Appendix B – Draft Ordinance and Attachments Draft Ordinance PD Report Conservation Management Area Management Plan

1	ORDINANCE NO. 211460
2 3 4 5 6 7 8 9	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.
11	WHEREAS, Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
12	Comprehensive Plan to guide the future development and growth of the city; and
13	WHEREAS, the City of Gainesville Comprehensive Plan, as required by Section 163.3177(1),
14	Florida Statutes, must provide the principles, guidelines, standards, and strategies for the orderly
15	and balanced future economic, social, physical, environmental, and fiscal development of the city
16	as reflected by the community's commitments to implement such plan; and
17	WHEREAS, Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive
18	Plan to include a Future Land Use Element with a Future Land Use Map that designates the future
19	general distribution, location, and extent of the uses of land for residential, commercial, industry,
20	agriculture, recreation, conservation, education, public facilities, and other categories of the
21	public and private uses of land, with the goals of protecting natural and historic resources,
22	providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban
23	sprawl; and
24	WHEREAS, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or
25	amend and enforce land development regulations that are consistent with and implement the
26	Comprehensive Plan and that are combined and compiled into a single land development code

27 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
39 40	intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the
39 40 41	intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the
39404142	intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the intersection of U.S. 441 and SR 121; and
 39 40 41 42 43 	 intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the intersection of U.S. 441 and SR 121; and WHEREAS, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778
 39 40 41 42 43 44 	 intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the intersection of U.S. 441 and SR 121; and WHEREAS, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and
 39 40 41 42 43 44 45 	 intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the intersection of U.S. 441 and SR 121; and WHEREAS, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and WHEREAS, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land
 39 40 41 42 43 44 45 46 	 intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the intersection of U.S. 441 and SR 121; and WHEREAS, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and WHEREAS, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land use designations to the 1,778 acres of property annexed into the City by Ordinance Nos. 3768
 39 40 41 42 43 44 45 46 47 	 intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the intersection of U.S. 441 and SR 121; and WHEREAS, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and WHEREAS, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land use designations to the 1,778 acres of property annexed into the City by Ordinance Nos. 3768
 39 40 41 42 43 44 45 46 47 48 	 intersection of U.S. 441 and SR 121; and WHEREAS, on February 12, 2007, the City adopted Ordinance No. 060731 and annexed into the City from Alachua County approximately 1,318 acres of property generally located north of the intersection of U.S. 441 and SR 121; and WHEREAS, Weyerhaeuser is the successor-in-interest by merger to the approximately 1,778 acres of land annexed into the City by Ordinance Nos. 3768 and 060731; and WHEREAS, on January 1, 2009, the City adopted Ordinance No. 070447 and assigned certain land use designations to the 1,778 acres of property annexed into the City by Ordinance Nos. 3768 and 060731, and provided certain conditions including a requirement that the property owner seek Planned Development District (PD) zoning on approximately 744 acres of property lying

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

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

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

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

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

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

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

85 WHEREAS, public hearings were held pursuant to the notice described above at which hearings

the parties in interest and all others had an opportunity to be and were, in fact, heard; and

87 WHEREAS, the City Commission finds that the rezoning of the subject property will be consistent

with the City of Gainesville Comprehensive Plan when the amendment to the Comprehensive

89 Plan adopted by Ordinance No. 211459 becomes effective as provided therein.

90 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,

91 **FLORIDA:**

92 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning the 93 following property from Alachua County Agriculture (A) district to City of Gainesville Planned 94 Development District (PD):

95 See legal description attached as **Exhibit A** and made a part hereof as if set forth

96 97 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**.

98 99 **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 100 PD Report, attached to this ordinance as **Exhibit C** and made a part hereof as if set forth in full, 101 and any applicable regulations in the City's Land Development Code. In the event of conflict or 102 inconsistency, the order of regulatory precedence is as follows, with number 1 taking precedence 103 104 over number 2 and so on: 1) the City's Comprehensive Plan; 2) Exhibit C; and 3) the City's Land 105 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

109 (CMP) attached to this ordinance as **Exhibit D** and made a part hereof as if set forth in full.

110 **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

113 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

120	provisions of this ordinance are declared severable.					
121	SECTION 7.	ON 7. All ordinances or parts of ordinances in conflict herewith are to the extent of such				
122	conflict hereb	y superseded.				
123	SECTION 8.	This ordinance	will become	effective immediately upon a	doption;	however, the
124	rezoning will not become effective until the amendment to the City of Gainesville Comprehensive					
125	Plan adopted	by Ordinance No	o. 211459 bec	comes effective as provided the	erein.	
126						
127	PASSED AND	ADOPTED this _	day of		_, 2022.	
128 129						
130 131 132				LAUREN POE MAYOR		
134 135 136	Attest:			Approved as to form and lega	ility:	
137 138 139 140 141	OMICHELE D. CITY CLERK	GAINEY		DANIEL M. NEE INTERIM CITY ATTORNEY		
142 143	This ordinanc	e passed on first	reading this _	day of		_, 2022.
144 145	This ordinanc	e passed on secc	ond reading th	nis day of		<i>,</i> 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 Sate 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;

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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;

Phone (352) 373-3541 Fax (352) 373-7249 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.

J:\Bob\Plum Creek\PlumCreekSR121West.docx



EXHIBIT OF GAINESVILLE SR 121 PD LANDS

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

> <u>FOR</u> WEYERHAEUSER NR COMPANY

IN

NORTH 1200' 600' 1"=600

743.91 TOTAL ACRES, +/-

years Z \$\$\$ 1 1 <u>с</u> P S รี ธ Corpo $= \alpha \omega 4$ Sheet No.: V-001

LEGEND OF SYMBOLS & ABBREVIATIONS:

No. = NUMBER O.R. = OFFICIAL RECORDS BOOK PGS. = PAGES

R/W = RIGHT OF WAYTP = TAX PARCEL T. 9 S. - R 19 E. = TOWNSHIP 9 SOUTH, RTANGE 19 EAST FOUND CONCRETE MONUMENT (SIZE, ID.)





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

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Gainesville 121 Planned

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

Gainesville 121 Planned

List of Attachments

Attachment 1PD Layout PlanAttachment 2Existing Conditions Map SeriesAttachment 3Legal DescriptionsAttachment 4Legal SketchAttachment 5Conservation 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 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 multiuse 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.

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).



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 bonafide 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.

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.

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.



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.

	Gainesville 121 PD Districts					
FLU	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	
TOTAL	743.9	121.8	272.7	345.8	3.6	

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

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 SPACE1	365.8

¹ 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.

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 labelled "Development Program".

Table 4.3: Development Program

Gainesville	TOTAL Acres in PD Rezoning	% of Total Acres	Minimum Development		Maximum Development	
121 PD			Residential Units	Non- Residential ¹ SF ²	Residential Density	Non-Residential ¹ Intensity ³
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
Total	743.9	100%	668	15,000		See footnote 3

¹ 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.

² SF = Gross Leasable Floor Area.

³ 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
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.

USES	Use Standard¹	Mixed-Use Central District	Conservation Management District	Utility Easement District ³
Accessory dwelling units		\checkmark		
Adult day care homes		\checkmark		
Alcoholic beverage establishments		\checkmark		
Assisted living facility		\checkmark		
Attached dwellings (up to 6 attached units)		\checkmark		
Attached dwellings		\checkmark		
Bed and breakfast establishments		\checkmark		
Business services		\checkmark		
Civic, social & fraternal organizations		\checkmark		
Common Open Space Areas		✓	√2	~
Community Gardens		\checkmark		
Community residential homes (up to 6 residents)		~		

Table 4.4 Permitted Uses

USES	Use Standard¹	Mixed-Use Central District	Conservation Management District	Utility Easement District ³
Community residential homes (more than 6 residents)		~		
Daycare center		\checkmark		
Drive-through facility		√4		
Emergency shelters		✓		
Exercise Studio		\checkmark		
Family child care homes		\checkmark		
Farmer's Market		\checkmark		
Food trucks and food truck park		~		
Funeral homes and crematories		\checkmark		
Health services		\checkmark		
Laboratories, medical and dental		\checkmark		
Libraries		\checkmark		
Microbrewery, Microwinery, Microdistillery		✓		
Multi-family dwellings, small scale (2-4 units per building)		✓		
Multi-family dwellings		~		
Museums and art galleries		\checkmark		
Offices		\checkmark		
Offices, medical and dental		\checkmark		
Personal services		✓		
Places of religious assembly		✓		

USES	Use Standard¹	Mixed-Use Central District	Conservation Management District	Utility Easement District ³
Professional school		~		
Public administration buildings		✓		
Public parks		~	√2	
Recreation, indoor		~		
Recreation, outdoor		~		
Restaurants		✓		
Retail sales (not elsewhere classified)		~		
Schools, elementary, middle & high (public & private)		~		
Scooter or electric golf cart sales		~		
Silviculture		√5	✓2	~
Single-family dwelling		~		
Skilled Nursing Facility		~		
Stormwater / Compensating Storage		~	√2	~
Uses allowed as indicated in the approved Conservation Management Plan			√2	
Veterinary services		✓		
Vocational/Trade school		√		
Wireless communication services	See Section	30-5.32 of the City of Ga	ainesville Form Based C	Code.

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

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

- ³ Uses allowed within the Utility Easement District may not conflict with the provisions of the utility easement.
- ⁴ Drive-through facilities are limited to financial institutions, pharmacies, and dry cleaners with a maximum of 2 drive-through lanes.
- ⁵ 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

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 4.4.3 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. Development within the Mixed Residential District shall be consistent with the requirements of Table 4.4.3 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.

Table 4.5: Dimensional Standards and Development Requirements

	MIXED-USE CENTRAL DISTRICT		MIXED RESIDENTIAL DISTRICT	
	MIXED USE CORE	MIXED USE		
A. BLOCK STANDARDS				
Maximum Block Perimeter	2.000'	2.600'	N/A	
Rear Alley Requirement for Residential Uses ⁶	100%	N/A	N/A	
B. LOT CONFIGURATION				
Minimum Lot Width	18'	18'	18'	
C. DEVELOPMENT INTENSITY		1		
Maximum Non-residential Building Coverage	100%	80%	N/A	
D. BUILDING FRONTAGE – (Not applicable to Single	Family)			
Primary Frontage	60%	50%	N/A	
Secondary Frontage	40%	40%	N/A	
E. BUILDING PLACEMENT IN RELATION TO STREET	MEASURED FROM EDGE OF RIGHT O	FWAY		
Consistent Build to Lines shall be established along al	streets and public space frontages for ea	ch block using the following standards.		
Front Building Façade Setbacks (min)	0'	0'	5'	
Front Building Façade Setbacks (max)	10'	20'	N/A	
F. BUILDING SETBACKS MEASURED FROM LOT LIN	E ^{4,5}			
Side Setback	0'	0'	0'	
Rear Setback with Alley ¹	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	N/A	10'	N/A	
Forward-Most Vertical Element of the Building Façade				
(min)				
G. BUILDING HEIGHT				
Maximum Stories	5	4	3	
Maximum Feet (measured to roof peak)	88'	60'	60'	
H. GLAZING ²				
Minimum First Floor	50%	30%	N/A	
Non-residential				
Minimum First Floor Multi-Family	30%	30%	30%	
Minimum Upper	15%	15%	N/A	
Floors Non-residential				
and Multi-Family				
I. SCREENING – (Not applicable to Single Family)				
Screening of unsightly mechanical equipment and	Yes	Yes	Yes	
building features from view from public rights-of-ways				
required. ³				

MIXED-USE CENTRAL DISTRICT

MIXED RESIDENTIAL DISTRICT

MIXED USE CORE

MIXED USE

J. BUILDING ENTRANCES					
Required Entrance Oriented Toward Primary Street	Yes	Yes	Yes		
Porches Required for Single Family Detached	100%	50%	N/A		
K. PARKING	K. PARKING				
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.		
L. LIGHTING					
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		

¹ 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.

