

**City of Gainesville
Department of Doing
Planning Division**

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CITY DEVELOPMENT REVIEW BOARD STAFF REPORT

PUBLIC HEARING DATE: April 24, 2018

ITEM NO: 1

PROJECT NAME AND NUMBER: Petition DB-18-17 SUB.

APPLICATION TYPE: Quasi-Judicial

RECOMMENDATION: Forward a recommendation to the City Commission approving the design plat, Petition DB-18-17 SUB subject to compliance with the conditions and recommendation listed in the staff report and the TRC comments prior to City Commission review.

CITY PROJECT CONTACT: Lawrence Calderon, Planner III

CITY PROJECT CONTACT: EDA, Inc. (Sergio Reyes), agent for Oak Preserve Parcel Owners. Design plat review for Oak Preserve Cluster Subdivision, a residential subdivision of Tax Parcels: 06951, 06949-1, 06949, 06952-2-2, 06944-1, 069440, 06943-2, 06949-2 and 069521 to create 296 single-family residential lots. Zoned: RSF-4 (single-family residential 8 dwelling units per acre).

APPLICATION INFORMATION:

Agent/Applicant: EDA, Inc. (Sergio Reyes), agent for Oaks Preserve Parcel Owners.

Property Owner(s): Paul Florence

Related Petition(s): Annexation Petition and Land Use and Zoning petition to Single-family and RSF-4, respectively.

Legislative History: Property recently annexed into the City.

Neighborhood Workshop: Conducted on January 24, 2018 at 6:00pm, Country Inn and Suites, 4015 SW 43rd Street.

SITE INFORMATION:

Address: Located West of SW 50th Terrace, between SW Archer Road and SW 57th Avenue.

Parcel Number(s): 06951, 06949-1, 06949, 06952-2-2, 06944-1, 069440, 06943-2, 06949-2 and 069521

Acreage: 95.17 Acres.

Total Number of Lots: 295 lots.

Existing Use(s): Mostly vacant and undeveloped with scattered single-family residential developments.

Land Use Designation(s): Single-family

Zoning Designation(s): RSF-4 (single-family residential 8 dwelling units per acre).

Transportation Mobility Program Area (TMPA): Area “D”

GENERAL DESCRIPTION AND SPECIAL FEATURES:

The parcels included for the proposed subdivision were recently annexed into the City with County single-family residential zoning designations. After annexation into the City, the parcels were rezoned to a City’s low density single-family residential zoning, RSF-4. The aggregated tracks consist of approximately 95.17 acres and has frontage of approximately 640 feet along SW Archer Road. The properties stretch south from Archer road for approximately 3,538 feet with a network of north/south and east/west dirt tracks providing access to the individual rural residential units scattered throughout the proposed subdivision site. An improved local County Road, SW 47th Way abuts the property along its eastern boundary.

The combined parcels of the subdivision consist of a mix of undeveloped land and rural isolated single-family dwellings served by user created unpaved access routes. Topography varies across the overall site to include pockets of depressions with sink-hole characteristics, actual sink holes, upland areas, wetlands, corridors of low lying areas and a lush growth of mature vegetation that includes many heritage and champion trees. The environmental report list three sinkholes located across the northern portion of the site and three significant wetland areas which have been defined and separated from development. The site is a reflection of its surrounding areas to the east, south and west. The northern boundary is depicted by the markedly different Archer Road with high volumes of automobile traffic that announces itself as one gets to within one mile of the northern boundary (See Maps 1A and 1B).

The property owners are proposing divisions of the property into 295 single-family lots plus required space for roadways, utilities, stormwater and open space. The subdivision is proposed as a cluster subdivision in order to utilize some of the unique design techniques available to infill subdivisions and those with unique environmental and ecological systems.

The key issues of this petition are:

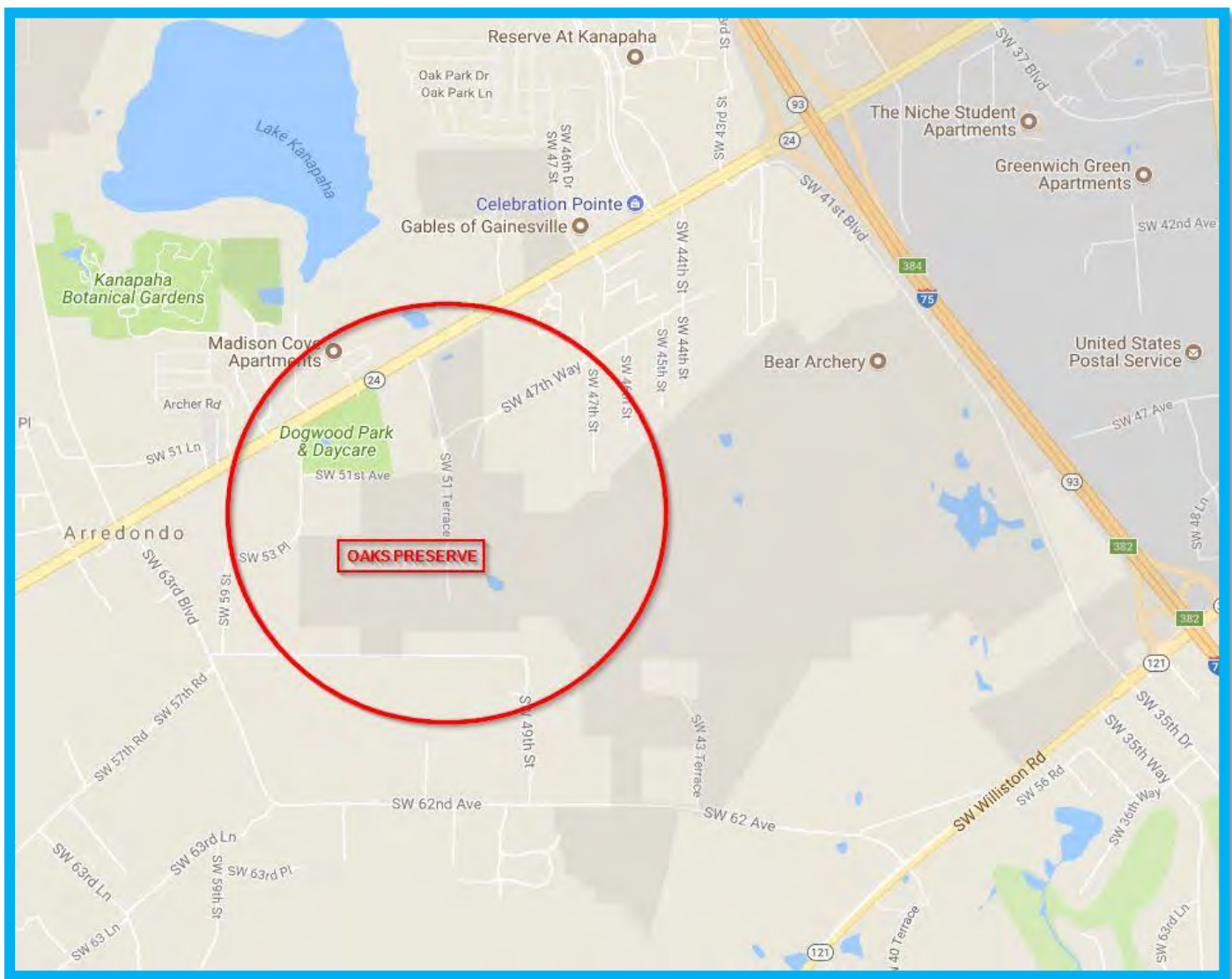
1. Consistency and compatibility of the proposed subdivision with the goals, policies and objectives of the Comprehensive Plan and the Land Development Code.
2. Compliance with the basic development standards of the RSF-4 zoning district.
3. Maintaining separation and no impacts to the designated wetlands, surface waters, sink holes and other environmentally sensitive areas.
4. Connectivity between the proposed residential subdivision and surrounding neighborhoods.
5. Providing alternative routes for ingress and egress to the subdivision to ensure that the health, safety and welfare of property owners within the subdivision are not compromised in the event of emergency situations.

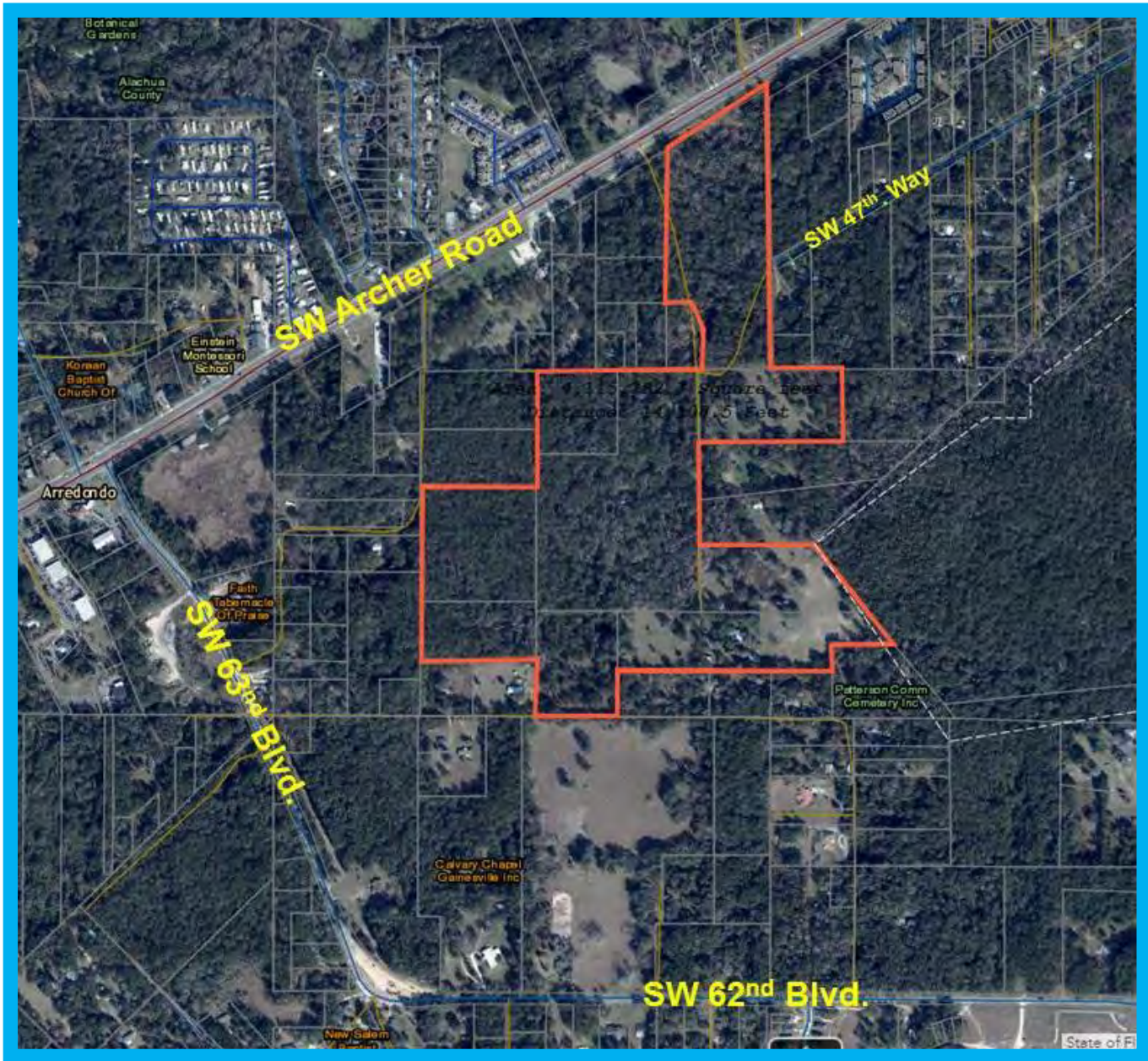
April 24, 2018.

Development Review Board Staff Report
Petition DB-18-17 SUB

6. Providing required sidewalks along designated roadways to facilitate pedestrian/bicycle circulation and interconnection to the roadway system.
7. Satisfying the spatial separation and other requirements for providing utilities and infrastructure to the subdivision.
8. Meeting acceptable standards for establishing the relationship of individual lots to public or private streets.
9. Providing suitable ingress/egress routes to ensure the safe and efficient delivery of services such as solid waste, utilities and fire protection services to the lots within the subdivision.
10. Providing a compatible landscaping plan, protecting existing tree canopy and managing valuable tree species in relationship to the proposed development.
11. Compliance with the minimum standards of the Cluster Subdivision.

Map 1A. Site Location Map



Map 1B. Site Location Aerial Map**ADJACENT PROPERTY CHARACTERISTICS:**

The areas surrounding the subdivision site have similar characteristic as the subject site. The areas to the south and west are mainly undeveloped with a few scattered single-family developments on multi acre tracks of land. To the east is an established single-family neighborhood with a slightly higher density than surrounding developments. It is served by SW 47th Way which dead ends into the east side of the main subdivision site. The southeastern areas are mainly undeveloped with scattered environmentally sensitive areas. North of the site across Archer Road, the area has strong urban characteristic and occupied with mostly multi-family residential

developments. The area to the northwest of the site is developed with a dog park which is under consideration for a higher intensity elder residential facility.

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Multi-family residential and Adult Living facility development	Low Density Residential (1 – 4 du/acre)	R-1A Single-family residential
South	Vacant undeveloped and scattered Single-family residential development	Low Density Residential (1 – 4 du/acre)	R-1A and R-1C, Single-family residential)
East	Vacant undeveloped and scattered Single-family residential development	Medium Density Residential (4 – 8 du/acre)	R-1A and R-1C, Single-family residential)
West	Dog Park and Vacant undeveloped and scattered Single-family residential development	Low Density Residential (1 – 4 du/acre)	R-1A, R-1C and RE-1, Single-family residential)

SUBDIVISION REVIEW: ANALYSIS AND CONDITIONS

This review of this design plat by the Development Review Board primarily determines conformance and consistency with the Comprehensive Plan, Land Development Regulations and the technical design requirements of Public Works, GRU, the Fire Safety Division and the Landscaping and Tree preservation and mitigation and environmental standards. The review is focused on the creation of lots meeting the development standards of the RSF-4 zoning district as well as consistency with other lots within and surrounding the development. Consideration is given to providing multi-modal access to the subdivision and to each individual lot within the subdivision, from a public or private roadway that meets the design standards established in the Public Works Design Manual and GRU standards. The review seeks to establish that dwelling units can be constructed in a spatially compatible manner relative to individual lot lines and other buildings on adjacent lots. The process seeks to ensure that reasonable dwelling units are feasible on each lot while protecting existing high quality vegetation and surrounding environmentally sensitive resources. The review seeks to establish an efficient internal roadway network with connectivity to adjacent neighborhoods. Conformity with the minimum design standards to provide utilities is a significant part of the review. Another element of the subdivision review is to determine the ability of the City or other private companies to provide utilities and

other essential services to each lot within the subdivision; this must be accomplished in a manner that ensures health, welfare and safety of residents.

In the context of the objectives stated above, staff has examined the subdivision in the context of the relevant regulations and offers the following analysis

COMPREHENSIVE PLAN CONSISTENCY:

The **concept** of the subdivision supports many of the related land use, transportation, housing, recreation and capital improvements goals, objectives and policies of the Comprehensive Plan. The Oaks Preserve is a residential subdivision of 295 lots proposed on 97.5 acres on the southwest edge of the City limits. The land use on the property is single family with a zoning of RSF-4 which is consistency with the single-family land use. Policy 4.1.1 states the Single-family "... land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development."

The development seeks to continue the existing residential use but with a more efficient design and at slightly higher densities. That concept is considered infill and in many ways, act to overcome the propensities of urban sprawl and blight; the subdivision therefore advances some of the goals and objectives of the Comprehensive Plan. Goal 10 of the Transportation Mobility Element, promotes urban redevelopment, infill development and developments that offer a variety of transportation choices.

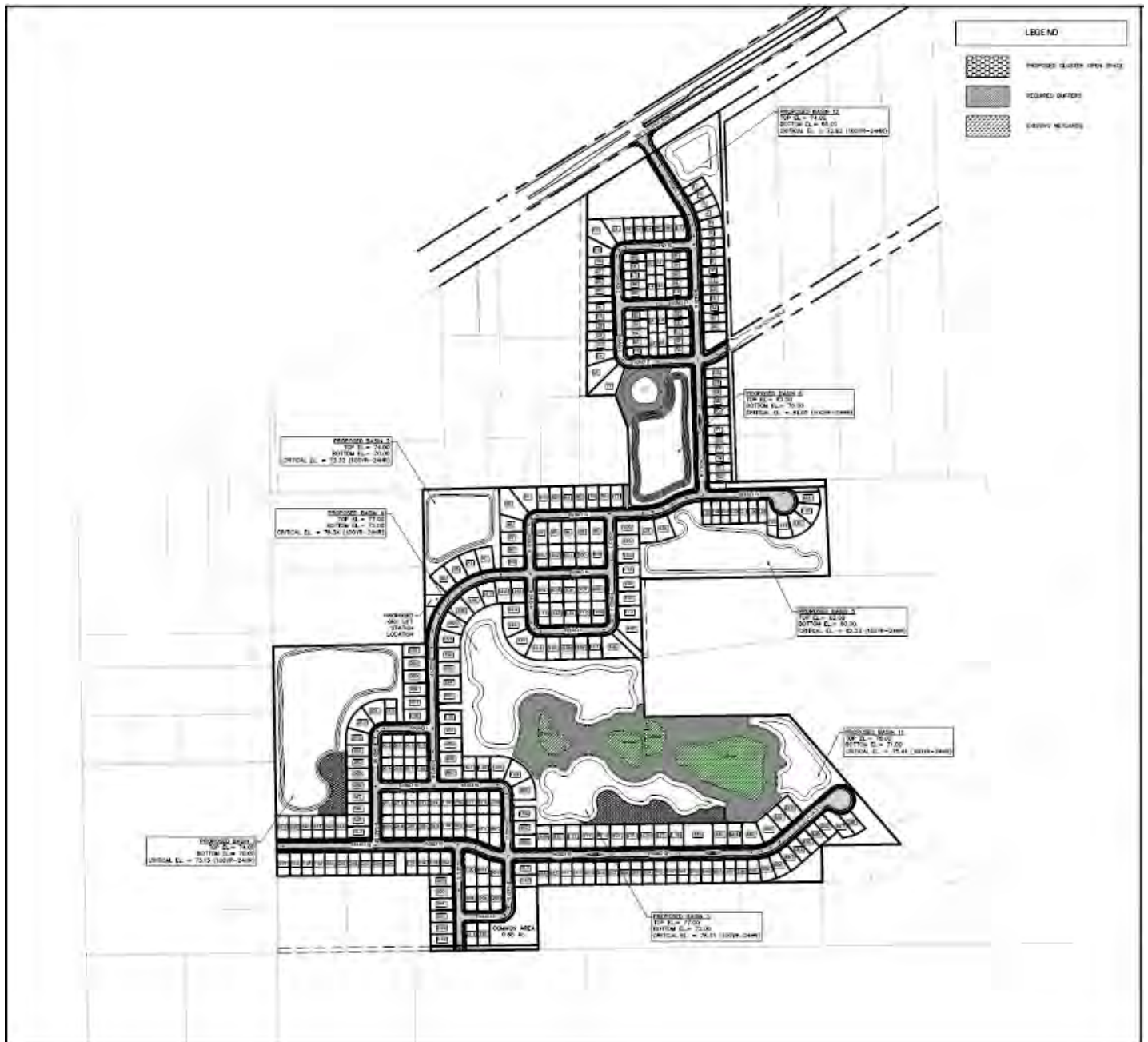
Within the development, designs are proposed to some roadways that will curb the potential for high speeds traffic and manage bicycle and pedestrian circulation. Such designs are consistent with **Objective 1.2** to protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

The internal design of the subdivision addresses many key goals and objectives of the Comprehensive Plan. The plan encourages designs that facilitates and encourages walking and general pedestrian circulation. It advances designs that promotes transportation choices and encourages bicycle as a mode of transportation and opportunities that integrated various modes of transportation with mass transit opportunities. The subdivision contains three ideal grid street systems, one in the northern section, and another in the center and a third at the southern end of the subdivision. Street blocks are short, they are interconnected, contain sidewalks are linked to each other. The design reflects the objectives of the Comprehensive Plan as referenced in **Policy 3.1.7 and Objective 1.2** that promote walking, transit use, and bicycling, small street blocks, pedestrian-scaled street, sidewalks and transportation choices that includes transit, walking and bicycling, and calmed car traffic.

However, the layout of those grids on a continuously extended roadway system with no looped connection is in itself concerning (See Map 2). Although the concept of the subdivision generally reflects compatibility with the essential elements of the Comprehensive Plan; the policies and objectives related to Transportation, access, connectivity, capital infrastructure, the use of cul-de-sacs and housing can be improved to create better and enhanced opportunities to improve the quality of life for residents and property owners within and surrounding the development. **Policy 1.2.7 reads, "...The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood"**.

Staff is concerned about the number and long length of cul-de-sacs within the development. The limited use and opportunities for meaningful and realistic connectivity to adjacent neighborhoods, connections to future long term surrounding transportation routes and the lack of options to integrate with published future plans for the overall area. The subdivision offers limited or no alternate access to a significant portion of the subdivision. To a large extent, this deficiency is strongly due to the nature of surrounding developments. However, there are opportunities available to facilitate the creation of those connecting links by constructing paved accessible routes to some of the unpaved organic dirt roadways existing around the subdivision.

Map 2. Proposed Development Layout



Condition: 1.

The subdivision shall be phased and the cul-de-sacs redesigned to better accommodate opportunities for connection to future transportation routes under consideration near the area.

Condition: 2.

The subdivision shall establish a minimum of two improved access routes, paved to acceptable standards, linking the east, south and west portions of the subdivision to officially designated paved roadways nearest the site. Those routes shall serve primarily to facilitate emergency access to the lower reaches of the subdivision and as a basis for improvement of the surrounding undeveloped properties.

Condition: 3.

The City shall work with the subdivider to participate in partially funding implementation of those recommended roadways.

Condition: 4.

The internal cul-de-sacs in the subdivision shall be redesigned to accommodate future opportunities to improve the overall transportation network, to establish a gridded roadway network and needed neighborhood connectivity roadways, bicycle and pedestrian system.

Condition: 5.

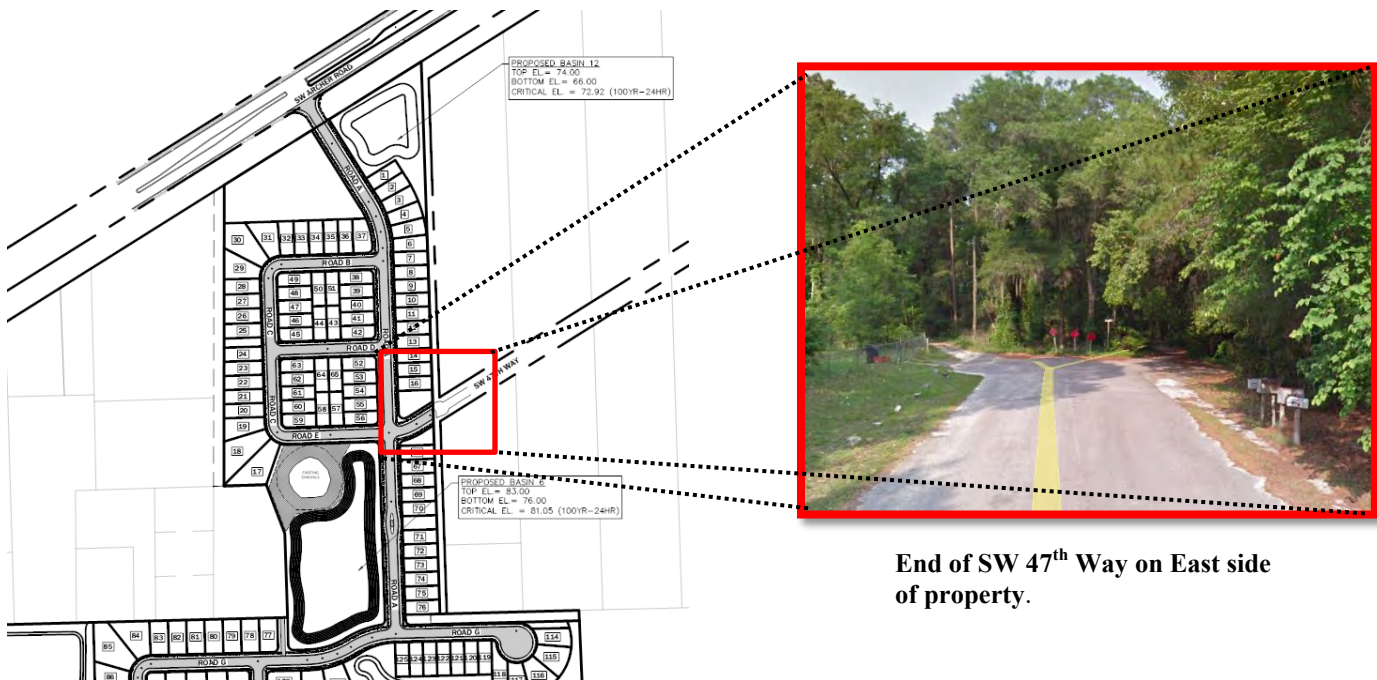
The design plat shall show a 35-foot line around all wetlands to clearly establish that all lots are in compliance with the 35-foot buffer established by the PD.

The subdivision contains a significant percentage of open space mostly devoted to surface waters, wetlands, sink holes and stormwater management systems. The establishment and protection of those areas reflect compliance with goals and objectives of the Comprehensive Plan to protect identified environmentally sensitive resources, as well as the Stormwater Management Element. Those areas are not listed as functional open space areas that would contribute to recreational opportunities within the subdivision and immediate neighborhoods. Given 295 residential units at a typical standard of 2.2 units per household, the subdivision would result in a population of about 651 people who would benefit from the implementation of functional open spaces.

The parcels included in the subdivision extend southwards from its Archer Road northern boundary for approximately 3,538 feet to an unimproved dirt road, SW 57th Avenue. That area comprises 97.5 acres which will be subdivided into 296 lots and serviced by a network of internal street with a single main access to Archer Road. One existing improved county road, SW 47th Way dead ends on the east side of the subject parcel at about 1,070 feet south of Archer Road. That roadway is planned to connect into the main north/south roadway of the subdivision and will receive some of the traffic associated with the development, (See Map 3).

This design leaves the southern portion of the subdivision with a single roadway serving approximately 76.2 acres, containing 219 lots. South of the SW 47th Way intersection, the subdivision extends into two gridded areas linked by the main arterial with no outlets to any improved roadways. This design leaves the greatest portion of the subdivision dependent on a single roadway connection to exit the subdivision. The roadway continues south and enters the southern portion of the subdivision and divides into three separate routes, one extends eastward to end in a 1,567 foot cul-de-sacs; the other extends west for about 427 feet and terminates into an adjacent parcel and the third extends south for about 455 feet into a dirt track used by surrounding single-family residences.

Map 3. Ingress and Egress Access to and from the Proposed Subdivision



End of SW 47th Way on East side
of property.

The design is not consistent with the street layout requirements for subdivisions in that it does not provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas as required by Section 30-6.6(B). It also exceeds the cul-de-sac length of 250 to 1000 feet required by Section 30-6.17(c). The design is also not consistent with the Comprehensive Plan policies requiring connectivity to adjacent developments and to accommodate planned local and regional roadway systems. It is also not clear whether the design complies with Section 30-6.6(A)(3) which states that to the extent feasible, subdivisions containing more than 20 lots should have a minimum of two access points. SW 47th Way can be considered the second access but there are concerns about the ability and design of that road to accommodate additional traffic to and from the subdivision. Alachua County indicates that there are two adjacent developments under consideration which could be coordinated with the proposed subdivision to achieve a better alignment.

The Traffic Impact Analysis indicates that the 60-foot wide, east/west roadway at the southern end of the subdivision is designed to act as an east-west connector to planned regional roadways from the east and west. It should be noted that special design criteria exist for arterial streets that run through a subdivision. Section 30-6.6 (H) states that "... No lot in any area shown on the land use plan for single-family use or single-family residential PUD at less than eight units per acre shall front on an arterial street."

Condition 6.

The subdivision shall provide design alternatives that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway. Alternatively, the subdivision may phase the development and seek approval for the northern portion and later approvals as the conditions for approval are satisfied.

Condition 7.

The subdivision shall examine the preliminary plans of surrounding areas to create connecting routes that link adjacent developments.

Condition 8.

The subdivision shall redesign the cul-de-sacs to provide design alternative that seek to provide a minimum of two functional emergency access routes to the south and west connecting to the closest official paved roadway.

Condition 9.

The applicant shall demonstrate on the plat, the limits of roadway encroachment into nearby wetlands including the dimensions of such encroachments.

Condition 10.

Prior to Final Plat approval, the applicant shall comply with the requirements of the City's Transportation Mobility Program Area.

Condition 11.

Except as specifically modified through this petition, the development shall comply with all requirements of the Land Development Code, conditions included in the staff report and comments submitted by the TRC.

Unique Site Features – Wetlands, Depressions, Sinkholes and Archeological Sites:

The site has a number of unique natural and historical systems which shall be managed and regulated according to local, regional and State requirements. The largest system is a cluster of wetlands located at the southern section of the site. It has been demarcated and separated from any proposed development. However, the system appears to be only a portion of a larger system that extends northwards, outside the boundaries of the subject property. Those off-site portions are not mapped and no information is available for those parts of the system. Detailed information is provided and mapped for the part of the system within the property boundaries, but it is not clear how the two portions of the total system operate and potential impacts each other and the surrounding areas.

The same situation exists with two low lying areas located on the west side of the property; the onsite portion of the system is demarcated and assigned a specific function but the off-site portion is unmapped with no information as to impacts on the overall system.

The environmental report submitted with the subdivision refers to three sinkholes located along the north central portion of the site along a northeast/southwest line, simulating an extension of SW 47th Way. The subdivision design accounts for only one sinkhole with no information on the remaining two referenced sinkholes. Field observation identifies certain depressions, just north of the intersection of SW 47th Way and the Main subdivision arterial road. The other sinkhole appears to be off-site from the west property boundary.

One sinkhole is prominently identified and displayed as part of the overall design of the subdivision. The sinkhole is surrounded by a portion of the main transportation arterial to the north, a large stormwater basin to the south and east and two lots to the west. Staff has some concerns about the proximity of the sinkhole to such a large stormwater basin, a main roadway and the lots which will become a single-family residence. Given the instability of sinkholes, staff is especially concerned about the potential impacts of the large stormwater basin on the sinkhole.

An initial Archeological report of the site revealed the potential for buried artifacts and historical settlement of the site. Additional studies shall be conducted to establish evidence of any significant archeological resources.

Condition 12.

During Construction Drawing, detailed information shall be provided about the exact location of the referenced sink holes and how they integrate into the proposed subdivision.

Condition 13.

During Construction Drawing, details shall be provided concerning the relationship of the sinkhole to surrounding uses and the potential impact of the stormwater basin on the stability of the sinkhole.

Condition 14.

Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. The final report may require modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission may be required based on the extent of any proposed redesign.

Traffic Count Data:

The applicant has submitted a traffic impact analysis conducted by a professional engineer using trip generation rates established by the Institute of Transportation Engineers according to accepted engineering practices approved by the city traffic engineer. The study concludes that none of the significant roadways operated below the adopted LOS standards with project traffic. The study acknowledges the need to address specific TMPA Zond D requirements consistent with the Comprehensive Plan and to address required mitigation payments.

Cluster Subdivision:

The proposed subdivision satisfies the purpose and intent of the cluster subdivision option. The parcel is zoned single-family, RSF-4 and exceeds the minimum parcel size of five acres to implement a cluster subdivision. The subdivision is presented as an infill development containing valuable wetlands, archeological sites and sensitive environmental systems which will be protected through the cluster subdivision technique.

In addition to the protection of natural resources resulting from the use of the cluster subdivision techniques, the subdivision is proposing complete protection of wetlands and creation of a number of smaller lot sizes and reduced setbacks. Those aspects of the subdivision will have the effect of creating more economical and affordable lots which are incentives to facilitating affordable housing.

One requirement of the cluster subdivision is to provide "Cluster Open Space" to compensate for the corresponding reduction in lot size. The subdivision is proposing a number of lots which are below the minimum lot size of 4,300 square feet and has provided compensating "Cluster Open Space". The cluster open space provided to compensate for the reduced lot size does not appear to be accessible by all residents and does not have functional recreational purpose.

Condition 15.

All open space areas, not dedicated to the City shall be owned and maintained by a Home Owners Association which shall be responsible for upkeep and maintenance of the open space; appropriate documents shall be required.

Condition 16.

Prior to final plat approval, the applicant shall demonstrate how it satisfies the criteria to protect a minimum of 50% of all heritage trees.

Condition 17.

The cluster open space provided to compensate for the reduced lot size shall be created in a more centralized location and made accessible to all residents of the subdivision. It should be served by bicycle and pedestrian routes.

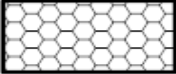
Density and Individual Lot Standards

In terms of density and minimum lot standards, the subdivision as proposed is consistent with the essential requirements of the comprehensive plan and Land Development code regulations. The proposed density is approximately 3.1 units per acre which is well within the allowable RSF-4 standard of 8 dwelling units per acre. Individual lot layout, configuration, setbacks and relationship to wetlands, the drainage area and environmental areas within the area are consistent with the general standards.

The development standards of the RSF-4 are very close to standards typical of the surrounding county zoning of R-1A, R-1C and RE-1 single-family zoning district for lots less than one acre. The subdivision is proposed as an environmental cluster and is therefore eligible to be considered for modification to some of the development standards. Staff supports the requested modifications which are outlined in Table 1, below. Given those modifications, the subdivision proposal is comparable with surrounding standards. The most significant difference is in minimum lot sizes which vary from 4,042 to 12, 716 square feet. The minimum allowed in the RSF-4 district is 4,300 square feet; a reduction of approximately 6% below the minimum is requested for some lots. Considering the trend in smaller household size, the need to accommodate smaller housing types and the strong desire to cater for affordable housing, the smaller lot size is commendable and is encouraged.

Staff strongly recommends that the subdivision moves a step further in allocating a small proportion of the total housing units as economical housing. This will be highly considered as a plus in its efforts at complying with the goals, objectives and policies of the Comprehensive Plan.

**TABLE 1.
 REQUESTED MODIFICATIONS TO THE RSF-4 ZONING STANDARDS**

ENVIRONMENTAL CLUSTER SUBDIVISION DATA TABLE	
<p>1. THE PROPOSED SUBDIVISION IS APPROXIMATELY 95.17 ACRES AND HAS A TOTAL OF 295 LOTS. THE LOT DENSITY IS 3.09 UNITS PER ACRE. THE MAXIMUM DENSITY ALLOWED IN THE RSF-4 DISTRICT IS 8 UNITS PER ACRE.</p> <p>BASED ON CLUSTER SUBDIVISION REGULATIONS THAT ALLOW VARIATION IN THE RSF-4 ZONING DIMENSIONAL CRITERIA, THE PROPOSED LOTS STANDARDS ARE AS FOLLOWS:</p> <p>* LOT SETBACKS:</p> <p>ALL LOTS WITHIN SUBDIVISION SHALL COMPLY WITH THE FRONT (20') SETBACK AND REAR (10') SETBACK AS PERSCRIBED IN THE RSF-4 ZONING WITH THE EXCEPTION OF LOT 179, WHICH SHALL HAVE A REDUCED FRONT SETBACK OF (10'). THE SUBDIVISION PROPOSES A REDUCTION OF THE SIDE SETBACKS FOR ALL LOTS FROM 7.5' TO 5' WHICH COMPLIES WITH REQUIREMENTS OF ALL ABUTTING ZONING DISTRICTS.</p> <p>* LOT WIDTH</p> <p>LOTS 125-295 SHALL MEET OR EXCEED THE MINIMUM LOT WIDTH REQUIRED IN THE RSF-4 ZONING DISTRICT. PER CLUSTER SUBDIVISION PROVISIONS, LOTS 1-125 SHALL HAVE A MINIMUM LOT WIDTH OF 40 FEET.</p> <p>* LOT AREA:</p> <p>ALL LOTS SHALL COMPLY WITH THE MINIMUM LOT SIZE REQUIREMENTS OF 4,300 SF, WITH THE EXCEPTION OF THE FOLLOWING:</p>	
TOTAL PROPOSED LOT AREA FOR LOTS < 4,300 SF (ZONING MINIMUM) (LOTS: 1, 7-16, 38-76, 119-125)	5.13 AC
MINIMUM LOT AREA REQUIRED PER RSF-4 ZONING (4,300 SF) (LOTS: 1, 7-16, 38-76, 119-125)	5.63 AC
LOT AREA BENEATH MINIMUM RSF-4 LOT SIZE	-0.5 AC
<p>* CLUSTER OPEN SPACE:</p> <p>THE SUBDIVISION EXCEEDS THE REQUIRED CLUSTER OPEN SPACE REQUIREMENTS, AS DEMONSTRATED BELOW:</p>	
CLUSTER OPEN SPACE REQUIREMENT (0.5AC x 0.75%)	0.38 AC
 <p>PROVIDED CLUSTER OPEN SPACE</p>	1.66 AC

Street Widths:

Streets are generally required to have a minimum width to provide for adequate traffic volume, street tree, public convenience, safety, and to adequately serve the uses intended. The require width varies depending on the roadway type but typically, local streets are required to have a right-of-way width of 50-feet, 24 feet of paved driving lane, plus additional easements to accommodate utilities. The subdivision proposes street widths of 60 feet for the main arterials and 50 feet for other interior roadways. This complies with the standards listed in the Public Works Design Manual.

