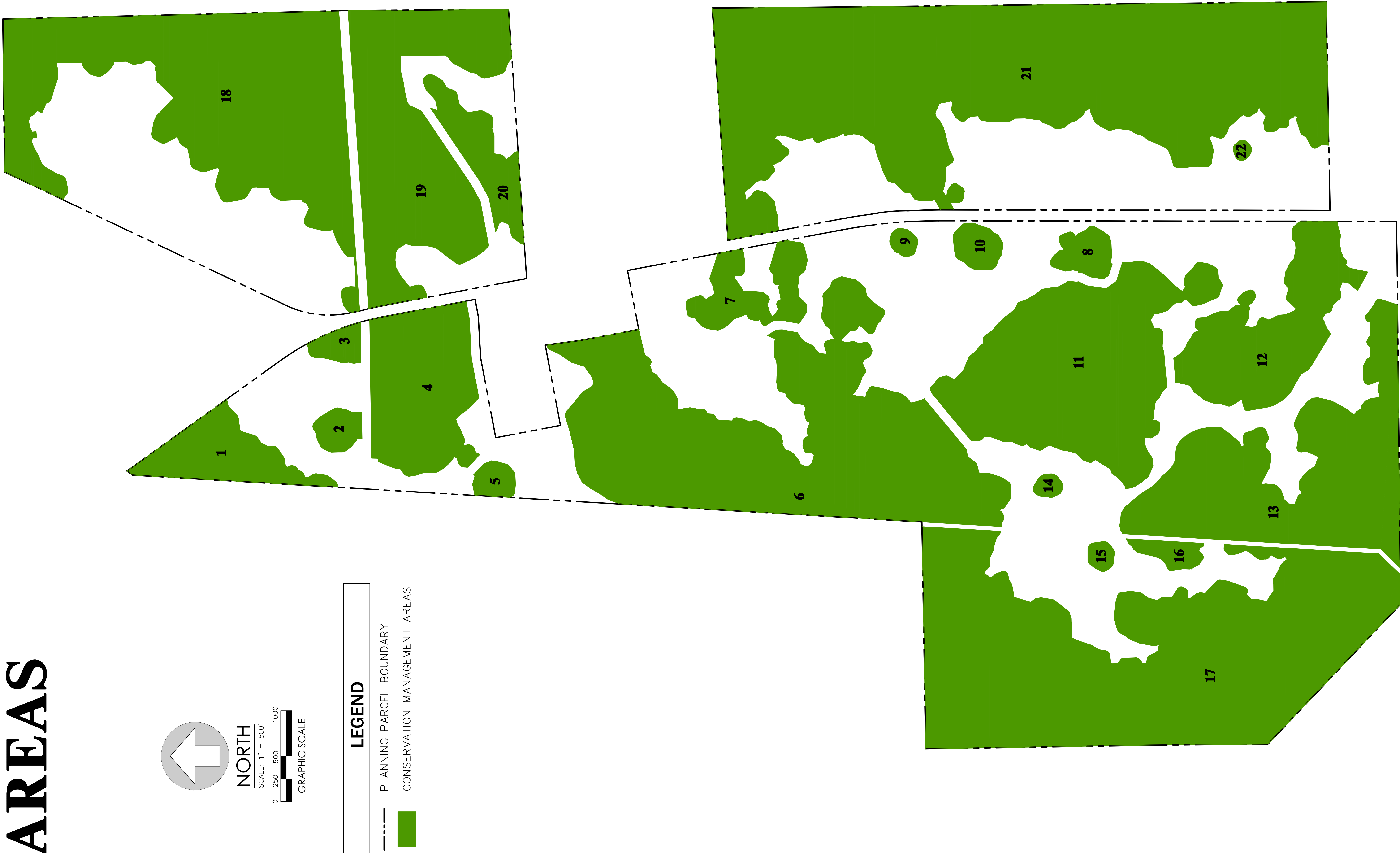
- = SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED C&E INC. LB 5075
- = FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED AS NOTED HEREON
- = FOUND IRON ROD & CAP - SIZE & TYPE NOTED HEREON
- (M) = CALCULATED BASED ON FIELD MEASUREMENTS
- (R) = AS PER RECORD DEEDS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- C.C.R. = CERTIFIED CORNER RECORD
- TP = TAX PARCEL
- O.R. = OFFICIAL RECORDS
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- C = CHORD DISTANCE
- CB = CHORD BEARING
- ID. = IDENTIFICATION