² 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.

³ 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.

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

⁵ Lots adjacent to Eryn's Garden Subdivion are required to meet the standards established in Sec. 4.3.1.3.

⁶ 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

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.
- 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.
- I. 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

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".
- 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.

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.

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

4.3.4 Sign Standards

4.3.5 Landscape Standards

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.

<u>Compost Pilot Program</u>. 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.

<u>Community Garden</u>. 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

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 predevelopment 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.

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.

4.3.7 Environmental

- 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.
- 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.
 - Wetlands are protected by wetland buffers that are a minimum of 50-feet wide and an average of 75feet 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.

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.

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.





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.











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. Celluar 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.







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.

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.

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

5.1 Transportation Mobility

Gainesville 121 shall be served internally with an interconnected network of streets and mutli-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:

- 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 300th 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.

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 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

5.2 Level of Service

lieu. Should construction of the paved multi-use trail not be permitted or otherwise feasible within the rights-ofway 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.

Attachment 1

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

THE INTERNAL ROAD NETWORK DEPICTED ON THIS PD LAYOUT PLAN IS CONCEPTUAL AND THE FINAL APPROVED NETWORK CONFIGURATION WILL BE DETERMINED DURING 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

ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN GOVERNING THE APPROVED DISTRICT. IMPACTS TO WETLANDS ARE ALLOWED WHERE NECESSARY TO ACHIEVE INTERCONNECTIVITY BETWEEN UPLAND PROPERTIES CONSISTENT WITH FLUE 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

ADDITIONAL TWENTY ACRES (2.7% OF THE PD AREA) WILL BE IDENTIFIED WITHIN THE DEVELOPMENT DISTRICTS AS USABLE OPEN SPACE DURING THE DEVELOPMENT REVIEW

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

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

BY FUTURE LAND USE POLICY 4.3.4 A.13. TO BE RETAINED ALONG THE SOUTHERN TOGETHER WITH PORTIONS OF THE APPROVED CONSERVATION MANAGEMENT AREAS.

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

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

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%±		





Attachment 2

Existing Conditions Map Series

GAINESVILLE 121 PLANNED DEVELOPMENT EXISTING CONDITIONS MAP-AERIAL EXHIBIT



GAINESVILLE 121 PLANED DEVELOPMENT EXISTING CONDITIONS MAP - WETLANDS AND SURFACE WATERS













GAINESVILLE 121 PLANNED DEVELOPMENT EXISTING CONDITIONS MAP - TRANSIT FACILITY MAP



Attachment 3

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 Sate 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;

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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;

Phone (352) 373-3541 Fax (352) 373-7249 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.

J:\Bob\Plum Creek\PlumCreekSR121West.docx

Attachment 4

Legal Sketch



EXHIBIT OF GAINESVILLE SR 121 PD LANDS

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

> <u>FOR</u> WEYERHAEUSER NR COMPANY

IN

NORTH 1200' 600' 1"=600

743.91 TOTAL ACRES, +/-

years Z \$\$\$ 1 1 <u>с</u> P N รี ธ Corpo $= \alpha \omega 4$ Sheet No.: V-001

LEGEND OF SYMBOLS & ABBREVIATIONS:

No. = NUMBER O.R. = OFFICIAL RECORDS BOOK PGS. = PAGES

R/W = RIGHT OF WAYTP = TAX PARCEL T. 9 S. - R 19 E. = TOWNSHIP 9 SOUTH, RTANGE 19 EAST FOUND CONCRETE MONUMENT (SIZE, ID.)

Attachment 5

Conservation Management Area Map

Attachment 5

CONSERVATION MANAGEMENT AREA MAP





CONSERVATION FUTURE LAND USE ACREAGE IN TRANSITION AREAS WITHIN CMA



 PLANNING PARCEL BOUNDARY
 CONSERVATION FUTURE LAND LISE



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.

Revised 09/09/2022

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 13005 SW 1st Road, Suite 241 Newberry, FL 32609

May 15, 2018

SETTLEMENT AGREEMENT DRAFT - REVISED: June 24, 2022

Revised 9-9-2022

Consultant Team

Environmental

Breedlove, Dennis & Associates, Inc.

Planning eda consultants, inc. femme by design, llc

Legal David Coffey, Esq.

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Section 1. Introduction

This Conservation Management Area Management Plan (hereafter CMA Management Plan) applies to the Conservation Management Area (CMA)¹ approved by the City for the property previously identified in Future Land Use Element Policy $4.3.4^2$ 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.

¹ 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.

² 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 regulations³ 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

³ **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		
WETLAND				
Cypress-Hardwood- Bay (logged)	259.90	Existing harvesting rights are terminated upon the CMA Management Plan taking effect . 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	Existing harvesting rights are terminated upon the CMA Management Plan taking effect . 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	Existing harvesting rights are terminated upon the CMA Management Plan taking effect . 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	Transition Area. One final timber harvest of planted pine plantation is allowed within areas designated Transition Areas Within Planted Pine Plantations in Figure 6 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	Existing harvesting rights are terminated upon the CMA Management Plan taking effect. 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	Existing harvesting rights are terminated upon the CMA Management Plan taking effect. Thereafter, nuisance exotic or non-native plants shall be managed to the degree practicable in accordance with Sec. 3.5 of CMA Management Plan.		
UPLANDS				
Pine Flatwoods-Mesic	5.20	Existing harvesting rights are terminated upon the CMA Management Plan taking effect. 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 Figure 6 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
practicable in accordance with Sec. 3.5 of CMA Management Plan and natural succession allowed to occur.

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. <u>Sidewalks and Multi-Use Paths</u>: 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, handheld 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.

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Attachment 11	Reserved for Future CMA Management Agreements

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Appendix A - Bibliography

IGURE 1: GAI LANNING PA









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-I 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-I 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.

BOUNDARY SURVEY



		лов ио.: 06-0554 sheet no.: 2 0F 6
		FIED TO: GAINESVILLE, LLC LANDMAR GROUP, LLC PLUM CREEK LAND COMPANY PLUM CREEK TIMBERLANDS, LP PLUM CREEK TIMBERLANDS, LP PAPPAS METCALF JENKS & MILLER, P.A. OPPENHEIMER WOLFF & DONNELLY, LLP FIRST AMERICAN TITLE INSURANCE COMPANY
		RAWN BY: AHH HECKED BY: HLW ELD BOOK: 7.B. 263, PG. 52+
B" NORTHEAST COF PLAT BOOK "M",	RNER BUCK BAY REPLAT , PAGE 17	 Causseaux & Ellington, Inc. Engineering • Surveying • Planning 6011 NW 1st Place, Gainesville, Florida 32607 Phone: (352) 331-1976 Fax: (352) 331-2476
COMMON AREA	NORTH BOUNDARY OF CONSERVATION EASEMENT AS DESCRIBED IN O.R.B. 2267, PAGE 2479 AND AMENDED IN O.R.B. 2388, PAGE 2370	DRAWNG SCALE: 1"=100' BAR IS ONE INCH ON ORIGINAL DRAWNG IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
	TP#07814-000-000	COMPUTER FILE: 06-0554.DWG SURVEY DATE: 9/11/2006 REVISION DATE:
ONG BOUNDARY O'	 LINE 	HAROLD L. WISE, PSM SEE SHEET 1 rofessional Surveyor & Mapper Fla. License No. 345
	NOTE: THIS SHEET IS PART OF A SIX SHEET DRAWING AND IS NOT VALID WITHOUT ALL SHEETS.	This map prepared by: ertificate of Authorization No. L.B. 5075 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER









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DRTH $\frac{1}{2}$ Z $\circ \square$ ÿ 2, TRANSITIONAL SILVICULTURE AREA PERPETUAL SILVICULTURE AREA \mathbf{F} PLANNING PARCEL BOUNDARY PLANT COMMUNITY TABLE LEGEND \bigotimes G

AC. 375.3 AC	AC. 262.0 AC	AC. 3.9 AC	AC. 1.8 AC	AC. 5.2 AC	AC. 0.1 AC	AC. 74.7 AC	AC. 171.0 AC	AC. 259.9 AC	AC. 7.1 AC	AC. 1161.0 AC
171.4	130.2	3.9	0.8	5.2	0.1	74.7	171.0	259.9	2.8	820.0
203.9 AC.	131.8 AC.	0.0 AC.	1.0 AC.	0.0 AC.	0.0 AC.	0.0 AC.	0.0 AC.	0.0 AC.	4.3 AC.	341.0 AC.
PLANTED PINE PLANTATION-UPLAND	PLANTED PINE PLANTATION-WETLAND	MARSH	EXCAVATED SURFACE WATERS	PINE FLATWOODS-MESIC	SHRUB SWAMP	SLASH PINE-CYPRESS- HADWOOD-BAY (WETLAND)	CYPRESS-HARDWOOD- BAY SWAMP (UNLOGGED)	CYPRESS-HARDWOOD- BAY SWAMP (LOGGED)	IMPROVED FOREST ROAD AND DITCHES	TOTAL

TOTAL

PERPETUAL SILVICULTURE AREA

PLANT COMMUNITY



SILVICULTURE TRANSITION WITHIN CMA









Figure 6 Revised 06/15/2022





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	DEVELOPMENT AREA	PERCENT OF TOTAL	CMA AREA	PERCENT OF TOTAL
1	23.5 ACRES	4.14%	99.1 ACRES	8.53%
2	37.2 ACRES	6.55%	106.8 ACRES	9.20%
3	29.2 ACRES	5.14%	30.3 ACRES	2.61%
TOTAL	89.9 ACRES	15.83%	236.2 ACRES	20.34%

ATTACHMENT 1

Baseline Inventory Report of the Plant Communities Occurring within the Gainesville 121 Project Site Conservation Management Area

City of Gainesville, Florida

Prepared for

Weyerhaeuser NR Company Tim Jackson, P.E., AICP 13005 SW 1st Road, Suite 241 Newberry, FL 32609



Prepared by

Ecosystem Research Corporation 2906 NW 142 Avenue Gainesville, FL 32609



August 21, 2017

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1.0 Introduction

A Conservation Management Area (CMA) Management Plan has been described for the CMA established pursuant to Section 30-310.3, Conservation Management Areas and Management Plans, of the City of Gainesville Land Development Code. The CMA is established as a result of a Planned Development (PD) Application submitted for development of a 743.99-acre PD located within a Planning Parcel that totals 1778.78 acres located within the City of Gainesville, Alachua County, Florida. As a result of these activities, the Planning Parcel was evaluated pursuant to Section 30-310(e)(3). As described in Section 30-310(e)(3), an Environmental Resource Assessment (ERA) dated 22 May 2017, was performed by Ecosystem Research Corporation in accordance with a Methodology Agreement (Section 30-310(g)) between Weyerhaeuser NR Company and the City of Gainesville. The ERA was reviewed and approved by the City on 7 June 2017, with delineation of twenty-two (22) individual CMA management polygons that total 1161.01 acres, with 387.64 acres of upland habitat and 773.37 acres of wetland habitat. The Baseline Inventory Report describes the existing conditions of the CMA areas. A photographic atlas documenting the conditions of the CMA areas is also provided as Attachment 1 to this report.

2.0 Site Location and Description

The Project Site lies in north central Gainesville along State Road (SR) 121 (NW 22nd Street) 0.88 miles north of the intersection with US 441 (**Figure 1**). The Project Site extends north 3.00 miles along both sides of SR 121 from more or less the location of NW 77th Avenue past the intersection of County Road CR 231 and SR 121. The site varies in width from 1.00 miles in the north area at the Gainesville Regional Utilities Easement crossing at SR 121 to 1.55 miles in the area of the southern boundary line (Figure 1). The Project Site totals **1778.77** acres as determined by professional survey (Figure 1).