The area proposed as Common Area NO. 21 between lots 135 and 136 seem to be a design to accommodate future connection to external developments and planned future roadways. This configuration should be reconsidered to provide a more functional option for future connectivity.

Condition 18.

Except as modified through the cluster subdivision process and to accommodate emergency access, all roadways shall be constructed to the standards as specified in the Public Works Design Manual.

Condition 19.

The common area between lots 135 and 136 shall be redesigned to better accommodate future connection to external developments and/or planned regional roadways.

Condition 20.

During Construction Drawing review, the applicant must demonstrate that all sidewalks, utilities, stormwater, fire service, solid waste services and street landscaping can be accommodated within the proposed rights-of-way and/or available easement within the subdivision. Failure to comply with all requirements may require a re-consideration of the design plat by the City Commission.

Pedestrian and Bicycle Facilities:

This subdivision proposes a full sidewalk system along both sides of all internal street as well as adjacent streets fronting the development.

Connectivity and Integration with Surrounding Developments.

Policy 1.1.1 of the Comprehensive Plan strongly encourages complete and integrated communities. The concept is again advocated in Policies 3.1.4 and 3.1.5 of the Land Use element, listing specific components that can be used to implement the concept. It advocates the provision of bicycle and pedestrian access to adjacent properties. It calls for current development projects to include connectivity or stub-outs to accommodate future adjacent developments in order to facilitate bicycle and pedestrian access. This subdivision proposes a full sidewalk system along both sides of all internal street as well as adjacent streets fronting the development.

It is acknowledged that the subdivision has taken steps to address the concept of connectivity and integration of neighborhoods; sidewalks, stub-outs and common area corridors are provided. However, it appears that the placement, orientation and location of those connecting features are not consistent with planned local and regional transportation corridors and adjacent developments surrounding the subdivision.

Condition 21.

Signage for the subdivision shall be in accordance with the adopted sign ordinance.

Off-street Parking, Loading and Unloading:

The code requires that developments must provide parking for automobiles, bicycles, motorcycles, scooter and loading/unloading areas. This requirement is not typically addressed during subdivision review and is expected to be accommodated on each lot within the subdivision. Additional parking provided for guest and general

activities are usually provided at common activity area or as on-street parking. This subdivision is not proposing any separate parking areas; guest parking will be accommodated within the individual driveway of each lot or as on-street parking.

Tree Preservation and Landscaping:

The development proposal will include street trees along the public and private roadways. Some of the existing trees will remain on site and the high quality ones scheduled to be removed shall be mitigated accordingly. Details of tree removal and planting shall be determined during Construction Drawing and Final Plat review.

Condition 22.

During Construction Drawing review, a landscape plan shall be proposed to provide suitable landscaping along the north side of the internal roadway.

Condition 23.

The developer shall provide mitigation for removal of high quality heritage trees in accordance with the requirements stated in the Land Development Code.

Condition 24.

At the sole expense of the developer lighting shall be provide along all the private roadways similar to standards for public street lighting requirements.

Condition 25.

All lots shall be required to comply with the setbacks as approved with the Design and Final Plat. Accessory structures shall comply with the development standards outlined in the RSF-4 zoning district.

Condition 26.

All signage for the subdivision shall be in accordance with the standards of the Land Development code. Entrance signs shall comply with the Section 30-6.6 (w). An irrigation system shall be provided; the sign shall establish a maintenance agreement and the sign shall be landscaped.

Condition 27.

The applicant shall be required to comply with all comments and conditions of the Technical Review Committee as included in Attachment "A".

LIST OF APPENDICES:

- Attachment A – Technical Review Committee Comments**
- Attachment B – Application and Other Supporting Documents**
- Attachment C – Comprehensive Plan Goals, Objectives and Policies and LDR References**
- Attachment D – Subdivision Drawings for Review by the DRB**
- Attachment E – Neighborhood Meeting Documents and Property Owners**
- Attachment F – Archaeological Assessment**
- Attachment G – Oaks Preserve Environmental Report**
- Attachment H - Subdivision and Transportation Regulations**
- Attachment I - Protection of Resources and Environmental Standard**

Attachment A
Technical Review Committee Comments

Attachment A – Technical Review Committee Comments

PETITION DB-18-17 SUB OAKS PRESERVE 04/20/2018 10:53 AM

Status	Department	File	Changemark Subject	Changemark Details	Updated By	Applicant Response
Resolved	Planners	C0.10 CLUSTER SUBDIVISION PLAN.pdf	Number of lots	1. Other sheets show 296 lots	Lawrence Calderon	
Unresolved	Planners	C0.00 COVER SHEET.pdf	Compliance with Regulations	<p>1. The subdivision shall comply with the code requirements for tree removal and mitigation as determined during construction drawing review and before final plat. Please take measure to ensure that the proposal can comply with the requirements of the Cluster Subdivision standards.</p> <p>2. If the development is phased, all phases shall comply with code requirements as approved by the DRB and CC. Failing compliance the plan may have to be reconsidered by the DRB and/or CC for any proposed modifications.</p>	Lawrence Calderon	
Unresolved	Gas	C4.10 UTILITY PLAN 1 OF 7.pdf	Changemark #01	PLEASE SHOW THE GAS MAIN AND CROSSINGS ON SHEETS C4.10 THROUGH TO AND INCLUDING SHEET 4.70 OF THE UTILITY PLAN AS DRAWN IN ON PLAN REVIEW 1.	Darrell Swilley	
Unresolved	Water-Waste Water	C4.10 UTILITY PLAN 1 OF 7.pdf	Please address comments from plan review 1		Russ Ingram	
Unresolved	Public Works - Design	C4.80 UTILITY ALLOCATIONS.pdf	Typical sections	Pavement sections must meet the specifications provided in the City's Engineering Design manual.	Rick Melzer	Noted.

Unresolved	Public Works - Design	C1.00 MASTER DEVELOPMENT PLAN.pdf	Connection to SW 47th Way	Public involvement will be critical for the approval of this connection. Both the residents and Alachua County Public Works must be included and actively involved in the review process.	Rick Melzer	Agreed. To date, there has been substantial coordination with the County regarding the connection to SW 47th Way. As a result of this coordination, the County has agreed that the proposed Archer Road parallel corridor route should no longer to be routed to SW 47th Way but rather farther south (as proposed on the design plat). This was primarily as a result of neighbor input on SW 47th Way.
Unresolved	Public Works - Design	C1.00 MASTER DEVELOPMENT PLAN.pdf	Stormwater management	Are the stormwater basins interconnected and where will they ultimately discharge? Basins can't be isolated and must have positive discharge points.	Rick Melzer	Basins 1 and 2 have positive discharge points to the existing floodzones located offsite. Basins 3, 4, and 11 are interconnected with each other and the existing wetland depressions. Basins 5 and 6 are interconnected with each other. Basin 12 is self contained. Please refer to the Post-Development Drainage Plan on sheet C3.10.
Unresolved	Public Works - Design	C1.00 MASTER DEVELOPMENT PLAN.pdf	Connection to Archer Rd.	FDOT must be consulted for any improvements required for the proposed access to Archer Rd.	Rick Melzer	Noted. Plans will be submitted to FDOT.
Resolved	Planners	PLAT SHEET 2.pdf	Minimum Lot Size	1. There are several lots which are below the minimum lot size allowed in the RSF-4 zoning district. Please provide a table of those lots that are below the minimum level and show how you have provided required Cluster Open Space to compensate. 2. Corner lots are required to be larger than the typical lots; please make sure that there is compliance; alternatively, please include a request for modifications as necessary.	Lawrence Calderon	1. Please refer to Sheet C0.10 and specifically the 'Environmental Cluster Data Table' which identifies lots below minimum lot size and how cluster open space is provided to compensate. 2. As discussed in the TRC meeting, corner lots are no longer required to be larger, per new LDR's.

Resolved	Planners	PLAT SHEET 1.pdf	Title Block:	<p>1. Please make sure that all required blocks and signatures must be available for the final plat process.</p> <p>2. There are several owners listed; please think about how this is documented on the final plat.</p> <p>3. Mortgage holders must also sign the appropriate title blocks; please prepare.</p> <p>4. Please provide data indicating whether lots have been reduced and how it complies with the requirement to provide compensating open space.</p>	Lawrence Calderon	<p>1. So noted. 2. We will review this topic prior to final plat. 3. So noted. 4. Please refer to Sheet C0.10, which includes a Data table that specifically calls out which lots are below size and how cluster open space is provided to compensate.</p>
Resolved	Planners	Property Owners List.pdf	Owners	<p>Please make sure that owners of all properties are included in the list. I see two parcels whose names are not included; maybe those are not part of the development.</p>	Lawrence Calderon	<p>Correct, we did remove two parcels. All owners within the project itself are indicated on the plans.</p>
Unresolved	Public Works Survey	PLAT SHEET 1.pdf	Changemark #01	<p>I am assuming flood zone lines as shown on this plat were derived by scale from FIRM. If so, so state.</p>	Pat Durbin	<p>The flood zone lines are shown on the boundary survey and on the topographic survey. Discussed this comment directly with Mr. Durbin directly and are proceeding accordingly.</p>
Unresolved	Public Works Survey	PLAT SHEET 1.pdf	Changemark #02	<p>Dedication will require more detail as to ownership of community, open and green space.</p>	Pat Durbin	<p>The dedications of the community, open and green space is detailed in the "Conveyance of Common Areas" and the "Purpose of Common Areas". If further detail is deemed necessary, please elaborate and we can address.</p>
Unresolved	Public Works Survey	PLAT SHEET 1.pdf	Changemark #03	<p>Cities responsibility for stormwater facilities shall be limited to the structural integrity of the system only.</p>	Pat Durbin	<p>The requested language has been added as General Note #15.</p>
Unresolved	Public Works Survey	PLAT SHEET 1.pdf	Changemark #04	<p>Has the lift station already been dedicated? If so list ORB & P. If done by separate instrument, so state. If it is to be done as part of this plat in my opinion an dedication statement needs to be added unless GRU & legal department is OK with just this statement.</p>	Pat Durbin	<p>Addressed comment as requested by Tiffany Davis with GRU.</p>

Unresolved	Public Works Survey	V001 BOUNDARY SURVEY.pdf	Changemark #01	Areas designated as Zone "A" are areas where the base flood elevation has not been determined.	Pat Durbin	Flood Zone designations are further defined in the "Flood Insurance Rate Map Statement" shown in the title block. The note has been modified to reference this statement.
Unresolved	Public Works Survey	V001 BOUNDARY SURVEY.pdf	Changemark #02	Bearing Basis	Pat Durbin	The bearing basis has been labeled on the survey map.
Resolved	Planners	C0.10 CLUSTER SUBDIVISION PLAN.pdf	Classification of Cluster Subdivision	1. This subdivision is classified as an Environmental Cluster Subdivision	Lawrence Calderon	The table has been updated to include the requested title.
Resolved	Transportation Mobility	Traffic Impact Analysis.pdf	Changemark note #02	Please note scrivener's error.	Jason Simmons	Traffic Impact Analysis has been revised accordingly.
Resolved	Transportation Mobility	Traffic Impact Analysis.pdf	Changemark note #01	Please note that this development is located within Zone D of the TMPA.	Jason Simmons	Traffic Impact Analysis has been revised accordingly.
Unresolved	Planners	Archaeological Assessment.pdf	Archeological Report	1. Staff notes the comments from the the Florida Archeological and Historical Conservency and recommends full compliance prior to significant local approval of the proposed design. Please identify the referenced locations from the report on the plat.	Lawrence Calderon	The areas that will be researched in more detail include the very SE portion of the project site to the SE of the easternmost wetland and also immediately north of the sinkhole in the northern portion of the site.
Unresolved	Transportation Mobility	C0.00 COVER SHEET.pdf	Changemark note #01	1. This development is located in Zone D of the Transportation Mobility Program Area (TMPA) and must meet all relevant Transportation Mobility Element Policy 10.1.4 and 10.1.9 criteria. Based on the estimated average daily trip generation, it appears this development will need to meet 16 Policy 10.1.9 criteria. Please indicate how this development will meet the required criteria. 2. Prior to receiving a final development order, this development must sign a TMPA Zone D Agreement for the provision of 16 Transportation Mobility element Policy 10.1.6 criteria.	Jason Simmons	Applicant agrees to meet the 16 TMPA Zone D criteria. All or a portion of the 16 criteria will be met by the upsizing construction costs of making Road Q a connector road (upsizing from a local street to collector road) that meets the Alachua County Transportation Mobility requirement for a collector road designed to provide an alternate roadway corridor for connectivity in SW Gainesville (as shown in the City's 5-Year Schedule of Capital Improvements). If there are additional criteria needed to be met after the costs of the roadway upsizing are taken into account, the developer will make a contribution to the TMPA.

Unresolved	Public Works Constructability	C2.00 MASTER SOIL SURVEY MAP.pdf	Additional Geo Tech information	This site may require more extensive information for roadway construction. it does not appear borings were taken in areas of proposed City roadway and it is Staffs current understanding there may be additional dumps and pits on site not fully represented and possibly not know to Design Staff.	Matt Williams	Noted
Unresolved	Water-Waste Water	C4.00 UTILITY KEY PLAN.pdf	W/WW mains	Please label all water main, gravity main, and force main pipe sizes and material - on all sheets. Also, please label all valves and list inverts on all manholes (inflow and outflow).	Barbara Misener	Will be provided in construction plans.
Unresolved	Water-Waste Water	C4.40 UTILITY PLAN 4 OF 7.pdf	lift station	Please provide lift station details and PUE for lift station.	Barbara Misener	Details will be determined at construction plans. PUE will be provided.
Unresolved	Planners	C1.00 MASTER DEVELOPMENT PLAN.pdf	Listed Easements	1. How will those easements be addressed and their access to existing surrounding developments. In some cases they occur next to a proposed R-O-W, how will the two co- exist?	Lawrence Calderon	1. The existing easement in the NW area is located off-site and will not be affected. The easement immediatedly north of 'Road G' is existing and will be affected. The proposed easement between 'Road H' and 'Road I' is proposed to serve access to the two adjacent parcels to the east of the design plat. The proposed easement along the south side of the project is recognizing rights to use an existing road that serves several propertis in the vicinity.
Resolved	Planners	C1.00 MASTER DEVELOPMENT PLAN.pdf	State intended purpose	What is this proposed to serve?	Lawrence Calderon	Please refer to sheet C3.10 for the post-development drainage map.

Unresolved	Planners	C1.00 MASTER DEVELOPMENT PLAN.pdf	Overall Landscaping and Tree Mitigation	<p>1. Please consider the required landscaping requirements for the entire development. Street landscaping are required and will be reviewed during construction drawing. However, it is your responsibility to ensure that all code requirements can be satisfied so that you will be able to address any modifications during advisory board and CC review. Those modifications at not automatic and must be justified with final approval from the CC.</p> <p>2. The same applies to landscaping around the stormwater basins; this should also address environmental resources.</p>	Lawrence Calderon	Agreed. All applicable landscape requirements will be met for the project and shall be demonstrated as part of the construction plan submittal(s). Context sensitive design will be utilized to provide landscaping that complements and protects the environmentally sensitive areas.
Unresolved	Planners	C1.00 MASTER DEVELOPMENT PLAN.pdf	Comments from Urban Forester	<p>Please review and consider the following comments: Hi Lawrence,</p>	Lawrence Calderon	<p>1. A tree survey is included in this resubmittal. 2. Please see Sheet C4.80 that indicates the typical proposed street cross-section. 3.</p>
Unresolved	Planners	C1.00 MASTER DEVELOPMENT PLAN.pdf	Cul-de-sacs and long dead-end streets.	<p>1. Please indicate whether SW 4th Way is a public or private street. This is the only paved alternate acces to the development and will receive a substantial number of trips through that development.</p> <p>2. The subdivision has a number of cul-de-sacs which does not provide connectivity to adjacent streets; there is a potential safety issue that must be addressed. The southern sections of the development are inaccessible if any of the northern sections of the roads are obstructed. Please address emergency access and future connectivity to surrounding developments and internal connectivity.</p> <p>3. We should talk about the overall design of the subdivision relative to surrounding developments, future roadways, future development of surrounding undeveloped parcels and emergency access.</p> <p>4. Realize that this is Design Plat but I did not see any reference to sidewalks,</p>	Lawrence Calderon	<p>SW 47th Way is a public county road. The project has been designed based on a thorough review of several factors, including connectivity to adjacent roadways. The site shall have access to paved public roads to the north and east and access to unpaved road (SW 57th Avenue) to the south, which could serve as emergency access as needed. The east/west road running through the southern portion of the site is designed to provide part of the County's planned Archer Road alternate parallel corridor. This parallel corridor will thus connect to an additional future accessway. Another future connection may come to the west via the abutting Dogwood Park TND. Sidewalks shall be provide per code. Guest parking will be provided by a comunity building propoed at the entrance to the development along Archer road.</p>

Unresolved	Planners	C1.00 MASTER DEVELOPMENT PLAN.pdf	Environmentally Significant Features Refers to the entire subdivision	1. Please note that all environmentally significant features must be designated as cluster open space. Sec Section 30-6.7 (g) (3) 2. Please address the ownership of all Cluster Open Spaces. 3. Please note the requirements of Section 30-6.7 (i) (1 to 9) in addressing the cluster subdivision and open space.	Lawrence Calderon	1. All environmentally sensitive areas, including wetlands, wetland buffers and sinkhole are part of the open space for the cluster subdivision. A sepatate category is shown on Sheet C1.00 to show the compensating cluster open space, which cannot be areas otherwise protected. 2. Cluster open space will be common area and will be owned by an HOA. 3. So noted. The proposed design plat complies with these criteria.
Unresolved	Planners	C1.00 MASTER DEVELOPMENT PLAN.pdf	Lots adjacent to wetlands and wetland buffers	1. Please note that all lots with adjacency to wetlands and wetland buffers must provide the 10-foot building construction setback perSection 30-6.7 (i) (9)	Lawrence Calderon	Noted
Resolved	Planners	C0.10 CLUSTER SUBDIVISION PLAN.pdf	Existing Streets, Easement and roadways	1. Please show all existing streets, easements and roadways traversing the property that are used by surrounding property owners. Sec 30-3-37 3 (c) 2. Are there any existing buildings on the property? please locate. 3. There are several modifications requested; please provide justifications for all the requested modifications based on the specific request. 4. Please note surrounding zoning; in cluster subdivision the abutting lot in the cluster subdivision shall not have side or rear setbacks less than that required for the abutting property. If so you must have a 35-foot buffer.	Lawrence Calderon	1. Please see the attached survey that indicates the requested information. 2. Please see the attached survey. 3. All cluster subdivision modifications are identified on the data table on Sheet C1.00. 4. The design plat has been designed to provide matching setbacks in relation to abutting zoning setback regulations
Unresolved	Water-Waste Water	C4.10 UTILITY PLAN 1 OF 7.pdf	Water Main connection	Please connect to the 12-inch water main instead.	Barbara Misener	Noted, see revised plans.
Unresolved	Water-Waste Water	C4.10 UTILITY PLAN 1 OF 7.pdf	Water and Waste water main sizes	Please label on all plan sheets all water, gravity sewer, and force main pipe sizes and materials	Barbara Misener	Will be provided in construction plans.
Unresolved	Real Estate	PLAT SHEET 7.pdf	Extend 10' PUE	Extend 10' PUE in Common Area No. 18 & 19	Tiffany Davis	The PUE has been modified as requested.

Unresolved	Real Estate	PLAT SHEET 5.pdf	Add Note for Recording Info	"GRU Lift Station per separate instrument O.R.B. _____, Page _____"	Tiffany Davis	The requested language regarding the GRU Lift Station has been added to the subdivision plat.
Unresolved	Real Estate	PLAT SHEET 5.pdf	Offsite PUE	Show and label offsite PUE: "Offsite easement per separate instrument O.R.B. _____, Page _____"	Tiffany Davis	The requested language regarding the offsite PUE has been added to the subdivision plat.
Unresolved	Real Estate	PLAT SHEET 1.pdf	L.S. Deeded Not Dedicated	Should state: Sanitary Sewer and Related Facilities: By Separate Instrument to the City of Gainesville d/b/a Gainesville Regional Utilities	Tiffany Davis	Modified the lift station statement as requested in comment.
Unresolved	Real Estate	PLAT SHEET 2.pdf	Ingress/Egress Easement Crossing GRU's T-Line ROW	Show and label the Ingress/Egress Easement crossing the t-line corridor: Ingress/Egress per separate instrument O.R.B. _____, Page _____.	Tiffany Davis	Comment Not Addressed : eda will review with GRU and City Staff.
Resolved	Gas	C4.00 UTILITY KEY PLAN.pdf	GRU-GAS 2	1. GRU GAS IS READILY AVAILABLE IN THE AREA OF THIS PROJECT. 2. PLEASE INDICATE IF THE CUSTOMER DESIRES GRU GAS SERVICE FOR THIS PROJECT, AS WELL AS CONTACTING GRU GAS MARKETING AT 352.393.1466 ASAP. 3. CONTRACTOR SHALL CONTACT GRU GAS MARKETING AT PH: 352.393.1466 5 DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. 4.CONTRACTOR SHALL LOCATE, PROTECT & MAINTAIN 36" MIN. COVER OVER EXISTING G.R.U. GAS MAIN & GAS SERVICE DURING ALL PHASES OF DEMOLITION / CONSTRUCTION.	Darrell Swilley	Noted

Resolved	Gas	C4.10 UTILITY PLAN 1 OF 7.pdf	GRU GAS #1	1. CONTRACTOR SHALL CONTACT GRU GAS MARKETING AT PH: 352.393.1466 5 DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. 2.CONTRACTOR SHALL LOCATE, PROTECT & MAINTAIN 36" MIN. COVER OVER EXISTING G.R.U. GAS MAIN & GAS SERVICE DURING ALL PHASES OF DEMOLITION / CONSTRUCTION.	Darrell Swilley	Noted
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2024-663A

Attachment B
Application Traffic Impact Analysis and Other Supporting
Documents



February 9, 2018
Revised April 5, 2018

City of Gainesville
302 NE 6th Avenue
Gainesville, FL 32601

**Re: Oaks Preserve Cluster Subdivision (SW Archer Road)
Design Plat Application**

The proposed project is a new 295 lot cluster subdivision with parking, utilities, and stormwater facilities. The project is located at SW Archer Road on Tax Parcels 06951, 06949-1, 06949, 06952-2-2, 06944-1, 069440, 06943-2, 06949-2, and 06952-1. The parcels currently have Single Family Future Land Use and RSF-4 zoning. The project site is located on approximately 95.76 (+/-) acres and contains a number of existing single family residential structures.

Included with this letter is all supporting information required for a Design Plat, and civil plans showing the proposed facilities. The plat has been designed to meet all criteria required for a cluster subdivision provided in Section 30-6.7 of the Land Development Code, including 1.66 acres of cluster open space.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

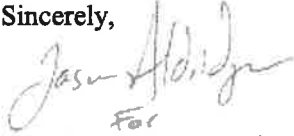
A handwritten signature in black ink, appearing to read 'Sergio Reyes'.

Sergio Reyes, P.E.
President

Finally, a discussion of any Phase II testing should take place following the completion of the revised Phase I CRAS report review and in conjunction with any permitting agencies identified for the proposed project.

If I can be of any further help, or if you have any questions about this letter, please feel free to contact me at *Lindsay.Rothrock@dos.myflorida.com*.

Sincerely,

A handwritten signature in cursive script, appearing to read "Timothy A. Parsons".

For
Timothy A. Parsons, Ph.D., RPA
Director, Division of Historical Resources
and State Historic Preservation Officer



APPLICATION FOR ENVIRONMENTAL REVIEW

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic Level 1 Level 2 Submittal: 1st 2nd 3rd

Basic Environmental Review – Submit general environmental assessment with application.
 Level 1 Environmental Review – Submit environmental studies with application.
 Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name:	Name: eda engineers-surveyors-planners, inc.
Address:	Address:
Complete list of parcel owners provided in ProjectDox Planning Documents folder.	2404 NW 43rd Street
E-mail:	Gainesville, FL 32606
Phone: Fax:	E-mail: sreyes@edafl.com
(If additional owners, please include on back)	Phone: 352-373-3541 Fax:

PROJECT INFORMATION	
Project Name	Oaks Preserve Cluster Subdivision
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

2/8/18
 Date

Certified Cashier's Receipt:

Current Planning
 Planning Counter—158

Phone: 352-334-5023

Thomas Center B
 306 NE 6th Avenue



UNIVERSAL ENGINEERING SCIENCES

Consultants in: Geotechnical Engineering • Environmental Engineering
Construction Materials Testing • Threshold Inspection • Private Provider Inspection

August 31, 2017

The Dautel Group
9190 Biscayne Boulevard, Suite 201
Miami Shores, FL 33138

Attention: Mr. Peter Dautel

Reference: **Report of Geotechnical Consulting Services**

Archer Oaks – Residential Development
Stormwater Management System
SW Archer Road
Gainesville, Alachua County, Florida
UES Project No. 0230.1700083.0000

UES Report No. 1478971

LOCATIONS:
Atlanta
Daytona Beach
Fort Myers
Gainesville
Jacksonville
Kissimmee
Leesburg
Miami
Ocala
Orlando (Headquarters)
Palm Coast
Panama City
Pensacola
Rockledge
Sarasota
Tampa
West Palm Beach

Dear Mr. Dautel:

Universal Engineering Sciences, Inc. (UES) has completed geotechnical engineering services for the proposed new stormwater management facilities at the subject project in Gainesville, Alachua County, Florida, as authorized in Proposal 1458978, dated June 8, 2017. This report presents the results of our subsurface field exploration, laboratory soil testing programs, and recommendations for the proposed stormwater management facilities.

Objectives

The objectives of our geotechnical consulting services on this portion of the project have been summarized as follows:

- Explore the subsurface conditions within the proposed stormwater management area,
- Perform a series of laboratory tests on selected subsurface soil specimens to assist with engineering soil classifications and to establish the relevant soil composition and permeability characteristics,
- Classify and stratify the various soil strata encountered in the soil test borings,
- Evaluate the groundwater level in the area of exploration and make appropriate recommendations,
- Recommend appropriate subsurface soil design parameter values for design of the on-site stormwater management system.

Project Information

The subject parcel is located along SW Archer Road in Gainesville, Alachua County, Florida. Current site development plans include construction of residential subdivision with associated stormwater management facilities. The number and locations of the borings were selected by EDA engineers-surveyors-planners, Inc. (EDA).

**eda**

engineers • surveyors • planners, inc.

Memorandum

AD REQUESTED: 01/05/18
TO: Kimberly Kanemoto/Ken Blake
FROM: Rosa Trautz
SUBJECT: Neighborhood Workshop – Oaks Preserve
AD RUN DATE: 01/09/18
AD SIZE: 2 columns wide x 2 inches long

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Design Plat located on SW Archer Road on tax parcel numbers 06949, 06952-2-2, 06944, 06944-1, 09649-1, 06949-2, 06952-1, 06943-2, and 06951. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on January 24, 2018 at 6:00 p.m. at the Country Inn & Suites located at 4015 SW 43rd Street, Gainesville.



Contact: Clay Sweger, AICP, LEED AP
eda engineers – surveyors – planners, inc.
(352) 373-3541

2024-663A

Traffic Impact Analysis for OAKS PRESERVE

February 8th, 2018

Produced for:

The Dautel Group
9190 Biscayne Blvd, Suite 201
Miami Shores, FL 33138

Produced by:

Jonathan B. Paul, AICP # 017909

NUE URBAN CONCEPTS



Creatively Integrating Mobility & Land Use

2579 SW 87th Drive:

Gainesville, FL 32608

nueurbanconcepts@gmail.com

www.nueurbanconcepts.com

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Appendix A:	Parcel Data
Appendix B:	Site Plan
Appendix C:	Trip Generation Analysis
Appendix D:	AM Peak Hour Turning Movement Counts
Appendix E:	PM Peak Hour Turning Movement Counts
Appendix F:	Daily Traffic Counts
Appendix G:	Signal Timing Sheets
Appendix H:	AM Peak Hour Syncro Analysis – Existing Conditions
Appendix I:	PM Peak Hour Syncro Analysis – Existing Conditions
Appendix J:	Project Traffic at Intersections
Appendix K:	AM Peak Hour Syncro Analysis – Future Conditions
Appendix L:	PM Peak Hour Syncro Analysis – Future Conditions

INTRODUCTION

This traffic methodology is being submitted on behalf of my Client, The Dautel Group, in support of Development Plan approval for a 290-unit cluster subdivision. The project is located on the south side of Archer Road between Interstate 75 and SW 63rd Street. The majority of the property is currently undeveloped, except for six (6) existing single family homes. The principal property address is 5105 SW Archer Road, Gainesville FL, 32608. The parcel numbers for the proposed development are: 06951-000-000, 06949-000-000 (5310 SW 52nd Terrace), 06949-001-000 (5319 SW 51st Ave), 06944-001-000, 06944-000-000, 06943-002-000, 06949-002-000 (5325 & 5327 SW 52nd Terrace), 06952-001-000 (5327 SW 52nd Terrace), 06952-002-002 (5109 SW 52nd Terrace). The property appraiser data for each parcel is provided in Appendix A.

Project Location Map



PROJECT ACCESS

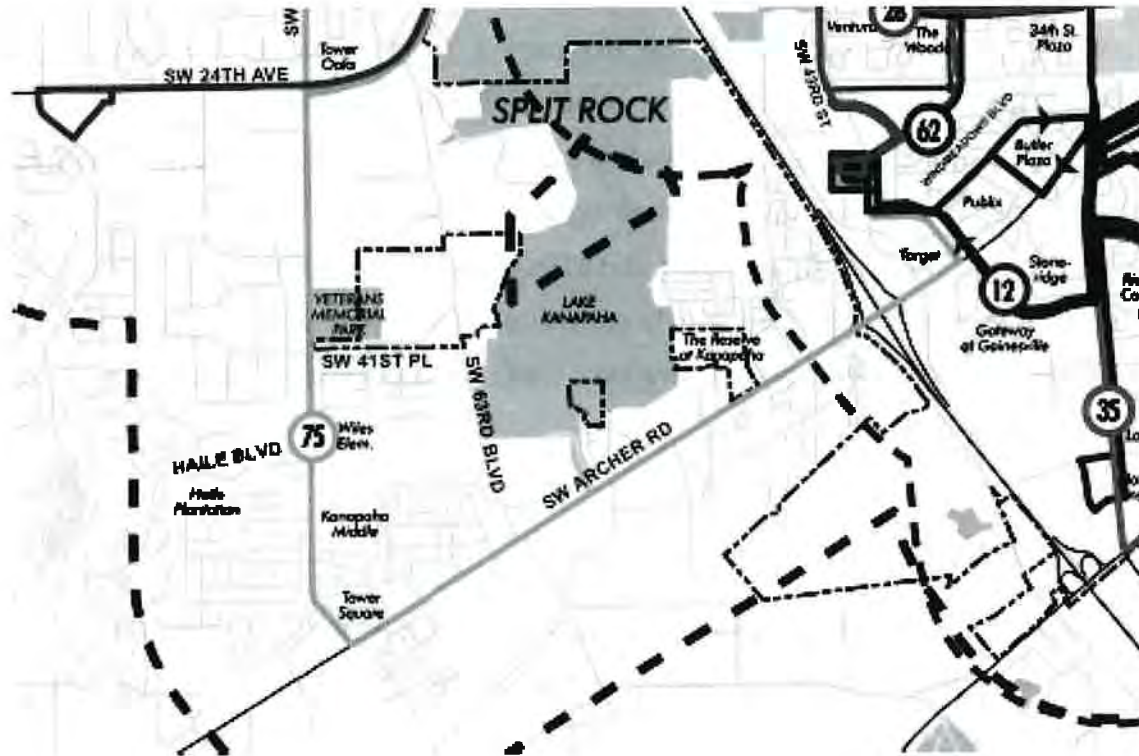
The project will have two access connections. The primary will be a full access connection at SW Archer Road, just to the east of SW 52nd Terrace. There is already a median opening with an existing deceleration lane. There will be a secondary access connection onto SW 47th Way. SW 47th Way currently serves as the primary access for existing single family homes. The connection from Archer Road to SW 47th Way is via SW 44th Street. The SW 44th Street connection to Archer Road is a right-in / right-out connection, just east of the new SW 45th Street signal into Celebration Pointe. A U-turn left turn lane has been provided on Archer Road at SW 45th Street to allow for access to SW 44th Street and SW 47th Way.

An east-west roadway with a 60' right-of-way is currently provided within the southern portion of the development to allow for future east-west connectivity. This east-west connector is generally consistent with the Alachua County Mobility Plan that shows a parallel road to Archer Road between SW 43rd Street and SW 63rd Street. A stub-out is provided to the south. Additional stub-outs for future connectivity will be provided as required by the City of Gainesville. All future roadway connections and access points are shown on the site plan provided in Appendix B.

MULTI-MODAL

All internal roadways will have sidewalks. Bike lanes will be provided as required by the City. Gainesville RTS currently provides transit service along Archer Road through route 75. There is currently a 5' sidewalk along the south side of Archer Road. There are bike lanes along Archer Road as well. FDOT has also funded a multi-use trail on the south side of Archer Road from Tower Road to SW 45th Street. This trail is part of the overall larger Archer Braid Trail network that extends to Archer Road and will connect to the Archer Braid Trail on the east side of I-75 via SW 45th Street and Celebration Pointe Ave. There are no sidewalks or bike lanes currently provided along SW 47th Way. A map of RTS route 75 is provided below.

RTS Route



TRIP GENERATION

The trip generation analysis is based on the Institute of Traffic Engineers (ITE) Trip Generation Manual 10th Edition. The analysis resulted in a gross weekday trip generation of 2,738 daily trips, 215 AM Peak Hour trips and 287 PM Peak Hour trips (Appendix C). The ITE Trip Generation Equation was used in the analysis. The trip generation is based on the 10th edition which is slightly less than the 9th edition as all counts taken before 1980 were removed from the trip generation database. The trip generation, detailed trip generation with equation, and ITE trip generation are provided in Appendix C. The project is a single use development. Thus, no internal capture, pass-by or mode share was calculated.

Trip Credit for existing uses

There are six residential units within all the parcels included in the development as documented in Appendix A. The ITE trip generation rate for land use 210 was used to calculate a trip generation credit. The daily trip generation rate is 9.44 trips per unit. The AM Peak Hour is .74 trips per unit with 25% of the trips entering and 75% exiting. The PM Peak Hour is .99 trips per unit with 63% of the trips entering and 37% exiting. These rates and percentages are taken directly from the ITE 10th Edition trip generation sheets provided in Appendix C. The total trip generation credit for these six dwellings totals 57 daily trips, 4 AM Peak Hour Trips and 6 PM Peak Hour Trips.

Net Trip Generation

The final net trips generated by the development, after accounting for the credit from existing units result in net trip generation of 2,681 daily trips, 211 AM peak hour trips and 281 PM peak hour trips.