**NOTE:**  
THIS SHEET IS PART OF A SIX SHEET DRAWING AND IS NOT VALID WITHOUT ALL SHEETS.

FIGURE 3: REGIONAL CONTEXT MAP

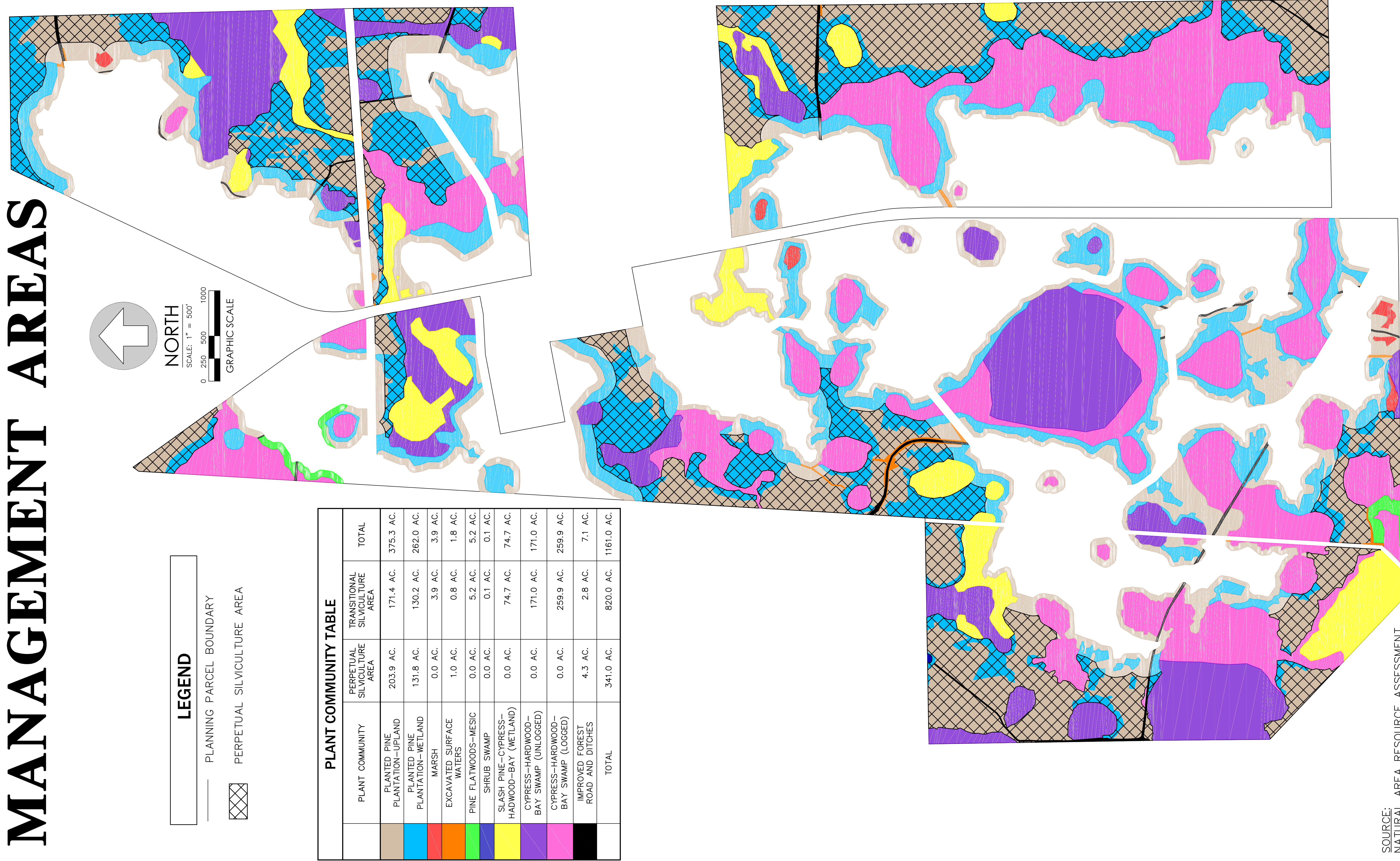


# FIGURE 4: DESIGNATED CONSERVATION MANAGEMENT AREAS



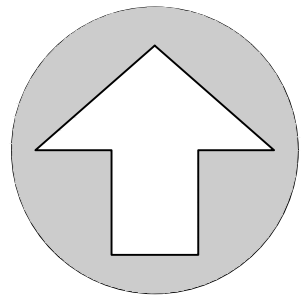
\\SERVER3\enr\projects\Weyerhaeuser SR\_121\Plans\Current\DMG\Zoning Exhibits\W1627462.dwg, FIGURE 5 PLANT COMMUNITIES WITHIN CMAs, 4/11/2018 10:55:52 AM, engineer9.DWG To PDF.pc3

# FIGURE 5: PLANT COMMUNITIES WITHIN CONSERVATION MANAGEMENT AREAS



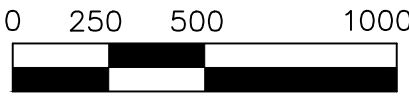
SOURCE:  
NATURAL AREA RESOURCE ASSESSMENT  
GAINESVILLE 121 PROJECT SITE: ECOSYSTEM  
RESEARCH CORPORATION DATED 05/22/17

# SILVICULTURE TRANSITION WITHIN CMA



NORTH

SCALE: 1" = 500'




GRAPHIC SCALE

## LEGEND

----- PLANNING PARCEL BOUNDARY

 CONSERVATION MANAGEMENT AREA

 TRANSITION AREAS IN PLANTED PINE PLANTATION (TRANSITION OUT OF SILVICULTURE AS DEVELOPMENT TAKES PLACE (637 AC.))