The Project Site spans eight (8) different sections of land (**Figure 2**) geographically described from north to south as follows:

Section	Township (South)	Range (East)
25	8	19
30	8	20
36	8	19
31	8	20
01	9	19
06	9	20
12	9	19
07	9	20

The Project Site is composed of eight (8) Alachua County Tax Parcels that range in size from **64.98** acres to **349.35** acres. The Alachua County parcel boundaries are shown overlain on a 2014 aerial photograph on **Figure 3**. Because parcel boundaries extend across SR 121 for three (3) of the eastern parcels, the parcels are shown in schematic form on **Figure 4** for clarification purposes. The tax parcel numbers and associated acreages are provided as follows:

Tax Parcel Number	Acreage
05882-000-000	64.98
05946-000-000	230.98
05973-000-000	349.35
06013-000-000	309.14
07777-000-000	236.17
07781-000-000	229.36
07813-000-000	223.38
07814-000-000	135.41
TOTAL	1778.77

As shown on Figure 3, the individual parcel boundaries extend on both east and west sides of SR 121. To clarify legal boundaries in relation to SR 121, the Boundary Survey of the Project Site has described the Project Site in relation to three (3) parcel areas: "A," "B," and "C" as shown on Figure 4. Parcel "A" consists of all lands located west of SR 121 and consists of 1060.79 acres. Parcel "B" is described as all lands located east of SR 121 and CR 231 that are situated within the northeast section of the Project Site. The parcel is bisected by the east-west oriented Gainesville Regional Utilities (GRU) power line easement and consists of 362.84 acres. Parcel "C" consists of the southeast area of the Project Site located east of SR 121 and consists of 355.14 acres. The Project Site Boundary Survey is provided as Figure 5 (Sheets 1–6). These three (3) parcel areas are used to describe Silviculture Management Boundaries established within the Project Site.

There are five (5) legally described utility easements that occur within the Project Site boundary (**Figure 6; Figure 5 [Sheets 4 and 5]**). The easement documents are provided in **Attachment 1** and are listed and described, as follows:

Description	Width (ft)	Legal Record
GRU Electric Distribution/Transmission	100	O.R. Book 1495, page 362; assigned in O.R. Book 1575, page 1248
Florida Gas Transmission	50	O.R. Book 48, page 205; O.R. Book 52, page 126
Lateral Ditch Drainage Easement	30	O.R. Book 287, page 246
Lateral Ditch Drainage Easement	40	O.R. Book 144, page 376
Lateral Ditch Drainage Easement	40	O.R. Book 144, page 376
Lateral Ditch Drainage Easement	30	O.R. Book 144, page 376

The current land use within the Project Site is silviculture. Surrounding land uses include agriculture, agriculture based single family residences, residential subdivisions, small industrial and commercial uses, electric power supply facilities, and Alachua County solid waste transfer facilities. The Project Site currently has **NO** developed areas except for utilities as previously defined and unimproved forest management roadways. Access to the site is currently via locked gates located on the utility easements and forest roads at the various intersections with CR 231 and SR 121.

3.0 Survey Methodology

To delineate the plant communities occurring on the site and generally census the occurrence of threatened and endangered species potentially present, a series of pedestrian transects was traversed. All parcels on the site were surveyed over the course of the following dates:

14 Aug 15	27 Aug 15	4 Sep 15	12 Sep 15	29 Sep 15	14 Apr 17
17 Aug 15	28 Aug 15	8 Sep 15	14 Sep 15	1 Oct 15	18 Apr 17
18 Aug 15	31 Aug 15	9 Sep 15	15 Sep 15	2 Oct 15	25 Apr 17
25 Aug 15	2 Sep 15	10 Sep 15	17 Sep 15	22 Oct 15	1 May 17
26 Aug 15	3 Sep 15	11 Sep 15	18 Sep 15	26 Oct 15	

All surveys were conducted by Peter M. Wallace, MS, and Robert A. Garren, MS, of Ecosystem Research Corporation. As in most ecological surveys, this was a time-limited and budget-limited survey. All areas of the site were visited; however, more time was spent in areas considered to be critical for conservation or where delineation of the plant community boundary was problematic. The total Project Site consisting of **1778.77** acres was surveyed in approximately **29 days**, indicating an average daily survey of **61.34** acres. In this type of survey, there is not a lot of time or energy available for clearing of trails (chopping of vegetation with a machete); therefore, dense vine and brier-tangled, impassable areas were avoided to the degree that was professionally prudent. The cosmopolitan distribution of planted pine throughout the site over upland, transitional, and wetland areas made photointerpretation of the underlying plant community in these areas impractical. Historic aerials were used to further refine the boundaries in many of these areas. The following extant and historical aerial photographs were used to refine the boundaries in these areas as well as provide information on historical land use and successional community development, where applicable (**Table 1**):

Date	Photo Type
Date	Пото Туре
November 2016	Color photo
December 2014	Color photo
January 2013	False Color Infrared
December 2011	Color photo
December 2008	Color photo
December 2005	Color photo
December 2005	False Color Infrared
March 2004	Color photo
January 1999	False Color Infrared
April 7, 1979	B&W photo
February 4, 1974	B&W photo
November 19, 1968	B&W photo
February 11, 1961	B&W photo
December 31, 1955	B&W photo
March 8, 1949	B&W photo
December 20, 1937	B&W photo

Table 1.Aerial photographs used in determination of wetland boundaries
occurring on the Project Site.

To facilitate production of as accurate of a community map as possible, observations of plant species occurrences and physical structures were recorded at **6,477** locations throughout the site. These locations are referred to as data points or GPS points. The data points with associated plant community nomenclature are shown on **Figure 7**. At each location, the community type or plant community boundary type was recorded using a Garmin GPSMap76 CSx hand-held global positioning system (GPS) unit. Photo stations were established at **355** data collection points located throughout the site. Photo stations are shown on **Figure A-1** and reference locations of 575 photographs provided in **Appendix 1**. The photographs in Appendix 1 show the general existing condition of the various plant communities occurring within the Project Site.

4.0 Procedure for Establishing the Conservation Management Areas (CMAs) and Delineation of CMAs

Based on the results of the field survey performed to verify and ground truth the existing natural resources, twenty-two (22) individual Conservation Management Areas were

defined within the Project Site (**Figure 8**). The total CMA acreage equals **1161.01** acres, with **387.64** acres composed of upland and **773.37** acres composed of wetland habitat. Pursuant to **Policy 4.3.4 of the City Comprehensive Plan**, all onsite wetlands and wetland buffers are encumbered by the CMA except for areas where roads cross wetlands to provide connectivity between isolated or segregated upland areas. The individual CMA boundaries were delineated based on obvious physical and ecological boundaries that separated the designated enumerated areas. Isolated wetland and upland buffer areas were treated as isolated CMA areas. Contiguous areas of uplands and wetlands were delineated into larger CMA areas and boundaries correlated with proposed roadway crossings or existing easement boundaries. Existing forest roads are incorporated into the CMA in which they occur.

All flow-ways and drainages on the site are protected within the designated CMA. There are **NO** Significant Natural Upland Communities that exist on the Project Site as defined in **Sections 30-310(c)(10) and 30-310.2(a)**. There are **NO** Significant Areas of Upland Listed Species Habitats occurring onsite as defined in **Sections 30-310.2(b) and 30-310.1(c)(11)**.

Wetland buffers are the most significant upland areas of the site that require protection. Although wetlands are specifically excluded from the provisions of **Sections 30-310.2 and 30-310.3**, pursuant to the definitions provided in **Section 30-23(c) Definitions**. **Regulated Natural and Archeological Resources**, they are required to be set-aside by **Policy 4.3.4**. Buffers are provided in three ways, as follows:

- 1. Buffers of defined width are established around all isolated and contiguous wetlands;
- 2. Upland areas occurring along flow-ways and between large contiguous wetlands have been set-aside and expanded in width greater than the general required widths of 50 feet and 75 feet; and
- 3. Areas of contiguous upland occurring between adjacent wetlands and along the outer boundaries of the property are established to provide space between onsite development areas and adjacent areas of residential development. In addition, large buffers are established along the east boundaries to add to adjacent conservation easements.

The upland areas onsite have all been managed for pine plantations. There are **NO** Natural Upland Communities remaining on the site as described by the FNAI *Guide to the Natural Communities of Florida*. Within the KBN Golder 1996 report, the descriptions of the Hague and Buck Bay Flatwoods Strategic Ecosystems specifically noted that the primary management of the plant communities occurring in these areas was for silviculture and timber management. The described management scenario for these areas was suggested as protection of tributaries and flow-ways and protection of the drainage basins occurring within the Strategic Ecosystem areas. To this end, the Conservation Management Areas on the Project Site have been established for perpetual management of the onsite wetlands and flow-ways.

5.0 Plant Communities Occurring within the CMAs

The upland and wetland plant communities occurring within the CMA areas are shown on **Figure 9** with tabulated acreages for each plant community type. The most extensive upland and wetland community types are Planted Pine Plantation–Upland and Planted Pine Plantation–Wetland consisting of **375.28** acres and **261.98** acres, respectively.

The plant communities as shown for the CMA uplands only are provided on **Figure 10** and the wetland communities designated within the CMA areas is provided on **Figure 11**. The wetland communities as described are dominated by Planted Pine Plantations (261.98 acres), however, there is considerable acreage of Cypress–Hardwood–Bay Swamps which exist both in a logged condition (**259.90** acres) and unlogged condition (**170.93** acres). The wetland community in which slash pine (*Pinus elliottii* Engelm.) is a dominant canopy species is the Slash Pine–Cypress–Hardwood–Bay association and totals **74.71** acres.

The Total Project Site acreage equals **1778.77** acres, of which **65.27%** (**1161.01** acres) is designated as set-aside within Conservation Management Areas. The remaining area of the site consists of (1) "Available Development Areas" which totals **566.17** acres, (2) Non-CMA Upland Set-Aside areas which total **33.60** acres (**Figure 12**), and (3) GRU Electric Transmission Easement and Florida Gas Transmission Easement which total **18.06** acres (**Figure 13**). The plant communities occurring in these areas are defined on Figures 11 through 13. The non-CMA Upland Set-Aside areas shown on Figure 12 include upland areas mapped on the Future Land Use Map as Conservation Areas and includes required development buffer offsets from both SR 121 and CR 231. The utility easements are not included in the CMA because they have existing management easement easement sassociated with the existing footprint. **Policy 4.3.4** of the Future Land Use Element requires between **40% and 50%** of the upland area of the Project Site to be incorporated in a set-aside. The set-aside summary for the site is tabulated as follows:

Set-Aside	Acreage	Set-Aside %
Total Project Site Uplands	990.73	
CMA Upland Set-Aside	387.64	39.13%
Non-CMA Upland Set-Aside	33.60	
Cumulative Total	421.24	42.52%
Easement Upland	7.97	
Cumulative Total	429.21	43.52%

6.0 Descriptions of Plant Communities Occurring on the Project Site

A description of the general plant communities occurring on the Project Site are shown on Figures 8 through 12. In certain plant community descriptions, there is a distinction made between "logged" and "unlogged" wetlands. These terms, as applied, relate to recent logging events that are readily apparent on extant aerial photographs. It should be noted that all wetlands and uplands have been logged at some time in the past. The wetlands that currently appear with intact canopies on current aerial photographs historically had the large hardwood, pine, and cypress removed but regeneration has occurred since this distant past logging.

The wetland nomenclature also distinguishes between wetland pine plantations and unplanted natural large pine which dominate many areas of the Mixed Hardwood Wetlands. The pine dominated areas were specifically mapped as separate wetland polygons to show areas where future logging of pine in wetlands would likely or potentially occur. The botanical name, common name, USFWS classification, FDEP classification, and floristic classification of all plant species encountered during the field surveys are provided as **Table 2**.