NET TRIP GENERATION - BUILDOUT										
	Size	Type	ITE Code	Daily	AM Enter	AM Exit	AM Total	PM Enter	PM Exit	PM Total
Single Family	290	Units	210	2,738	54	161	215	181	106	287
Gross Total				2,738	54	161	215	181	106	287
Trip Credit (6 residential units)				57	1	3	4	4	2	6
Net Total Trip Generation				2,681	53	158	211	177	104	281

TRAFFIC COUNTS

Turning Movement Counts were collected between 7 AM and 9 AM (Appendix D) and 4 PM and 6 PM (Appendix E) on April 13th, 2017 when the University of Florida and Alachua County Schools were in session. The turning movement counts were collected for the following intersections:

1. Archer Road (SR 24) and Interstate 75 (SB Ramps)
2. Archer Road (SR 24) and SW 43rd Street / SW 41st Blvd
3. Archer Road (SR 24) and SW 45th Street
4. Archer Road (SR 24) and SW 63rd Blvd

Three-day (72 hour) hose counts were also taken on a Tuesday, Wednesday and Thursday on 4/11/17 to 4/13/17 (Appendix F). The counts were collected for the following road segments:

1. Archer Road (SR 24): Between SW 43rd Street and SW 45th Street
2. Archer Road (SR 24): Just west of SW 43rd
3. Archer Road (SR 24): Just east of SW 62nd Blvd
4. SW 43rd Street: Just north of Archer Road (SR 24)
5. SW 41st Blvd: Just south of Archer Road (SR 24)
6. SW 44th Street: Just south of Archer Road (SR 24)
7. SW 45th Street: Just north of Archer Road (SR 24)
8. SW 62nd Blvd: Just south of Archer Road (SR 24)

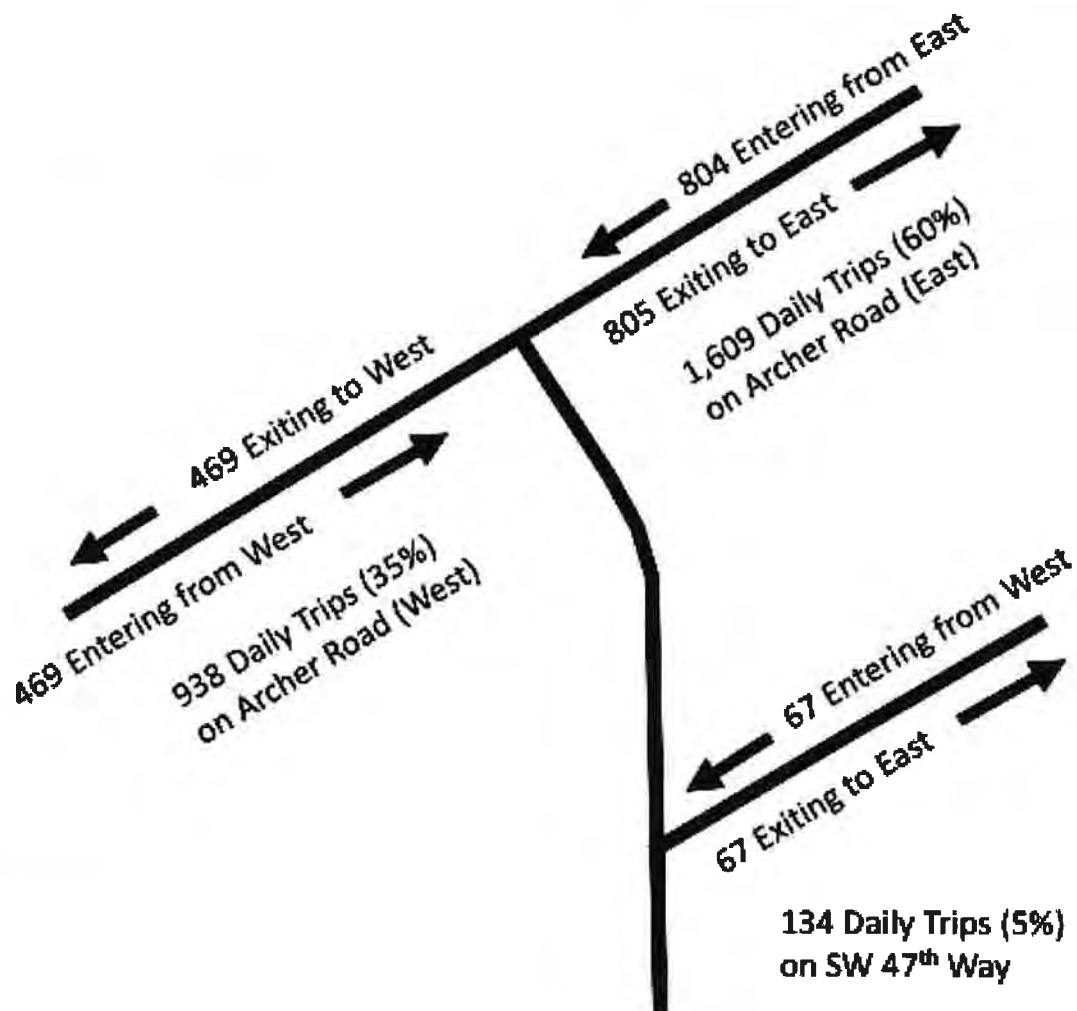
TRAFFIC DISTRIBUTION

The distribution of project traffic is based upon the collected three day counts. The distribution of traffic is consistent with what has been used for Celebration Pointe. For purposes of overall project traffic distribution, the following percentages were used:

- 65% entering from and exiting to the East Towards Gainesville
- 35% entering from and exiting to the West Towards Haile Plantation

The graphic below illustrates the distribution of daily traffic based upon the percentage distributions identified above:

Daily Traffic Distribution



Of the 35 percent of the trips heading west on Archer Road, roughly 25 percent of trips would head north on Tower Road (SW 75th Street) and the other 10 percent would head west on Archer Road (SR 24). The traffic then disperse onto the surrounding roadway network and various land uses within Haile Plantation and along Tower Road.

Of the 65 percent trips heading east towards Gainesville (5% disbursed along SW 47th Way), approximately 20 percent of trips will head north on SW 45th Street and then disperse into the surrounding roadway network within Celebration Pointe, Butler Plaza and points east of Interstate 75. Approximately 45 percent of eastward trips will continue from SW 45th Street towards I-75. Five (5) percent will head south on SW 41st Blvd (Fred Bear Drive), 10 percent will go north on I-75 and 5 percent will head south on I-75. The remaining 25 percent will continue along Archer Road east of I-75 and then disperse across the network into Butler Plaza and the surrounding network within the City of Gainesville including SW 37th Blvd & SW 34th Street. The table below illustrates the distribution of trips onto the road network.

Road	From	To	% Distribution	Project Trips
Archer Rd	SW 34th Street	I-75	25	670
Archer Rd	I-75	Project Access	60	1,609
Archer Rd	Project Access	Tower Road	35	938
Archer Rd	Tower Road	SW 91st	10	268
Tower Rd	SW 24th Ave	Archer Road	25	670
SW 45th Street	Archer Rd	Celebration Pointe Ave	25	536
SW 62nd Blvd	Williston Road	Archer Road	0	-
SW 41st Street	Williston Road	Archer Road	5	134
I-75	Williston Road	Archer Road	5	134
I-75	Archer Road	Newberry Road	10	268
SW 47th Way	Archer Road	SW 52nd Terrace	5	134

STUDY NETWORK

The study area network consists of those roadway segments where the project either has a direct access connection or where it exceeds 5% of the daily capacity. The data sources for each roadway are noted in the study area network. Based upon the existing traffic data, all roadways operate at an acceptable LOS, except for Archer Road, west of Tower Road, which currently operates at a LOS of "E". Archer Road, west of Tower Road, would be considered a backlogged road per Florida Statute 163.3180 and not the responsibility of the development.

Road	From	To	Lanes	Classification	AADT	Speed Limit	Capacity	Current LOS
Archer Rd	SW 34th Street	I-75	6	Class 1 Arterial	56,000	45	59,900	D
Archer Rd	I-75	Project Access	4	Class 1 Arterial	34,399	45	39,800	D
Archer Rd	Project Access	Tower Road	4	Class 1 Arterial	34,399	45	39,800	D
Archer Rd	Tower Road	SW 91st	2	Class 1 Arterial	20,500	45	18,659	E
Tower Rd	SW 24th Ave	Archer Road	2	Class 1 Arterial	15,500	45	18,659	D
SW 45th Street	Archer Rd	Celebration Pointe Ave	4	Class 2 Arterial	6,150	35	32,400	C
SW 62nd Blvd	Williston Road	Archer Road	2	Collector	1,859	45	14,160	C
SW 41st Street	Williston Road	Archer Road	2	Collector	4,885	45	14,160	C
I-75	Williston Road	Archer Road	6	Urban Freeway	63,500	70	111,800	B
I-75	Archer Road	Newberry Road	6	Urban Freeway	84,000	70	111,800	C
SW 47th Way	Archer Road	SW 52nd Terrace	2	Local	414	25	5,840	C

Note: Capacity Based on FDOT Generalized Tables at adopted LOS D standard. Collector capacity reduced by 20% due to no turn lanes and County Collector. Two lane portions of Archer Road and Tower Road increased by 5% due to continuous left turn lanes. SW 47th Way Capacity based on LOS C Standard for a Class 2 facility reduced by 20% due to no left turn lanes and minor County facility. Archer Road between SW 45th and SW 62nd, SW 45th Street, SW 43rd Street, SW 62nd Blvd & SW 47th Way based on average of three day counts, other counts obtained from the FDOT Online Traffic Counts Database (2016). Project traffic based on distribution in traffic impact analysis. Project significant on Archer Road due to primary access connection, not because project traffic exceeds 5% of the road capacity.

The proposed development does not exceed 5% of the daily capacity on any of the study network roadways. The only roadway segment that the development is significant on would be the portion of Archer Road from Interstate 75 to SW 62nd Blvd due to the project having a direct access connection onto this segment of roadway. The project is not significant on any other study network road.

Road	From	To	Lanes	Classification	Capacity	5% of Capacity	Project Traffic	Significant	LOS
Archer Rd	SW 34th Street	I-75	6	Class 1 Arterial	59,900	2,995	670	No	D
Archer Rd	I-75	Project Access	4	Class 1 Arterial	39,800	1,990	1,609	Yes	D
Archer Rd	Project Access	SW 62nd Blvd	4	Class 1 Arterial	39,800	1,990	938	Yes	D
Archer Rd	SW 62nd Blvd	Tower Road	4	Class 1 Arterial	39,800	1,990	938	No	D
Archer Rd	Tower Road	SW 91st	2	Class 1 Arterial	18,659	933	268	No	E
Tower Rd	SW 24th Ave	Archer Road	2	Class 1 Arterial	18,659	933	670	No	D
SW 45th Street	Archer Rd	Celebration Pointe Ave	4	Class 2 Arterial	32,400	1,620	536	No	C
SW 62nd Blvd	Williston Road	Archer Road	2	Collector	14,160	708	-	No	C
SW 41st Street	Williston Road	Archer Road	2	Collector	14,160	708	134	No	C
I-75	Williston Road	Archer Road	6	Urban Freeway	111,800	5,590	134	No	B
I-75	Archer Road	Newberry Road	6	Urban Freeway	111,800	5,590	268	No	C
SW 47th Way	Archer Road	SW 52nd Terrace	2	Local	5,840	292	134	No	C

Note: Capacity Based on FDOT Generalized Tables at adopted LOS D standard. Collector capacity reduced by 20% due to no turn lanes and County Collector. Two lane portions of Archer Road and Tower Road increased by 5% due to continuous left turn lanes. SW 47th Way Capacity based on LOS C Standard for a Class 2 facility reduced by 20% due to no left turn lanes and minor County facility. Archer Road between SW 45th and SW 62nd, SW 45th Street, SW 43rd Street, SW 62nd Blvd & SW 47th Way based on average of three day counts, other counts obtained from the FDOT Online Traffic Counts Database (2016). Project traffic based on distribution in traffic impact analysis. Project significant on Archer Road due to primary access connection, not because project traffic exceeds 5% of the road capacity.

LOS ANALYSIS

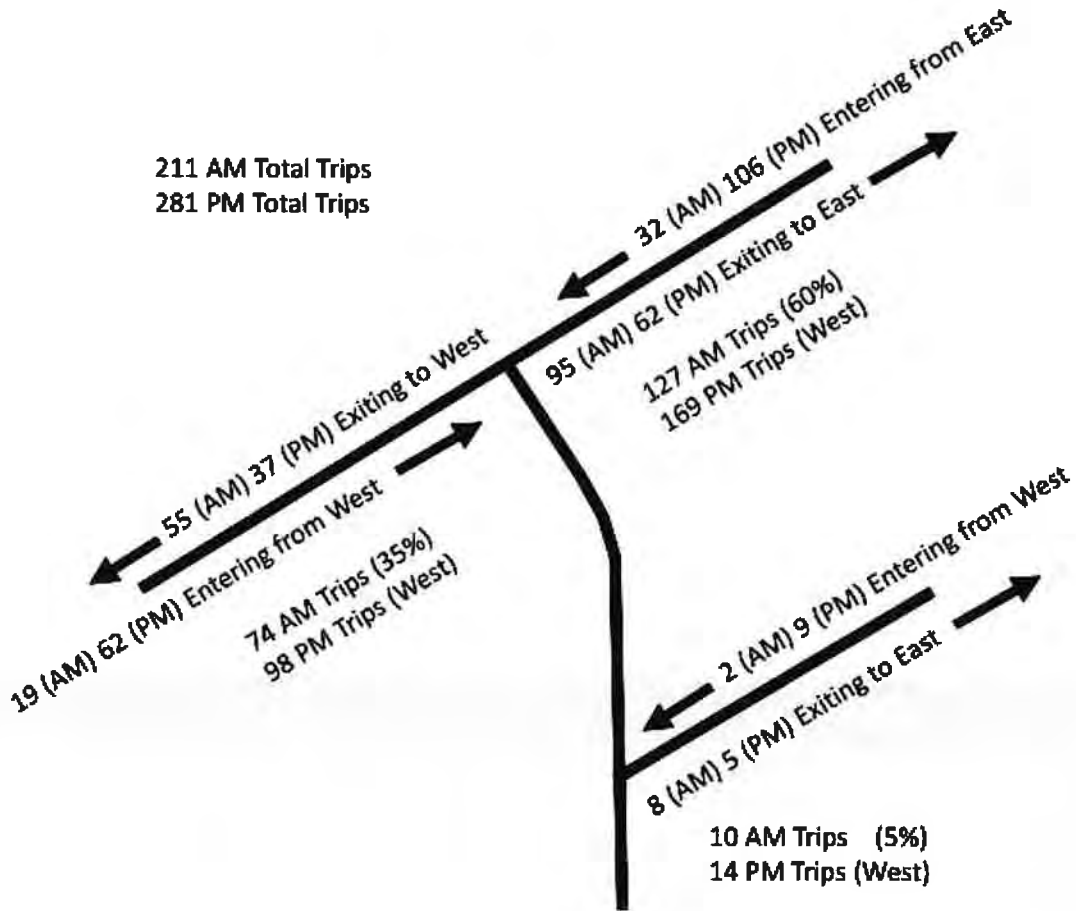
A LOS analysis was conducted for all roadways within the study area network. The LOS analysis was based on existing plus project traffic. Based upon the addition of project traffic, no additional roadways were identified as being over capacity. It should be noted, at the time the traffic count data was collected, the County had restricted portions of traffic on SW 62nd Blvd due to reconstruction of the roadway. A portion of this traffic was redirected onto SW 41st Blvd or elsewhere in the study network. This may or may not influence traffic volumes. The net result is that volumes on the directly accessed segments of Archer Road are lower than reported from the collected daily counts in Appendix F. The only portion of the study area network that is over capacity is Archer Road, west of Tower Road. The FDOT count on this portion of the road is from the four-lane section. The collection of a count west of Park Lane would likely result in lower volumes. It should also be noted that this portion of Archer Road is currently included in the Cost Affordable Plan to be widened to a four (4) lane divided road. The table below illustrates that the significant roads are not over capacity.

Road	From	To	AADT	Capacity	Project Traffic	Existing + Project	Significant	Over Capacity	Future LOS
Archer Rd	SW 34th Street	I-75	56,000	59,900	670	56,670	No	No	D
Archer Rd	I-75	Project Access	34,399	39,800	1,609	36,008	Yes	No	D
Archer Rd	Project Access	SW 62nd Blvd	34,399	39,800	938	35,337	Yes	No	D
Archer Rd	SW 62nd Blvd	Tower Road	34,399	39,800	938	35,337	Yes	No	D
Archer Rd	Tower Road	SW 91st	20,500	18,659	268	20,768	No	Yes	E
Tower Rd	SW 24th Ave	Archer Road	15,500	18,659	670	16,170	No	No	D
SW 45th Street	Archer Rd	Celebration Pointe Ave	6,150	32,400	536	6,686	No	No	C
SW 62nd Blvd	Williston Road	Archer Road	1,859	14,160	-	1,859	No	No	C
SW 41st Street	Williston Road	Archer Road	4,885	14,160	134	5,019	No	No	C
I-75	Williston Road	Archer Road	63,500	111,800	134	63,634	No	No	B
I-75	Archer Road	Newberry Road	84,000	111,800	268	84,268	No	No	C
SW 47th Way	Archer Road	SW 52nd Terrace	414	5,840	134	548	No	No	C

Note: The portion of Archer Road between Tower Road and SW 91st Street is over capacity based on existing traffic. Per Florida Statute 163.3180, this portion of Archer Road is considered backlogged and not the responsibility of any development. The project is also not significant on this segment. The FDOT Count on Archer Road is taken on the four lane portion of the road before the access to Park Lane. A further evaluation by the County with counts on the two lane portion may result in determining that additional capacity is available. The portion of Archer Road is included in the 2040 Cost Feasible Gainesville Alachua County Metropolitan Transportation Planning Organization (MTPO) Long Range Transportation Plan (LRTP) and proposed to be widened to four (4) lanes.

DRIVEWAY DISTRIBUTION

The following is the distribution of AM and PM net peak hour trips to the project access connections onto Archer Road (SR 24) and SW 47th Way.



INTERSECTION ANALYSIS

A detailed Synchro analysis was performed for the AM and PM peak hour periods. An existing conditions analysis was provided based upon the collected traffic counts. A build-out analysis with project traffic was also provided for the AM and PM peak hour periods. The signal timing sheets for the intersections below were provided by the City of Gainesville (Appendix G). The following six intersections were evaluated:

1. Archer Road & SB I-75
2. Archer Road & SW 41st / 43rd
3. Archer Road & SW 44th Street (unsignalized)
4. Archer Road & SW 45th Street
5. Archer Road & Project Access (unsignalized – future only)
6. Archer Road & SW 62nd Blvd

The AM Peak Hour had heavy volumes on the eastbound approach of Archer Road into Gainesville. This movement is given most of the green time for each cycle. The AM cycle length is 162 seconds versus the PM cycle length which is 180 seconds. A longer cycle length in the AM may address part of the existing conditions. It should be noted, based on field observation, that by 8:15 AM traffic flowed freely on Archer Road. The issue, as is common throughout Alachua County is the 7:00 to 8:00 AM Peak Hour when people are commuting to work along with school and university traffic. The 7:00 to 8:00 AM Peak Hour volume was used in the AM analysis versus the highest 15-minute peak hour volume to better reflect actual conditions. The detailed AM Synchro analysis are provided in Appendix H.

The PM Peak Hour flowed evenly and was heavy but consistent. The NB left at SW 41st Blvd had high volumes, this could partially be explained by restricted conditions on SW 63rd Blvd due to construction. The NB approach needs to be improved. Celebration Pointe is improving

SW 43rd Street by adding dual southbound left turn lanes and a southbound thru-right turn lane which will address southbound travel. The following table summarizes existing intersection LOS and volume to capacity ratios (V/C). The detailed PM Syncro analysis are provided in Appendix I.

Intersection	LOS Standard	Existing AM LOS	Existing AM V/C	Existing PM LOS	Existing PM V/C
Archer Road & SB I-75	D	E	1.03	C	.91
Archer Road & SW 41 st / 43rd	D	E	1.03	E	.96
Archer Road & SW 44 th Street	D	E	.183	C	.055
Archer Road & SW 45 th Street	D	C	.79	C	.74
Archer Road & SW 62 nd Blvd	D	B	.76	B	.83

Project traffic was added to the study intersections (Appendix J). There was a slight increase in the V/C ratios at several intersections with the addition of project traffic. The AM detailed intersection analysis showed similar conditions to existing traffic (Appendix K). The PM detailed intersection analysis also showed similar conditions to existing traffic (Appendix L). The NB left at the project access onto Archer Road was a LOS "F" due to delay and the volumes of traffic on Archer Road. The only way to address this LOS is with a traffic signal and the proposed development does not generate enough northbound left turning movements to warrant a traffic signal.

Intersection	LOS Standard	Future AM LOS	Future AM V/C	Future PM LOS	Future PM V/C
Archer Road & SB I-75	D	E	1.03	C	.91
Archer Road & SW 41 st / 43rd	D	E	1.06	E	1.0
Archer Road & SW 44 th Street	D	E	.263	C	.077
Archer Road & SW 45 th Street	D	C	.095	C	.77
Archer Road & Project Access	D	B	.198	B	.058
Archer Road & SW 62 nd Blvd	D	C	.79	C	.84

COMPREHENSIVE PLAN CONSISTENCY

The TME requires that development address several transportation mobility criteria that applies to all Zones within the TMPA. More specifically Policy 10.1.4 requires:

- a. *“Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;*
- b. *Cross-access connections/easements or joint driveways, where available and economically feasible;*
- c. *Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;*
- d. *Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and*
- e. *Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.”*

The Oaks Preserve development is enacting several measures to comply with the Comprehensive Plan. The development will provide all required easements, onsite pedestrian circulation and pedestrian connections from the development to the existing sidewalk on Archer Road. The development will close any duplicative curb cuts on Archer Road. The development will provide an internal traffic and pedestrian circulation system.

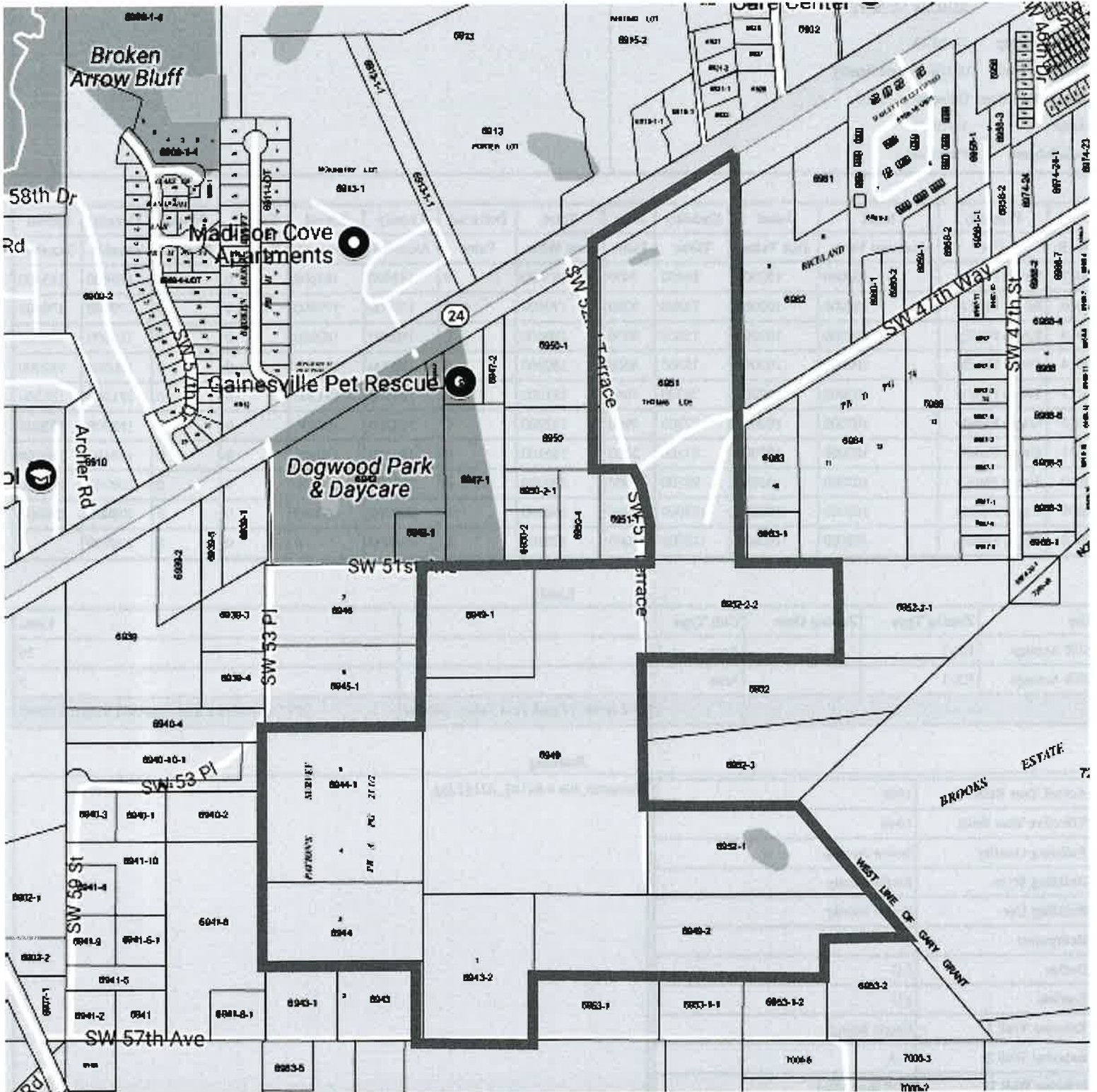
CONCLUSION

This traffic analysis is submitted in support of a request for development plan approval for the Oak Preserve cluster subdivision. An existing daily conditions analysis has been conducted to demonstrate the existing conditions. Project traffic was added to study area roadways. None of the significant roadways operated below the adopted LOS standard with project traffic.

The development will address specific TMPA Zone D requirements consistent with the Comprehensive Plan. The development understands a mitigation payment maybe required based upon net external daily trips. The development will extend the existing left turn lane on Archer Road as long as permitted by FDOT to not negatively impact the existing eastbound left turn lane in the same median as the projects westbound left turn lane.

Appendix A:

Parcel Data



Search Date: 2/3/2018 at 2:04:30 PM

Taxpayer: DENSON & HERNDON ET AL	Legal: COM SW COR SEC E 1956.9 FT N 610.5 FT TO POB W 465.3 FT N 918.35 FT E 466.69 FT N 466.69 FT E 462.57 FT S 1396.95 FT W TO POB OR 3875/0349
Mailing: 14045 NW 173RD ST Alachua, FL 32615	
Location: 5310 SW 52ND TER GAINESVILLE	
Sec-Twn-Rng: 22-10-19	
Property Use: 00100 - Single Family	
Tax Jurisdiction: Gainesville - 3600	
Area: 22-10-19	
Subdivision: Placeholder	

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Single Family	102000	102000	80400	3000	185400	0	185400	185400	0	0	185400	185400
2016	Single Family	102000	102000	74600	3000	179600	0	179600	179600	0	0	179600	179600
2015	Single Family	102000	102000	75600	3000	180600	0	180600	180600	0	0	180600	180600
2014	Single Family	102000	102000	75300	3000	180300	0	180300	180300	0	0	180300	180300
2013	Single Family	102000	102000	76300	3000	181300	0	181300	181300	0	0	181300	181300
2012	Single Family	102000	102000	77200	3000	182200	0	182200	182200	0	0	182200	182200
2011	Single Family	102000	102000	81100	3000	186100	0	186100	186100	0	0	186100	186100
2010	Single Family	102000	102000	95700	3000	200700	0	200700	200700	0	0	200700	200700
2009	Single Family	102000	102000	103000	3000	208000	0	208000	208000	0	0	208000	208000
2008	Single Family	102000	102000	115900	3000	220900	0	220900	0	0	0	220900	0

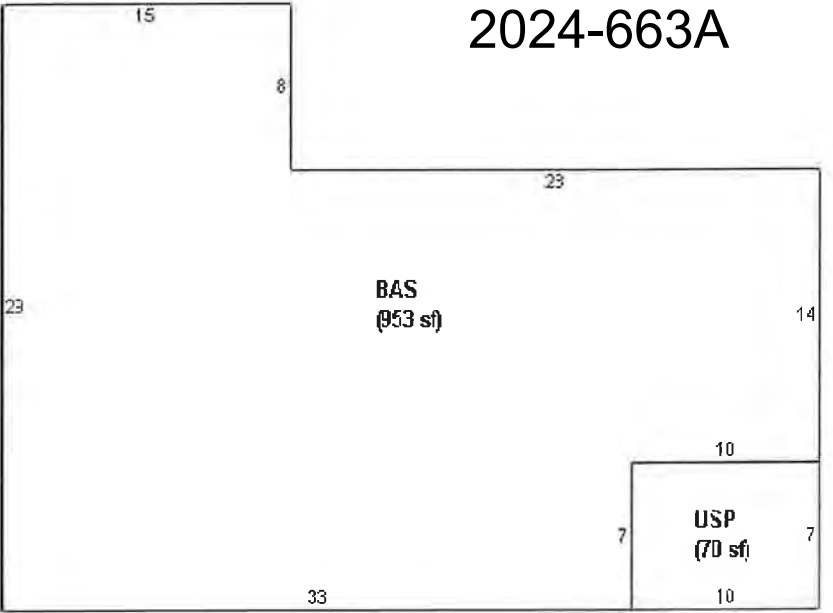
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR Acreage	RE-1		Acre	20
SFR Acreage	RE-1		Acre	5
			2017 Certified Land Just Value: 102000	2017 Certified Land Assessed Value: 102000

Building

Actual Year Built	1946	Footprint_file = 62142_62142.jpg
Effective Year Built	1946	
Building Quality	Below Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	2	
Baths:	1.0	
Stories:	1.0	
Exterior Wall 1:	Single Siding	
Exterior Wall 2:	N/A	
Interior Wall 1:	Wall Board/Wd	
Interior Wall 2:	N/A	
Floor Cover 1:	Pine/Soft Wood	
Floor Cover 2:	N/A	
Roof Cover:	Minimum	
Roof Structure:	Gable/Hip	

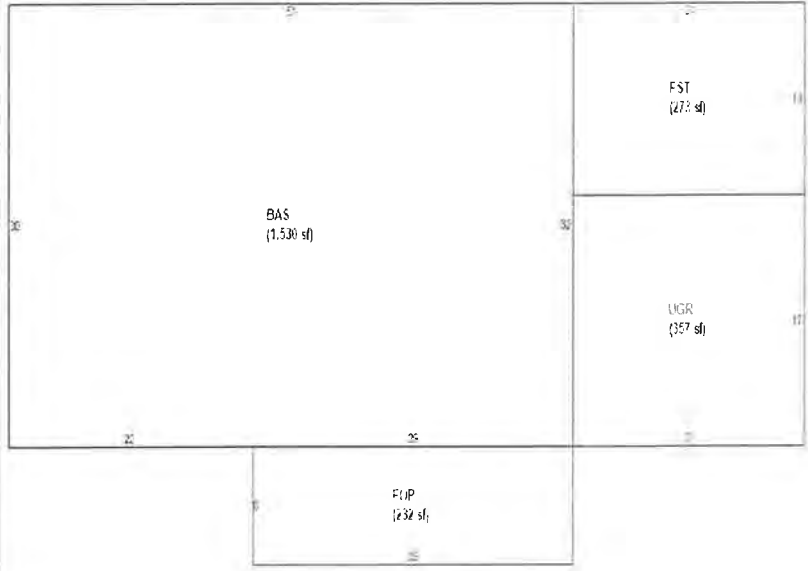
AC:	None
Heating Type:	Convection
Heating System:	Oil
Total Square Feet:	1023
Heated Square Feet:	953
Area Type	Square Footage
BAS (BASE AREA)	953
USP (UNFIN SCREENED PORCH)	70



2024-663A

Actual Year Built	1978
Effective Year Built	1978
Building Quality	Average
Building Style	Single Family
Building Use	Single Family
Bedrooms:	3
Baths:	1.5
Stories:	1.0
Exterior Wall 1:	Concrete Block
Exterior Wall 2:	Common Brick
Interior Wall 1:	Plaster
Interior Wall 2:	N/A
Floor Cover 1:	Carpet
Floor Cover 2:	N/A
Roof Cover:	Asphalt
Roof Structure:	Gable/Hip
AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	2392
Heated Square Feet:	1530
Area Type	Square Footage
BAS (BASE AREA)	1530
FOP (FINISHED OPEN PORCH)	232
FST (FINISHED STORAGE)	273

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UGR (UNFINISHED GARAGE)	357
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2017 Certified Building Value: 80400

Miscellaneous

Description	Unit Type	Units
2221 - Stg 1	SF	84
2221 - Stg 1	SF	112
2221 - Stg 1	SF	120
2000 - Septic Tank	UNITS	1
0800 - Drive/Walk	SF	300
0958 - FP 1	UNITS	1
1641 - Patio 1	SF	175
1505 - MH Sal	UNITS	1
2017 Certified Miscellaneous Value: 3000		

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
04/28/2009	100	I	U	3875	349	OD

Search Date: 2/3/2018 at 2:08:09 PM

Taxpayer: SHEFFIELD MORRIS	Legal: COM SW COR SEC E 1956.9 FT N 277.2 FT POB N 333.3 FT E 1430.05 FT TO W LINE BROOKS EST S 39 DEG E 229.17 FT W 341.66 FT S 157.8 FT W 1234.55 FT POB OR 820/785 & OR 1655/2098
Mailing: 5327 SW 52ND TER GAINESVILLE, FL 32608-4818	
Location: 5325 SW 52ND TER GAINESVILLE 5327 SW 52ND TER GAINESVILLE	
Sec-Twn-Rng: 22-10-19	
Property Use: 06100 - Grzgsoil Class2	
Tax Jurisdiction: Gainesville - 3600	
Area: 22-10-19	
Subdivision: Placeholder	

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Grzgsoil Class2	4800	30200	101500	17500	149200	5000	118800	118800	50000	25000	68800	93800
2016	Grzgsoil Class2	4800	30200	94200	17500	141900	0	116500	116500	50000	25000	66500	91500
2015	Grzgsoil Class2	5000	29500	96600	17500	143600	0	119100	119100	50000	25000	69100	94100
2014	Grzgsoil Class2	5000	29500	96800	17500	143800	0	119300	119300	50000	25000	69300	94300
2013	Grzgsoil Class2	5000	29500	99200	17500	146200	0	121700	121700	50000	25000	71700	96700
2012	Grzgsoil Class2	5000	29500	101100	17500	148100	0	123600	123600	50000	25000	73600	98600
2011	Grzgsoil Class2	5000	29500	106700	17600	153800	0	129300	129300	50000	25000	79300	104300
2010	Grzgsoil Class2	5000	29500	127200	17700	174400	0	149900	149900	50000	25000	99900	124900
2009	Grzgsoil Class2	4900	29500	139000	17800	186300	15290	146410	146410	50000	25000	96410	121410
2008	Grzgsoil Class2	4900	29500	158400	17900	205800	34920	146280	0	50000	0	96280	0

Land

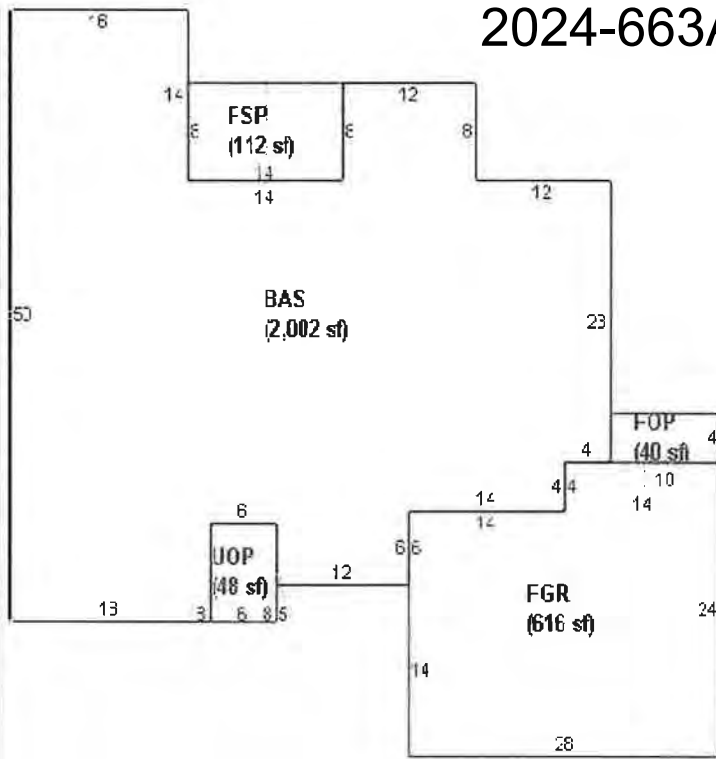
Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	RE-1		Acre	8.54
Ornamental	RE-1		Acre	1
SFR	RE-1		Acre	1
			2017 Certified Land Just Value: 30200	2017 Certified Land Assessed Value: 4800