 TRANSITION AREAS NOT IN PLANTED PINE PLANTATION (TRANSITION OUT OF SILVICULTURE WHEN CMA MANAGEMENT PLAN TAKES EFFECT (523 ACRES))

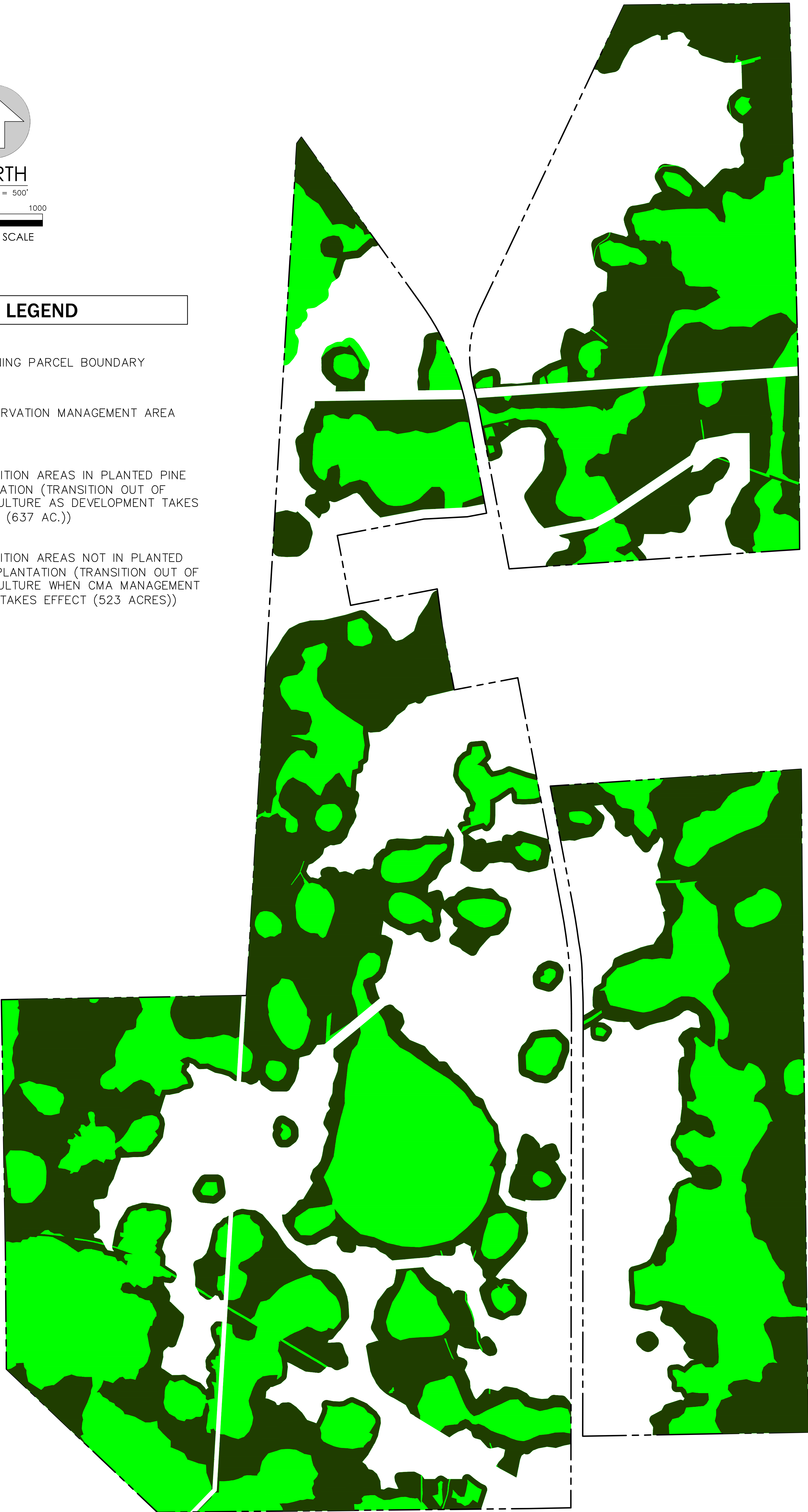


Figure 6  
Revised 06/15/2022

# FIGURE 7: ILLUSTRATIVE PHASING OF CONSERVATION EASEMENT CONVEYANCE