6.1 Upland Communities

6.1.1 Planted Pine Plantation

Total Acreage: 375.28 FLUCCS 441

The Project Site parcels are part of the North Florida Flatwoods Ecological Community. Historically, this area was dominated by broad areas of Pine Flatwoods with a mixed canopy of slash pine (*Pinus elliottii* Engelm.), longleaf pine (*Pinus palustris* Mill.), with loblolly pine (*Pinus taeda* L.) occurring along several areas of the headwater tributaries. The characteristic understory of this system would have a diverse association of flatwood shrubs and grasses to include saw palmetto (*Serenoa repens* [Bartr.] Small), gallberry (*Ilex glabra* [L.] Gray), shiny blueberry (*Vaccinium myrsinites* Lam.), dangleberry (*Gaylussacia frondosa* var. *nana* [A. Gray] Small), wiregrass (*Aristida stricta* Michx.), lopsided Indian grass (*Sorghastrum secundum* [Elliott] Nash), and tarflower (*Bejaria*

racemosa Vent.). These communities burn naturally in 3 to 5 year cycles, which keeps vegetation low, diverse and provides a wonderful habitat for a host of rare plant and animal species.

The Planted Pine Plantation Upland communities on the Project Site are presently the mesic-managed remnant of this once diverse community type. Presently, in this community association, slash pine (*Pinus elliottii* Engelm.) and loblolly pine (*Pinus taeda* L.) are planted in dense, plantation-style, linear rows and the trees are large enough in many areas that substantial shading of the groundcover species has occurred. Generally, gallberry (*Ilex glabra* [L.] Gray) and saw palmetto (*Serenoa repens* [Bartr.] Small) are the dominant groundcover species; however, ruderal species such as bushy bluestem (*Andropogon glomeratus* [Walt.] BSP var. *pumilus* [Vasey] Vasey ex. L.H. Dewey) or broomsedge (*Andropogon virginicus* L.) are common. In many areas, a very sparse groundcover is present being dominated instead by a dense cover of pine straw. Generally, diversity is low with less than 10 species being present in many areas. The areas are deeply furrowed with substantial raised beds. There is no evidence of any prescribing burning maintenance program being employed.

Within the mapped Planted Pine Plantation areas, there are several community types that occur. All of these types have the dominant feature of having been bedded and prepped for pine plantation but the groundcover and associated canopy species are not indicative of a historical flatwoods community. These communities are indicated by the GPS icons shown on Figure 47 and are briefly described as follows:

Planted Pine Plantation-Oldfield (FLUCCS 411/443)

The Planted Pine-Oldfield upland community is a historical mesic flatwood area that has recently been clearcut and replanted with pines. The canopy cover of pines has not reached a coverage that affects groundcover growth; therefore, the groundcover tends to be the dominant stratum in these areas. Due to soil disturbance, groundcover diversity is generally very low. In most areas, bushy bluestem (*Andropogon glomeratus* [Walt.] BSP var. *pumilus* [Vasey] Vasey ex. L.H. Dewey) is so dense that pedestrian travel is difficult. A dense tangle of sand blackberry (*Rubus cuneifolius* Pursh) and saw greenbrier (*Smilax bona-nox* L.) in many areas forms almost impenetrable barriers. Broomsedge (*Andropogon virginicus* L.) is more common in drier areas. Most areas in this community type display almost 100% *Andropogon* cover. In all areas, the bedding activities have resulted in the creation of very deep furrows that have severely altered the local surface water flows and the resulting vegetation.

Mesic Hammock (FLUCCS 425)

There are no true examples of high-quality Mesic Hammock communities remaining on the Project Site. Remnant areas exist, primarily around the margins of the larger wetlands and the upper tributaries to Rocky Creek and especially Turkey Creek. However, these are marginal areas in which the majority of the canopy trees have been previously logged. For the purposes of this study, this community nomenclature is used to describe areas where there is a mix of primarily water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), and live oak (*Quercus virginiana* Mill.) with occasional individuals of sugarberry (*Celtis laevigata* Willd.), black cherry (*Prunus serotina* Ehrh.), pignut hickory (*Carya glabra* [Mill.] Sweet), flowering dogwood (*Cornus florida* L.), sweetgum (*Liquidambar styraciflua* L.), slash pine (*Pinus elliottii* Engelm.), loblolly pine (*Pinus taeda* L.), and southern magnolia (*Magnolia grandiflora* L.) being present. Common understory species include saw palmetto (*Serenoa repens* [Bartr.] Small), cabbage palm (*Sabal palmetto* [Walt.] Lodd. ex J. & J. Schultes), gallberry (*Ilex glabra* [L.] Gray), and highbush blueberry (*Vaccinium corymbosum* L.).

Oldfield (FLUCCS 311)

The Oldfield communities are roadside or ditch-side areas or other areas where disturbance has occurred that are presently dominated by a host of ruderal groundcover species. Common species include bahiagrass (*Paspalum notatum* Fluegge.), bushy bluestem (*Andropogon glomeratus* [Walt.] BSP var. *pumilus* [Vasey] Vasey ex. L.H. Dewey), broomsedge (*Andropogon virginicus* L.), small dog-fennel (*Eupatorium capillifolium* [Lam.] Small), dwarf horseweed (*Conyza canadensis* [Torr. & Gray] Gray var. *pusilla* [Nutt.] Cronq.), bermudagrass (*Cynodon dactylon* [L.] Pers.), sea myrtle (*Baccharis halimifolia* L.), wax myrtle (*Myrica cerifera* L.), muscadine grape (*Vitis rotundifolia* Michx.), and sand blackberry (*Rubus cuneifolius* Pursh). This community type is commonly found along the perimeter of plantation areas or within plantations where previous log prepping and de-limbing activities have occurred.

Mixed Oaks-Hardwoods-Successional (FLUCCS 439)

The plant community designated as Mixed Oak-Hardwoods-Successional are historically Mesic Pine Flatwood areas that are currently disturbed, not planted with pine, and dominated by a mix of water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), live oak (*Quercus virginiana* Mill.), loblolly pine (*Pinus taeda* L.), and slash pine (*Pinus elliottii* Engelm.). Fire in these areas has been suppressed, resulting in a community type that naturally was not common in the area. These communities are common along the plantation areas that border larger headwater wetland communities.

Mixed Shrubs and Vines (FLUCCS 329)

The Mixed Shrubs and Vines upland area is a disturbed successional community dominated by bahiagrass (*Paspalum notatum* Fluegge.), bermudagrass (*Cynodon dactylon* [L.] Pers.), bushy bluestem (*Andropogon glomeratus* [Walt.] BSP var. *pumilus* [Vasey] Vasey ex. L.H. Dewey), small dog-fennel (*Eupatorium capillifolium* [Lam.] Small), sand blackberry (*Rubus cuneifolius* Pursh), muscadine grape (*Vitis rotundifolia* Michx.), sea myrtle (*Baccharis halimifolia* L.), wax myrtle (*Myrica cerifera* L.), and water oak (*Quercus nigra* L.). This habitat is widespread in areas that have recently been

disturbed and is also common along fence rows, windrows, and areas where substantial tree fall has occurred as a result of storms, disease, or timber operations.

Planted Pine Plantation: Rabbit-eye Blueberry Groundcover (FLUCCS 4413)

There are large portions of the upland planted pine plantation areas that have a shrubby cover dominated almost entirely by rabbit-eye blueberry (Vaccinium virgatum Aiton). This blueberry is a common late summer fruiting blueberry that has been sold commercially in Florida for almost 100 years. This blueberry plant is a very large shrub species that spreads by both rhizomes and stolons and forms very large multi-stem clumps that, where a large population occurs, is almost impassable to walk through. This blueberry possibly escaped from a blueberry farm located in the area. Rabbit-eye blueberries were outplanted in this area circa 1920s as part of an agricultural program. This blueberry forms dense thickets with maleberry (Lyonia ligustrina [L.] DC. var. foliosiflora [Michx.] Fernald), fetterbush (Lyonia lucida [Lam.] D. Don), sweet gallberry (Ilex coriacea [Pursh] Chapm.), and gallberry (Ilex glabra [L.] A. Gray). This community spans mesic to transitional to hydric habitats and is more prolific where the water table is very close to the surface. For jurisdiction purposes, this species is often confused with highbush blueberry (Vaccinium corymbosum L.) as well as potentially mayberry (Vaccinium elliottii Chapm.), which in areas where it is dominant caused confusion during the wetland delineation process.

6.1.2 Mesic Pine Flatwoods

Total Acreage: 5.20 FLUCCS 411

The Mesic Pine Flatwoods community is dominated by loblolly pine (*Pinus taeda* L.) and slash pine (*Pinus elliottii* Engelm.); however, water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), red maple (*Acer rubrum* L.), and sweetbay (*Magnolia virginiana* L.) are occasionally seen. Groundcover species include highbush blueberry (*Vaccinium corymbosum* L.), deerberry (*Vaccinium stamineum* L.), Walter's viburnum (*Viburnum obovatum* Walter), sweet pinxter azalea (*Rhododendron canescens* (Michx.) Sweet), gallberry (*Ilex glabra* [L.] Gray), wax myrtle (*Myrica cerifera* L.), and saw palmetto (*Serenoa repens* [Bartr.] Small). There are only three (3) polygons that were described as Mesic Pine Flatwoods. These are either small areas that border Planted Pine areas that were not planted or are associated with a habitat located within the northwest area of the site. These were the only flatwood areas onsite which had a natural association of bracken (*Pteridium aquilinum* [L.] Kuhn.), shiny blueberry (*Vaccinium myrsinites* Lam.), saw palmetto (*Serenoa repens* [Bartr.] Small), and other groundcover species associated with mature flatwoods.

6.2 Wetland Communities

6.2.1 Planted Pine Plantation-Wetland

Total Acreage: 261.98 FLUCCS 625

The Planted Pine Plantation-Wetland communities are Slash Pine or Loblolly Pine plantation areas that have been placed within the historical wetland boundaries. It should be noted that plantation areas which occur within the currently defined wetland boundaries were established as far back as 1968. At this time and until 1995, the majority of the wetland plantation areas were not areas that would be defined as wetlands based on the rules in existence at that time. The wetland plantation areas were primarily established on mineral soils that exhibit a water table near the ground surface. Prior to 1995, these areas were not regulated as jurisdictional wetlands by the State of Florida.

These communities typically occur along the outer fringes of all wetlands on site and specifically within the shallow overflow wetland areas that exist between all contiguous deep-water forested wetland systems. The areas are deeply furrowed and vegetation typically consists of Virginia chain fern (*Woodwardia virginica* [L.] Smith), redroot (*Lachnanthes caroliniana* [Lam.] Dandy), cinnamon fern (*Osmunda cinnamomea* L.), maidencane (*Panicum hemitomon* Schult.), blue maidencane (*Amphicarpum muhlenbergianum* [J. A. Schultes] A. Hitchc.) and a host of rushes and sedges. In this community, the planted pines are of sufficient size to create a canopy with a shaded groundcover. The degree of canopy closure is highly variable; however, these areas would appear as forested on aerial photographs. Pine trees in this community association are generally smaller than those found in the upland variant of this community type, which is the Planted Pine Plantation-Upland community.

There are several variants of this community type that were recorded during the field survey and documented within the GPS point database (Figure 47). These community variations as mapped occur in both wetland and upland areas as defined by the delineated wetland boundary. The general descriptions of each variation are as follows:

Hydric Planted Pine Flatwoods (FLUCCS 6251)

This community type is characterized by deeply bedded plantation areas with dense populations of Virginia chain fern (*Woodwardia virginica* [L.] Smith) occurring within the deeply incised furrows. These areas are very open and park-like, with few species other than Virginia chain fern occurring within the groundcover. These habitats occur within the Seasonal High Water Elevation but generally occur above the elevation of the Mean Seasonal Water Level.