Building

Actual Year Built	1977	Footprint_file = 62144_62144.jpg
Effective Year Built	1977	
Building Quality	Above Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	3	
Baths:	2.0	
Stories:	1.0	
Exterior Wall 1:	Concrete Block	
Exterior Wall 2:	Cb Stucco	
Interior Wall 1:	Plaster	
Interior Wall 2:	N/A	
Floor Cover 1:	Carpet	
Floor Cover 2:	Sheet Vinyl	

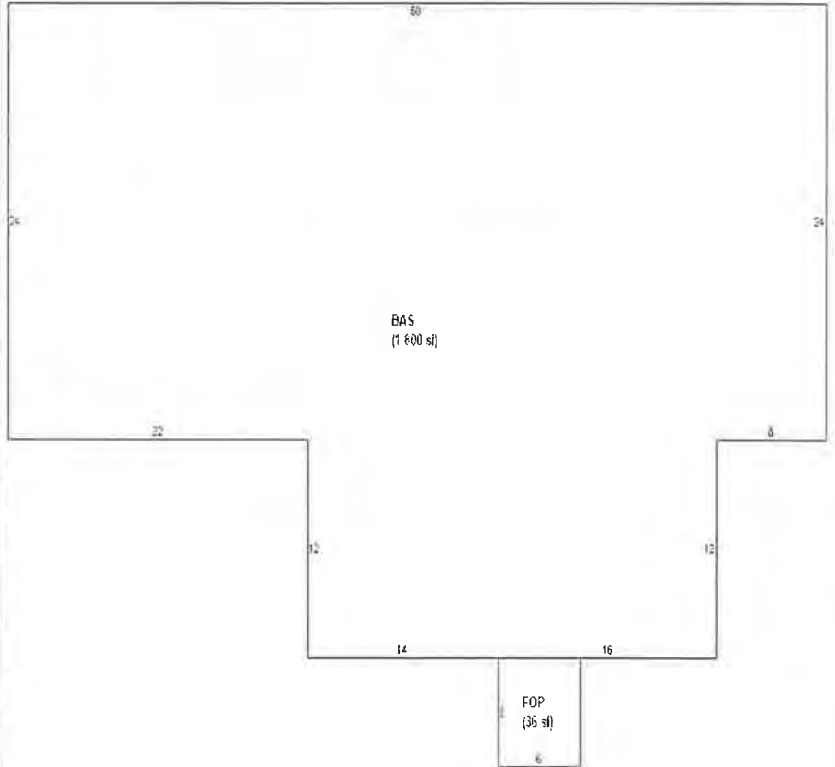
2024-663A

Roof Cover:	Asphalt
Roof Structure:	Gable/Hip
AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	2818
Heated Square Feet:	2002
Area Type	
	Square Footage
BAS (BASE AREA)	2002
FGR (FINISHED GARAGE)	616
FOP (FINISHED OPEN PORCH)	40
FSP (FIN SCREENED PORCH)	112
UOP (UNFIN OPEN PORCH)	48



Actual Year Built	1981
Effective Year Built	1981
Building Quality	Average
Building Style	Manufactured
Building Use	MH Post 1977
Bedrooms:	3
Baths:	2.0
Stories:	1.0
Exterior Wall 1:	Aluminum Sidng
Exterior Wall 2:	Average
Interior Wall 1:	Panel
Interior Wall 2:	N/A
Floor Cover 1:	Sheet Vinyl
Floor Cover 2:	Carpet
Roof Cover:	Asphalt
Roof Structure:	Gable/Hip
AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	1836
Heated Square Feet:	1800
Area Type	
	Square Footage
BAS (BASE AREA)	1800
FOP (FINISHED OPEN PORCH)	36

Footprint_file = 62144_204534.jpg



2017 Certified Building Value: 101500

Miscellaneous

Description	Unit Type	Units
0959 - FP 2	UNITS	1
0800 - Drive/Walk	SF	1053
1761 - Pool 1	SF	480
1960 - Screen Enc	SF	2000
0221 - Barn 1	SF	1292
2021 - Shed 1	SF	140
2221 - Stg 1	SF	340
2021 - Shed 1	SF	800
1641 - Patio 1	SF	340
2121 - SP 1	SF	224
0661 - CP 1	SF	468
2000 - Septic Tank	UNITS	1
2400 - Well	UNITS	1
		2017 Certified Miscellaneous Value: 17500

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
2012120045	ME	12/04/2012	12/14/2012	04/23/2013	REPLACE HEAT PUMP

Search Date: 2/3/2018 at 2:10:01 PM

Taxpayer: SHEFFIELD, M D & SHARON	Legal: COM NW COR LOT 1 PATTONS SURVEY PB A-21 1/2 E 945.85 FT TO POB E 945.5 FT N 39 DEG W 511.44 FT. W 625.81 S 360.69 FT TO POB OR 1070/809
Mailing: 5327 SW 52ND TER GAINESVILLE, FL 32608-4818	
Location:	
Sec-Twn-Rng: 22-10-19	
Property Use: 06100 - Grzgsoil Class2	
Tax Jurisdiction: Gainesville - 3600	
Area: 22-10-19	
Subdivision: Placeholder	

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Grzgsoil Class2	3700	19800	4000	2000	25800	0	9700	9700	0	0	9700	9700
2016	Grzgsoil Class2	3700	19800	3400	2000	25200	0	9100	9100	0	0	9100	9100
2015	Grzgsoil Class2	3700	19800	3400	2000	25200	0	9100	9100	0	0	9100	9100
2014	Grzgsoil Class2	3700	19800	3400	2000	25200	0	9100	9100	0	0	9100	9100
2013	Grzgsoil Class2	3700	19800	3400	2000	25200	0	9100	9100	0	0	9100	9100
2012	Grzgsoil Class2	3700	19800	3400	2000	25200	0	9100	9100	0	0	9100	9100
2011	Grzgsoil Class2	3700	19800	3500	2000	25300	0	9200	9200	0	0	9200	9200
2010	Grzgsoil Class2	3700	19800	4100	2000	25900	0	9800	9800	0	0	9800	9800
2009	Grzgsoil Class2	3600	19800	4400	2000	26200	0	10000	10000	0	0	10000	10000
2008	Grzgsoil Class2	3600	19800	4900	2000	26700	0	10500	0	0	0	10500	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Pasture 2	RE-1		Acre	6.06
Mobile Home Sub	RE-1		Acre	1
			2017 Certified Land Just Value: 19800	2017 Certified Land Assessed Value: 3700

Building

Actual Year Built	1969	Footprint_file = 62152_62152.jpg
Effective Year Built	1969	
Building Quality	Average	
Building Style	Manufactured	
Building Use	MH Pre 1977	
Bedrooms:	2	
Baths:	1.0	
Stories:	1.0	
Exterior Wall 1:	Modular Metal	
Exterior Wall 2:	N/A	
Interior Wall 1:	Panel	
Interior Wall 2:	N/A	
Floor Cover 1:	Sheet Vinyl	
Floor Cover 2:	Carpet	
Roof Cover:	Modular Metal	
Roof Structure:	Gable/Hip	

AC:	Central
Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	672
Heated Square Feet:	672
Area Type	Square Footage
BAS (BASE AREA)	672

56 **2024-663A**

12 **BAS**
(672 sf)

2017 Certified Building Value: 4000

Miscellaneous

Description	Unit Type	Units
2420 - Well/Sept	UNITS	1
0200 - A/C 1	UNITS	1

2017 Certified Miscellaneous Value: 2000

Search Date: 2/3/2018 at 2:12:15 PM

Taxpayer: ZARRAGOITIA & ZARRAGOITIA	Legal: COM NW COR LOT 1 PATTONS SURVEY PB A-21 1/2 E 945.85 FT N 986.95 FT POB RUN E 819.30 FT N 418.01 FT W 819.3 FT M/L S 410 FT TO POB OR 1985/1349
Mailing: 5109 SW 52ND TER GAINESVILLE, FL 32608-4818	
Location: 5109 SW 52ND TER GAINESVILLE	
Sec-Twn-Rng: 22-10-19	
Property Use: 00100 - Single Family	
Tax Jurisdiction: Gainesville - 3600	
Area: 22-10-19	
Subdivision: PlaceHolder	

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Single Family	24900	24900	49600	1900	76400	1570	74830	74830	49830	25000	25000	49830
2016	Single Family	24900	24900	46500	1900	73300	0	73300	73300	48300	25000	25000	48300
2015	Single Family	24900	24900	47500	1900	74300	0	74300	74300	49300	25000	25000	49300
2014	Single Family	24900	24900	47800	1900	74600	0	74600	74600	49600	25000	25000	49600
2013	Single Family	24900	24900	48800	1900	75600	0	75600	75600	45700	25000	29900	50600
2012	Single Family	20000	20000	49800	1900	71700	0	71700	71700	46700	25000	25000	46700
2011	Single Family	20000	20000	52600	1900	74500	0	74500	74500	49500	25000	25000	49500
2010	Single Family	20000	20000	62500	1900	84400	40	84360	84360	50000	25000	34360	59360
2009	Single Family	20000	20000	67800	1900	89700	7550	82150	82150	50000	25000	32150	57150
2008	Single Family	20000	20000	76800	1900	98700	16630	82070	0	50000	0	32070	0

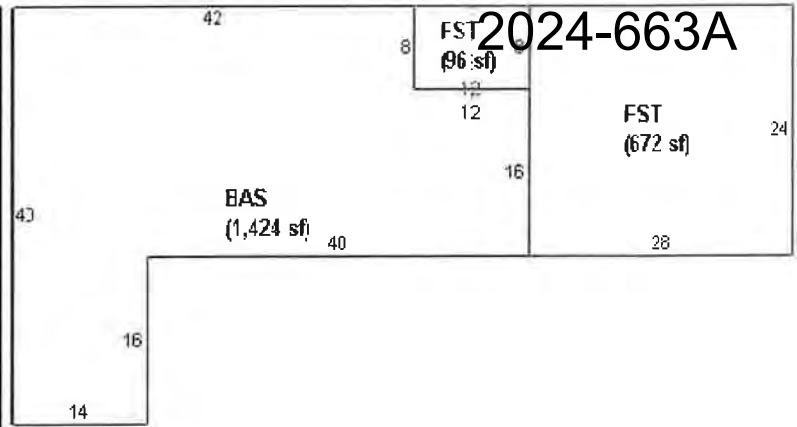
Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR Acreage	RE-1		Acre	7.79
			2017 Certified Land Just Value: 24900	2017 Certified Land Assessed Value: 24900

Building

Actual Year Built	1965	Footprint_file = 62155_62155.jpg
Effective Year Built	1965	
Building Quality	Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	3	
Baths:	2.0	
Stories:	1.0	
Exterior Wall 1:	Concrete Block	
Exterior Wall 2:	N/A	
Interior Wall 1:	Plaster	
Interior Wall 2:	N/A	
Floor Cover 1:	Terrazzo	
Floor Cover 2:	Vinyl Tile	
Roof Cover:	Asphalt	
Roof Structure:	Gable/Hip	
AC:	Central	

Heating Type:	Forced Air
Heating System:	Electric
Total Square Feet:	2192
Heated Square Feet:	1424
Area Type	Square Footage
BAS (BASE AREA)	1424
FST (FINISHED STORAGE)	768



2017 Certified Building Value: 49600

Miscellaneous

Description	Unit Type	Units
2221 - Stg 1	SF	192
1641 - Patio 1	SF	675
2021 - Shed 1	SF	480

2017 Certified Miscellaneous Value: 1900

Sale

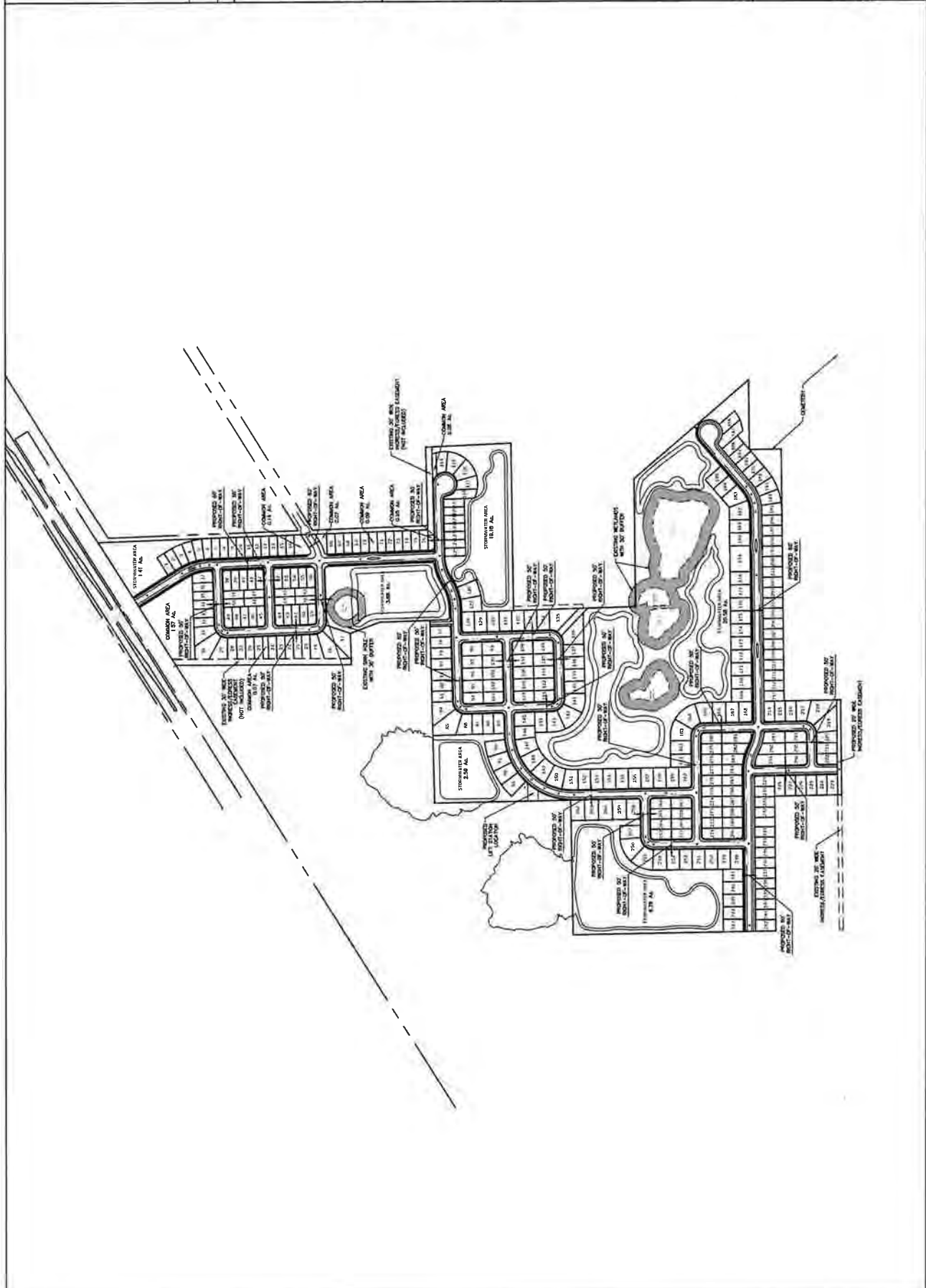
Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
10/17/1994	70000	I	U	1985	1349	MS
09/12/1994	100	I	U	1985	1347	QD
07/24/1990	65400	I	U	1788	2189	QD
12/12/1988	100	I	U	1731	162	QD
11/01/1985	74500	I	Q	1611	845	WD
08/01/1979	100	I	U	1230	671	WD

Appendix B:

Site Plan



NO.	DESCRIPTION	DATE



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**Appendix C:
Trip Generation**

Trip Generation Summary

Alternative: Build-out

Phase: Single Phase Build-out

Project: Oaks Preserve

Open Date: 2/3/2018

Analysis Date: 2/3/2018

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	SFHOUSE 1	✓	1369	1369	2738	✓	54	161	215	✓	181	106	287
	290 Dwelling Units												
	Unadjusted Volume		1369	1369	2738		54	161	215		181	106	287
	Internal Capture Trips		0	0	0		0	0	0		0	0	0
	Pass-By Trips		0	0	0		0	0	0		0	0	0
	Volume Added to Adjacent Streets		1369	1369	2738		54	161	215		181	106	287

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Detailed Land Use Data
 For 290 Dwelling Units of SFHOUSE 1
 (210) Single-Family Detached Housing

Open Date: 2/3/2018
 Analysis Date: 2/3/2018

Project: Oaks Preserve

Day / Period	Total Trips	Pass-By Trips	Avg Rate	Min Rate	Max Rate	Std Dev	Avg Size	% Enter	% Exit	Use Eq.	Equation	R2
Weekday Average Daily Trips Source : ITE 10th Edition - Custom	2738	0	9.44	4.81	19.39	2.1	264	50	50	False	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.71$	0.95
Weekday AM Peak Hour of Adjacent Street Traffic Source : ITE 10th Edition - Custom	215	0	0.74	0.33	2.27	0.27	219	25	75	False	$T = 0.71(X) + 4.8$	0.89
Weekday PM Peak Hour of Adjacent Street Traffic Source : ITE 10th Edition - Custom	287	0	0.99	0.44	2.98	0.31	242	63	37	False	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.2$	0.92

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936



Single-Family Detached Housing (210)

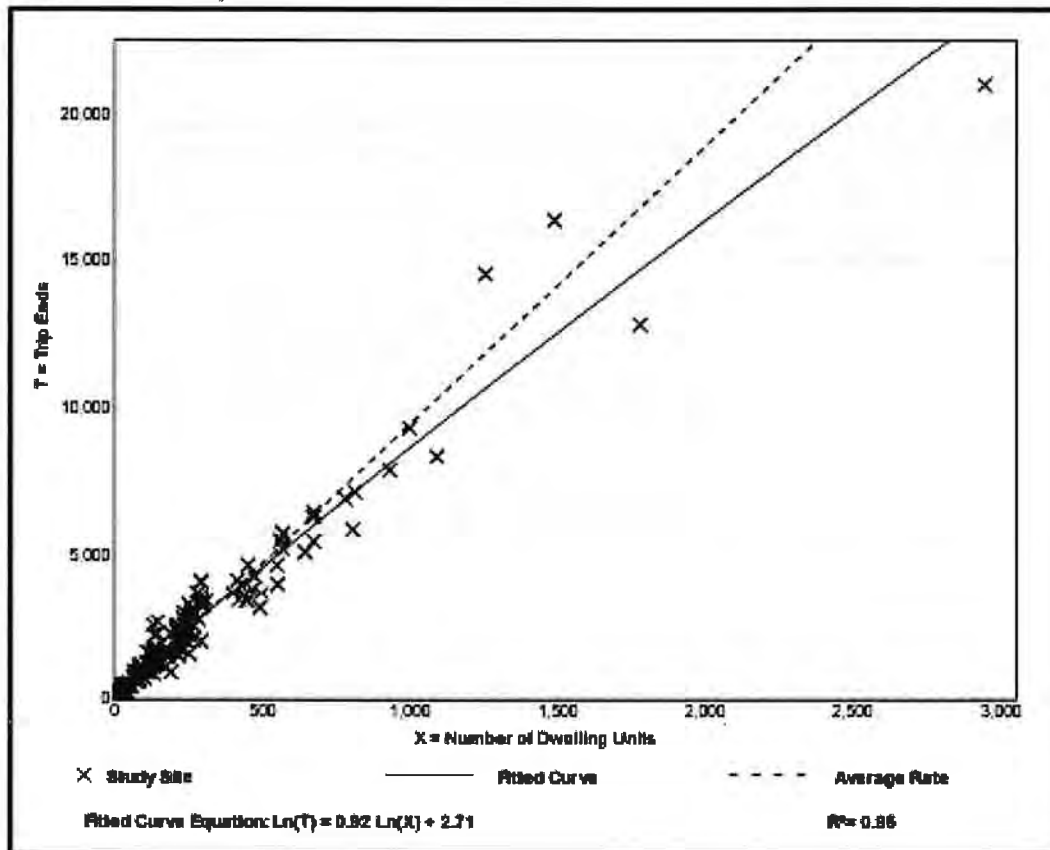
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



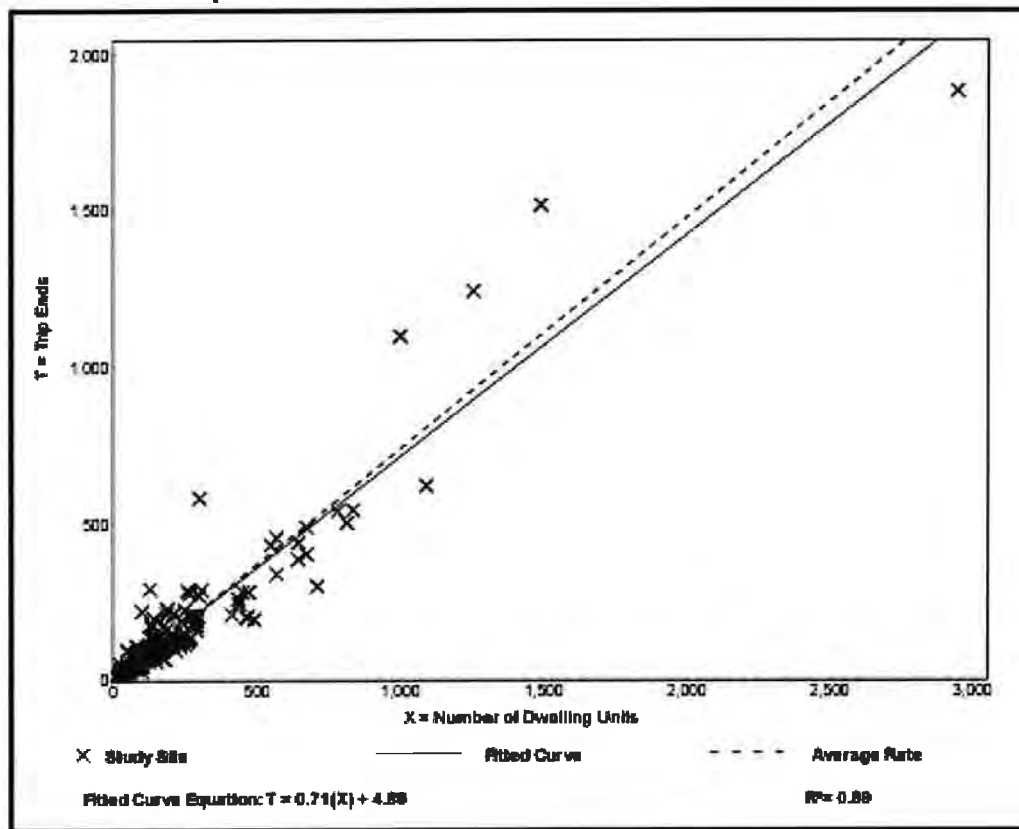
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 173
Avg. Num. of Dwelling Units: 219
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



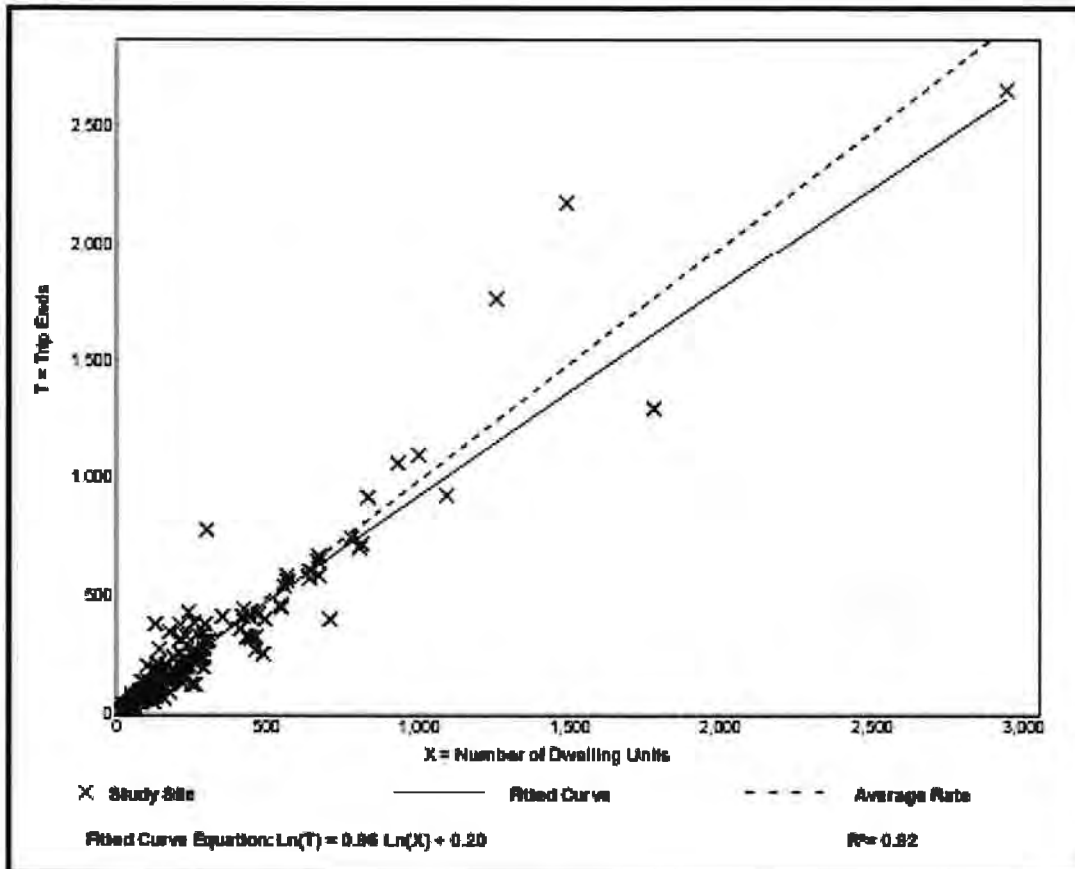
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.96	0.31

Data Plot and Equation



Attachment C
Comprehensive Plan Goals, Objectives and Policies and
LDR References

COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES:**Future Land Use:****Policy 1.1.2**

To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Objective 1.2

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.5

The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.7

The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.9

The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

Policy 1.4.5

When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.

Objective 1.5

Discourage the proliferation of urban sprawl.

Policy 1.5.2

The City should collaborate with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.

Policy 1.5.3

The City should create more well-defined squares and parks within walking distance of residences, offices and shops.

GOAL 2

REDEVELOP AREAS WITHIN THE CITY, AS NEEDED, IN A MANNER THAT PROMOTES QUALITY OF LIFE, TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

GOAL 3

ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.

Objective 3.1

The City shall protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.

Policy 3.1.1

Standards and guidelines established in Conservation, Open Space and Groundwater Recharge Element.

Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.

Objective 3.2

The City shall protect historic architectural and archaeological resources.

Policy 3.2.1

All development and redevelopment within designated Historic Preservation/Conservation Overlays shall be consistent with the goals, objectives, and policies of the Historic Preservation Element. The Historic Preservation/Conservation Overlays are mapped in the Future Land Use Map Series and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

Policy 3.2.2

The City shall identify, designate, and protect historical resources through land development regulations consistent with the Historic Preservation Element.

Policy 3.2.3

The City shall include in its geographic information system the location of archaeological and historic sites that are on file with the Florida Master Site File Office.

LAND DEVELOPMENT CODE REFERENCES**Sec. 30-4.17. - Dimensional standards.**

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	75	75	75
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ³	90 ³	90 ³	80 ³	None	None	90	90	90	90
MIN. SETBACKS (ft.)										

Front	20 ³	20 ³	20 ³	20 ³	10 ⁴	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max
Side (street)	10	10	7.5	7.5	NA	NA	15	15	15	15
Side (interior) ^{5,6}	7.5	7.5	7.5	7.5	5	5	10	10	10	10
Rear ^{6,7}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family.

3 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

4 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.

5 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

6 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

7 = Accessory screened enclosure structures, whether or not attached to the principal structure, may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure shall be made of screening material.

Sec. 30-3.37. - Subdivisions.

- A. *Requirements.* To effectuate the purpose of this article, every subdivision of land within the city shall be made in accordance with the requirements specified in this article. Such requirements include a pre-application conference; obtaining design plat approval; obtaining construction plan approval; obtaining final plat approval; constructing required public improvements; and supplying security for the construction and maintenance of such improvements. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary or final concurrency (as applicable at the particular review stage), or certificate of conditional concurrency reservation.
- B. *Pre-application conference.*
1. *Required.* Prior to the preparation of a design plat, the subdivider shall seek the advice of city staff to become familiar with the subdivision requirements, city policies and provisions of the Comprehensive Plan. The subdivider is encouraged to bring plans and data specified in this section so as to clearly show existing conditions of the site and its vicinity and the proposed layout of the subdivision. It is intended that the procedure will assist the subdivider in preparing a plat that will meet the requirements of this article. This procedure does not require a formal application or fee.
 2. *Prohibited or discouraged designs or improvements.* As indicated in this article and further referenced in the Design Manual, certain practices, designs or improvements are discouraged or prohibited. If prohibited, a modification will be required in order for the same to be allowed. If discouraged, the same may be allowed by the city commission depending on a proper showing of necessity and the infeasibility of requiring the preferred practices, designs or improvements when applied to the particular circumstances involved.
 3. *Concept review (Sketch drawing).* The applicant may submit an application for the optional concept subdivision review by city staff, with a sketch that contains the following:
 - a. Approximate tract boundaries.
 - b. Approximate location with respect to section lines.
 - c. Streets on and adjacent to the tract.
 - d. Proposed general street layout.
 - e. Environmental features including but not limited to significant topographical and physical features, regulated surface waters and wetlands, regulated natural and archaeological resources, creeks, uplands, lakes, wetlands, FEMA and community determined flood plains, and heritage trees.
 - f. Generalized existing vegetation, including areas of native forest where the land shows no evidence of prior use for agriculture.
 - g. Proposed general lot layout and the total number of lots.
 - h. Existing buildings on the property.
 - i. Land use and zoning designation of the subject property.
 - j. Generalized stormwater management plan.

The review schedule for concept subdivision plans shall follow the same submittal and review schedule for development plans. As far as may be practicable on the basis of a sketch, the reviewer will, without prejudice to the city, advise the subdivider of the extent to which the proposed subdivision conforms to the standards of this chapter and other applicable ordinances or statutes, and will discuss possible plat modifications necessary to secure compliance and whether a traffic study will be required.

C. *Design plat.*

1. *Generally.* Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land, tree removal, and the construction of improvements is expressly prohibited. Following a pre-application conference, the requirements of this section become applicable and supersede any other regulation on tree removal.
2. *Application.* After a mandatory pre-application conference with staff, an application shall be completed on a form prescribed by the city and submitted together with the applicable fee. Each application shall include multiple copies of the design plat as necessary to facilitate the review process, prepared in accordance with the standards specified in this chapter and including all of the specifications set forth in this section. Proposed residential subdivisions shall meet the level of service standards adopted in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation.
3. *Fees.* The fee required with an application for design plat approval shall be as set forth in appendix A. Such fees are required to defray the cost of filing the application, notifying interested parties, conducting investigations, and holding hearings on the design plat and final plat.
4. *Developments of regional impact.* For any subdivision that is presumed to be a development of regional impact as provided in F.S. Ch. 380 and Chapter 27F, Florida Administrative Code, additional copies of the design plat and a completed application for development approval shall be submitted for filing with the regional planning agency and the state land planning agency.
5. *Specifications.*
 - a. The design plat shall be drawn clearly and legibly at a scale of at least one inch equals 100 feet on linen or stable base film, using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The design plat shall be prepared by a land surveyor, signed and sealed before review, and shall contain the following information:
 - i. Proposed name of the subdivision.
 - ii. Name and registration number of surveyor.
 - iii. Date of survey approval, north point with bearing or azimuth reference clearly stated in the notes or legend, graphic and written scale, and space for revision dates.
 - iv. Vicinity map showing location with respect to major roads and acreage of the subdivision.
 - v. Boundary line of the tract by bearings and distances.
 - vi. Legal description of the tract to be subdivided.
 - vii. Preliminary layout including streets, alleys and easements with dimensions and proposed street names, lot lines with approximate dimensions, land to be reserved or dedicated for public uses, and designation of any land to be used for purposes other than single-family dwellings.
 - viii. Total number of lots.
 - ix. The front building setback line for each lot.
 - x. An inscription stating "NOT FOR FINAL RECORDING."
 - xi. Sidewalks, on all streets, on both sides, and at least five feet wide. Sidewalks not required on cul-de-sac or dead-end or loop less than 100 feet long. Sidewalk required on at least one side of street on cul-de-sac or dead-end or loop from 100 to 250 feet long, and for a project in which the closest lots to a connecting street on a cul-de-sac

or dead-end are at least 1,000 feet from the street it stems from. Sidewalks on both sides on cul-de-sac or dead-end or loop greater than 250 feet long.

- b. The design plat shall also contain or be accompanied by:
- i. The name, address, and telephone number of the property owner and of any agent of the property owner involved in the subdivision of the property.
 - ii. The exact locations, names, and widths of all existing streets, alleys, and recorded easements within and immediately adjoining the subdivided lands.
 - iii. The location and a general description of any utilities facility on the subdivision tract.
 - iv. The invert elevation of existing and proposed sewers.
 - v. The location and size of existing improvements on the subdivision tract.
 - vi. The zoning and land use plan designations of lands within the subdivision tract and of abutting property.
 - vii. Natural and manmade features on the subdivision tract, including creeks, ponds, lakes, sinkholes, wetlands, watercourses, municipal, and community wellfield management zones, major aquifer recharge areas, and lands within the floodplain and flood channel as shown on the community determined flood control maps and FEMA.
 - viii. The location of all major tree groupings and identification of all heritage trees by genus and species on the subdivision tract, a designation of which tree groupings and heritage trees are proposed to be removed, and identification by genus and species of all regulated trees located in or within 15 feet of any proposed right-of-way or utility improvement. A generalized landscaping plan that shows the locations of the required shade trees with the appropriate space allocations to meet code requirements for street trees, buffers, retention basins, and stormwater management facilities. The design plat and the final plat shall include a statement that all champion and high quality heritage trees shall be preserved or mitigated in accordance with the requirements of this code.
 - ix. Stormwater management plan in accordance with this chapter and the Design Manual.
 - x. A soil survey map.
 - xi. A generalized statement outlining, as far as is known, the subsurface conditions of the subdivision tract, including subsurface soil, rock, and groundwater conditions, the location and results of any soil permeability tests, the location of any underground storage tanks, and the location and extent of any muck pockets.
 - xii. A topographic map of the subdivision tract and a minimum of 100 feet or more of the surrounding area as required to determine the offsite drainage and any impacts caused by or related to the offsite drainage. The map shall be prepared by a land surveyor, with maximum intervals of one foot where overall slopes are no more than two percent, two feet where slopes are between two and ten percent, and five feet where slopes are ten percent or greater based on North American Vertical Datum, 1988.
 - xiii. A general location map showing the relationship of the subdivision tract to such external facilities as streets, residential area, commercial facilities, and recreation or open space areas, and greenways, within one mile of the tract.
 - xiv. A plan for the elimination and future control of invasive non-native plant species from the site. The non-native removal shall be completed as specified in the management plan prior to the issuance of the first certificate of occupancy and yearly inspections for three years to assure that infested areas have remained at less than ten percent of the initial population.

- c. If the proposed subdivision contains land located within the floodplain as shown on the community determined flood control maps and FEMA maps, the subdivider shall be required to submit topographic information for areas adjoining sides of the channel, cross sections for land to be occupied by the proposed development, high water information, boundaries of the land within the floodplain and other pertinent information.
 - d. If the proposed subdivision includes regulated surface waters or wetlands, or regulated natural and archaeological resources, the subdivider shall be required to submit the following additional information for those areas designated:
 - i. A design plat showing buffer distances between the areas to be developed and regulated surface waters and wetlands, and regulated natural and archaeological resources.
 - ii. Square footage and percent of total subdivision tract to consist of impervious surface.
 - iii. A description of strategies to protect or restore environmental features on the subdivision tract.
 - iv. Projected on-site and off-site water quality impacts to outstanding Florida waters (OFW) that may result from the proposed subdivision.
 - v. Any required set-aside, conservation management area, or mitigation area.
6. *Officials' examination.*
- a. The design plat shall be reviewed and commented on by the technical review committee and other applicable departments and agencies.
 - b. The public works director or designee shall examine the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.
 - c. The general manager for utilities or designee shall examine and check the design plat for needed utility easements.
 - d. The planning and development services department shall, at the development review board and city commission hearings on the design plat, report the findings and recommendations of the reviewing officials and county, state, and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.
7. *Development review board review.*
- a. At a scheduled public meeting, the development review board will receive reports on and review the design plat to determine its conformance with all applicable requirements.
 - b. The development review board review shall include consideration of staff findings and evidence and testimony from the general public. The board shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the Comprehensive Plan; the city's official roadway map; existing zoning requirements, including amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, maintenance of the tree canopy levels identified in the Comprehensive Plan, control of invasive non-native plant species, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan including landscaping of stormwater management basins; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, and width of streets, the provision of high quality shade trees along the streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.

- c. The board may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the plat. Approval of the design plat, subject to conditions, revisions and modifications as stipulated by the board, shall constitute conditional board approval of the subdivision as to the character and intensity of development and the general layout and approximate dimensions of streets, lots and other proposed features. If the design plat is disapproved, the Development Review Board shall indicate the reasons therefor.
8. *City commission review.*
 - a. Within 60 calendar days after development review board approval, the subdivider shall file with the city at least three copies of the design plat, including any modifications imposed by the development review board. If the subdivider does not file the design plat within the prescribed time period, no preliminary development order shall be issued unless an extension of time is requested in writing prior to the expiration of that period and is granted by the city commission. In granting an extension, the city commission may attach such other restrictions or conditions as the commission deems appropriate to serve the public interest. In the case of residential subdivisions, the city commission may vote to grant extensions for design plat review of up to six months only and only if the subdivider possesses a valid, unexpired certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation, as appropriate. Further extensions for city commission review of design plats for residential subdivisions shall require a new concurrency review.
 - b. The city commission shall review the recommended design plat and consider findings made by the development review board and staff. The city commission shall determine if the proposed subdivision is in conformity with the general goals and objectives of the city with respect to the Comprehensive Plan; existing zoning requirements, including all amendments thereto; policies and plans established by the city with respect to neighborhoods, lake levels, water supply, sustaining the urban forest, protecting environmental features, provision for emergency access, consideration of pedestrian, bicycle, vehicle, and transit access and greenway connections, waste disposal and other essential utilities; the overall stormwater management plan; and policies for development in any special improvement and redevelopment districts. Particular attention shall be given to the arrangement, location, function, and width of streets, their consistency with the goal of developing a multimodal transportation network and providing sufficient space for street trees both above and below ground, their interaction with the overall transportation system and relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement, and the present or future development of abutting property.
 - c. The commission may approve the design plat as presented if found to be in compliance, require modifications, or disapprove the design plat if it is not in compliance. If disapproved, the design plat shall be redesigned before resubmission for approval.
 - d. *Effect of approval.* Approval of the design plat by the city commission is a preliminary development order. It shall not constitute acceptance of a final plat but shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat. The preliminary development order and the associated design plat shall expire and be of no further effect 12 months from the date of approval unless either a timely final plat is filed for approval or the time is extended with appropriate conditions by the city commission prior to expiration; otherwise, the subdivider shall reapply for design plat approval in accordance with the provisions of this chapter. In the case of residential subdivisions, the city commission may vote to grant extensions of up to six months only, and only if all the concurrency management requirements of this chapter can be met and if the extension would not be in conflict with any other ordinance of the city. The approval of nonresidential subdivisions in no way reserves capacity for the purposes of concurrency. This provision

regarding the effect of approval and expiration of a design plat shall not be subject to a variance or otherwise superseded by any ordinance or regulation of the city.

D. *Construction plans.*

1. *Preparation.* Following city commission approval of the design plat, the subdivider shall submit construction plans and specifications for all subdivision improvements required in accordance with this article. The construction plans shall be prepared by an engineer registered in the state in conformance with this article, the Design Manual, and other applicable local, state, and federal regulations.

Plans for the proposed improvements and a boundary survey shall be required. The improvement plans shall show the proposed locations, sizes, types, grades, and general design features of each facility, and shall be based upon reliable field data. These drawings shall include, at a minimum, a topographic map, stormwater management plan, a landscape plan, an invasive exotic plant control plan, and construction drawings showing street profiles, street cross sections, and water supply, sewer and stormwater management as specified by the public works department and Gainesville Regional Utilities and all champion and heritage trees identified for preservation or removal, with protective barricades drawn to scale. The landscape plan shall show all buffers and stormwater management areas as well as the locations and specifications for street trees.

2. *Review.* The subdivider shall submit multiple sets of plans as necessary to facilitate review by the city in accordance with development review. The construction plans shall be approved if they are consistent with the approved design plat and comply with all standards and specifications. If the construction plans are not consistent with the design plat as approved by the city commission or do not comply with all standards and specifications, the city shall issue either:
 - a. Conditional approval, subject to any necessary modifications that shall be indicated on the plans or attached to them in writing; or
 - b. Disapproval of the construction plans or any portion thereof, indicating in writing the reasons for the disapproval. The subdivider shall be responsible for timely resubmittal of acceptable plans within 12 months from the date of approval of the preliminary development order.

E. *Final plat.*

1. *Generally.* The final plat shall conform to the design plat as approved by the city commission and shall incorporate all modifications and revisions specified in the approval, except shifts in stormwater and roadway facilities that do not change lot layout may deviate from the design plat with approval from the city manager or designee.
2. *Application.* After approval of the design plat and construction plans, the final plat and other information required in this section shall be submitted in the correct form as prescribed by the city. The following shall be submitted for the final plat review:
 - a. The original stable base film tracing of the final plat prepared in accordance with the requirements of this article, F.S. Ch. 177, and any other applicable statutes and ordinances.
 - b. A title opinion of an attorney at law licensed in Florida or a certification by an abstractor or title company as required by F.S. Ch. 177.
 - c. Applicable public improvement security documents.
 - d. An additional fee as set forth in appendix A to defray the expense of investigating, holding hearings and acting upon the final plat.
 - e. An additional fee as set forth in appendix A to defray the expenses of inspection of roadway and drainage facilities by the city manager or designee.

3. *Specifications.* The final plat shall be legibly drawn at a scale of at least one inch equals 100 feet using a sheet size of 24 inches by 36 inches, reserving a three-inch binding margin on the left-hand side and a one-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. The final plat shall be prepared by a land surveyor in accordance with and include all of the information required by F.S. Ch. 177. The final plat shall also contain:
 - a. The exact boundary line of the tract.
 - b. A vicinity map showing the location and acreage of the lands subdivided.
 - c. The location of all creeks, ponds, lakes, sinkholes, wetlands, and watercourses within the subdivided lands and any part of the lands within the flood channel or floodplain as shown on the city's flood control maps adopted pursuant to this chapter as of the date of final plat submission.
 - d. The front building setback line for each lot.
 - e. Any subdivision boundary that is within a half-mile radius of any horizontal geodetic control monument established by the county control densification survey or National Geodetic Survey Horizontal or Vertical Control Network bearing confirmed coordinate values related to the 1983 and the 1990 North American Datum Adjustment shall conform to the following requirements:
 - i. All final plats shall identify all horizontal and vertical geodetic control monuments as described above located within 500 feet of the proposed plat boundary.
 - ii. All plats shall have a minimum of three permanent reference monuments per 40 acres of platted subdivision, which shall have state plane coordinates established from the 1983 and the 1990 North American Datum Adjustment delineated on the plat and shall be tied directly to the plat boundaries.
 - iii. All plats shall have a minimum of two benchmarks located and described with the plat that shall be projected from North American Vertical Datum, 1988, or later.
 - iv. The basis of bearings for all plats shall be grid north as established from the county control densification survey and state plane coordinate system or National Geodetic Survey Horizontal Control Network.
 - v. The state plane coordinates and bearing basis shall be established by conducting a self-closing traverse between two horizontal geodetic control monuments. Each traverse shall meet or exceed third order class one standards of accuracy as described in the most recent version of the Standards and Specification for Geodetic Control Network (SSGCN), as set forth by the Federal Geodetic Control Committee. When a development contains multiple units, a major control traverse tied to two horizontal geodetic control monuments may be submitted with the first phase, with subsequent units being tied to this control traverse.
 - vi. A traverse sheet identifying the field angles, permanent reference points, distances and the adjustments shall be submitted on 8½-inch by 11-inch paper with the plat submitted for final development review. Copies of the field notes shall also be submitted. All documents shall be signed and sealed by a surveyor.
 - vii. All geodetic monuments, including traverse stations set for the county control densification survey, that fall within the limits of a development shall be shown on the development plan and construction plans. All geodetic monuments that are in danger of being disturbed or destroyed shall be referenced by a surveyor prior to the start of construction and reset by a surveyor after the construction is complete. If it is not practical to reset the geodetic monument in its original position, an off-set monument may, with the approval of the city manager or designee, be set. The referencing and resetting of a geodetic monument shall be in accordance with the specifications set forth in Article 2.1 of the SSGCN. Traverse stations shall require an accuracy of third

order class one and primary stations and their Azimuth marks shall require second order class one accuracy standards. The surveyor who resets the geodetic monument shall be responsible for the preparation and submittal of all documents necessary for the notification of the state department of environmental protection, city engineer, the county property appraiser's office and any other appropriate government agency. Notification shall include, but not be limited to, a complete description of the geodetic monument with all its accessories, an accurate how-to-reach description, the date of last station recovery, the name of the person recovering monumentation, and the address of the recovery party. This work shall be performed prior to the final inspection and/or acceptance of the development.

- viii. Any person who disturbs or destroys a geodetic monument shall be fully responsible for the expense of having the monument reset by a surveyor. The city may, at the expense of the person responsible for disturbing or destroying the monument, have a surveyor reset the geodetic monument in accordance with the specifications set forth in Article 2.1 of the SSGCN.
- ix. For purposes of this section, a surveyor means a person who is registered to engage in the practice of surveying and mapping under F.S. Ch. 472.

4. *Review.*

- a. *Staff review.* Prior to final plat approval, city staff and the city attorney's office shall review the proposed plat and supporting documents. If the proposed plat and supporting documents meet the technical requirements of this chapter and other applicable laws and ordinances, the departments shall approve the plat as to the requirements within their areas of responsibility.
- b. *City commission review.* If the final plat is consistent with the design plat as approved by the city commission, meets all requirements of this chapter, and otherwise complies with all applicable laws and ordinances, it shall be forwarded to the city commission for final consideration. Upon approval, the final plat shall bear certification of the approval by the clerk of the city commission.

5. *Recording.* Upon approval of the final plat by the city commission, the original linen or stable base film tracing of the final plat, any required covenants or deed restrictions, and the declaration of condominium if the subdivision is a condominium development, shall be recorded with the clerk of the circuit court by the subdivider with all recording fees paid by the subdivider within 15 calendar days from the date the final plat has been returned to the subdivider by city staff. Recording the approved final plat shall constitute a final development order. Within 15 calendar days from the date of recording, three Mylar copies of the recorded plat and three paper copies of the recorded plat signed and sealed by the clerk of the circuit court shall be submitted to the city.

Sec. 30-3.38. - Subdivision improvements.**A. Generally.**

1. Within 12 months after final plat approval, the subdivider shall construct the subdivision improvements required by this section, other applicable ordinances and statutes, and such additional standards and specifications as may be adopted from time to time by the city commission.
2. An engineer shall design the installation of all streets, sidewalks, bikeways, drainage structures, bridges, bulkheads, and water and sewer facilities.

B. Monuments.

1. Permanent reference monuments (PRM's) and permanent control points (PCP's), as defined in F.S. Ch. 177, shall be placed as required by F.S. Ch. 177. PRM's shall be set in the ground so that the upper tip is flush with or no more than one foot below the finish grade.
2. All lot corners shall be designated with a permanent marker such as an iron rod, iron pipe or concrete monument.
3. The land surveyor shall, within one year after city commission approval of the final plat, including conditional approval if applicable, certify that the above-required monuments have been set and the dates they were set.

C. Inspection of improvements.

1. The directors of public works and Gainesville Regional Utilities shall be authorized to inspect required subdivision improvements during construction to ensure that the work is in accordance with the approved plans and specifications. If any substantial changes are required in the approved plans or specifications during construction, the changes shall be submitted for approval of the directors of public works and Gainesville Regional Utilities as applicable.
2. The subdivider shall retain a reputable recognized commercial laboratory that shall certify all materials and perform and certify all required density, LBR, concrete or other tests as may be required by the city when reasonably necessary to ensure that all improvements are constructed as per approved plans and specifications.

D. Acceptance for maintenance.

1. Prior to acceptance for maintenance by the city, the subdivider shall notify the Gainesville Regional Utilities in writing that all required subdivision improvements have been completed. Upon receipt of notice from the subdivider, the Directors of Public Works and Gainesville Regional Utilities will make an inspection of the construction work. If work is found to be satisfactorily completed, the city will accept the improvements for maintenance.
2. Acceptance for maintenance is intended to mean normal maintenance functions as routinely performed by the city. It shall not include removal of soil accumulations on streets caused by excessive erosion from adjacent lots, either prior to or during building construction within the subdivision. It shall not include damage to any improvements caused by private construction or private utility vehicles within the one-year maintenance period. All decisions regarding abnormal damage or maintenance shall be made by the public works department or Gainesville Regional Utilities.

Sec. 30-3.39. - Security for subdivision improvements.

- A. *Construction security.* Except as otherwise provided in this section, no final plat of any subdivision shall be approved by the city unless security is filed with the city to secure the construction and completion of the required subdivision improvements in a satisfactory manner within 12 months from the date of final plat approval. If the subdivider fails to construct and complete the required subdivision improvements within the required time frame, the city shall use the security to complete the required subdivision improvements. In determining the cost of the improvements for which security is required, improvements otherwise covered by a separate bond or security arrangement between the subdivider and the city and those improvements already constructed and approved by the director of public works shall not be included. The form of security shall be one of the following:
1. *Surety bond.* A surety bond executed by a surety company authorized to do business in the state with a rating of not lower or less than A-XII as rated by A.M. Best Company, Inc., an independent national rating service for surety companies. The surety bond shall be enforceable by and payable to the city in a sum at least equal to 120 percent of the total cost of the required subdivision improvements provided in the subdivision as estimated by the subdivider's engineer and verified and approved by the directors of public works and Gainesville Regional Utilities. The surety bond shall be first approved by the city attorney as to form and legality prior to its submission with the proposed final plat to the city commission for approval and shall be executed by both the subdivider and the party or parties with whom the subdivider has contracted to perform the work and construct the improvements.
 2. *Cash deposit.* A cash deposit with the city in the same amount that would be required for the surety bond, which cash shall be deposited with the director of management and budget of the city and held under the same conditions as are required in a surety bond. Such deposit will be held for the developer and, in the event of any nonperformance by the developer as required by the ordinances of the city, will be used by the city to complete the required subdivision improvements. During construction, upon the request of the subdivider, and upon inspection and approval of construction and costs thereof by the city, the city shall refund to the subdivider an amount equal to the approved costs for such improvements; provided, at no time shall the balance of the cash deposit with the city be reduced to less than 30 percent of the estimated costs of the subdivision improvements until all the subdivision improvements are completed and so certified to by the city. Interest earned on all such cash deposits with the city shall be for the account and to the credit of the person or persons making such deposit.
 3. *Letter of credit.* Deposit with the city and place with the city manager or designee an irrevocable and unconditional letter of credit by a Florida bank. The letter of credit shall be for an amount equal to 120 percent of the estimated costs of the required subdivision improvements. The letter of credit shall remain with the city as a valid letter of credit until the city is satisfied that all construction of required subdivision improvements has been completed in accordance with plans and specifications and that all other provisions of this chapter relating thereto have been fully complied with.
 4. *Construction loan agreement.*
 - a. Deposit with the city a construction loan agreement in the amount of at least 120 percent of the estimated cost of the required subdivision improvements, which agreement shall be entered into by a recognized lending institution with the subdivider for the benefit of and satisfactory to the city, providing that:
 - i. The lending institution will make payments on the proceeds of the loan to the city if the subdivision improvements are not completed and approved by the city within the time required;
 - ii. No payments of proceeds of the portion of the loan reserved for improvements shall be made to anyone until the city has approved the payment, which approval will be

given if work is accomplished in accordance with approved plans and specifications and ordinances of the city; and

- iii. At no time will the loan proceeds be expended by that lending institution in excess of 90 percent of the estimated costs of the required subdivision improvements until all the improvements are completed and so certified to by the city.
- b. Deposit with the city a construction loan agreement in the amount of at least 100 percent of the estimated cost of the required subdivision improvements, which agreement otherwise meets the requirements of Subsection a. above, and an unconditional guaranty from the subdivider in the amount of at least 20 percent of the estimated cost of the required subdivision improvements that meets the following requirements:
 - i. Absolutely and unconditionally, jointly and severally, guarantees to the city the full and prompt payment of the amount set forth in the guaranty that will be used by the city to complete the required subdivision improvements, and the complete performance of the subdividers of all conditions and requirements to be performed by the subdivider under the City Code;
 - ii. Unconditionally, jointly and severally, agrees to pay all reasonable expenses and charges, legal fees and other fees (including attorney's fees and costs, including court costs at trial, appeal or bankruptcy proceeding) paid or incurred by the city in enforcing the unconditional guaranty;
 - iii. Jointly and severally agrees to indemnify and hold harmless the city, its elected and appointed officers, employees, and agents from any loss suffered or occasioned by the failure of the subdivider to satisfy its obligations to third parties arising out of the subdivision of the land;
 - iv. Binds the guarantors and their successors and assigns, and inures to the benefit of the city; and
 - v. Makes such other representations and warranties requested by the city manager or designee to protect the interests of the city.
5. *Combination.* Use a combination of the allowable security types as provided for in this section in order to reach the total of 120 percent of estimated costs of required subdivision improvements.

B. *Conditional final plat.*

1. In lieu of the security requirements of this section, the city commission may approve a conditional final plat, where approval of the plat is conditioned on the subdivider proceeding with installation of the required subdivision improvements and fully completing the improvements, in full accordance with approved plans and specifications and the ordinances of the city, within two years of the date of conditional final plat approval. The plat shall not be recorded, but shall be retained by the clerk of the commission until the city manager shall have certified that all required subdivision improvements have been completed in accordance with approved plans and specifications and ordinances of the city and the same has been approved by the city commission. Upon certification by the city manager and upon proof by title insurance or other similar assurance to the satisfaction of the city that there are no liens or possibilities of liens on the subdivision improvements or on the property to be dedicated to the public, and that the dedicating has clear fee title thereto, the city shall approve the final plat and accept the dedication of the public right-of-way easements, and other dedicated portions as previously shown on the prior approved plat as set out in this chapter, and the subdivider shall record the plat and provide copies as specified in section 30-3.37.
2. No building permits shall be issued on property within the boundaries of the subdivision plat until the plat shall have been approved and accepted by the city commission and placed on record in the public records of the county.
3. During construction the subdivider may, upon the posting of a bond or other such security for the cost of the uncompleted improvements, have a prior conditional approval converted to final

approval and acceptance provided that all other requirements and conditions of this chapter applicable to final plat acceptance have been met.

C. *Maintenance security.*

1. Under any arrangement for subdivision development within the city, the subdivider is obligated to the city for any necessary repair of all required subdivision improvements under the ordinances of the city for the period of one year following the date the city accepted the improvements for maintenance. During the one-year period, the subdivider shall provide the city with security in a form set forth in this section in an amount equal to 15 percent of the costs of the required subdivision improvements, which may be used by the city to pay the costs of any necessary repairs and maintenance on the subdivision improvements during the one-year period.
2. In those developments where lands and improvements remain under private common ownership, instruments relating to the use and maintenance of such areas and improvements shall be required. The city may require the establishment of an appropriate entity and the execution and recording of any appropriate legal instrument necessary to ensure the maintenance, protection, and preservation of common areas designated on the plat. The title to all land and improvements that are shown on the plat as common areas, private roads, etc., shall be held and continue to be held so as to ensure their proper maintenance and care and to permit and ensure their continued use as intended in the approved plat. The instruments shall include means legally enforceable by the city, the subdivider and his/her successors to guarantee payment of such sums of money as are necessary for the maintenance; and all conveyances or transfers of any interest in any of the property of the development shall be legally encumbered of record so as to guarantee the continued use of the common areas and roads as contemplated by the plat and the guarantee of the payment of the cost of the maintenance.

Sec. 30-6.6. - Design standards.

A. *Lots and blocks.*

1. *Generally.* Lots and blocks shall be designed according to acceptable practice for the type of development and use contemplated so as to: be in keeping with the topography and other site conditions; provide adequate traffic and utility access and circulation; provide acceptable use of space; and provide privacy, adequate drainage, and protection of property.
2. *Lot frontage.* Each lot in a subdivision shall front for the entire required minimum lot width on a public street or an approved private street. Where there is no minimum lot width requirement, each lot shall abut a public street or approved private street for a width equivalent to the maximum driveway width required in the Design Manual, plus any required turning radii area. Notwithstanding the above, the length of street frontage may be modified during subdivision review by the public works and planning departments, based on the need to achieve the most efficient lot layout, access to and from the subdivision, operational needs of service vehicles, vehicular circulation and the health, welfare and safety of the public.
3. *Connectivity.* The subdivision shall create vehicular and pedestrian access to serve the subdivision and improve gridded connectivity by connecting to surrounding existing streets and by including new streets within the subdivision. Street intersections shall occur at least every 1,000 feet. Additionally, subdivisions containing 20 lots or more shall provide a minimum of two access points to the extent feasible. Modifications to this requirement may be granted by the technical review committee where the construction of a street is limited by existing conditions, including:
 - a. Access management standards;
 - b. Regulated environmental features; or
 - c. Public facilities, including stormwater facilities, parks, or schools.

Alternatively, where the technical review committee determines that it is not possible to construct the streets that would be required to meet the block perimeter standard, the block perimeter shall be completed with the provision of pedestrian and bicycle paths or multi-use paths. The required streets or paths shall be constructed at the expense of the owner/subdivider according to the appropriate city standards as determined through the subdivision review process, but may be sited and configured in a manner so that the streets provide the most appropriate access to the subdivision and connectivity to the surrounding street network. Where a street or path is planned to provide a future connection to a street or path beyond the extent of the subdivision, the owner/subdivider shall provide for the connection of the street by stubbing out the road improvements as close as practicable to the boundary of the subdivision.

4. *Dimensions.* The size, width, depth, shape and orientation of lots shall be appropriate for the subdivision and for the type of development and use contemplated. Lot dimensions and street abutment requirements shall not be less than the minimum standards established in article IV. Lots in areas shown on the future land use map as single-family or residential planned use district for single-family detached units shall front on a local street, whenever the lots abut a local street.
 - a. For development sites of five acres or less, located in an area shown on the future land use map as single-family or residential planned use district, the following standards shall apply:
 - i. The lot size and dimensions shall be generally consistent with abutting/adjacent lots.
 - ii. The minimum lot width of new parcels shall be no less than 75 percent of the average width of adjacent lots, but shall not be required to be greater than 150 feet and may not be less than the minimum required in article IV. Each lot shall meet this minimum requirement at the front setback line (as opposed to the minimum front yard setback) and the rear property line.

- iii. The minimum lot width requirement shall not apply if a 35-foot natural or planted buffer is created as a perimeter buffer around the new development. The perimeter buffer may include stormwater facilities and shall be approved by the city commission during design plat review.
 - b. The city commission may waive any of the standards listed in subsection a. above for any single lot that is greater than or equal to 1.5 times the required lot size of the zoning district in which the property is located.
 - 5. *Side lot lines.* Side lot lines shall be, as nearly as practical, at right angles to straight street lines and radial to curved street lines. No lot shall be divided by a municipal boundary.
 - 6. *Double-frontage lots.* Double-frontage and reverse-frontage lots shall be discouraged except where essential to provide separation of residential development from traffic arterials and collectors or to overcome specific disadvantages of topography and orientation. A landscape buffer screen in accordance with the requirements of article III, division 7, across which there shall be no right of vehicular access, shall be provided on lots abutting the traffic arterial.
- B. *Streets layout and type.*
- 1. The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan, particularly any neighborhood elements, now in existence or as may hereafter be adopted, and shall be considered in their relation to existing and planned streets, to topographical conditions, to the provision of wide tree lawns and tree planting to yield shaded streets, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
 - 2. When an appropriate street network is not shown in the Comprehensive Plan now in existence or as may be hereafter adopted, the arrangement of streets in a subdivision shall provide for the continuation or appropriate projection of existing collector or arterial streets in surrounding areas unless topographic, traffic volume or other conditions make continuance or conformance to existing streets impractical or undesirable.
 - 3. Each street on the plat shall be designated as one of the following types, based upon the projected traffic count for the street:

Street Type	Description of Intended Use	Range of Average Daily Trips at Full Development
Minor local street	Local streets are designed to serve the local community.	Less than 800
	Residences should be designed to front local streets. Local streets should be designed to encourage slow speeds and discourage non-local traffic.	
Major local street	See above.	801 to 1,200
Minor local collector	Collector streets are designed to carry and distribute traffic between local streets and arterial roadways (see Design Manual).	1,201 to 3,200

Major local collector	See above.	3,201 to 7,000
Minor arterial	Arterial streets are routes that generally serve and interconnect major activity centers in the urban area and/or provide connections between cities.	7,001 to 12,000
Principal arterial	See above.	Over 12,000

D. *Traffic count data.*

1. The number of annual average trips per day may be obtained from the city traffic engineer.
2. Trip generation rates shall be calculated by a professional engineer using trip generation rates established by the Institute of Transportation Engineers according to accepted engineering practices approved by the city traffic engineer.

E. *Subdivisions on arterial streets.* Where a subdivision abuts or contains an existing or proposed arterial street, the provision by the subdivider of marginal access streets, reverse-frontage lots with planting screen contained in a nonaccess reservation along the rear property lines, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through traffic from local traffic may be required. No lot in any area shown on the land use plan for single-family use or single-family residential PUD at less than eight units per acre shall front on an arterial street.

F. *Design specifications.* Intersection design, intersection sight distance, minimum street design, and cul-de-sac minimum lengths and turnaround diameters shall be designed in accordance with this article and the Design Manual.

G. *Street access to abutting property.* When designated on the official roadway map or determined by the city commission to be needed for proper traffic circulation, access to abutting property shall be provided through the use of a street stub. If such a street stub terminates more than 100 feet from an intersection, it shall be provided with a temporary turnaround that would allow vehicular traffic to turn around safely without having to leave the pavement. Specifications for optional temporary turnarounds are contained in the Design Manual. The developer of the abutting area shall pay the cost of restoring the street to its permanent cross section and extending the street at such time as the abutting area is developed.

H. *Dedication of right-of-way.*

1. Where a proposed subdivision abuts or includes a future transportation corridor alignment or existing transportation corridor that is scheduled for construction shown in the City of Gainesville Comprehensive Plan or the Florida Department of Transportation 5-Year Transportation Plan or the Alachua County 5-Year Work Program, rights-of-way as needed according to the proposed road type shall be dedicated on each side of the proposed alignment for use as a transportation and utility corridor.
2. Where a proposed subdivision or lot split abuts a public right-of-way that does not conform to the provisions of this chapter, as further specified in the Design Manual, the owner(s) may be required to dedicate to the city, at no cost to the city, one-half of the right-of-way width necessary to meet minimum design requirements for street rights-of-way, as specified in this

article. If the proposed subdivision abuts both sides of a substandard street, one-half of the right-of-way width necessary to meet those minimum design requirements may be required from each side. The dedication of this right-of-way or any easements necessary shall be accomplished by a separate document. The subdivider shall provide the city with legal descriptions of all easements or rights-of-way to be dedicated, and the city shall prepare and record the necessary documents as part of the approval process.

- I. *Alleys.* When provided in any district, alleys shall have a minimum right-of-way width of 20 feet.
- J. *Bridges.* Bridges shall be constructed in accordance with the Design Manual.
- K. *Sidewalks and bikeways.*
 - 1. Where provided, sidewalks and bikeways shall be designed as an integral part of the total on-site and off-site circulation system, including integration or linkage with designated greenways, and shall be located within the street right-of-way or within rear lot easements or common open areas.
 - 2. The installation of sidewalks shall be the responsibility of the subdivider and the sidewalks shall be installed prior to the acceptance of the improvements by the city. The subdivider may elect to postpone installation of sidewalks until such time as building permits are issued for 60% of the subdivision lots, up to a maximum of five years. However, security for the construction of such sidewalks, in the amount of 150 percent of the estimated costs of construction, shall be provided by one of the methods described in article III, division 7. In subdivisions, sidewalks along streets fronting common areas such as stormwater basins, entrance streets, or open space shall be installed within 12 months of final plat approval (acceptance of improvements by the city), and are not eligible for the above-described postponement provisions.
 - 3. The city manager or designee may waive the requirement of installing a streetside sidewalk or modify the sidewalk width requirement to save a heritage tree or a regulated tree deemed by the city manager or designee to have special value to the urban forest. Instead, the sidewalk right-of-way is allowed to be re-aligned or a short narrowing of the sidewalk width is allowed. The city manager or designee can approve either a sidewalk less than five feet wide for a distance less than 15 feet, or may require the dedication of additional right-of-way or easement so that the sidewalk can avoid the tree.
 - 4. Where a previously dedicated street forms a boundary of a subdivision, and where adequate right-of-way for the installation of a required sidewalk does not exist, the subdivider shall dedicate proper sidewalk areas upon the side of the street abutting the lands subdivided and construct the required facilities.
 - 5. Sidewalk construction in accordance with this chapter shall be required for each individual lot in a subdivision created after September 11, 2000, prior to being issued a certificate of occupancy.
- L. *Costs of street improvements.*
 - 1. It shall be the responsibility of the subdivider to install all local and minor collector streets located within a subdivision. When a major collector or a major or minor arterial street is located within a subdivision, the subdivider shall be required to construct the street, but shall only be required to pay a portion of the construction cost, which portion shall be determined by the ratio that the estimated average daily traffic on the street generated by the subdivision lands at full development bears to the total estimated average daily traffic for the street based on full development of its entire service area. The city shall pay the remaining portion of the street construction costs, but the total dollar liability of the city shall be limited to its proportion of the estimated construction costs prepared by the subdivider and approved by the city commission prior to construction. At its option, the city commission may waive the requirement for construction of the major local collector or major or minor arterial and any associated bikeways or sidewalks, in which case the subdivider's only obligation shall be the dedication of the required right-of-way. Also at its option, when the subdivider's portion of the cost of the major local collector or major or minor arterial exceeds 50 percent, the city commission may permit the construction of a half street by the subdivider.

2. When the average daily trips of a subdivision impact an existing minor or major arterial or major local collector street, it shall be the responsibility of the subdivider to make improvements as necessary to serve the proposed development while maintaining the operating conditions of the affected roadway. These improvements can include, but are not limited to, installation of additional lanes, signalization, associated stormwater management improvements, and the installation of associated bikeway, sidewalk and transit improvements. The city commission may determine the proportional cost of programmed improvements to be allocated to the subdivider.
- M. *Flood hazards.* A subdivision plat shall not be approved unless all land intended for use as building sites can be used safely for building purposes, without danger from flood or other inundation. All subdivisions, or portions thereof, located within a flood channel or floodplain shall meet the requirements of article VIII.
- N. *Erosion and sediment control measures.* The city may require the subdivider to use grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover and other measures to reduce erosion and sediment. The subdivider shall comply with the requirements of the Design Manual concerning erosion and sediment control measures.
- O. *Stormwater management required.* A complete stormwater management system, in conformance with this chapter and the Design Manual, shall be provided in all areas of the subdivision for handling stormwater runoff within or across the subdivision lands.
- P. *Stormwater management facilities.*
1. Easements for maintenance access shall be granted to the city along drainage basins and along all storm sewers. In some circumstances, additional easements may be required by the city manager or designee for maintenance access only.
 2. The design of stormwater facilities shall consider the ease of maintenance over the life of the facility.
 3. Any appurtenances placed in the right-of-way or within any publicly dedicated drainage basin, such as fountains, landscaping, lighting features, and signs, shall be the sole responsibility of the homeowners association and shall only be installed with express written approval of the city manager or designee. A maintenance agreement shall be required prior to acceptance of the facility by the city.
 4. Trees selected from the Gainesville tree list that are identified as appropriate for stormwater basins shall be planted to meet the requirements identified in section 30-8.6.
- Q. *Stormwater management easements.* Easements, rights-of-way, and stormwater management facilities meeting all requirements of article III, division 7, shall be required upon recommendation of the director of public works.
- R. *Utilities required.*
1. *Sanitary sewer.* The subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be installed by the subdivider prior to the paving of the street and should be designed to operate on a gravity flow basis unless otherwise approved by the utility department.
 2. *Water supply.* The subdivider shall install a system of water mains as approved by the utility department and connect the system to the public water supply. The installation of the mains and connection to each lot shall occur prior to paving of the street.
 3. *Water and sewer systems.*
 - a. New central water and sewer systems where required shall be designed by an engineer in accordance with the regulations of the utilities department, the state department of environmental protection and the county health department, and with standards established in this chapter. Central water and sewer systems shall be designed and constructed for an economic life of not less than 20 years, and the water system shall be

designed in accordance with the fire protection requirements provided in chapter 10 of the Code of Ordinances.

- b. Fire hydrants shall be connected to mains no less than six inches in diameter; however, the utilities department may require larger diameter mains for long lines that are not connected to other mains at intervals close enough for proper mutual support.
 - c. Sufficient storage or emergency plumbing facilities shall be provided to such an extent that the minimum fire flows will be maintained.
- S. *Underground utilities.* Provisions shall be made for utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone, cable services, water, sewer and gas, to be constructed and installed beneath the surface of the ground within residential and non-residential subdivisions, unless the city commission determines that soil, topographical or other compelling conditions make such construction unreasonable or impractical. The subsurface mounting of incidental appurtenances, including but not limited to transformer boxes or pedestal-mounted boxes for the provision of utilities, electric meters, back flow preventers and fire hydrants shall not be required.
- T. *Utilities easements.* When they are necessary to serve the subdivision, utilities easements shall be provided, with a minimum width of 20 feet, located along lot lines. The location of the utility easements shall not interfere with the required space devoted to street trees and tree lawns. Additional width may be required for sewer or stormwater management easements. Side lot line easements may be decreased to ten feet in width when serving a single electric, cable TV, gas or telephone utility. Rear lot line easements shall be discouraged, unless they are provided along an alley.
- U. *Greenway dedication.* Where a proposed subdivision contains a designated greenway, the appropriate review board shall determine if there is a rough proportionality between the projected impact of the development on traffic and recreational needs and the nature and amount of property in the development encompassing the greenway. If the board finds the necessary proportionality, a right-of-way or public trail easement shall be dedicated to the city for use as a greenway corridor. The dedication shall correspond with the entire length of the designated greenway corridor as it passes through the subject property, and be of sufficient width to comply with design standards as specified in section 30-8.42, pertaining to greenway districts. Such a dedicated corridor may be established for joint use as both a greenway and for required utility or stormwater management facility dedications when such dedications are compatible with the greenway use. In making its determination, the board shall consider the following:
1. Assessed value of the property to be dedicated and proportion to value of entire property;
 2. Square footage of property to be dedicated and proportion to area of entire property;
 3. Other legal and reasonable uses of property to be dedicated;
 4. Impact to otherwise legal and reasonable plans being considered for development of entire property that would be caused by dedication of the property;
 5. Estimated increase in transportation demand caused by the development, and estimated amount of automobile trips that would be avoided by having dedication in place; and
 6. Estimated increase in recreation demands caused by the development.
- V. *Screening walls and landscaping.* Screening separating residential lots from abutting FDOT functionally classified arterial streets and from streets designated by the city commission as arterial streets based on their physical design, moderately long trip length, and existing or anticipated traffic characteristics shall be required in the form of low-maintenance walls, dense plant material or planted earth mounds. Such a screen shall be at least six feet in height and shall be completely in place before required improvements for the subdivision are accepted for maintenance. The responsibility for maintenance of the wall, plant material and earthen mounds shall be conveyed to the neighborhood association established for the maintenance of common property within the

subdivision or the subdivider may provide a financial mechanism for such purpose, subject to the approval of the city attorney.