Transitional Planted Pine Flatwoods (FLUCCS 6252)

These habitats typically occur upslope of the Hydric Planted Pine Flatwoods habitats and occur at the general boundary of the wetland jurisdiction line. Unlike the more hydric variant, these habitats have a very dense groundcover of fetterbush (*Lyonia lucida* [Lam.]

D. Don) which is impassable in many areas. There is a notable paucity of gallberry (*llex glabra* [L.] A. Gray) in these areas. On this site, gallberry is primarily limited to the Mesic Flatwoods areas. In many areas of this habitat, there is a significant population of maleberry (*Lyonia ligustrina* [L.] DC. var. *foliosiflora* [Michx.] Fernald) and rabbit-eye blueberry (*Vaccinium virgatum* Aiton) as was previously described in detail above. This habitat occurs at the outer boundary of the Seasonal High Water Elevation.

Planted Pine Plantation-Marsh (FLUCCS 626)

This is the wettest of the Planted Pine Plantation habitats. Water depths in these habitats often exceed depths of 1.5-2.0 ft during seasonal high rain events. Without the planted pine, these areas would be classified as marshes. The habitats are often bedded but the integrity of the beds is not intact in many areas due to the water levels. Common groundcover species include Virginia chain fern (*Woodwardia virginica* [L.] Smith), Carolina yelloweyedgrass (*Xyris caroliniana* Walt), tall yelloweyedgrass (*Xyris platylepis* Chapm.), southern club-moss (*Lycopodiella appressa* [Chapm.] Cranfill), conecup spikerush (*Eleocharis tuberculosa* [Michx.] Roem. & Schult.), needle spikerush (*Eleocharis acicularis* [L.] Roem. & Schult.), sphagnum moss (*Sphagnum* sp.), soft-rush (*Juncus effusus* [L.] subsp. *solutus* [Fernald & Weigand] Hamet-Ahti), and occasionally broad-leaf emergents such as pickerelweed (*Pontederia cordata* L.), bulltongue arrowhead (*Sagittaria lancifolia* L.), and bandana-of-the-everglades (*Canna flaccida* Salisb.). In many areas pond cypress (*Taxodium ascendens* Brongn.) and red maple (*Acer rubrum* L.) are common invading tree species.

Planted Pine-Mixed Hardwoods (FLUCCS 6253)

This community type consists of large bedded plantation pines along primarily riparian habitats. The largest extent of this habitat is found in the northeast section of the site east of CR 231 along a broad floodplain of a tributary to Rocky Creek. These areas are co-dominated by large individuals of laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), and occasionally Virginia live oak (*Quercus virginiana* Mill.). Groundcover species are dominated by Virginia chain fern (*Woodwardia virginica* [L.] Smith) and small individuals of the canopy species. There are small areas of Mixed Hardwood Swamp habitat included in this mapped polygon which include areas dominated by pond cypress (*Taxodium ascendens* Brongn.), swamp blackgum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), red maple (*Acer rubrum* L.), and sweetbay (*Magnolia virginiana* L.).

6.2.2 Emergent Marsh

Total Acreage: 3.89 FLUCCS 641

The conditions of the Emergent Marsh areas are quite variable throughout the project site. The typical historical emergent marsh onsite generally had a circular to irregular-shaped depression dominated by a mix of maidencane (*Panicum hemitomon* Schult.) and Virginia chain fern (*Woodwardia virginica* [L.] Smith). All onsite marshes have been

disturbed by some type of vehicular traffic. Due to historical drainage and silviculture, there is a paucity of marsh habitat located on the site as compared to the historical conditions.

Many of the historical marsh areas have additionally been disturbed by extensive hog feeding activities. There are many additional areas around the site that could potentially have been mapped as Emergent Marsh on the plant community map. Most of the logged hardwood swamps are now generally dominated by herb and grass species. However, if enough of the canopy remained to estimate the future successional direction of the areas or to determine the community type prior to logging, then the nomenclature of Cypress Swamp Association (Logged) or Mixed Hardwood Swamp Association (Logged), etc., was used. In addition, there are many emergent marsh zones that extend around all forested wetland systems due to vehicular traffic as a result of logging. These marsh areas would be included in the forested wetland polygons. There are many small marsh areas distributed throughout the pine plantations. These areas tend to be very shallowly inundated and most have been severely disturbed by bedding and vehicular traffic and are included in the Planted Pine Plantation polygons.

6.2.3 Cypress-Hardwood-Bay

Cypress-Hardwood-Bay Swamp (unlogged) Total Acreage: 170.93 FLUCCS 630 Cypress-Hardwood-Bay Swamp (logged) **Total Acreage: 259.90** FLUCCS 631 The Cypress Swamp community was historically dominated by pond cypress (Taxodium ascendens Brongn.) with swamp blackgum (Nyssa sylvatica Marsh. var. biflora [Walt.] Sarg.), dahoon holly (Ilex cassine L.), red maple (Acer rubrum L.), sweetbay (Magnolia virginiana L.), swamp red-bay (Persea palustris [Raf.] Sarg.), and loblolly bay (Gordonia lasianthus [L.] Ellis.) being distributed in the canopy and subcanopy. Within the project site, these areas are generally deep water habitats with a dense understory of fetterbush (Lyonia lucida [Lam.] K. Koch) distributed throughout the wetland on large hummocks. Throughout the site, this habitat type has been recently clear-cut. In these areas, few canopy trees are often left and deep trenches are left in the peat by the logging equipment. These trenches typically can be a dominant feature in the wetland area.

In many areas, the resulting logged plant community has developed into a dense tangle of bamboo-vine (*Smilax laurifolia* L.) and fetterbush (*Lyonia lucida* [Lam.] K. Koch). The bamboo-vine (*Smilax laurifolia* L.) is so dense as to severely limit the regrowth of any coppicing cypress or bays. The trenches are obvious on aerial photographs, appearing as areas of parallel disturbance on historical photographs. Due to historical logging activities within the wetlands, there is often no clear distinction between areas historically dominated by pond cypress (*Taxodium ascendens* Brongn.), swamp blackgum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), or sweetbay (*Magnolia virginiana* L.) and loblolly bay (*Gordonia lasianthus* [L.] Ellis.). There are areas included within this mapping polygon that are dominated by cypress and associated hardwood species. These

tend to be the deepwater habitats. A general description of these habitats is provided as follows:

Cypress-Mixed Hardwood Swamp (FLUCCS 621)

The Cypress-Mixed Hardwood Swamp plant communities on the project site exist in various states of disturbance. The most natural areas consist of a mix of pond cypress (*Taxodium ascendens* Brongn.), bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp blackgum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), red maple (*Acer rubrum* L.), American elm (*Ulmus americana* L.), slash pine (*Pinus elliottii* Engelm.), swamp laurel oak (*Quercus laurifolia* Michx.), swamp red-bay (*Persea palustris* [Raf.] Sarg.), and dahoon holly (*Ilex cassine* L.). The understory consists of a host of shrubs, herbs and grasses to include swamp doghobble (*Leucothoe racemosa* [L.] A. Gray), common buttonbush (*Cephalanthus occidentalis* L.), fetterbush (*Lyonia lucida* [Lam.] K. Koch), Virginia willow (*Itea virginica* L.), cinnamon fern (*Osmunda cinnamomea* L.), royal fern (*Osmunda regalis* L.), and maidencane (*Panicum hemitomon* Schult.). These wetlands typically display flowing surface water for extended periods during normal rain years.

Blackgum Swamp (FLUCCS 613)

The Blackgum Swamps on site are typically small, circular to irregular-shaped wetland areas in which swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.) is the dominant canopy species. Canopy species such as red maple (Acer rubrum L.) are occasionally present. Many of these wetland areas have very open canopies and a dense emergent groundcover dominated by maidencane (*Panicum hemitomon* Schult.) and Virginia chain fern (*Woodwardia virginica* [L.] Smith) is present. The Blackgum Swamps on site often have large areas of Emergent Marsh with a sparse swamp blackgum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.) canopy. These areas could reasonably also be mapped as Emergent Marsh, but the occurrence of swamp blackgum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.) is the defining characteristic.

Wetland-Mixed Shrubs and Vines (FLUCCS 632)

This community type is a successional plant community that has developed as a result of clearcutting of large, historic bay wetlands. The bay community typically had a dense canopy dominated by sweetbay (*Magnolia virginiana* L.), loblolly bay (*Gordonia lasianthus* [L.] Ellis.), swampbay (*Persea palustris* [Raf.] Sarg.), pond cypress (*Taxodium ascendens* Brongn.), and slash pine (*Pinus elliottii* Engelm.). Presently the canopy has almost entirely been removed. The understory is presently very densely covered with fetterbush (*Lyonia lucida* [Lam.] K. Koch) and bamboo-vine (*Smilax laurifolia* L.) with some resprouting bays emerging throughout the dense blanket of vines and shrubs. The surface of these wetlands has been severely altered by logging vehicles as is apparent from the numerous vehicle tracks seen on aerial photographs. This is a commonly occurring variation of the Cypress-Hardwood-Bay wetlands.

The Mixed Shrubs habitat is a disturbed successional community that has regenerated in previously excavated or disturbed areas. The predominately shrubby vegetation includes wax myrtle (*Myrica cerifera* L.), eastern false-willow (*Baccharis halimifolia* L.), coastal-plain willow (*Salix caroliniana* Michx.), and scattered red maple (*Acer rubrum* L.). In addition, individuals of popcorntree (*Sapium sebiferum* [L.] Roxb.) may be present. Groundcover is dominated by a host of ruderal oldfield species to include bushy bluestem (*Andropogon glomeratus* [Walt.] BSP var. *pumilus* [Vasey] Vasey ex. L.H. Dewey).

6.2.4 Slash Pine-Cypress-Hardwood-Bay

Total Acreage: 74.71 (FLUCCS 627)

The Slash Pine-Cypress-Hardwood-Bay habitat is a densely forested area with a dominant canopy cover of slash pine (*Pinus elliottii* Engelm.); however, pond cypress (*Taxodium ascendens* Brongn.), sweetbay (*Magnolia virginiana* L.), swamp red-bay (*Persea palustris* [Raf.] Sarg.), and loblolly bay (*Gordonia lasianthus* [L.] Ellis.) are common. The shrub layer is typically woody characterized by a dense cover of fetterbush (*Lyonia lucida* [Lam.] K. Koch), sweet gallberry (*Ilex coriacea* [Pursh] Chapm.), and highbush blueberry (*Vaccinium corymbosum* L.). The herbaceous groundcover is dominated by Virginia chain fern (*Woodwardia virginica* [L.] Smith), cinnamon fern (*Osmunda cinnamomea* L.), and royal fern (*Osmunda regalis* L.).

6.3 Miscellaneous Polygon Designations

6.3.1 Excavated Surface Waters

Total Acreage: 1.87 FLUCCS 510

There are many ditches that have been constructed within the Project Site. The ditches that are jurisdictional features that were excavated within historical uplands are included in this mapping polygon. The ditches are primarily associated with roadways and excavated areas created for drainage.

6.3.2 Easement Road/Oldfield

Total Acreage: 7.19 FLUCCS 817/830

There are two (2) large easements that have been constructed within the Project Site. These are associated with the GRU Electric Transmission Line and Florida Natural Gas Transmission Line. These easements have large, raised grade fill roads with limerock fill associated with the access areas. The unused areas of the raised road grades are colonized by oldfield ruderal vegetation to include broomsedge (*Andropogon virginicus* L. var. *virginicus*), bushy bluestem (*Andropogon glomeratus* [Walt. BSP var. *pumilus* [Vasey] Vasey ex L.H. Dewey), rustweed (*Polypremum procumbens* L.), and more.

6.3.3 Improved Forest Roads and Ditches

Total Acreage: 7.16 FLUCCS 814

There are several above-grade and at-grade forest roads that provide access for silvicultural activities. This polygon includes the footprint of the roads and associated shallow ditches that were not included within the formal wetland and surface water delineation.