- W. *Subdivision entrance islands or medians.* Landscaped islands or medians may be permitted within the right-of-way at all subdivision entrances. These areas shall be landscaped with materials from the Gainesville Tree List. In addition, the landscaped area shall be provided with an irrigation system or a readily available water supply within 100 feet. Maintenance of subdivision entrance identification and landscaping shall be in accordance with article III, division 7.
- X. *Permanent development identification signs and structures.* Permanent development identification signs and structures for subdivisions may be located in the public right-of-way provided there is compliance with article IX and with the following restrictions:
1. *Maintenance agreement.* A maintenance agreement between the city and the subdivision or neighborhood organization or the developer placing the sign in the public right-of-way is required. The agreement shall provide that the subdivision or neighborhood organization or developer, including its successor or assign, is responsible for maintaining the sign and the public right-of-way where the sign is located.
 2. *Permitted signs and structures with indemnification agreement.* If the subdivision or neighborhood organization or the developer enters into an agreement that is acceptable to the city attorney indemnifying the city from any liability, the city may permit structures such as walls, permanent planters, or one single- or double-sided street graphic containing a maximum of 32 square feet of sign area per side, to be placed at the entrance(s) and located in the city's right-of-way.
 3. *Permitted signs with no indemnification agreement.* If the subdivision or neighborhood organization or the developer does not or is unable or unwilling to enter into an indemnification agreement with the city that is acceptable to the city attorney, the city will permit an identification sign on the right-of-way at the entrance(s) to the subdivision pursuant to the conditions in article IX and the following additional conditions:
 - a. One double-sided sign no taller than four feet in height from the ground may be placed in an entrance median. If made of wood, the sign may be no wider than six inches in width, and, if made of masonry, may be one course thick (unreinforced) and no wider than 12 inches, including letters.
 - b. Alternatively, two single-faced signs equal in size may be placed within the right-of-way on each side of an entranceway. Unless mounted on a wall, each face of the subdivision sign shall be no taller than four feet from the ground.
 - c. The sign(s), whether located in a median strip or along the side of the entrance street, shall be located at least four feet behind the face of the median curb.
 - d. Location and materials of the signs shall meet the requirements of article IX.
- Y. *Fire hydrants.* Fire hydrants shall be required in all subdivisions as per plans approved and accepted by Gainesville Regional Utilities and the city fire department.

Sec. 30-6.7. - Cluster subdivisions.

- A. *Purpose and intent.* The purpose of this section is to establish a process by which environmentally sensitive land and infill sites may be developed for residential purposes without strict adherence to the dimensional requirements of the zoning code of the city. The intent is to encourage better site planning than would normally occur by conventional subdivision procedures. Specifically, the objectives are to better preserve valuable open spaces, environmentally sensitive areas, existing tree cover; to provide for infill development where appropriate; to provide for better utilization of land; to provide for zero lot line development; to promote efficiency through design; and to provide for design flexibility to meet changing market conditions. Such development will be accomplished without an overall increase in density otherwise permitted in the zoning district in which the development is located as determined by the minimum lot size.
- B. *Permitted districts; minimum size.* A cluster subdivision may be permitted in any zoning district in which single-family dwellings are allowed as a permitted use and where the parcel to be subdivided has an area of five acres or more.
- C. *Approval procedure; design standards; name.*
1. Cluster developments shall be approved in accordance with the procedures established for plats. Further, cluster subdivisions involving attached housing in zoning districts that allow such housing types shall also secure development plan approval in accordance with article III.
 2. Design standards for improvements shall be in accordance with the provisions and regulations of this chapter.
 3. The name of a subdivision approved pursuant to this article shall be followed by the words "cluster subdivision," which shall become and be made a part of its official name.
 4. Application for cluster subdivision will be classified as either environmental or infill based on the following criteria:
 - a. *Environmental.* Development site contains regulated surface waters and wetlands or regulated natural and archaeological resources, or it is within a planning parcel that includes regulated natural and archaeological resources.
 - b. *Infill.* Cluster subdivision provides for infill development where appropriate, better use of land, zero lot line development, and/or promotes efficiency through design.
- D. *Dwelling types permitted.* Except in the RSF-1, RSF-2, RSF-3 and RSF-4 zoning districts, all types of attached and detached single-family residential dwellings may be permitted in a cluster subdivision. In the RSF-1, RSF-2, RSF-3 and RSF-4 districts only single-family detached dwellings will be permitted in a cluster subdivision. Within cluster subdivisions, a variety of lot sizes and architectural typologies shall be encouraged.
- E. *Modification of street, yard, and lot requirements.* Modifications to the lot area, lot width and depth, minimum yard setback, street width and layout requirements of the applicable zone may be permitted if shown on the design plat and such plat is approved by the city commission. No cluster subdivision of 50 acres or less in an RSF district shall have lot sizes reduced by more than 25 percent of that required by the district regulations. Each cluster subdivision may use zero lot line, regular lots or a combination of the two. However, each lot in a cluster subdivision that directly abuts developed property not in a cluster subdivision shall not have the following, unless the subdivision provides a 35-foot buffer around the entire subdivision:
1. An abutting side or rear yard that is less than that required for the abutting property; or
 2. A lot width that is less than 75 percent of the minimum lot width required in the zoning district for the abutting property.
- F. *Number of dwelling units permitted.* The total number of dwellings permitted in a cluster subdivision shall not exceed the number of dwelling units that would have been otherwise permitted by the density standards in the zoning district in which it is located. In the RSF-1, RSF-2, RSF-3, RSF-4, RMF-5 and RC districts, the permitted number of dwelling units may be calculated by dividing the

total land area of the cluster subdivision by the minimum lot size required for the applicable zoning district. The number of dwelling units shall not exceed the density allowed by the zoning district.

G. *Cluster open space requirement.*

1. Each cluster subdivision that reduces lot sizes below the minimum area required by the zoning district in which it is located shall provide cluster open space to be preserved and maintained for its scenic value, for recreational or conservation purposes and other related uses. This space shall be clearly indicated on the plat by the use of the words "cluster open space." The minimum amount of land to be designated as cluster open space shall be equivalent to 75 percent of the total amount of area by which each lot was reduced below the minimum lot size required in the zoning district plus any required wetland, creeks and associated buffer acreage in which the subdivision is located. Cluster open space is not required unless lot sizes are reduced below the minimum area required in a zoning district.
2. Land area devoted to public or private vehicular streets and sidewalks, rights-of-way, and drainage structures shall not be included towards meeting cluster open space requirements, except when such land is being jointly used for a greenway corridor as specified by section 30-6.6. For the purposes of this section "drainage structures" shall be defined as culverts, storm drains and stormwater retention or detention ponds. Fifty (50) percent of drainage facilities (unfenced) that use existing topography, have side slopes that are stabilized by plantings, provide a recreational or aesthetic amenity, provide environmental quality and ecological value, and use native plants to create an aquatic or a temporary aquatic type of ecosystem to the development, may be included towards meeting cluster open space requirements. Unless otherwise restricted, cluster open space may contain accessory structures and improvements necessary for the educational, cultural, recreational or social enjoyment of the residents or citizens plus any necessary utility services. The appropriateness of accessory structures will be reviewed and considered in terms of their enhancement of the cluster open space, the purposes as provided in subsection A. of this section, and the criteria as provided in subsection I. below. Accessory structures may be approved during the design plat review process, or during the development plan review process subject to the provisions of this section and the provisions of article III. Accessory structures are prohibited within wetlands, creeks, lakes and associated buffers.
3. Environmentally significant features such as but not limited to, creeks, creek setback buffers, wetland, wetland setback buffers, flood channels, floodplain areas, major tree groupings and individual trees of significant size shall be designated as cluster open space. Notwithstanding any contrary language contained in section 30-8.19 or other city regulations, all wetlands mitigation for a cluster subdivision shall be done on site.
4. The cluster subdivision shall strive to protect healthy heritage trees. The restrictive covenants for the cluster subdivision shall require that homes and other improvements are designed to protect the trees.

H. *Ownership of cluster open space.*

1. *Public ownership.* Cluster open space may be conveyed to the city unless the city commission finds that the size, location, nature and type of development, or fiscal impact (i.e., the cost and maintenance of development or open space) would make public use undesirable or unnecessary. Such conveyance shall be by statutory warranty deed free and clear of all liens and encumbrances, and shall take place on or before the recordation of the subdivision plat. In some instances, the city commission may authorize the conveyance of the cluster open space by a conservation easement as provided in F.S. § 704.06, when the nature and character of the cluster open space are suitable for such easement. Where the cluster subdivision encompasses lands designated for greenways or other forms of public ownership or access under the recreation; conservation, open space and groundwater recharge; and stormwater management elements of the Comprehensive Plan, the city may require dedication of such areas to the city as specified by section 30-6.6.

2. *Private ownership.* Where open space is not dedicated to the city or public use, it shall be protected by legal arrangements satisfactory to the city attorney sufficient to assure its maintenance and preservation for the purpose(s) intended. Covenants or other legal agreements shall specify, at a minimum, the ownership of the cluster open space, method of maintenance, maintenance of taxes and insurance, compulsory membership and assessment provisions; guarantees that any homeowners' association formed to own and maintain cluster open space will not be dissolved without the consent of the city; and any other provisions deemed necessary by the city attorney to meet the requirements of this section.
- I. *Criteria for review of cluster subdivisions.* A cluster subdivision shall provide for better use of land and for a total environment, which is improved over that which could be achieved under standard regulations. The applicant shall present evidence that the proposed cluster subdivision uses the land better than a standard subdivision. If the city commission finds that a subdivision will be improved by the reasonable modification of the location, design or configuration of open space, building lots, streets and parking areas, the subdivision will be modified or denied. The following criteria shall guide the city in review of the proposed subdivision and in making any modifications thereof:
 1. Individual lots, buildings, streets and parking areas shall be designed and situated to minimize alteration of the natural site features and topography. A minimum of 50 percent of all heritage trees shall be protected.
 2. Individual lots, buildings and other structures shall be arranged and situated to relate to surrounding properties and to improve the view from, and the view of, buildings, lots and structures.
 3. Individual lots, buildings, streets and parking areas, and any accessory structures and improvements located in the cluster open space, shall be situated to avoid the adverse effects of shadows, noise and traffic on the residents of the site and to minimize the area devoted to motor vehicles.
 4. Cluster open space shall include any irreplaceable natural features located on the tract such as, but not limited to, stream beds and adjacent banks, wetlands, flood channels, floodplain areas, major tree groupings and individual trees of significant size.
 5. The usability of cluster open space intended for recreation or public use shall be determined by the size, shape, topographic and location requirements of the particular purpose proposed for the open space. Further, such space intended for recreation or public use shall be easily accessible to trail users including the elderly and handicapped, be integrated to form unbroken trail linkages between uses within the subdivision, and take advantage of opportunities to establish off-site linkages to nearby land uses, bikeways, sidewalks and greenways.
 6. To the extent practical, lands designated for greenways or other forms of public ownership or access in the conservation, open space or recreation element shall be included as cluster open space and dedicated as specified by section 30-6.6.
 7. Diversity and originality in lot layout and individual building design shall be encouraged to achieve the best possible relationship between the development and the land. Garage doors if forward facing shall be set back at least 20 feet from the back of sidewalk and shall not be forward of the front facade of the building. Sidewalks shall be included on both sides of the street internal to the cluster subdivision.
 8. To the extent practical, cluster open space shall contain regulated surface waters and wetlands, and set-asides of regulated natural and archaeological resources.
 9. When lots abut wetlands or buffer areas, the property owner shall provide a ten-foot building construction setback from those areas for a construction work area, so that wetlands and buffer areas are not disturbed during any construction process.

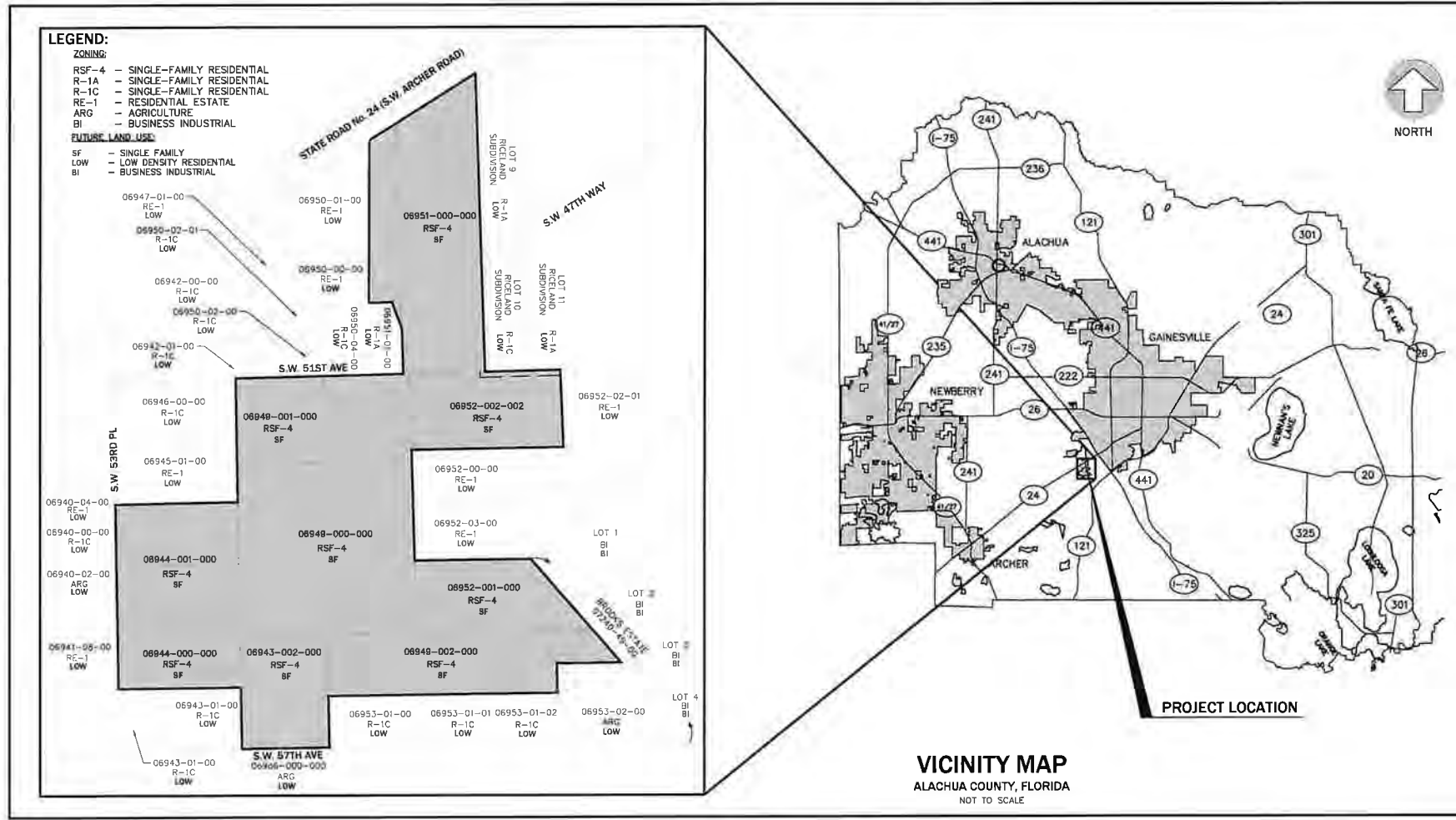
Attachment D
Subdivision Drawings for Review by the DRB

OAKS PRESERVE

A CLUSTER SUBDIVISION

DESIGN PLAT

CITY OF GAINESVILLE, FLORIDA



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-WEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTH-WEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 214 1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 59 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1233.30 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES, 09 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.94 FEET; THENCE NORTH 89 DEGREES, 14 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND AN EXTENSION THEREOF, A DISTANCE OF 341.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF BROOKS ESTATES AS RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 39 MINUTES, 39 SECONDS WEST, ALONG SAID EASTERLY LINE AND SAID SOUTHWESTERLY LINE, A DISTANCE OF 227.85 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 53 MINUTES, 28 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF BROOKS ESTATES, A DISTANCE OF 511.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809; THENCE SOUTH 89 DEGREES, 15 MINUTES, 34 SECONDS WEST, A DISTANCE OF 525.79 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 40 MINUTES, 12 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 596.15 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1985, PAGE 1349 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 04 MINUTES, 52 SECONDS EAST, A DISTANCE OF 818.89 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 02 DEGREES, 28 MINUTES, 37 SECONDS WEST, A DISTANCE OF 416.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE SOUTH LINE OF RICELAND SUBDIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 74 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 34 MINUTES, 25 SECONDS WEST, A DISTANCE OF 404.26 FEET TO THE SOUTHWEST CORNER OF SAID RICELAND SUBDIVISION; THENCE NORTH 01 DEGREE, 56 MINUTES, 27 SECONDS WEST, ALONG THE WEST LINE OF SAID RICELAND SUBDIVISION, A DISTANCE OF 1807.07 FEET TO A POINT ON THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY (FORMERLY KNOWN AS THE OLD S.A.L. RAILROAD); THENCE SOUTH 57 DEGREES, 54 MINUTES, 15 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 675.26 FEET TO THE NORTHEAST CORNER OF A 30 FOOT WIDE INGRESS-EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 1046 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES, 04 MINUTES, 43 SECONDS WEST, A DISTANCE OF 875.61 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT AND TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 08 MINUTES, 49 SECONDS EAST, A DISTANCE OF 123.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 20 DEGREES, 45 MINUTES, 44 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES, 20 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 244.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 32 MINUTES, 43 SECONDS WEST, ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 748, PAGE 394 OF SAID PUBLIC RECORDS, A DISTANCE OF 895.47 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LANDS AND CONTINUING ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349, A DISTANCE OF 666.02 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PATTON'S SURVEY; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 658.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 95.17 ACRES, MORE OR LESS.

PROPERTY OWNERS	
06951-000-000	WATSON RANDALL COY 6980 HIGHTWAY 59 URIAH, AL 36480-5116
06949-001-000	HOWARD, CHARLOTTE L 10730 LONG COW C JACKSONVILLE, FL 32222-2316
06949-000-000	DENSON & HERNDON ET AL 14045 NW 173RD ST ALACHUA, FL 32615
06952-002-002	ZARRAGOTIA & ZARRAGOTIA 5109 SW 52ND TER GAINESVILLE, FL 32608-4818
06944-001-000	BRANKE, EFFREY A 4504 IVORY CT # 1011 EULESS, TX 76040-9723
06944-000-000	BRANKE, ALLEN W 4536 IVORY CT # 1011 EULESS, TX 76040-9723
06943-002-000	FLORENCE, PAUL & JOAN 5745 SW 75TH ST # 305 GAINESVILLE, FL 32608
06949-002-000	SHETFIELD MORRIS 5357 SW 52ND TER GAINESVILLE, FL 32608-4818
06952-001-000	SHETFIELD M D AND SHARON 5357 SW 52ND TER GAINESVILLE, FL 32608-4818

CONTACT INFORMATION	
1. CONSULTANT ENGINEER:	edo engineers surveyors planners, inc. 2404 NW 43rd STREET GAINESVILLE, FL 32606 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
2. PLANNER:	edo engineers surveyors planners, inc. 2404 NW 43rd STREET GAINESVILLE, FL 32606 (352) 373-3541 CONTACT: CLAY SWIEGER, AICP, LEED AP
3. SURVEYOR:	edo engineers surveyors planners, inc. 2404 NW 43rd STREET GAINESVILLE, FL 32606 (352) 373-3541 CONTACT: JARED ROGERS, PSM

TRIP GENERATION										
	SIZE	TYPE	ITE CODE	DAILY	AM ENTER	AM EXIT	AM TOTAL	PM ENTER	PM EXIT	PM TOTAL
SINGLE FAMILY	290	UNITS	210	2,738	54	161	215	181	106	287
TRIP CREDIT (6 RESIDENTIAL UNITS)				57	1	3	4	4	2	6
NET TOTAL TRIP GENERATION				2,681	53	158	211	177	104	281

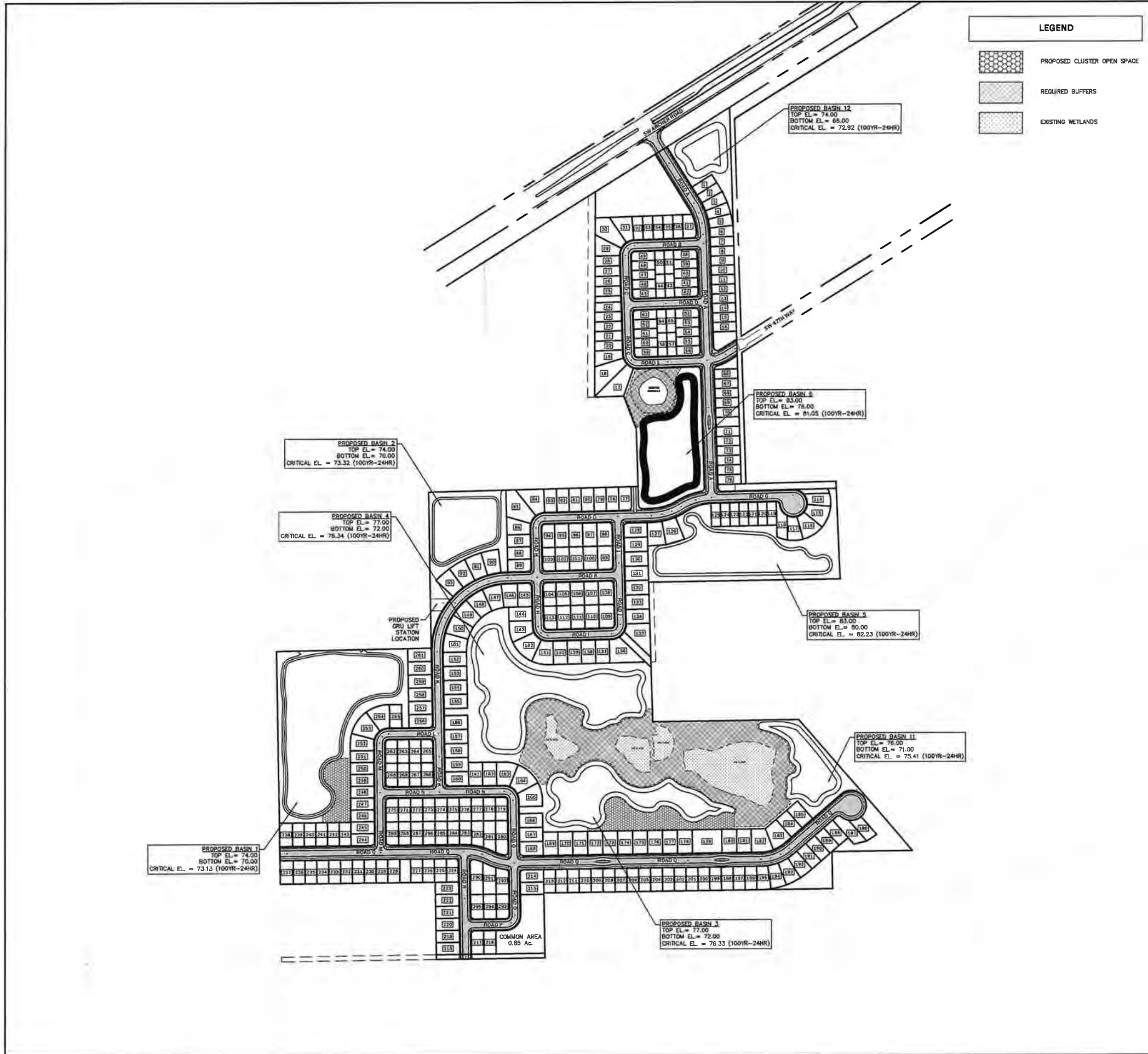
* NOTE:
NET TRIP GENERATION TABLE FROM TRAFFIC IMPACT ANALYSIS FOR OAKS PRESERVE PROVIDED BY JONATHAN B. PAUL, DATED FEB. 8, 2018.

- GENERAL NOTES**
- THE PROPOSED CLUSTER SUBDIVISION PROPOSES 295 SINGLE FAMILY DETACHED LOTS.
 - INCLUDED WITH THESE PLANS IS A BOUNDARY AND TOPOGRAPHIC SURVEY SHOWING THE EXISTING IMPROVEMENTS WITHIN THE LIMITS OF THE PROPOSED PLAT.
 - PROPOSED LOTS WITHIN THE FEMA FLOOD ZONE AREAS WILL BE ANALYZED AND A NEW FLOOD ZONE ELEVATION WILL BE PROVIDED WITHIN THE STORMWATER SYSTEM.
 - NON-NATIVE PLANT REMOVAL PLAN WILL BE PREPARED AND PROVIDED PRIOR TO CONSTRUCTION OF THE PROPOSED SUBDIVISION IN ACCORDANCE WITH SECTION R 30-3-37 5. b. iv.
 - A GENERAL LANDSCAPING PLAN SHOWING THE PRESERVATION, REMOVAL OR MITIGATION OF ALL MAJOR TREE GROUPINGS AND HIGH QUALITY HERITAGE TREES SHALL WITHIN THE PROPOSED SUBDIVISION SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GAINESVILLE CODE REQUIREMENTS PRIOR TO CONSTRUCTION.
 - CONSTRUCTION OF THIS SUBDIVISION MAY BE PHASED CONSISTENT WITH THE OVERALL FINAL DEVELOPMENT LAYOUT.

DRAWING INDEX	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.10	CLUSTER SUBDIVISION PLAN
C1.00	MASTER DEVELOPMENT PLAN
C2.00	MASTER SOIL SURVEY MAP
C3.00	PRE-DEVELOPMENT DRAINAGE PLAN
C3.10	POST-DEVELOPMENT DRAINAGE PLAN
C4.00	UTILITY KEY PLAN
C4.10	UTILITY PLAN 1 OF 7
C4.20	UTILITY PLAN 2 OF 7
C4.30	UTILITY PLAN 3 OF 7
C4.40	UTILITY PLAN 4 OF 7
C4.50	UTILITY PLAN 5 OF 7
C4.60	UTILITY PLAN 6 OF 7
C4.70	UTILITY PLAN 7 OF 7
C4.80	UTILITY ALLOCATIONS
1-8	DESIGN PLAT
V-001 - V-017	TOPOGRAPHIC SURVEY
V-001	BOUNDARY SURVEY

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SUITE 200
GAINESVILLE, FLORIDA 32608
TEL: 352.373.3541 FAX: 352.373.7248
www.edo.com

OAKS PRESERVE-A CLUSTER SUBDIVISION
 ALACHUA COUNTY FLORIDA
 COVER SHEET
 Project: OAKS PRESERVE-A CLUSTER SUBDIVISION ALACHUA COUNTY FLORIDA
 Sheet Title: COVER SHEET
 Project phase: DESIGN PLAT SUBMITTAL
 Drawn: cc
 Checked: srf
 Project no: 16217
 Issue: 04/04/18
 Professional Engineer of Record:
 Sergio J. Reyes, P.E.
 47311
 Engineer
 Sheet No: C0.00



ENVIRONMENTAL CLUSTER SUBDIVISION DATA TABLE

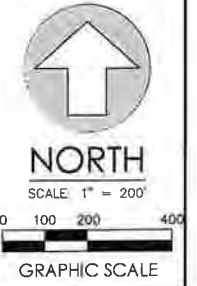
1. THE PROPOSED SUBDIVISION IS APPROXIMATELY 95.17 ACRES AND HAS A TOTAL OF 295 LOTS. THE LOT DENSITY IS 3.09 UNITS PER ACRE. THE MAXIMUM DENSITY ALLOWED IN THE RSF-4 DISTRICT IS 8 UNITS PER ACRE. BASED ON CLUSTER SUBDIVISION REGULATIONS THAT ALLOW VARIATION IN THE RSF-4 ZONING DIMENSIONAL CRITERIA, THE PROPOSED LOTS STANDARDS ARE AS FOLLOWS:

- * **LOT SETBACKS:**
ALL LOTS WITHIN SUBDIVISION SHALL COMPLY WITH THE FRONT (20') SETBACK AND REAR (10') SETBACK AS PRESCRIBED IN THE RSF-4 ZONING WITH THE EXCEPTION OF LOT 178, WHICH SHALL HAVE A REDUCED FRONT SETBACK OF (10'). THE SUBDIVISION PROPOSES A REDUCTION OF THE SIDE SETBACKS FOR ALL LOTS FROM 7.5 TO 5' WHICH COMPLIES WITH REQUIREMENTS OF ALL ADJUTING ZONING DISTRICTS.
- * **LOT WIDTH:**
LOTS 125-295 SHALL MEET OR EXCEED THE MINIMUM LOT WIDTH REQUIRED IN THE RSF-4 ZONING DISTRICT. PER CLUSTER SUBDIVISION PROVISIONS, LOTS 1-125 SHALL HAVE A MINIMUM LOT WIDTH OF 40 FEET.
- * **LOT AREA:**
ALL LOTS SHALL COMPLY WITH THE MINIMUM LOT SIZE REQUIREMENTS OF 4,300 SF, WITH THE EXCEPTION OF THE FOLLOWING:

TOTAL PROPOSED LOT AREA FOR LOTS < 4,300 SF (ZONING MINIMUM) (LOTS: 1, 7-16, 38-78, 119-125)	5.13 AC
MINIMUM LOT AREA REQUIRED PER RSF-4 ZONING (4,300 SF) (LOTS: 1, 7-16, 38-78, 119-125)	5.63 AC
LOT AREA BENEATH MINIMUM RSF-4 LOT SIZE	-0.5 AC

- * **CLUSTER OPEN SPACE:**
THE SUBDIVISION EXCEEDS THE REQUIRED CLUSTER OPEN SPACE REQUIREMENTS, AS DEMONSTRATED BELOW:

CLUSTER OPEN SPACE REQUIREMENT (0.5AC x 0.75%)	0.38 AC
PROVIDED CLUSTER OPEN SPACE	1.66 AC



Project: OAKS PRESERVE-A CLUSTER SUBDIVISION
ALACHUA COUNTY FLORIDA

Sheet title: CLUSTER SUBDIVISION PLAN

Project phase: DESIGN PLAT SUBMITTAL	Drawn: ab	Checked: SUR
Project No: 16217	Date: 12/13/17	Professional Engineer of Record:
Sergio J. Reyes, P.E. 47311 Engineer Certificate No.		

Sheet No. C0.10

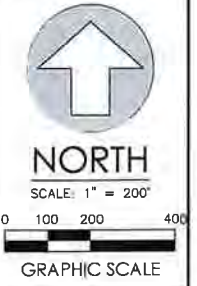
\\SERVERS\engineering\Oaks Preserve - Design\Plan\Design - Plan\Current - DWG\A16217.dwg, C0.10 CLUSTER PLAN, 4/10/2018 4:38:08 PM, TAD

HERITAGE TREE LEGEND

- 30' (+) WATER OAK (WO)
- LAUREL OAK (LAD)
- SWEETGUM (SG)
- LOGSKULLY PINE (PIY)
- SLASH PINE (PI)
- 20' (+) ANY OTHER TREE
- LIVE OAK (LO)
- MAGNOLIA (MG)



ADJACENT PROPERTY OWNERS	
06950-001-000	LIM, PRECY A 7301 LEMON GRASS DR PARKLAND, FL 33076
06950-000-000	HUSEMAN, DONNA S 5210 SW 57TH AVE GAINESVILLE, FL 32607-3216
06951-001-000	WHITE JOAN J & TERREL D JR 4922 SW 52ND TER GAINESVILLE, FL 32608-4817
06950-004-000	WHITE T D JR & JOAN 4922 SW 52ND TER GAINESVILLE, FL 32608-4817
06950-002-001	WHITE TERREL D JR & JOAN JORDAN 4922 SW 52ND TER GAINESVILLE, FL 32608-4817
06950-002-000	WHITE TERREL DOYAL JR 4922 SW 52ND TER GAINESVILLE, FL 32608
06947-001-000	DOGWOOD ACQUISITION LLC 5214 SW 91ST TER STE A ATTN: OSCAR RODRIGUEZ GAINESVILLE, FL 32608
06942-001-000	DOGWOOD ACQUISITION LLC 5214 SW 91ST TER STE A GAINESVILLE, FL 32608
06946-000-000	DOGWOOD ACQUISITION LLC 5214 SW 91ST TER STE A GAINESVILLE, FL 32608
06945-001-000	DOGWOOD ACQUISITION LLC 5214 SW 91ST TER STE A GAINESVILLE, FL 32608
06940-004-000	PATTERSON, BART 17114 BOY SCOUT RD ODESSA, FL 33558-2103
06940-000-000	BARTON, KELLY & HARRIETT 1015 ALHAMBRA WAY ST PETERSBURG, FL 33705
06940-002-000	BRYANT JR & BRYANT & BRYANT & JACKSON 5717 SW 53RD PL GAINESVILLE, FL 32608-4834
06941-009-000	BOULWARE, MIKE 5710 SW 57TH AVE GAINESVILLE, FL 32608
06943-001-000	DEWEY & VARELA H/W 508 SW TUSSENAU RD MICANOPY, FL 32667
06943-000-000	WILSON JAYME 5214 SW 91ST TER STE A GAINESVILLE, FL 32608
06986-000-000	VINSON & VINSON & VINSON-WILDER & VINSON & VINSON 5717 SW 53RD PL GAINESVILLE, FL 32608
06953-001-000	JACKSON E R 2222 SW 57TH AVE GAINESVILLE, FL 32608-4867
06953-001-001	JACKSON, EDDIE RUSSELL 5118 SW 57TH AVE GAINESVILLE, FL 32608
06953-001-002	JACKSON, THEO HAROLD 1806 DAYWOOD AVE GAINESVILLE, FL 32615-5807
06953-002-000	PATTERSON COMM CEMETERY INC 5009 SW 63RD BLVD GAINESVILLE, FL 32608-4856
07240-048-000	PRAIRIE VIEW TRUST 3501 S MAIN ST STE J GAINESVILLE, FL 32601
06952-003-000	ROSENBERG JERRY A 7257 NW 4TH BLVD UNIT # 327 GAINESVILLE, FL 32607
06952-000-000	SUKHRAM YOURAM S 3211 SW 59ND TER GAINESVILLE, FL 32608
06952-002-001	EMERY HELEN 1745 SW 12TH ST PUB 378 GAINESVILLE, FL 32608-5504
06964-000-000	BYRON & BYRON CO TRUSTEES 7000 NW 84TH AVE PARKLAND, FL 33087
06963-001-000	LUKE, J S & DIANE 2107 NW 74TH PL ALACHUA, FL 32615-7001
06963-000-000	BAKER WESLEY V & NANCY H 5005 SW 57TH WAY GAINESVILLE, FL 32608
06982-000-000	TRUJILLO & TRUJILLO ET AL 208 WESTOVER CIR PALATKA, FL 32177-5344



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Project: OAKS PRESERVE- A CLUSTER SUBDIVISION
ALACHUA COUNTY FLORIDA

Sheet Title: MASTER DEVELOPMENT PLAN

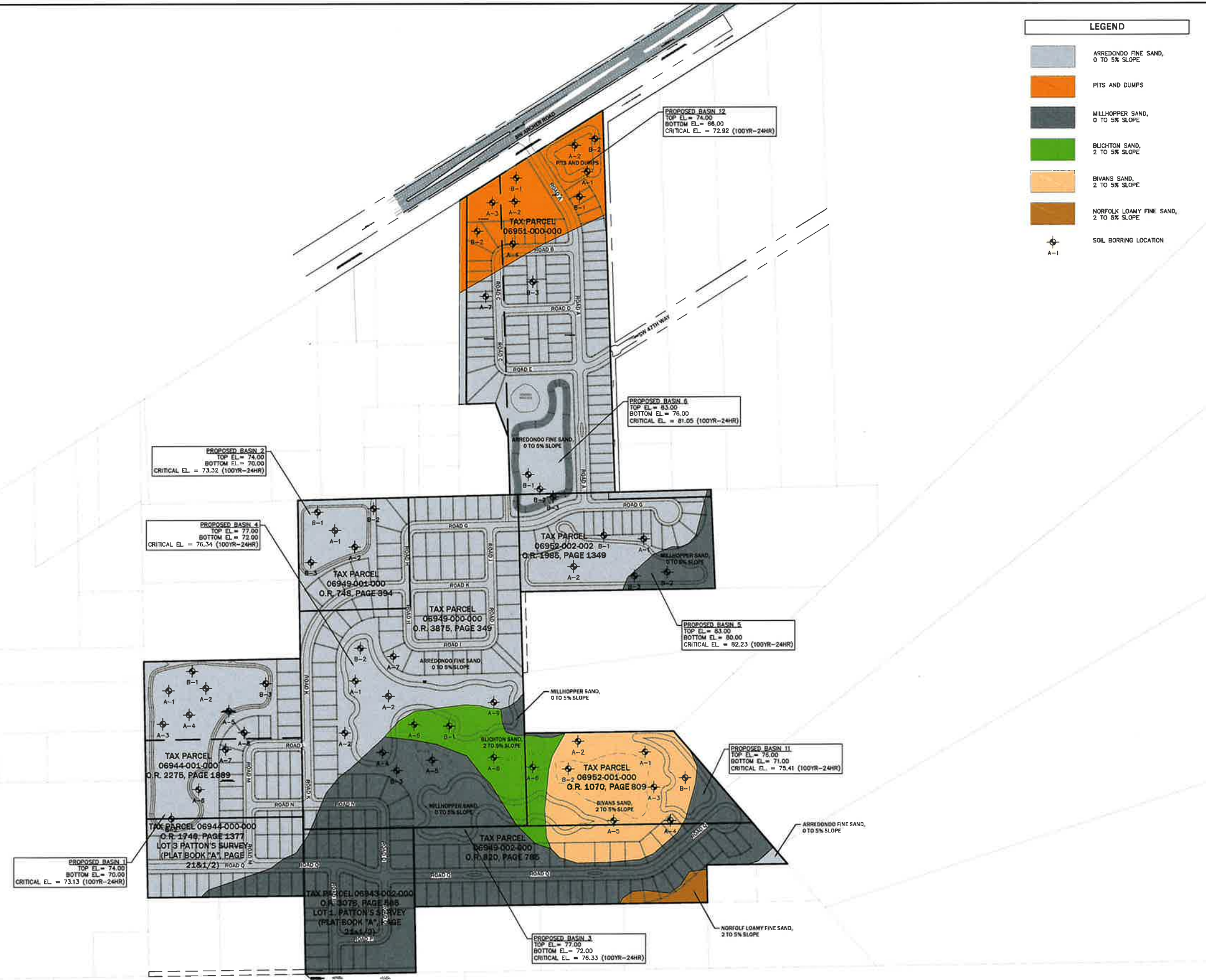
Project phase:	DESIGN PLAT SUBMITTAL
Designed by:	cc
Drawn by:	jb
Checked by:	s.r
Project No.:	1827
Date:	12/13/17
Professional Engineer of Record:	
Engineer:	Sergio J. Reyes, P.E.
Certificate No.:	47311


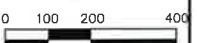
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LEGEND

- ARREDONDO FINE SAND, 0 TO 5% SLOPE
- PITS AND DUMPS
- MILLHOPPER SAND, 0 TO 5% SLOPE
- BLUCHTON SAND, 2 TO 5% SLOPE
- BIVANS SAND, 2 TO 5% SLOPE
- NORFOLK LOAMY FINE SAND, 2 TO 5% SLOPE
- SOIL BORING LOCATION
A-1




NORTH
 SCALE: 1" = 200'

 GRAPHIC SCALE






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 TEL: 954.377.2641 FAX: 954.377.2649
 www.edsa.com mail@edsa.com

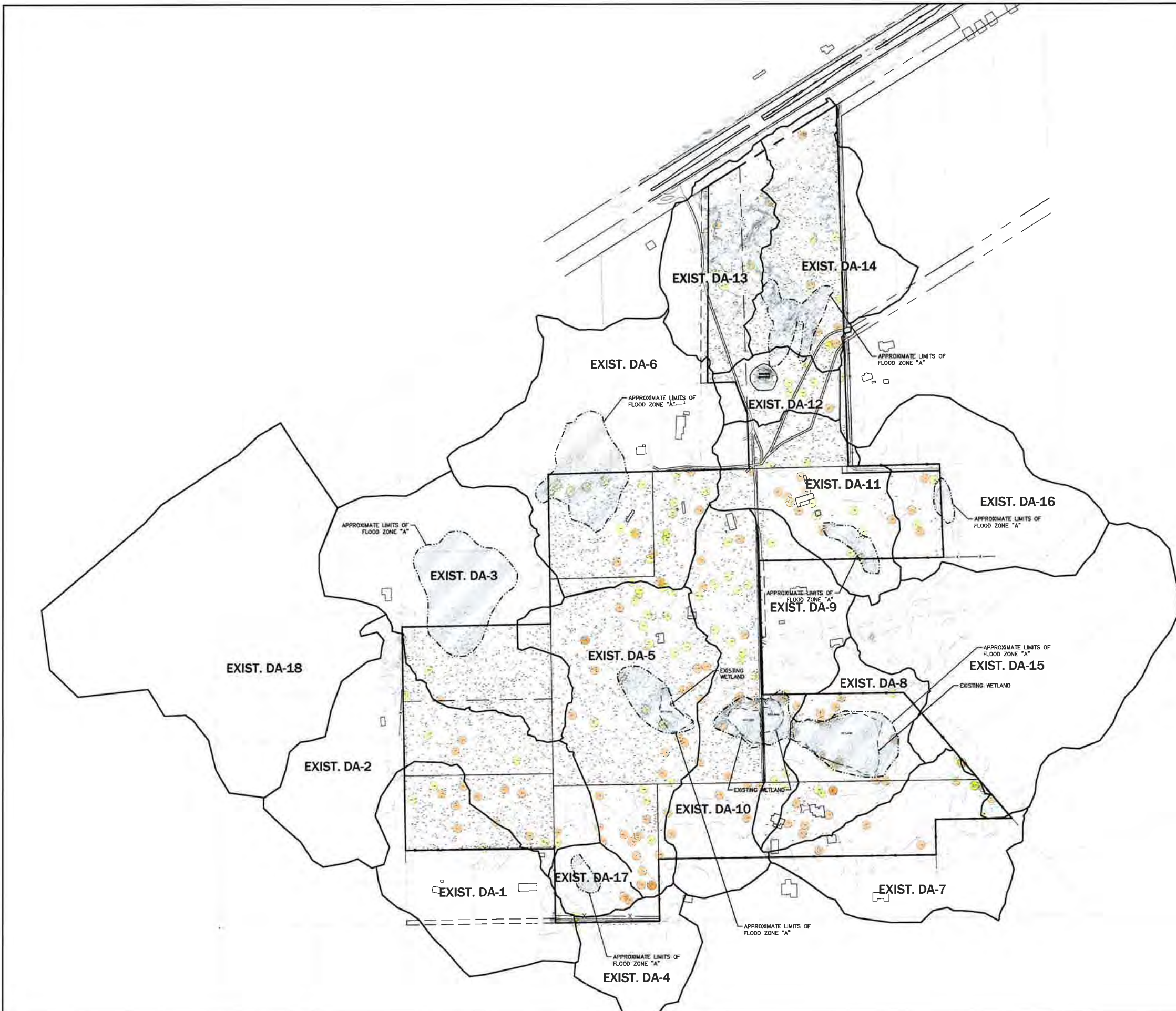
OAKS PRESERVE - A CLUSTER SUBDIVISION
 ALACHUA COUNTY FLORIDA
 MASTER SOIL SURVEY MAP


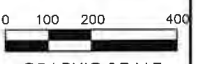
Project Name:	DESIGN PLAT SUBMITTAL		
Designer:	CC	Drawn:	ab
Project No.:	16217	Date:	12/13/17
Professional Engineer of Record:	Serub J. Reyes, P.E. Engineer		
Sheet No.:	47311		
Certificate No.:	47311		

C2.00

LEGEND

-  APPROXIMATE LIMITS OF FLOOD ZONE "A"
-  PRE DEVELOPMENT DRAINAGE AREA
-  LIMITS OF PRE DEVELOPMENT DRAINAGE AREA
-  EXISTING WETLAND AS DELINEATED BY NORMANDEAU ASSOCIATES, DATED SEPT. 30 2016




NORTH
 SCALE: 1" = 200'

 GRAPHIC SCALE

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 Tel: 954.377.2441 Fax: 954.377.2449
 www.edsa.com info@edsa.com




Project: OAKS PRESERVE- A CLUSTER SUBDIVISION
 ALACHUA COUNTY FLORIDA
 Sheet title: PRE-DEVELOPMENT DRAINAGE PLAN

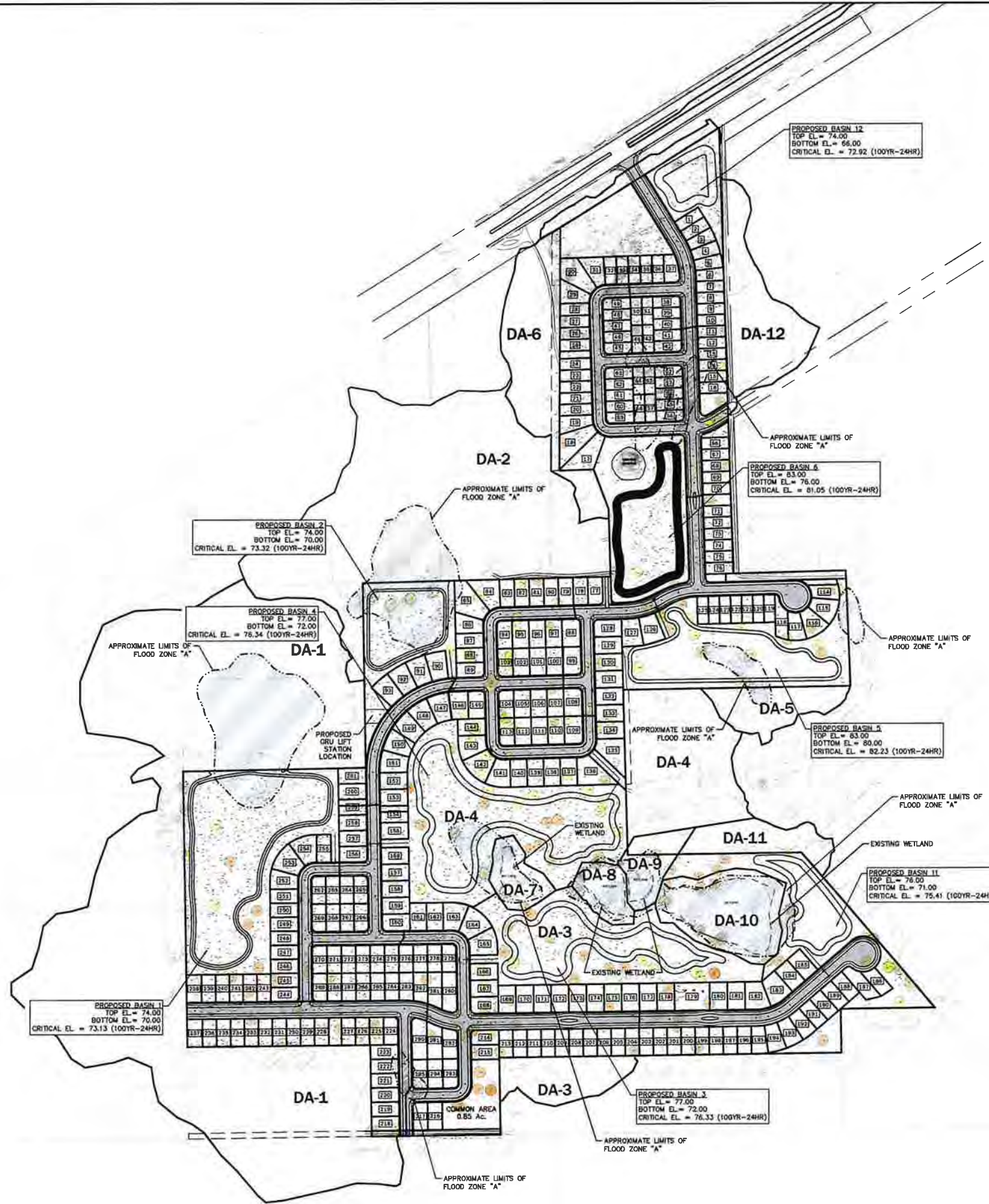
Project Phase:	DESIGN PLAT SUBMITTAL
Designed:	CC
Drawn:	JB
Checked:	SJR
Project No.:	1827
Date:	12/13/17
Professional Engineer of Record:	
Engineer:	Sergio J. Reyes, P.E.
Certificate No.:	47311


Sheet No.: **C3.00**

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LEGEND

-  APPROXIMATE LIMITS OF FLOOD ZONE "A"
- DA-11** POST DEVELOPMENT DRAINAGE AREA
-  LIMITS OF POST DEVELOPMENT DRAINAGE AREA
-  EXISTING WETLAND AS DELINEATED BY NORMANDEAU ASSOCIATES, DATED SEPT. 30 2016



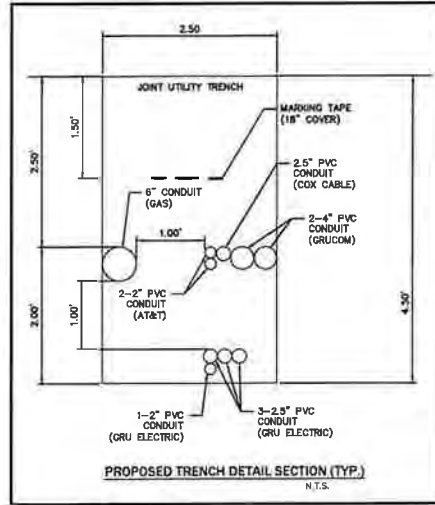

NORTH
SCALE 1" = 200'
0 100 200 400
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Project: OAKS PRESERVE - A CLUSTER SUBDIVISION
ALACHUA COUNTY FLORIDA
Sheet title: POST-DEVELOPMENT DRAINAGE PLAN

Project phase:	DESIGN PLAT SUBMITTAL
Designed:	CC
Drawn:	JB
Checked:	SJR
Project No.:	16217
Date:	12/13/17
Professional Engineer of Record:	
Engineer:	Serafo J. Reyes, P.E.
Certificate No.:	47311

Sheet No.: **C3.10**

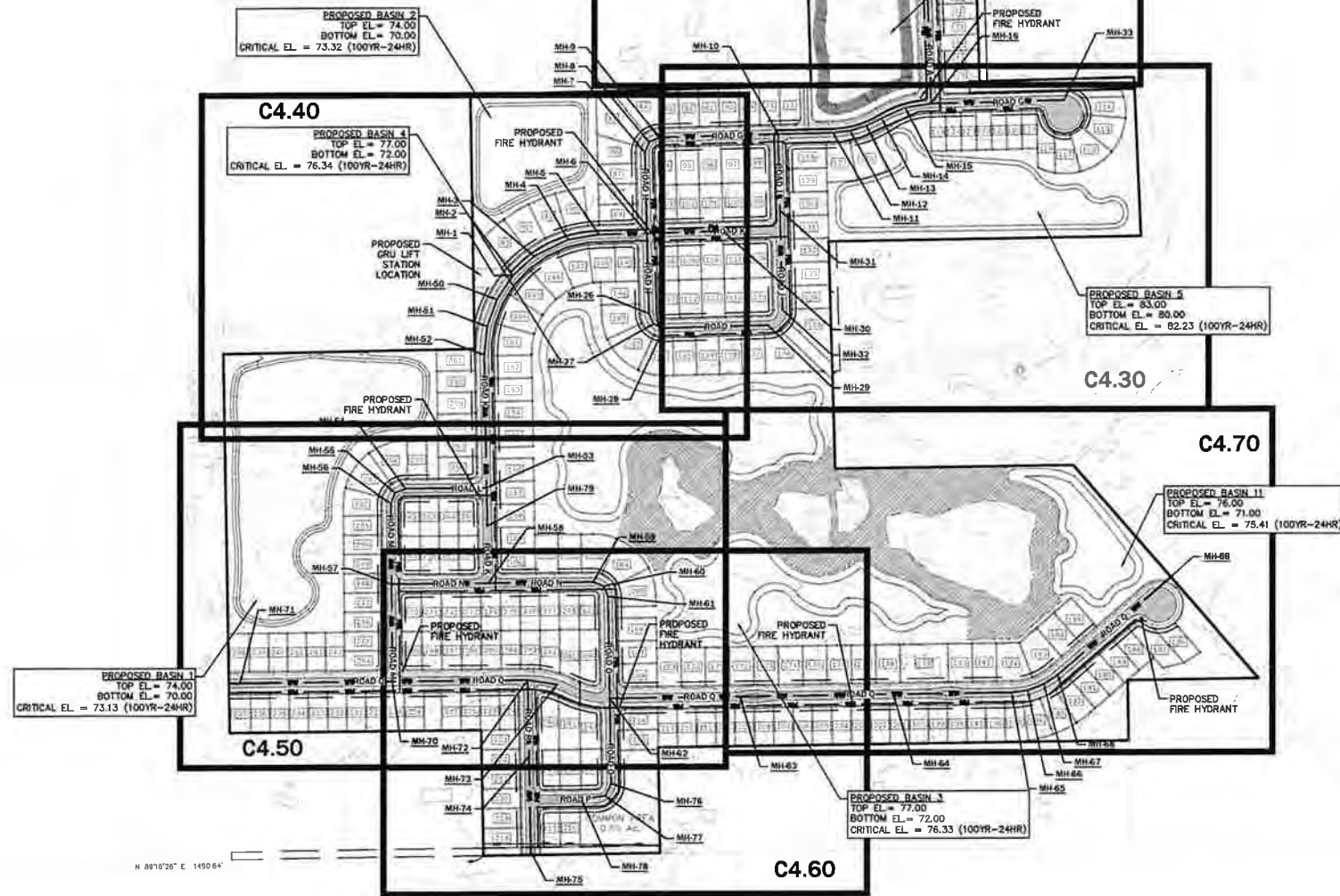


GENERAL UTILITY NOTES

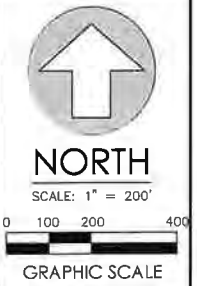
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
- WATER METER ASSEMBLIES SHALL BE INSTALLED BY GRU.
- ELECTRIC SERVICE TO BE COORDINATED WITH GRU ELECTRIC ENGINEERING DEPARTMENT.
- UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF GAINESVILLE FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
- CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
- ANY DEVIATION FROM SPECIFIED LOCATION THAT BRINGS UTILITY INSTALLATION WITHIN 20' OF ANY EXISTING TREE REQUIRES AN ON-SITE MEETING WITH THE CITY ARBORIST (352-334-2171).

GRU GAS NOTES

- CUSTOMER DESIRES GRU GAS SERVICE FOR THIS PROJECT.
- CONTRACTOR SHALL CONTACT GRU GAS MARKETING (352-393-1468) 5 DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- CONTRACTOR SHALL LOCATE, PROTECT, AND MAINTAIN 36" MIN. COVER OVER EXISTING GRU GAS MAIN AND GAS SERVICE DURING ALL PHASES OF DEMOLITION/CONSTRUCTION.



SANITARY SEWER MANHOLE SCHEDULE		
MANHOLE	TOP ELEVATION	INVERT ELEVATION
1	76.68	56.08
2	77.45	56.38
3	78.35	56.78
4	78.03	57.27
5	77.55	57.70
6	79.79	58.31
7	77.33	59.25
8	77.80	59.47
9	78.60	59.69
10	86.19	61.03
11	83.45	61.71
12	82.68	61.99
13	82.30	62.27
14	82.32	62.54
15	83.11	62.91
16	84.50	63.29
17	86.93	64.93
18	84.39	65.83
19	79.77	66.93
20	75.77	68.03
21	75.40	68.47
22	75.16	68.76
23	75.59	69.05
24	76.51	69.34
25	76.74	70.24
26	81.30	71.52
27	81.22	71.92
28	81.60	72.32
29	82.70	75.14
30	82.71	74.02
31	84.58	73.13
32	82.97	74.54
33	87.72	78.90
34	85.54	77.33
35	85.40	76.61
36	85.17	77.65
37	81.67	74.68
38	81.40	71.09
39	81.11	71.49
40	80.80	71.89
41	83.80	75.99
42	84.31	76.59
43	78.34	56.78
44	77.91	57.18
45	76.81	57.58
46	79.33	59.07
47	80.93	60.02
48	80.91	60.24
49	80.69	60.46
50	81.77	61.40
51	84.80	62.51
52	82.93	63.72
53	83.02	63.94
54	83.32	64.16
55	90.39	65.32
56	86.11	66.79
57	82.11	68.49
58	79.00	69.84
59	78.56	70.11
60	78.19	70.39
61	77.96	70.67
62	78.50	72.32
63	86.65	64.05
64	81.76	73.15
65	91.05	82.69
66	92.28	83.58
67	92.88	85.15
68	97.09	88.98
69	92.05	84.65
70	92.39	85.11
71	92.99	85.85
72	83.64	75.17



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engineers • surveyors • planners
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TEL: 352-372-2641 FAX: 352-372-2642
www.edsi.com mail@edsi.com

OAKS PRESERVE-A CLUSTER SUBDIVISION
ALACHUA COUNTY FLORIDA
UTILITY KEY PLAN

Project Phase:	DESIGN PLAT SUBMITTAL
Designed:	CC
Drawn:	JB
Checked:	SJR
Project No:	16217
Date:	12/13/17
Professional Engineer of Record:	
Engineer:	SERGEY J. REYES, P.E.
Certificate No.:	47311

Sheet No. **C4.00**

OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

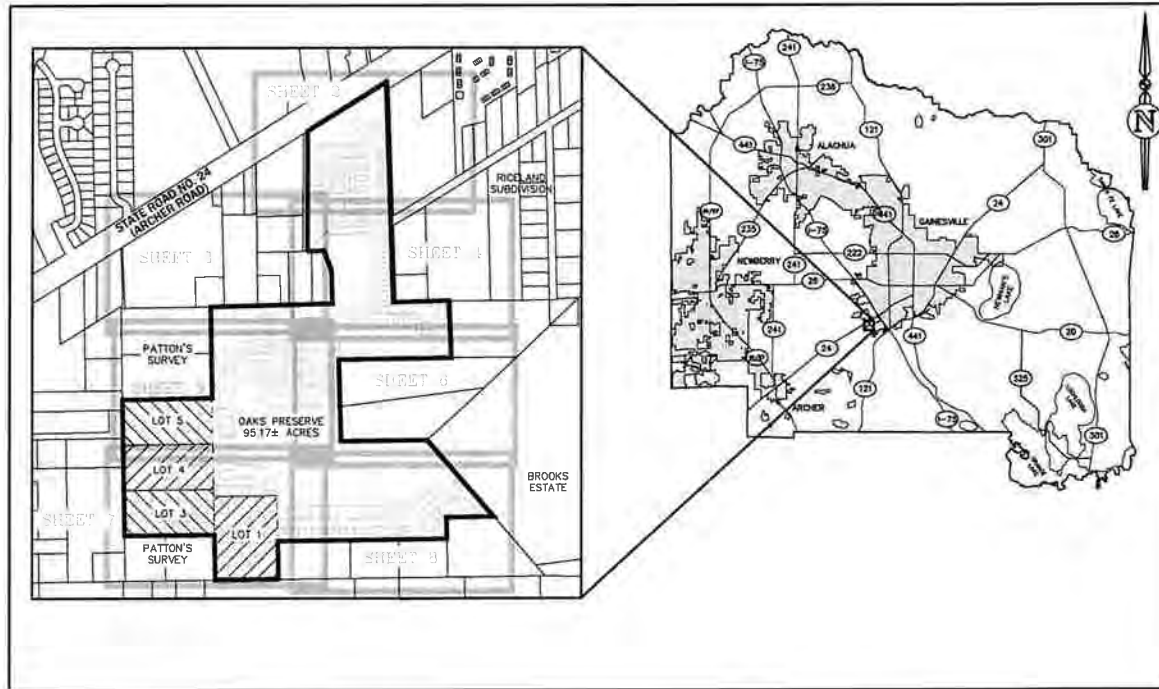
PLAT BOOK _____, PAGE _____
SHEET 1 OF 8
NOT FOR FINAL RECORDING

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 58 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1233.30 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES, 09 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.94 FEET; THENCE NORTH 89 DEGREES, 14 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND AN EXTENSION THEREOF, A DISTANCE OF 341.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF BROOKS ESTATES AS RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 53 MINUTES, 28 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF BROOKS ESTATES, A DISTANCE OF 511.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 40 MINUTES, 12 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 596.15 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 15 MINUTES, 34 SECONDS WEST, A DISTANCE OF 625.78 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 40 MINUTES, 12 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 596.15 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1985, PAGE 1349 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 04 MINUTES, 25 SECONDS WEST, A DISTANCE OF 404.26 FEET TO THE SOUTHWEST CORNER OF SAID RICELAND SUBDIVISION; THENCE NORTH 01 DEGREE, 55 MINUTES, 27 SECONDS WEST, ALONG THE WEST LINE OF SAID RICELAND SUBDIVISION, A DISTANCE OF 1607.07 FEET TO A POINT ON THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY (FORMERLY KNOWN AS THE OLD S.A.L. RAILROAD); THENCE SOUTH 57 DEGREES, 54 MINUTES, 15 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 875.25 FEET TO THE SOUTHWEST CORNER OF A 30 FOOT WIDE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4484, PAGE 1046 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES, 04 MINUTES, 43 SECONDS WEST, A DISTANCE OF 875.61 FEET TO THE SOUTHWEST CORNER OF SAID EASEMENT AND TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1958 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 49 SECONDS EAST, A DISTANCE OF 1231.4 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 20 DEGREES, 45 MINUTES, 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES, 20 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 244.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 32 MINUTES, 43 SECONDS WEST, ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 748, PAGE 394 OF SAID PUBLIC RECORDS, A DISTANCE OF 895.47 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LANDS AND CONTINUING ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349, A DISTANCE OF 666.02 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PATTON'S SURVEY; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 658.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5, A AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 95.17 ACRES, MORE OR LESS.



LOCATION & KEY MAP

ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND AND ABBREVIATIONS

FSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT
R	RADIUS	POC	POINT OF COMMENCEMENT
ARC	ARC LENGTH	POB	POINT OF BEGINNING
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK
CB	CHORD BEARING	PC	POINT OF CURVATURE
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	O.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	OE	ORANGE EASEMENT
±	MORE OR LESS	SECTION 22-10-19	SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
I.D.	IDENTIFICATION	FTE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
MAG	CHRISTMAS BRAND	S.F.	SQUARE FEET
N=2316849	STATE PLANE COORDINATES	AC	ACRES
E=2636557.77	(NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (TYPICAL)
		GRU	GAINESVILLE REGIONAL UTILITIES
●	PERMANENT REFERENCE MONUMENT (PRM) - 5/8" I.R.C. "PRM LB 2385" (SET)		
○	PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)		
●	PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "PCP LB 2389" (TO BE SET)		
○	PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)		

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 22, TOWNSHIP 09 SOUTH, RANGE 22 EAST AS BEING NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS (SFHA)) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0435D, COMMUNITY NUMBER 120001, PANEL 0435D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 295
- TOTAL ACREAGE OF SUBDIVISION = 95.17± ACRES
- ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON AN ELEVATION OF 71.075 FEET (NAVD 1988 DATUM) ON A FLORIDA DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT WITH BRASS DISK DESIGNATED AS "28090118M3".
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP, UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
REAR 10 FEET
SIDE (STREET) 5 FEET
SIDE (INTERIOR) 5 FEET
(APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES)
- ALL CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE CITY OF GAINESVILLE CODE REQUIREMENTS.
- THE LOCATION OF SIDEWALKS ARE AS SHOWN ON THE ACCOMPANYING ENGINEERING PLANS PREPARED BY THIS OFFICE.
- THE CITY OF GAINESVILLE'S RESPONSIBILITY FOR STORMWATER FACILITIES SHALL BE LIMITED TO THE STRUCTURAL INTEGRITY OF THE SYSTEM ONLY.

PURPOSE OF COMMON AREAS

COMMON AREA No 1	COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 2	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 3	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 4	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 5	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 6	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 7	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 8	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 9	INGRESS-EGRESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 10	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 11	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 12	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 13	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 14	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 15	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 16	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 17	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 18	INGRESS-EGRESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 19	INGRESS-EGRESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 20	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 21	INGRESS-EGRESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No 22	GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
LIFT STATION	SANITARY SEWER AND RELATED FACILITIES; DEEDED BY SEPARATE INSTRUMENT TO THE CITY OF GAINESVILLE 4/5/06 GAINESVILLE REGIONAL UTILITIES

OWNER'S CERTIFICATION AND DEDICATION

I, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, DO HEREBY CERTIFY THAT OAKS PRESERVE, LLC IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "OAKS PRESERVE A CLUSTER SUBDIVISION"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON.

[OFFICER] _____ WITNESS _____ WITNESS _____
[OFFICE] _____
OAKS PRESERVE, LLC

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018

NOTARY PUBLIC, STATE OF FLORIDA _____ MY COMMISSION EXPIRES _____ TYPE OF IDENTIFICATION PRODUCED _____ (IF NOT PERSONALLY KNOWN)

CONVEYANCE OF COMMON AREAS

I, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF "OAKS PRESERVE A CLUSTER SUBDIVISION", AS DESCRIBED HEREON AND DO HEREBY CONVEY TO THE [HOME OWNERS ASSOCIATION], THE COMMON AREAS SHOWN HEREON FOR USE AND MAINTENANCE.

[OFFICER] _____ WITNESS _____ WITNESS _____
[OFFICE] _____
OAKS PRESERVE, LLC

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF OAKS PRESERVE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018

NOTARY PUBLIC, STATE OF FLORIDA _____ MY COMMISSION EXPIRES _____ TYPE OF IDENTIFICATION PRODUCED _____ (IF NOT PERSONALLY KNOWN)

CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE'S ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS (FLORIDA STATUTES CHAPTER 177, PART I)	PATRICK R. DURBIN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5368	DATE _____
ENGINEERING REQUIREMENTS	PUBLIC WORKS DIRECTOR	DATE _____
LEGALITY OF DEDICATION	CITY ATTORNEY	DATE _____
UTILITY REQUIREMENTS	GENERAL MANAGER FOR UTILITIES	DATE _____
AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS	CITY MANAGER	DATE _____
ACCEPTED BY THE DEPARTMENT OF DOING	DIRECTOR OF PLANNING & DEVELOPMENT SERVICES	DATE _____
AS CONFORMS TO APPROVAL	CLERK OF THE CITY COMMISSION	DATE _____
RECEIVED AND FILED FOR RECORD ON THIS		
DAY OF _____ A.D. 2018	DEPUTY CLERK	DATE _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "OAKS PRESERVE A CLUSTER SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT THIS DESIGN PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN SECTION 30-183, CODE OF ORDINANCES, CITY OF GAINESVILLE, FLORIDA, REGARDING DESIGN PLAT REQUIREMENTS AND APPROVAL.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2388
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6667



OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____, SHEET 1 OF 8

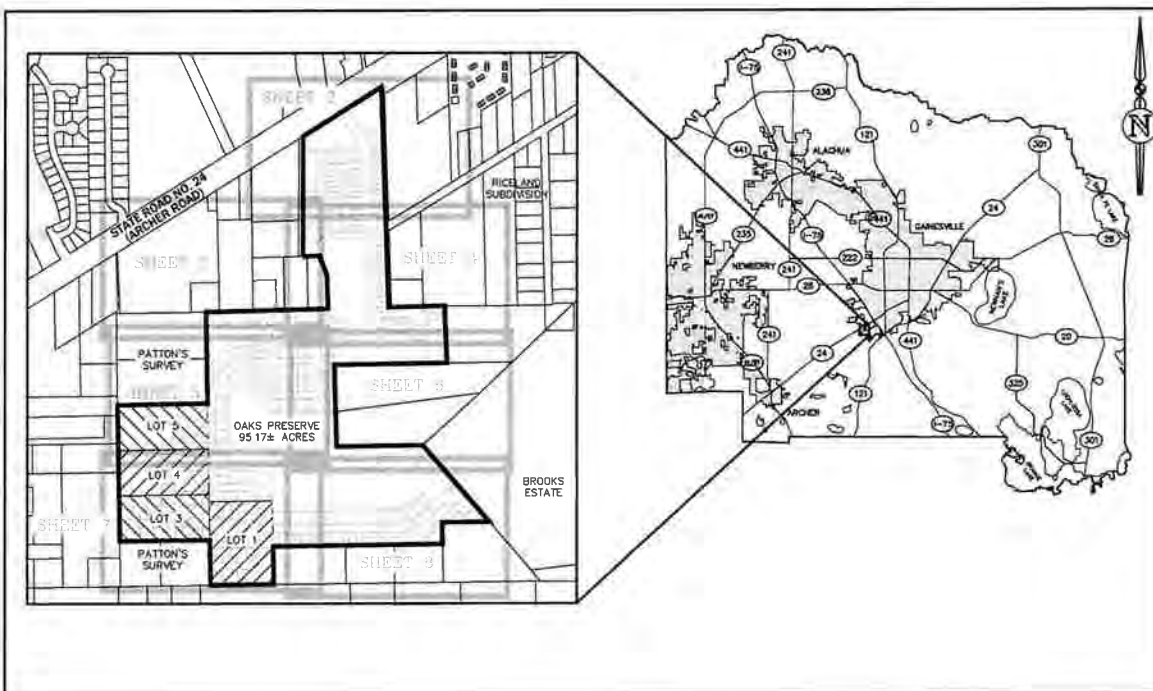
NOT FOR FINAL RECORDING

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 465.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 58 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1233.30 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES, 09 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.94 FEET; THENCE NORTH 89 DEGREES, 14 MINUTES, 10 SECONDS EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND AN EXTENSION THEREOF, A DISTANCE OF 341.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF BROOKS ESTATES AS RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 39 MINUTES, 39 SECONDS WEST, ALONG SAID EASTERLY LINE AND SAID SOUTHWESTERLY LINE, A DISTANCE OF 227.85 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 39 MINUTES, 28 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF BROOKS ESTATES, A DISTANCE OF 511.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809; THENCE SOUTH 89 DEGREES, 15 MINUTES, 34 SECONDS WEST, A DISTANCE OF 825.78 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 46 MINUTES, 37 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 596.15 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1985, PAGE 1349 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 34 MINUTES, 29 SECONDS WEST, A DISTANCE OF 404.20 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 02 DEGREES, 28 MINUTES, 37 SECONDS WEST, A DISTANCE OF 416.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE SOUTH LINE OF RICELAND SUBDIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 74 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 34 MINUTES, 29 SECONDS WEST, A DISTANCE OF 404.20 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 02 DEGREES, 28 MINUTES, 37 SECONDS WEST, A DISTANCE OF 416.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 892.53 FEET TO A POINT ON THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY (FORMERLY KNOWN AS THE OLD S.A.L. RAILROAD); THENCE SOUTH 57 DEGREES, 54 MINUTES, 15 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 675.25 FEET TO THE SOUTHWEST CORNER OF A 30 FOOT WIDE EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 1046 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES, 04 MINUTES, 43 SECONDS WEST, A DISTANCE OF 874.61 FEET TO THE SOUTHWEST CORNER OF SAID EASEMENT AND TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1658 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 49 MINUTES, 49 SECONDS EAST, A DISTANCE OF 123.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 20 DEGREES, 45 MINUTES, 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 152.13 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES, 20 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 244.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 1658 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 33 MINUTES, 43 SECONDS WEST, ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 748, PAGE 394 OF SAID PUBLIC RECORDS, A DISTANCE OF 895.47 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 892.53 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND CONTINUING ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 1658 OF SAID PUBLIC RECORDS, A DISTANCE OF 866.02 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID PATTON'S SURVEY; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 658.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 892.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 892.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

CONTAINING 95.17 ACRES, MORE OR LESS



LEGEND AND ABBREVIATIONS

Table with columns for symbol, description, and additional notes. Includes entries for PSM (Professional Surveyor and Mapper), LB (Licensed Business), R (Radius), L (Arc Length), D (Delta Central Angle), CB (Chord Bearing), CD (Chord Distance), (R) (Radial), (NR) (Non-Radial), R/W (Right-of-Way), ± (More or Less), ID (Identification), MAG (Chrisnik's Brand), NAD 83 (North Zone), PRM (Permanent Reference Monument), POC (Permanent Control Point), POB (Point of Beginning), PB (Point Book), PC (Point of Curvature), PT (Point of Tangency), O.R. (Official Records Book), PUE (Public Utility Easement), DE (Drainage Easement), SECTION 22-10-19 (Section 22, Township 10 South, Range 19 East), S.F. (Square Feet), AC (Acres), BSL (Building Setback Line - Typical), GRU (Gainesville Regional Utilities), and various monument and control point details.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GENERAL NOTES

- 1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 22, TOWNSHIP 09 SOUTH, RANGE 22 EAST AS BEING NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST.
- 2. THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 4. THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- 5. IN THIS SURVEYOR'S OPINION, A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C04350, COMMUNITY NUMBER 120001, PANEL 04350, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- 6. TOTAL NUMBER OF RESIDENTIAL LOTS = 295
- 7. TOTAL ACREAGE OF SUBDIVISION = 95.17± ACRES
- 8. ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON AN ELEVATION OF 71.075 FEET (NAVD 1988 DATUM) ON A FLORIDA DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT WITH BRASS DISK DESIGNATED AS "28090118M".
- 9. PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP, UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- 10. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
- 11. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 12. BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED: FRONT 20 FEET, REAR 10 FEET, SIDE (STREET) 5 FEET, SIDE (INTERIOR) 5 FEET. (APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES)
- 13. ALL CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE CITY OF GAINESVILLE CODE REQUIREMENTS.
- 14. THE LOCATION OF SIDEWALKS ARE AS SHOWN ON THE ACCOMPANYING ENGINEERING PLANS PREPARED BY THIS OFFICE.
- 15. THE CITY OF GAINESVILLE'S RESPONSIBILITY FOR STORMWATER FACILITIES SHALL BE LIMITED TO THE STRUCTURAL INTEGRITY OF THE SYSTEM ONLY.