Table 2.Species code, scientific name, common name, USFWS classification, FDEP classification, and floristic
classification of plant species observed on the Gainesville 121 Project Site during field surveys conducted
from August 2015 through May 2017.

Species			USFWS ¹	FDEP ²	Floristic ³
Code	Scientific Name	Common Name	Classif.	Classif.	Classif.
ACE RUB	Acer rubrum L.	Red maple	FAC	FACW	NC
ACM REP	Acmella oppositifolia (Lam.) R.K. Jansen var. repens (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGA PUR	Agalinis purpurea (L.) Pennell	Gerardia	FACW	FACW	NC
ALB JUL	Albizia julibrissin Durazz.	Mimosa	NL	UPL	EW
ALE LUT	Aletris lutea Small	Yellow colic-root	FACW+	FAC	NC
ALT PHI	Alternanthera philoxeroides (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	Ambrosia artemisiifolia L.	Common ragweed	FACU	UPL	NW
AMP ARB	Ampelopsis arborea (L.) Koehne	Peppervine	FAC+		NC
AMP MUH	Amphicarpum muhlenbergianum (Schult.) Hitchc.	Blue maidencane	FACW	FACW	NC
AND GCP	Andropogon glomeratus (Walt.) BSP var. glaucopsis (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND PUM	Andropogon glomeratus (Walt.) BSP var. pumilus (Vasey) Vasey ex L.H. Dewey	Bushy bluestem	FACW+	FACW	NP
AND GLA	Andropogon virginicus L. var. glaucus Hackel	Chalky bluestem	FACU	FAC	NC
AND VIR	Andropogon virginicus L. var. virginicus	Broomsedge	FAC-	FAC	NP
API AME	Apios americana Medik.	Groundnut	FACW		NC
ARI TRI	Arisaema triphyllum (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARI SPI	Aristida spiciformis Ell.	Bottlebrush threeawn	FAC	FAC	NP
ARU GIG	Arundinaria gigantea (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASC PER	Asclepias perennis Walter	Swamp milkweed	OBL	OBL	NC
ASI ANG	Asimina angustifolia Raf.	Slimleaf pawpaw	NL	UPL	NC
ASP PLA	Asplenium platyneuron (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
AXO FIS	Axonopus fissifolius (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	Axonopus furcatus (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	Baccharis halimifolia L.	Sea myrtle	FAC	FAC	NP
BAC GLO	Baccharis glomeruliflora Pers.	Groundsel tree	FACW	FAC	NC
BAC CAR	Bacopa caroliniana (Walt.) Robins.	Lemon bacopa	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
BEJ RAC	Bejaria racemosa Vent.	Tarflower	FAC-	UPL	NC
BOE CYL	Boehmeria cylindrica (L.) Sw.	False nettle	FACW+	OBL	NC
BOT PER	Bothriochloa pertusa (L.) A. Camus	Pitted beardgrass	NL	UPL	EW
BUC AME	Buchnera americana L.	Blueheart	FAC	UPL	NC
BUL BAR	Bulbostylis barbata (Rottb.) C.B. Clarke	Watergrass	FAC-	UPL	EW
BUL CIL	Bulbostylis ciliatifolia (Ell.) Fern.	Capillary hairsedge	FACU	UPL	NC
CAL AME	Callicarpa americana L.	Beautybush	FACU-	UPL	NC
CAN FLA	Canna flaccid Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR BRO	Carex bromoides Schkuhr	Bromelike sedge	FACW	FACWC	NC
CAR GLC	Carex glaucescens Elliott	Clustered sedge	OBL	FACW	NC
CAR INT	Carex intumescens Rudge	Greater bladder sedge	FACW	FACW	NC
CAR STR	Carex striata Michx.	Walter's sedge	OBL	FACW	NC
CAR COR	Carphephorus corymbosus (Nutt.) Torr. & Gray	Large-headed carphephorus	FACU	UPL	NC
CAR ODO	Carphephorus odoratissimus (J.F. Gmel.) Herb.	Vanilla plant	FACW	FAC	NC
CAR CAR	Carpinus caroliniana Walter	American hornbeam	FAC	FACW	NC
CEN SPI	Cenchrus spinifex Cav.	Coastal sandbur	NL	UPL	NW
CEN ASI	Centella asiatica (L.) Urban	Coinwort	FACW	FACW	NP
CEN VIR	Centrosema virginianum (L.) Benth.	Spurred butterfly pea	NL	UPL	NC
CEP OCC	Cephalanthus occidentalis L.	Common buttonbush	OBL	OBL	NC
CER CAN	Cercis canadensis L.	Eastern redbud	FACU	UPL	NC
CHA NIC	Chamaecrista nictitans (L.) Moench	Wild sensitive plant	FACU	UPL	NP
CHA LAX	Chasmanthium laxum var. laxum (L.) Yates	Slender woodoats	FACW-	FACW	NC
CHA SES	Chasmanthium laxum var. sessiliflorum (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CIC MAC	Cicuta maculata L.	Spotted water hemlock	OBL	OBL	NC
CIR HOR	Cirsium horridulum Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	Cirsium nuttallii DC	Nuttall's thistle	FAC	FACW	NP
CLA EVA	Cladina evansii (Abbayes) Hale & Culb.	Evans' reindeer lichen			NC
CLA JAM	Cladium jamaicense Crantz	Saw-grass	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
CNI STI	Cnidoscolus stimulosus (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
CON CAN	Conyza canadensis (L.) Cronq. var. pusilla (Nutt.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR LEA	Coreopsis leavenworthii Torr. & A. Gray	Leavenworth's tickseed	FACW	FACW	NC
COR FOE	Cornus foemina Mill.	Swamp dogwood	FACW-	FACW	NC
CRO DIV	Croptilon divaricatum (Nutt.) Raf.	Slender scratchdaisy	UPL	UPL	NP
CRO ROT	Crotalaria rotundifolia (Walt.) Gmel.	Rabbit-bells	FACU	UPL	NC
CRO SPE	Crotalaria spectabilis Roth	Rattlebox	NL	UPL	EW
CRO MIC	Croton michauxii G.L. Webster	Michaux's croton	NL	UPL	NC
CYP CRO	Cyperus croceus Vahl	Baldwin's flatsedge	FAC	FAC	NP
CYP DIS	Cyperus distinctus Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ESC	Cyperus esculentus L.	Yellow nutgrass	FAC	FAC	EW
CYP HAS	Cyperus haspan L.	Haspan flatsedge	OBL	OBL	NP
CYP LEC	Cyperus lecontei Torr.	Leconte's flatsedge	FACW	FACW	NP
CYP ODO	Cyperus odoratus L.	Rusty flatsedge	FACW	FACW	NC
CYP OVA	Cyperus ovatus Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
CYP POL	Cyperus polystachyos Rottb.	Manyspike flatsedge	FACW	FACW	NP
CYP RET	Cyperus retrorsus Chapm.	Pinebarren flatsedge	FACU+	FAC	NP
CYP STE	Cyperus stenolepis Torr.	Flatsedge	OBL	UPL	NP
CYP SUR	Cyperus surinamensis Rottb.	Tropical flatsedge	FACW	FACW	NP
CYR RAC	Cyrilla racemiflora L.	TiTi	FACW	FAC	NC
DAC AEG	Dactyloctenium aegyptium (L.) Beauv.	Crowfootgrass	NL	UPL	EW
DIC ACI	Dichanthelium aciculare (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC ACU	Dichanthelium acuminatum (Swartz) Gould & Clark	Tapered witchgrass	FAC	UPL	NC
DIC COM	Dichanthelium commutatum (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC DIC	Dichanthelium dichotomum (L.) Gould	Cypress witchgrass	FAC	FACW	NC
DIC LAX	Dichanthelium laxiflorum (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC CAR	Dichondra caroliniensis Michx.	Pony-foot	FACW-	FAC	NP
DIG CIL	Digitaria ciliaris (Retz.) Koel	Southern crabgrass	NL	UPL	NW
Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
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DIG SER	Digitaria serotina (Walter) Michx.	Blanket crabgrass	FAC	FAC	NW
DIO TER	Diodia teres Walt.	Poor joe	FACU-	UPL	NP
DIO VIR	Diodia virginiana L.	Virginia buttonweed	FACW	FACW	NC
DIO BUL	Dioscorea bulbifera L.	Air-potato	NL		EA
DIO VRG	Diospyros virginiana L.	Common persimmon	FAC	FAC	NC
ELE ACI	Eleocharis acicularis (L.) Roem. & Schult.	Needle spikerush	OBL	OBL	NC
ELE cf. MON	Eleocharis cf. montevidensis Kunth (sterile)	Sand spikerush	FACW+	OBL	NC
ELE TUB	Eleocharis tuberculosa (Michx.) Roem. & Schult.	Conecup spikerush	OBL	OBL	NC
ELE ELA	Elephantopus elatus Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	Eleusine indica (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ERA ELL	Eragrostis elliottii S. Wats.	Elliott lovegrass	FACW	FAC	NP
ERA VIR	Eragrostis virginica (Zucc.) Steud.	Coastal lovegrass	FACW	FAC	NP
ERE HIE	Erechtites hieracifolia (L.) Raf.	Fireweed	FAC-	FAC	NW
ERE OPH	Eremochloa ophiuroides (Munro) Hack.	Centipedegrass	NL	UPL	EA
ERI VER	Erigeron vernuus (L.) Torr. & Gray	Early whitetop fleabane	OBL	FACW	NC
ERI COM	Eriocaulon compressum Lam.	Flattened pipewort	OBL	OBL	NC
ERI DEC	Eriocaulon decangulare L.	Tenangle pipewort	OBL	OBL	NC
ERY BAL	Eryngium baldwinii Spreng.	Baldwin's eryngo	FACW+	FAC	NC
EUP CAP	Eupatorium capillifolium (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP COM	Eupatorium compositifolium Walter	Yankeeweed	FAC-	FAC	NP
EUP MOH	Eupatorium mohrii Greene	Mohr's eupatorium	FACW-	FAC	NC
EUP ROT	Eupatorium rotundifolium L.	False hoarhound	FAC	FAC	NC
EUS PET	Eustachys petraea (Sw.) Desv.	Pinewoods fingergrass	FACU-	UPL	NP
EUT CAR	Euthamia caroliniana (L.) Greene ex Porter & Britton	Slender goldenrod	FAC	FAC	NP
FIM PUB	Fimbristylis puberula (Michx.) Vahl	Vahl's hairy fimbry	OBL	FACW	NC
FRA PEN	Fraxinus pennsylvanica Marshall	Green ash	FACW	OBL	NC
FUI BRE	Fuirena breviseta (Cov.) Cov.	Umbrellagrass	OBL	OBL	NC
FUI SCI	Fuirena scirpoidea Michx.	Southern umbrella-sedge	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
GAU ANG	Gaura angustifolia Michx.	Southern beeblossom	NL	UPL	NP
GAY NAN	Gaylussacia frondosa var. nana (A. Gray) Small	Dangleberry	FAC	FAC	NC
GEL SEM	Gelsemium sempervirens (L.) J. St. Hil.	Yellow jessamine	FAC		NC
GOR LAS	Gordonia lasianthus (L.) J. Ellis	Loblolly bay	FACW	FACW	NC
GRA HIS	Gratiola hispida (Benth.) Pollard	Scrub hedgehyssop	NL	FAC	NC
GRA PIL	Gratiola pilosa Michx.	Shaggy hedgehyssop	FACW-	FACW	NC
HEL COR	Helianthemum corymbosum Michx.	Clustered rock-rose	NL	UPL	NC
HIE MEG	Hieracium megacephalon Nash	Coastalplain hawkweed	NL	UPL	NC
HYD UMB	Hydrocotyle umbellata L.	Manyflower marshpennywort	OBL	FACW	NP
HYP BRA	Hypericum brachyphyllum (Spach) Steud.	Coastalplain StJohn's-wort	FACW	FACW	NC
HYP CIS	Hypericum cistifolium Lam.	Round-pod StJohn's-wort	FACW	FACW	NC
HYP FAS	Hypericum fasciculatum Lam.	Sandweed	FACW+	OBL	NC
HYP GEN	Hypericum gentianoides (L.) BSP.	Pineweeds	FACU	UPL	NC
НҮР НҮР	Hypericum hypericoides (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
HYP MYR	Hypericum myrtifolium Lam.	Myrtle-leaf StJohn's-Wort	FACW	FACW	NC
HYP TET	Hypericum tetrapetalum Lam.	Heart-leaved St. Peter's-wort	FACW	FAC	NC
HYP ALA	Hyptis alata (Raf.) Shinners	Musky mint	OBL	FACW	NP
ILE CAS	Ilex cassine L.	Dahoon holly	FACW	OBL	NC
ILE COR	Ilex coriacea (Pursh) Chapm.	Sweet gallberry	FACW	FACW	NC
ILE GLA	Ilex glabra (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE MYR	Ilex cassine var. myrtifolia (Walter) Sarg.	Myrtle dahoon	FACW	OBL	NC
ILE OPA	Ilex opaca var. opaca Aiton	American holly	FAC-	FAC	NC
ILE VOM	Ilex vomitoria Aiton	Yaupon	FAC	FAC	NC
IPO COR	Ipomoea cordatotrilobata Dennst.	Tievine	NL		NW
IPO HED	Ipomoea hederifolia L.	Scarletcreeper	FACW		NC
IPO QUA	Ipomoea quamoclit L.	Cypressvine	FACU+		EW
ITE VIR	Itea virginica L.	Virginia willow	FACW+	OBL	NC
JUN COR	Juncus coriaceus Mack.	Leathery rush	FACW	OBL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
JUN DIC	Juncus dichotomus Ell.	Forked rush	FACW	OBL	NP
JUN EFF	Juncus effusus (L.) subsp. solutus (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN MAR	Juncus marginatus Rostk.	Grassleaf rush	FACW	FACW	NP
JUN SCI	Juncus scirpoides Lam.	Needle-pod rush	FACW+	OBL	NP
JUN VIR	Juniperus virginiana L.	Red cedar	FACU-	UPL	NC
KUM STR	Kummerowia striata (Thunb.) Schindler	Japanese clover	FACU	UPL	EW
KYL BRE	Kyllinga brevifolia Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAC CAR	Lachnanthes caroliniana (Lam.) Dandy	Bloodroot	OBL	FAC	NP
LAC ANC	Lachnocaulon anceps (Walt.) Morong	Bog-buttons	OBL	FACW	NC
LEC TOR	Lechea torreyi (Chapm.) Legg. ex Britton	Piedmont pinweed	FACU	UPL	NC
LEE HEX	Leersia hexandra Sw.	Southern cutgrass	OBL	OBL	NC
LEM SP.	<i>Lemna</i> sp.	Duckweed	OBL	Aquatic	NC
LEP VIR	Lepidium virginicum L.	Poorman's pepper	FACU	UPL	NW
LIA TEN	Liatris tenuifolia Nutt.	Fine leaf blazing-star	NL	UPL	NC
LIC MIC	Licania michauxii Prance	Gopher apple	NL	UPL	NC
LIM SPO	Limnobium spongia (Bosc) Rich. ex Steud.	Frog's-bit	OBL	OBL	NC
LIP NOD	Lippia nodiflora (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	Liquidambar styraciflua L.	Sweetgum	FAC+	FACW	NC
LOB CAR	Lobelia cardinalis L. †	Cardinalflower	FACW+	OBL	NC
LUD ALA	Ludwigia alata Elliott	Winged primrosewillow	OBL	OBL	NC
LUD LIN	Ludwigia linearis Walter	Narrowleaf primrosewillow	OBL	OBL	NC
LUD MAR	Ludwigia maritima Harper	Seaside seedbox	FACW	FACW	NP
LUD OCT	Ludwigia octovalvis (Jacq.) Raven	Mexican primrosewillow	OBL	OBL	NP
LUD PER	Ludwigia peruviana (L.) Hara	Primrose willow	OBL	OBL	NW
LUD REP	Ludwigia repens J.R. Forst.	Creeping seedbox	OBL	OBL	NC
LUD SUF	Ludwigia suffruticosa Walt.	Shrubby seedbox	OBL	FACW	NC
LUZ FLU	Luziola fluitans (Michx.) Terrell & H. Rob.	Southern watergrass	OBL	OBL	NC
LYC APP	Lycopodiella appressa (Chapm.) Cranfill	Southern club-moss	OBL	FACW	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
LYO FRU	Lyonia fruticosa (Michx.) Torr.	Staggerbush	FAC	UPL	NC
LYO LIG	Lyonia ligustrina (L.) DC. var. foliosiflora (Michx.) Fernald	Maleberry	FACW	FAC	NC
LYO LUC	Lyonia lucida (Lam.) D. Don	Fetterbush	FACW	FACW	NC
LYT ALA	Lythrum alatum Pursh var. lanceolatum (Elliott) Torr. & A.Gray ex Rothr.	Winged loosestrife	OBL	OBL	NC
MAG GRA	Magnolia grandiflora L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	Magnolia virginiana L.	Sweetbay	FACW+	OBL	NC
MAT FLO	Matelea floridana (Vail) Woodson [‡]	Florida spiny pod	NL		NC
MEC ACU	Mecardonia acuminata (Walter) Small	Axilflower	FACW	FACW	NC
MEL AZE	Melia azedarach L.	Chinaberrytree	NL	UPL	EW
MIK SCA	Mikania scandens (L. f.) Willd.	Climbing hempweed	FACW+		NP
MIT REP	Mitchella repens L.	Partridgeberry	FACU+		NC
MIT PET	Mitreola petiolata (J.F. Gmel.) Torr. & A. Gray	Lax hornpod	FACW+	FACW	NC
MOM CHA	Momordica charantia L.	Balsampear	NL		EW
MUR NUD	Murdannia nudiflora (L.) Brenan	Nakedstem dewflower	FAC	FAC	EW
MYR CER	Myrica cerifera L.	Wax myrtle	FAC+	FAC	NP
NEP COR	Nephrolepis cordifolia (L.) C. Presl	Tuberous sword fern	NL	FAC	EA
NYS BIF	Nyssa sylvatica Marsh. var. biflora (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
NYS SYL	Nyssa sylvatica Marsh. var. sylvatica	Blackgum	FAC	UPL	NC
OLD UNI	Oldenlandia uniflora L.	Clustered mille graines	FACW	FACW	NC
OSM CIN	Osmunda cinnamomea L.	Cinnamon fern	FACW+	FACW	NC
OSM REG	Osmunda regalis L. var. spectabilis (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OXA COR	Oxalis corniculata L.	Common yellow woodsorrel	FACU	UPL	NW
OXY FIL	Oxypolis filiformis (Walt.) Britt.	Water dropwort	FACW+	OBL	NC
PAN ANC	Panicum anceps Michx.	Beaked panicum	FAC-	FAC	NC
PAN DIC	Panicum dichotomiflorum Michx.	Fall panicum	FACW	FACW	NP
PAN HEM	Panicum hemitomon Schult.	Maidencane	OBL	OBL	NC
PAN MAX	Panicum maximum Jacq.	Guineagrass	FAC-	UPL	EW
PAN REP	Panicum repens L.	Torpedograss	FACW-	FACW	EA

Species Code	Scientific Name Common Name		USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
PAN RIG	Panicum rigidulum Nees	Redtop panicum	FACW	FACW	NC
PAN VER	Panicum verrucosum Muhl.	Warty panicum	FACW	FACW	NC
PAR BAL	Paronychia baldwinii (Torr. & A.Gray) Fenzl ex Walp.	Baldwin's nailwort	NL	UPL	NC
PAS CON	Paspalum conjugatum Bergius	Sour paspalum	FAC	FAC	NW
PAS FLO	Paspalum floridanum Michx.	Florida paspalum	FACW-	FACW	NC
PAS LAE	Paspalum laeve Michx.	Field paspalum	FACW-	FACW	NC
PAS NOT	Paspalum notatum Fluegge	Bahiagrass	FACU+	UPL	EA
PAS SET	Paspalum setaceum Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	Paspalum urvillei Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	Peltandra virginica (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER PAL	Persea palustris (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHY URI	Phyllanthus urinaria L.	Chamber bitter	FAC	FAC	EW
PIN ELL	Pinus elliottii Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	Pinus glabra Walter	Spruce pine	FACW	FACW	NC
PIN PAL	Pinus palustris Mill.	Longleaf pine	FACU+	UPL	NC
PIN TAE	Pinus taeda L.	Loblolly pine	FAC	UPL	NC
PIT GRA	Pityopsis graminifolia (Michx.) Nutt.	Grass-leaf golden aster	UPL	UPL	NC
PLE POL	Pleopeltis polypodioides (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU BAC	Pluchea baccharis (Mill.) Pruski	Rosy camphorweed	FACW	FACW	NC
PLU ODO	Pluchea odorata (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC
POL LUT	Polygala lutea L.	Wild batchelor's button	FACW+	FACW	NC
POL HYD	Polygonum hydropiperoides Michx.	Mild water-pepper	OBL	OBL	NP
POL PUN	Polygonum punctatum Ell.	Dotted smartweed	FACW+	OBL	NP
PLY SET	Polygonum setaceum Baldwin	Bog smartweed	FACW	OBL	NC
POL PRO	Polypremum procumbens L.	Rustweed	FACU-	FAC	NP
POL COM	Polytrichum commune Hedw.	Common haircap moss			NC
PON COR	Pontederia cordata L.	Pickerelweed	OBL	OBL	NC
PRO PEC	Proserpinaca pectinata Lam.	Mermaid-weed	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
PSE OBT	Pseudognaphalium obtusifolium (L.) Hilliard & B.L.Burtt	Sweet everlasting	NL	UPL	NP
PTE AQU	Pteridium aquilinum (L.) Kuhn.	Bracken	FACU	UPL	NC
PTE PYC	Pterocaulon pycnostachyum (Michaux) Elliott	Blackroot	FAC-	UPL	NP
PTI CAP	Ptilimnium capillaceum (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
PYR CAR	Pyrrhopappus carolinianus (Walter) DC.	Carolina desertchicory	NL	UPL	NW
QUE GEM	Quercus geminata Small	Sand live oak	NL	UPL	NC
QUE HEM	Quercus hemisphaerica Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	Quercus laurifolia Michx.	Swamp laurel oak	FACW	FACW	NC
QUE MIN	Quercus minima (Sarg.) Small	Dwarf live oak	NL	UPL	NC
QUE MYR	Quercus myrtifolia Willd.	Myrtle oak	NL	UPL	NC
QUE NIG	Quercus nigra L.	Water oak	FAC	FACW	NC
QUE PUM	Quercus pumila Walter	Running oak	NL	UPL	NC
QUE VIR	Quercus virginiana Mill.	Virginia live oak	FACU+	UPL	NC
RHE MAR	Rhexia mariana L.	Pale meadowbeauty	FACW+	FACW	NC
RHE NUT	Rhexia nuttallii James	Nuttall's meadow-beauty	FACW+	FACW	NC
RHO VIS	Rhododendron viscosum (L.) Torr.	Swamp azalea	FACW+	FACW	NC
RHU COP	Rhus copallina L.	Winged sumac	NI	UPL	NC
RHY CAD	Rhynchospora caduca Ell.	Falling beaksedge	OBL	FACW	NC
RHY COL	Rhynchospora colorata (L.) H. Pfeiff.	Starrush whitetop	FACW	FACW	NC
RHY COR	Rhynchospora corniculata (Lam.) A. Gray	Short-bristle beaksedge	OBL	OBL	NC
RHY FAS	Rhynchospora fascicularis (Michx.) Vahl	Fasciculate beaksedge	FACW+	FACW	NC
RHY FIL	Rhynchospora filifolia A. Gray	Threadleaf	FACW-	FACW	NC
RHY MIC	Rhynchospora microcephala (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	Rhynchospora mileacea (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RHY PLU	Rhynchospora plumosa Ell.	Plumed beaksedge	FACW	FACW	NC
RUB CUN	Rubus cuneifolius Pursh	Sand blackberry	FACU		NP
RUB PEN	Rubus pensilvanicus Poir.	Sawtooth blackberry	FACU+		NP
SAB MIN	Sabal minor (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
SAB BRE	Sabatia brevifolia Raf.	Short-leaf rosegentian	FACW	FACW	NC
SAB DIF	Sabatia difformis (L.) Druce	Lanceleaf rosegentian	OBL	FACW	NC
SAC GIG	Saccharum giganteum (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC IND	Sacciolepis indica (L.) Chase	India cupscale	FAC	FAC	EW
SAC STR	Sacciolepis striata (L.) Nash	American cupscale	OBL	OBL	NC
SAG GRA	Sagittaria graminea Michx. var. graminea	Grassy arrowhead	OBL	OBL	NC
SAG LAN	Sagittaria lancifolia L.	Bulltongue arrowhead	OBL	OBL	NC
SAL CAR	Salix caroliniana Michx.	Carolina willow	OBL	OBL	NP
SAL LYR	Salvia lyrata L.	Lyreleaf sage	FAC-	UPL	NC
SAP SEB	Sapium sebiferum (L.) Roxb.	Popcorntree	FAC	FAC	EA
SAR MIN	Sarracenia minor Walt. †	Hooded pitcherplant	OBL	FACW	NC
SAU CER	Saururus cernuus L.	Lizard's tail	OBL	OBL	NC
SCH SCO	Schizachyrium scoparium (Michx.) Nash	Little bluestem	FACU	FAC	NC
SCH TAB	Schoenoplectus tabernaemontani (C.C.Gmel.) Palla	Softstem bulrush	OBL	OBL	NC
SCI CYP	Scirpus cyperinus (L.) Kunth	Woolgrass	OBL	OBL	NC
SCL TRI	Scleria triglomerata Michx.	Tall nutgrass	FACU+	FACW	NC
SEN OBT	Senna obtusifolia (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	Serenoa repens (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SER TOR	Sericocarpus tortifolius (Michx.) Nees	Whitetop aster	NL	UPL	NC
SES HER	Sesbania herbacea (Mill.) McVaugh	Danglepod	NI	FAC	NW
SET PAR	Setaria parviflora (Poir.) Kerguelen	Knotroot foxtail	FAC	FAC	NP
SEY CAS	Seymeria cassioides (G.F. Gmel.) S.F. Blake	Yaupon blacksenna	FAC	FAC	NC
SID RHO	Sida rhombifolia L.	Cuban jute	FACU	UPL	NW
SMI BON	Smilax bona-nox L.	Greenbrier	FAC		NC
SMI GLA	Smilax glauca Walt.	Wild sarsaparilla	FAC		NC
SMI LAU	Smilax laurifolia L.	Bamboo vine	FACW+		NC
SOL SCA	Solidago canadensis L. var. scabra T. & G.	Canada goldenrod	FACU	UPL	NP
SOL LEA	Solidago leavenworthii Torr. & A.Gray	Leavenworth's goldenrod	FAC+	FACW	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
SOL ODO	Solidago odora var. odora Aiton	Sweet goldenrod	NL	UPL	NC
SOR HAL	Sorghum halapense (L.) Pers.	Johnsongrass	FACU	UPL	EW
SPH TRI	Sphagneticola trilobata (L.) Pruski	Creeping oxeye	FAC	FAC	EW
SPH SP.	Sphagnum sp.	Moss	Aquatic	OBL	NC
SPO IND	Sporobolus indicus (L.) R. Br.	Smutgrass	FACU+	UPL	EW
SPO JUN	Sporobolus junceus (Michx.) Kunth	Pineywoods dropseed	NL	UPL	NC
STA FLO	Stachys floridana Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	Stenotaphrum secundatum (Walter) Kuntze	St.Augustinegrass	FAC	UPL	NW
STI SYL	Stillingia sylvatica L.	Queen's delight	NL	FAC	NC
STR UMB	Strophostyles umbellata (Muhl. ex Willd.) Britton	Pink fuzzybean	FAC-		NC
SYM ELL	Symphyotrichum elliottii (Torr. & A.Gray) G.L. Nesom	Elliott's aster	OBL	OBL	NC
SYN FLA	Syngonanthus flavidulus (Michx.) Ruhland	Yellow hatpins	FACW+	FACW	NC
TAX ASC	Taxodium ascendens Brongn.	Pond cypress	OBL	OBL	NC
TAX DIS	Taxodium distichum (L.) Rich.	Bald cypress	OBL	OBL	NC
THE KUN	Thelypteris kunthii (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
THE PAL	Thelypteris palustris Schott var. pubescens (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TOX RAD	Toxicodendron radicans (L.) Kuntze	Poison ivy	FAC		NC
TRA OHI	Tradescantia ohiensis Raf.	Ohio spiderwort	FAC-	UPL	NP
TRI VIR	Triadenum virginicum (L.) Raf.	Virginia marsh St. John's-wort	OBL	OBL	NC
TRI DAC	Tripsacum dactyloides (L.) L.	Eastern gamagrass	FAC+	FAC	NC
TYP LAT	Typha latifolia L.	Common cattail	OBL	OBL	NW
ULM AME	Ulmus americana L.	American elm	FACW	FACW	NC
VAC ARB	Vaccinium arboreum Marshall	Sparkleberry	FACU	UPL	NC
VAC COR	Vaccinium corymbosum L.	Highbush blueberry	FACW	FACW	NC
VAC ELL	Vaccinium elliottii Chapm.	Mayberry	FAC+	FAC	NC
VAC MYR	Vaccinium myrsinites Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	Vaccinium stamineum L.	Deerberry	FACU	UPL	NC
VAC VIR	Vaccinium virgatum Aiton	Rabbit-eye blueberry	NL	UPL	NC

Species Code	Scientific Name Common Name		USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
VER BRA	Verbena brasiliensis Vell.	Brazilian vervain	FAC-	UPL	EW
VER HAL	Verbena officinalis ssp. halei (Small) S.C. Barber	Texas vervain	FACU-	UPL	NP
VER SCA	Verbena scabra Vahl.	Harsh vervain	FACW+	FACW	NC
VER HET	Verbesina heterophylla (Chapm.) A. Gray [‡]	Diverseleaf crownbeard	FACW	FACW	NC
VER ANG	Vernonia angustifolia Michx. Tall ironweed		FACU-	UPL	NC
VIT ROT	Vitis rotundifolia Michx.	Muscadine	FAC		NP
WOO ARE	Woodwardia areolata (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	Woodwardia virginica (L.) Smith	Virginia chain fern	OBL	FACW	NC
XYR BRE	Xyris brevifolia Michx.	Shortleaf yelloweyed grass	OBL	OBL	NC
XYR CAR	<i>Xyris caroliniana</i> Walt.	Carolina yelloweyed grass	FACW+	FACW	NC
XYR PLA	Xyris platylepis Chapm.	Tall yelloweyed grass	OBL	OBL	NC
XYR SP.	Xyris sp.	Yelloweyed grass		FACW	

¹ USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

² FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "---" = vine (non-indicator species)

³ Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

[†] Listed as **Threatened-State** in the *Preservation of Native Flora of Florida Act*. Defined as species of plants native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in such number as to cause them to be endangered.

[‡] Listed as **Endangered-State** in the *Preservation of Native Flora of Florida Act*. Defined as species of plants native to the state that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the Federal Endangered Species Act of 1973, as amended.

Figure 1. Project location map of the Gainesville 121 Project Site in relation to local access roadways.







		Source: Esri, DigitalGlot Getmapping, Aerogrid, I	ce, GeoEye, Earthstar Geographics, CNES/ GN, IGP, swisstopo, and the GIS User Com	Airbus DS, USDA, USGS, AEX, munity
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	FGDL_Section Id	ownsnip Range		
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Figure 3. Parcel location map for the Gainesville 121 Project Site.



Figure 4. Parcel location map for the Gainesville 121 Project Site with associated acreages.











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Figure 6. Utility easements located within the Gainesville 121 Project Site.



Figure 7. GPS locations were site-specific data were collected.



Figure 8. Wetlands and uplands occurring within twenty-two (22) Conservation Management Areas occurring on the Project Site.

Gainesville 121: CMA Wetlands and Uplands

CMA No.	Upland	Wetland	Total
1	7.31	14.07	21.38
2	2.58	2.08	4.66
3	1.17	3.06	4.23
4	9.20	34.68	43.88
5	1.76	1.86	3.61
6	51.97	102.17	154.13
7	6.35	9.92	16.27
8	2.41	4.00	6.40
9	1.29	0.40	1.68
10	2.54	2.52	5.06
11	12.21	83.13	95.34
12	15.08	30.48	45.56
13	33.09	53.98	87.07
14	1.21	0.30	1.52
15	1.34	0.47	1.82
16	2.13	2.05	4.18
17	76.64	118.96	195.60
18	42.27	88.51	130.78
19	24.57	53.31	77.88
20	5.12	10.88	16.00
21	86.67	156.50	243.17
22	0.74	0.05	0.80
Total	387.64	773.37	1161.01





PC_121_Survey_Boundary_090215 (1778.77 ac) Upland_Set_Aside_170424_(33.60_ac) Available_Development_Area_(566.17_ac) Easement CMA_Uplands_170424_(387.64_ac)				
CMA_Wetlands_170424_(773.37_ac) 0 0.2 0.4 5/20/2017 10:42:29 PM Miles C:\GIS\Data\Plum Creek\MAPS\Mar 2017\CMA Uplands and Wetlands.mxd	Prepared by: J Carter	N Errc		

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Gainesville 121: Plant Communities within CMA PC_121_Survey_Boundary_150902_(1778.77_ac) Plant Comm CMA Wet Cypress-Hardwood-Bay Swamp (Logged) Cypress-Hardwood-Bay Swamp (Unlogged) **Excavated Surface Waters** Improved Forest Road and Ditches Marsh Planted Pine Plantation-Wetland Shrub Swamp Slash Pine-Cypress-Hardwood-Bay (Wetland) Plant Comm CMA Up Improved Forest Road and Ditches **Pine Flatwoods-Mesic** Planted Pine Plantations-Upland **Plant Community** Acres Plant Comm CMA Wetlands Cypress-Hardwood-Bay Swamp (Logged) 259.90 170.92 Cypress-Hardwood-Bay Swamp (Unlogged) **Excavated Surface Waters** 1.87 Improved Forest Road and Ditches 0.00 Marsh 3.89 Planted Pine Plantation-Wetland 261.98 0.10 Shrub Swamp Slash Pine-Cypress-Hardwood-Bay (Wetland) 74.71 **Plant Comm CMA Wetlands Total** 773.37 Plant Comm CMA Uplands Improved Forest Road and Ditches 7.16 5.20 Pine Flatwoods-Mesic 375.28 Planted Pine Plantations-Upland **Plant Comm CMA Uplands Total** 387.64 **Total CMA** 1,161.01



Figure 10. Plant communities occurring within the upland areas of the Conservation Management Areas.



Figure 11. Plant communities occurring within the wetland areas of the Conservation Management Areas.





Figure 12. Plant communities occurring within the non-CMA upland set aside areas.

Gainesville 121: Plant Communities in Upland Set Aside

Plant Comm Upland Set Aside (33.60 ac) Pine Flatwoods-Mesic (0.08 ac) Planted Pine Plantations-Upland (33.52 ac)







Figure 13. Plant communities occurring within the GRU electric transmission line easement and Florida Natural Gas transmission line easement occurring on the Project Site.