PURPOSE OF COMMON AREAS

Table with 2 columns: COMMON AREA No. and DESCRIPTION. Lists 22 common areas with their respective purposes, such as Community Space, Public Utility Easement, Drainage Easement, Green Space, Stormwater & Drainage, and Sanitary Sewer.

LOCATION & KEY MAP

ALACHUA COUNTY, FLORIDA

NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

I, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, DO HEREBY CERTIFY THAT OAKS PRESERVE, LLC IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "OAKS PRESERVE A CLUSTER SUBDIVISION"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON

[OFFICER] WITNESS WITNESS
[OFFICE] OAKS PRESERVE, LLC

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2018

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

CONVEYANCE OF COMMON AREAS

I, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF "OAKS PRESERVE A CLUSTER SUBDIVISION", AS DESCRIBED HEREON AND DO HEREBY CONVEY TO THE [HOME OWNERS ASSOCIATION] THE COMMON AREAS SHOWN HEREON FOR USE AND MAINTENANCE

[OFFICER] WITNESS WITNESS
[OFFICE] OAKS PRESERVE, LLC

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [OFFICER], AS [OFFICE] OF OAKS PRESERVE, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF OAKS PRESERVE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____ A.D. 2018

NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE'S ORDINANCES AND REGULATIONS AS FOLLOWS:

Approval grid with sections: SURVEYING REQUIREMENTS (Florida Statutes Chapter 177, Part 1), ENGINEERING REQUIREMENTS, LEGALITY OF DEDICATION, UTILITY REQUIREMENTS, AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS, ACCEPTED BY THE DEPARTMENT OF DOING, AS CONFORMS TO APPROVAL. Each section has lines for signature and date.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "OAKS PRESERVE A CLUSTER SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT THIS DESIGN PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN SECTION 30-183, CODE OF ORDINANCES, CITY OF GAINESVILLE, FLORIDA, REGARDING DESIGN PLAT REQUIREMENTS AND APPROVAL.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

eda 40 years logo and address: 2424 NW 43RD ST, GAINESVILLE, FLORIDA 32606-9407, TEL: (352) 332-3541, FAX: (352) 332-7544, E-MAIL: ED@EDA.ORG

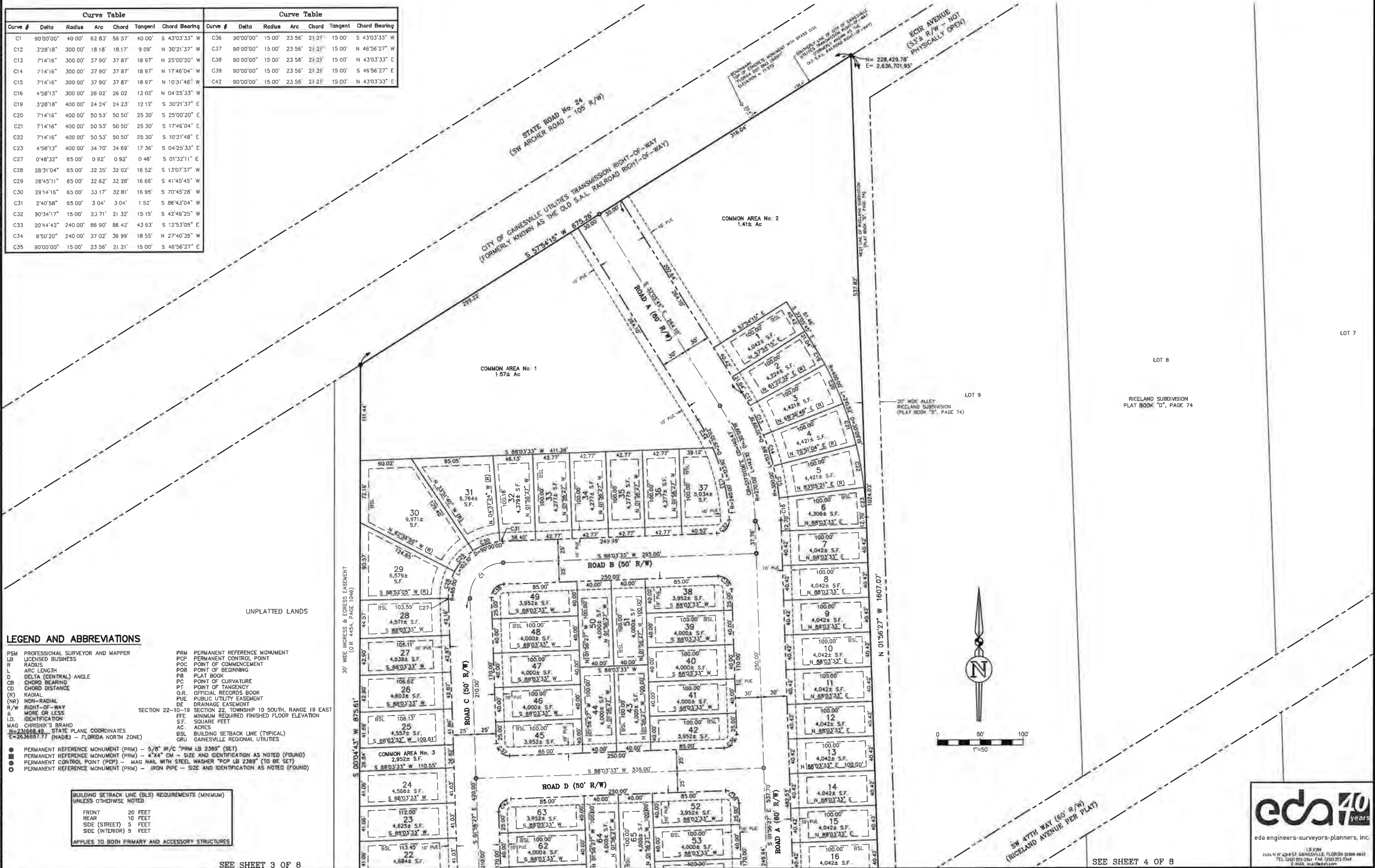
OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 8

NOT FOR FINAL RECORDING

Curve Table						Curve Table							
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing	Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C1	90°00'00"	40.00'	62.83'	56.57'	40.00'	S 43°03'33" W	C36	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 43°03'33" W
C12	3°28'18"	300.00'	18.18'	18.17'	9.09'	N 30°21'37" W	C37	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 46°56'27" W
C13	7°14'16"	300.00'	37.90'	37.87'	18.97'	N 25°00'20" W	C38	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 43°03'33" E
C14	7°14'16"	300.00'	37.90'	37.87'	18.97'	N 17°46'04" W	C39	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°56'27" E
C15	7°14'16"	300.00'	37.90'	37.87'	18.97'	N 10°31'48" W	C42	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 43°03'33" E
C16	4°58'13"	300.00'	26.02'	26.02'	13.02'	N 04°25'33" W							
C19	3°28'18"	400.00'	24.24'	24.23'	12.12'	S 30°21'37" E							
C20	7°14'16"	400.00'	50.53'	50.50'	25.30'	S 25°00'20" E							
C21	7°14'16"	400.00'	50.53'	50.50'	25.30'	S 17°46'04" E							
C22	7°14'16"	400.00'	50.53'	50.50'	25.30'	S 10°31'48" E							
C23	4°58'13"	400.00'	34.70'	34.69'	17.36'	S 04°25'33" E							
C27	0°48'32"	65.00'	0.92'	0.92'	0.46'	S 01°32'11" E							
C28	28°31'04"	65.00'	32.35'	32.02'	16.52'	S 13°07'37" W							
C29	28°45'11"	65.00'	32.62'	32.28'	16.66'	S 41°45'45" W							
C30	29°14'16"	65.00'	33.17'	32.81'	16.95'	S 70°45'28" W							
C31	2°40'58"	65.00'	3.04'	3.04'	1.52'	S 86°43'04" W							
C32	90°34'17"	15.00'	23.71'	21.32'	15.15'	S 42°46'25" W							
C33	20°44'42"	240.00'	86.90'	86.42'	43.93'	S 12°53'05" E							
C34	8°50'20"	240.00'	37.02'	36.99'	18.55'	N 27°40'35" W							
C35	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°56'27" E							



- LEGEND AND ABBREVIATIONS**
- PSM PROFESSIONAL SURVEYOR AND MAPPER
 - LB LICENSED BUSINESS
 - R RADIUS
 - L ARC LENGTH
 - D DELTA (CENTRAL) ANGLE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - (R) RADIAL
 - (NR) NON-RADIAL
 - R/W RIGHT-OF-WAY
 - ± MORE OR LESS
 - I.D. IDENTIFICATION
 - MAG CHRISNIK'S BRAND
 - 11-231658.49 STATE PLANE COORDINATES
 - 14-233585.777 (NAD83 - FLORIDA NORTH ZONE)
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - POB POINT OF BEGINNING
 - PB PLAT BOOK
 - PT POINT OF CURVATURE
 - PC POINT OF COMPLETION
 - PT POINT OF TANGENCY
 - O.R. OFFICIAL RECORDS BOOK
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - FTE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
 - SF SQUARE FEET
 - AC ACRES
 - BSL BUILDING SETBACK LINE (TYPICAL)
 - GRU GAINESVILLE REGIONAL UTILITIES
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" RVC "PMM LB 2388" (SET)
 - PERMANENT REFERENCE MONUMENT (PRM) - 4" 1/4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
 - PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "PCP LB 2389" (TO BE SET)
 - PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED**
- FRONT 20 FEET
 - REAR 10 FEET
 - SIDE (STREET) 5 FEET
 - SIDE (INTERIOR) 5 FEET
- APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES



SEE SHEET 3 OF 8

SEE SHEET 4 OF 8

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E-MAIL: info@eda.com

OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 8

NOT FOR FINAL RECORDING

SEE SHEET 2 OF 8

Curve Table						
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C8	90°00'00"	40.00'	62.83'	56.57'	40.00'	S 43°32'43" W
C24	28°00'06"	65.00'	31.77'	31.45'	16.21'	S 58°47'04" E
C25	27°47'14"	65.00'	31.52'	31.22'	16.08'	S 30°53'24" E
C26	15°03'20"	65.00'	17.08'	17.03'	8.59'	S 09°28'07" E
C48	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 43°32'43" W
C49	0°54'26"	65.00'	1.03'	1.03'	0.51'	S 86°05'30" W
C50	36°00'14"	65.00'	40.85'	40.18'	21.12'	S 69°38'10" W
C51	35°35'23"	65.00'	40.38'	39.73'	20.86'	S 33°50'22" W
C52	17°29'58"	65.00'	19.85'	19.78'	10.00'	S 07°17'42" W
C63	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 43°32'43" E
C64	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°27'17" E
C99	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 43°32'43" E

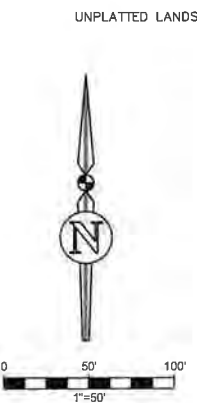


LEGEND AND ABBREVIATIONS

- | | |
|--|---|
| PSM PROFESSIONAL SURVEYOR AND MAPPER | PRM PERMANENT REFERENCE MONUMENT |
| LB LICENSED BUSINESS | PCP PERMANENT CONTROL POINT |
| R RADIUS | POC POINT OF COMMENCEMENT |
| L ARC LENGTH | POB POINT OF BEGINNING |
| D DELTA (CENTRAL) ANGLE | PB PLAT BOOK |
| CB CHORD BEARING | PC POINT OF CURVATURE |
| CD CHORD DISTANCE | PT POINT OF TANGENCY |
| (R) RADIAL | O.R. OFFICIAL RECORDS BOOK |
| (NR) NON-RADIAL | DE DRAINAGE EASEMENT |
| R/W RIGHT-OF-WAY | PUE PUBLIC UTILITY EASEMENT |
| ± MORE OR LESS | SECTION 22-18-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST |
| I.D. IDENTIFICATION | PFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION |
| MAG. CHRISTNICK'S BRAND | S.F. SQUARE FEET |
| N=21858.49 STATE PLANE COORDINATES | AC ACRES |
| E=263687.77 (NAD83 - FLORIDA NORTH ZONE) | BSL BUILDING SETBACK LINE (TYPICAL) |
| | GRU GAINESVILLE REGIONAL UTILITIES |
-
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)
 - PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
 - ⊙ PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "TOP LB 2389" (TO BE SET)
 - PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)

BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED	
FRONT	20 FEET
REAR	10 FEET
SIDE (STREET)	5 FEET
SIDE (INTERIOR)	5 FEET

APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES



PATTON'S SURVEY
PLAT BOOK "A", PAGE 21&1/2

LOT 7

SEE SHEET 5 OF 8

COMMON AREA No. 12
2.45± Ac

eda engineers-surveyors-planners, inc.
18238
2626 N.W. 23RD ST., GAINESVILLE, FLORIDA 32604-4401
TEL: (352) 377-2542 FAX: (352) 377-1749
E-MAIL: eda@eda.com

PROJECT: 2018-01-30-51 - 01-30-51 - 01-30-51
 SHEET: 3 OF 8
 DATE: 2018-01-30-51
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: 2018-01-30-51 - 01-30-51 - 01-30-51

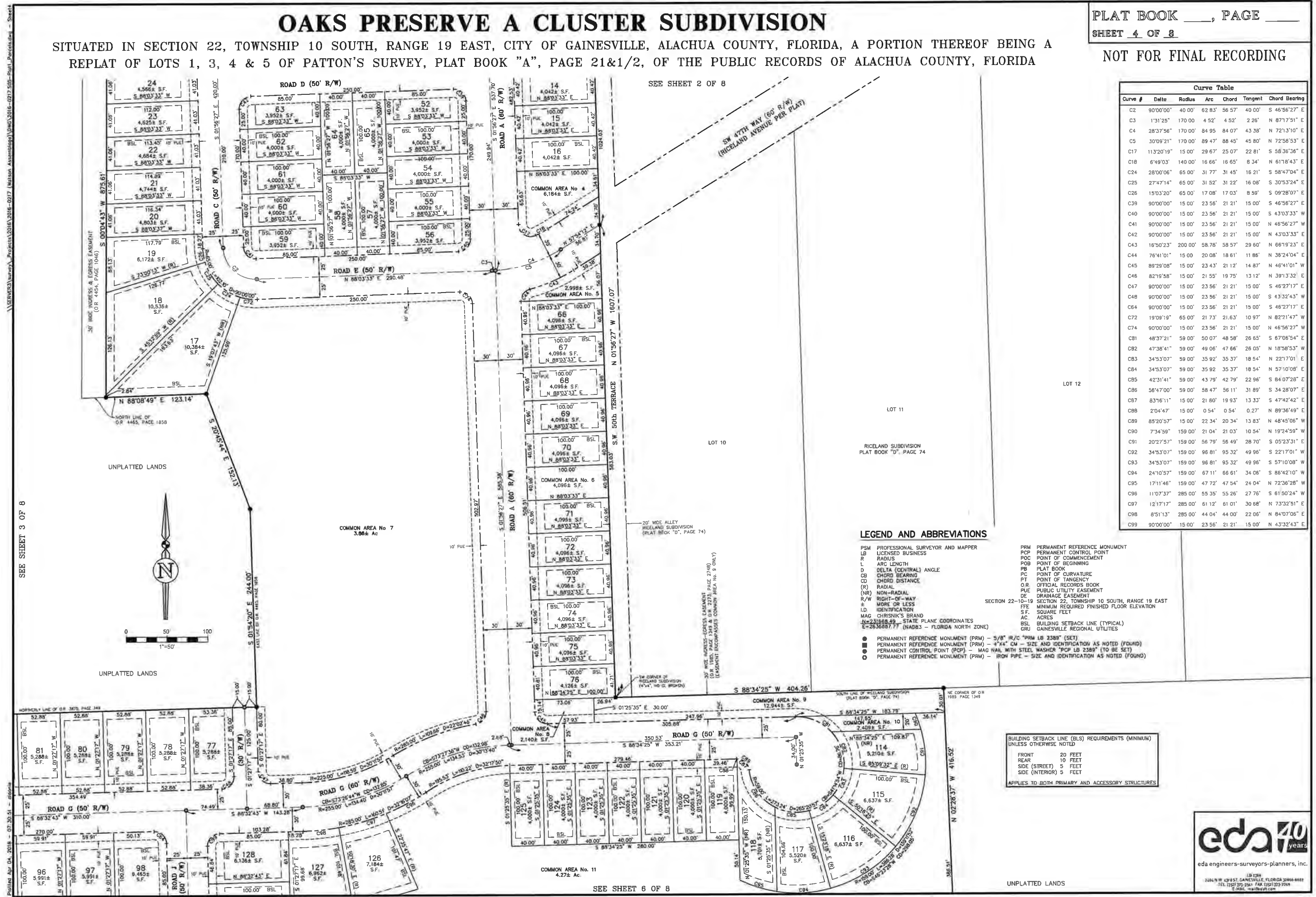
SEE SHEET 4 OF 8

OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 8

NOT FOR FINAL RECORDING



SEE SHEET 2 OF 8

SEE SHEET 3 OF 8

SEE SHEET 6 OF 8

Curve Table						
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C2	90°00'00"	40.00'	62.83'	56.57'	40.00'	S 46°56'27" E
C3	1°31'25"	170.00'	4.92'	4.52'	2.26'	N 87°17'51" E
C4	28°37'56"	170.00'	84.95'	84.07'	43.38'	N 72°13'10" E
C5	30°09'21"	170.00'	89.47'	86.45'	45.80'	N 72°58'53" E
C7	11°32'01"	15.00'	29.67'	25.07'	22.81'	S 58°36'36" E
C18	6°49'03"	140.00'	16.66'	16.65'	8.34'	N 61°18'43" E
C24	28°00'06"	65.00'	31.77'	31.45'	16.21'	S 58°47'04" E
C25	27°47'14"	65.00'	31.52'	31.22'	16.08'	S 30°53'24" E
C26	15°03'20"	65.00'	17.08'	17.03'	8.59'	S 09°28'07" E
C39	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°56'27" E
C40	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 43°03'33" W
C41	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°56'27" W
C42	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 43°03'33" E
C43	16°50'23"	200.00'	58.76'	58.57'	29.60'	N 66°19'23" E
C44	76°41'01"	15.00'	20.08'	18.61'	11.86'	N 36°24'04" E
C45	89°29'08"	15.00'	23.43'	21.12'	14.87'	N 46°41'01" W
C46	82°19'58"	15.00'	21.55'	19.75'	13.12'	N 39°13'32" E
C47	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°27'17" E
C48	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 43°32'43" W
C64	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°27'17" E
C72	19°08'19"	65.00'	21.73'	21.63'	10.97'	N 82°21'47" W
C74	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°56'27" W
C81	48°37'21"	59.00'	50.07'	48.58'	26.65'	S 67°06'54" E
C82	47°38'41"	59.00'	49.06'	47.66'	26.05'	N 18°58'53" W
C83	34°53'07"	59.00'	35.92'	35.37'	18.54'	N 22°17'01" E
C84	34°53'07"	59.00'	35.92'	35.37'	18.54'	N 57°10'08" E
C85	42°31'41"	59.00'	43.79'	42.79'	22.96'	S 84°07'28" E
C86	56°47'00"	59.00'	58.47'	56.11'	31.89'	S 34°28'07" E
C87	83°16'11"	15.00'	21.80'	19.93'	13.33'	S 47°42'42" E
C88	2°04'47"	15.00'	0.54'	0.54'	0.27'	N 89°36'49" E
C89	85°20'57"	15.00'	22.34'	20.34'	13.83'	N 48°45'06" W
C90	7°34'59"	159.00'	21.04'	21.03'	10.54'	N 19°24'59" W
C91	20°27'57"	159.00'	56.79'	56.49'	28.70'	S 05°23'31" E
C92	34°53'07"	159.00'	96.81'	95.32'	49.96'	S 22°17'01" W
C93	34°53'07"	159.00'	96.81'	95.32'	49.96'	S 57°10'08" W
C94	24°10'57"	159.00'	67.11'	66.61'	34.06'	S 86°42'10" W
C95	17°11'46"	159.00'	47.72'	47.54'	24.04'	N 72°36'28" W
C96	11°07'37"	285.00'	55.35'	55.26'	27.76'	S 81°50'24" W
C97	12°17'17"	285.00'	61.12'	61.01'	30.66'	N 73°32'51" E
C98	8°51'13"	285.00'	44.04'	44.00'	22.06'	N 84°07'06" E
C99	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 43°32'43" E

LEGEND AND ABBREVIATIONS

- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- RADIUS
- L-R ARC LENGTH
- D DELTA (CENTRAL) ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- (R) RADIAL
- (NR) NON-RADIAL
- R/W RIGHT-OF-WAY
- ± MORE OR LESS
- I.D. IDENTIFICATION
- MAG CHRISNIK'S BRAND
- ± STATE PLANE COORDINATES
- E-283587.77 (NAD83 - FLORIDA NORTH ZONE)
- AC ACRES
- BSL BUILDING SETBACK LINE (TYPICAL)
- GRU GAINESVILLE REGIONAL UTILITIES
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- O.R. OFFICIAL RECORDS BOOK
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- FPE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
- S.F. SQUARE FEET
- AC ACRES
- BSL BUILDING SETBACK LINE (TYPICAL)
- GRU GAINESVILLE REGIONAL UTILITIES
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PPM LB 3389" (SET)
- PERMANENT REFERENCE MONUMENT (PRM) - "4x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "PCP LB 2389" (TO BE SET)
- PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)

BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED

- FRONT 20 FEET
- REAR 10 FEET
- SIDE (STREET) 5 FEET
- SIDE (INTERIOR) 5 FEET

APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES

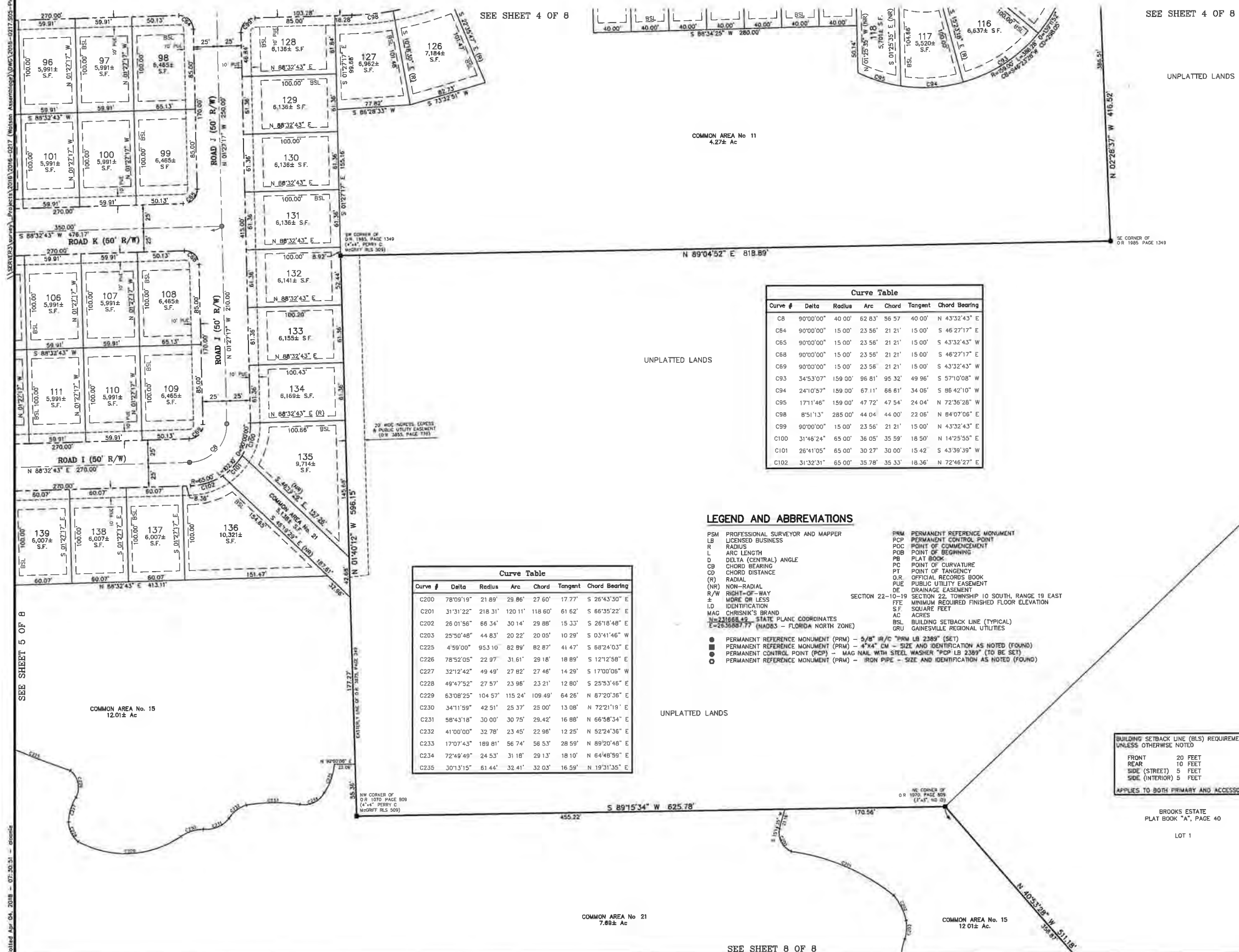
eda engineers-surveyors-planners, inc.
139 ESR
2304 N.W. 43RD ST. GAINESVILLE, FLORIDA 32604-8822
TEL: (352) 372-5941 FAX: (352) 372-7994
E-MAIL: info@eda40.com

OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 6 OF 8

NOT FOR FINAL RECORDING



Printed Apr 04, 2018 - 07:30:31 - dms



OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 8

NOT FOR FINAL RECORDING

Curve Table						Curve Table					
Curve #	Delta	Radius	Arc	Chord	Chord Bearing	Curve #	Delta	Radius	Arc	Chord	Chord Bearing
C6	90°00'00"	40.00'	62.83'	56.57'	40.00' S 43°32'43" W	C102	31°32'51"	65.00'	35.78'	35.33'	18.36' N 72°46'27" E
C7	90°00'00"	40.00'	62.83'	56.57'	40.00' S 46°27'17" E	C104	25°53'40"	65.00'	29.38'	29.13'	14.94' S 78°30'27" E
C8	90°00'00"	40.00'	62.83'	56.57'	40.00' N 43°32'43" E	C105	40°37'58"	65.00'	46.10'	45.14'	24.07' S 45°14'38" E
C9	90°00'00"	40.00'	62.83'	56.57'	40.00' N 44°28'41" E	C106	23°28'22"	65.00'	26.63'	26.44'	13.50' S 13°11'28" E
C52	17°29'58"	65.00'	19.85'	19.78'	10.00' S 07°7'42" W	C107	25°53'40"	165.00'	74.57'	73.94'	37.93' N 78°30'27" W
C53	90°00'00"	15.00'	23.56'	21.21'	15.00' S 43°32'43" W	C108	40°37'58"	165.00'	117.01'	114.58'	61.09' N 45°14'38" W
C54	4°58'08"	335.00'	28.86'	28.85'	14.44' N 86°04'39" E	C109	23°28'22"	165.00'	67.60'	67.12'	34.28' N 13°11'28" W
C55	10°01'25"	335.00'	58.61'	58.53'	29.38' S 78°35'52" W	C110	90°00'00"	15.00'	23.56'	21.21'	15.00' S 46°27'17" E
C56	10°01'25"	335.00'	58.61'	58.53'	29.38' S 68°34'27" W	C111	5°50'19"	285.00'	29.04'	29.03'	14.53' N 85°37'33" E
C57	10°01'25"	335.00'	58.61'	58.53'	29.38' S 58°33'02" W	C112	16°51'19"	285.00'	83.84'	83.54'	42.23' N 74°16'45" E
C58	10°01'25"	335.00'	58.61'	58.53'	29.38' S 48°31'37" W	C113	16°51'19"	285.00'	83.84'	83.54'	42.23' N 57°25'26" E
C59	2°05'38"	335.00'	12.24'	12.24'	6.12' N 42°28'05" E	C114	16°51'19"	285.00'	83.84'	83.54'	42.23' N 40°34'07" E
C60	10°44'02"	335.00'	62.76'	62.67'	31.47' N 35°03'15" E	C115	16°51'19"	285.00'	83.84'	83.54'	42.23' N 23°42'48" E
C61	28°53'31"	335.00'	168.93'	167.14'	86.30' N 16°14'29" E	C116	16°18'20"	285.00'	81.11'	80.83'	40.83' N 07°07'59" E
C62	2°48'54"	335.00'	16.46'	16.46'	8.23' S 00°23'16" W	C117	5°50'19"	185.00'	18.85'	18.84'	9.43' S 85°37'33" W
C63	90°00'00"	15.00'	23.56'	21.21'	15.00' N 43°32'43" E	C118	16°51'19"	185.00'	54.42'	54.23'	27.41' S 74°16'45" W
C64	90°00'00"	15.00'	23.56'	21.21'	15.00' S 46°27'17" E	C119	16°51'19"	185.00'	54.42'	54.23'	27.41' S 57°25'26" W
C65	90°00'00"	15.00'	23.56'	21.21'	15.00' S 43°32'43" W	C120	16°51'19"	185.00'	54.42'	54.23'	27.41' S 40°34'07" W
C66	90°00'00"	15.00'	23.56'	21.21'	15.00' N 46°27'17" W	C121	16°51'19"	185.00'	54.42'	54.23'	27.41' S 23°42'48" W
C67	90°00'00"	15.00'	23.56'	21.21'	15.00' N 43°32'43" E	C122	16°18'20"	185.00'	52.65'	52.47'	26.50' S 07°07'59" W
C68	90°00'00"	15.00'	23.56'	21.21'	15.00' S 46°27'17" E	C148	15°40'20"	65.00'	17.78'	17.72'	8.95' N 07°19'51" E
C69	90°00'00"	15.00'	23.56'	21.21'	15.00' S 43°32'43" W	C149	38°35'33"	65.00'	43.78'	42.98'	22.76' S 34°27'47" E
C70	90°00'00"	15.00'	23.56'	21.21'	15.00' N 46°27'17" W	C150	35°44'07"	65.00'	40.54'	39.89'	20.95' N 71°37'38" E
C71	10°01'25"	435.00'	76.10'	76.00'	38.15' N 78°35'52" E	C151	15°40'20"	165.00'	45.13'	44.99'	22.71' N 07°19'51" E
C72	10°01'25"	435.00'	76.10'	76.00'	38.15' N 68°34'27" E	C152	38°35'33"	165.00'	111.14'	109.05'	57.77' N 34°27'47" E
C73	10°01'25"	435.00'	76.10'	76.00'	38.15' N 58°33'02" E	C153	35°44'07"	165.00'	102.91'	101.25'	53.19' N 71°37'38" E
C74	10°01'25"	435.00'	76.10'	76.00'	38.15' N 48°31'37" E	C154	90°30'52"	15.00'	23.70'	23.31'	15.14' S 44°14'15" W
C75	90°00'00"	15.00'	23.56'	21.21'	15.00' N 43°32'43" E	C155	90°00'00"	15.00'	23.56'	21.21'	15.00' N 44°29'41" E
C76	31°46'24"	65.00'	36.05'	35.59'	18.50' N 14°25'55" E	C156	89°29'08"	15.00'	23.43'	23.12'	14.67' S 45°45'45" E
C101	26°41'05"	65.00'	30.27'	30.00'	15.42' S 43°39'39" E						

PATTON'S SURVEY
PLAT BOOK "A", PAGE 21&1/2
LOT 7

PATTON'S SURVEY
PLAT BOOK "A", PAGE 21&1/2
LOT 6



BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED

FRONT 20 FEET
REAR 10 FEET
SIDE (STREET) 5 FEET
SIDE (INTERIOR) 5 FEET

APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES

LEGEND AND ABBREVIATIONS

- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R RADIUS
- D DELTA (CENTRAL) ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- (R) RADIAL
- (NR) NON-RADIAL
- R/W RIGHT-OF-WAY
- E MORE OR LESS
- I.D. IDENTIFICATION
- MAG CHORNIK'S BRAND
- N=231868.49 STATE PLANE COORDINATES
- E=2636687.77 (NAD83 - FLORIDA NORTH ZONE)
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PCC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- O.R. OFFICIAL RECORDS BOOK
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
- S.F. SQUARE FEET
- AC. ACRES
- BSL BUILDING SETBACK LINE (TYPICAL)
- GRU GAINESVILLE REGIONAL UTILITIES
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)
- PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "PCP LB 2389" (TO BE SET)
- PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)

Curve Table					
Curve #	Delta	Radius	Arc	Chord	Chord Bearing
C222	28°27'47"	197.26'	98.00'	96.99'	50.03' N 01°18'57" E
C224	44°35'18"	134.00'	104.28'	101.87'	54.94' S 83°22'00" E
C225	4°59'00"	953.10'	82.89'	82.87'	41.47' S 68°24°03" E
C226	78°52'05"	22.97'	31.61'	29.18'	18.89' S 12°12'58" E
C227	32°12'42"	49.49'	27.82'	27.46'	14.29' S 17°00'06" W
C228	49°47'52"	27.57'	23.96'	23.21'	12.80' S 25°53'46" E
C229	63°08'25"	104.57'	115.24'	109.49'	64.26' N 87°20'36" E
C230	34°11'59"	42.51'	25.37'	25.00'	13.08' N 72°21'19" E
C231	58°43'18"	30.00'	30.75'	29.42'	16.88' N 66°58'34" E
C232	41°00'00"	32.78'	23.45'	22.96'	12.25' N 52°24'36" E
C233	17°07'43"	189.81'	56.74'	56.53'	28.59' N 89°20'48" E

UNPLATTED LANDS

NE CORNER LOT 5
PATTON'S SURVEY
PLAT BOOK "A", PAGE 21&1/2

COMMON AREA No 14
6.76± Ac

COMMON AREA No. 15
12.01± Ac

COMMON AREA No 21
7.8± Ac



SEE SHEET 3 OF 8

SEE SHEET 7 OF 8

SEE SHEET 6 OF 8

eda engineers-surveyors-planners, inc.
1324 N.W. 42nd St., Gainesville, Florida 32608-4803
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Vertical text on the left margin: Project: 2016-016-0017 (Water Assumbldg) Date: 2016-07-15 10:55:51 AM User: jrc

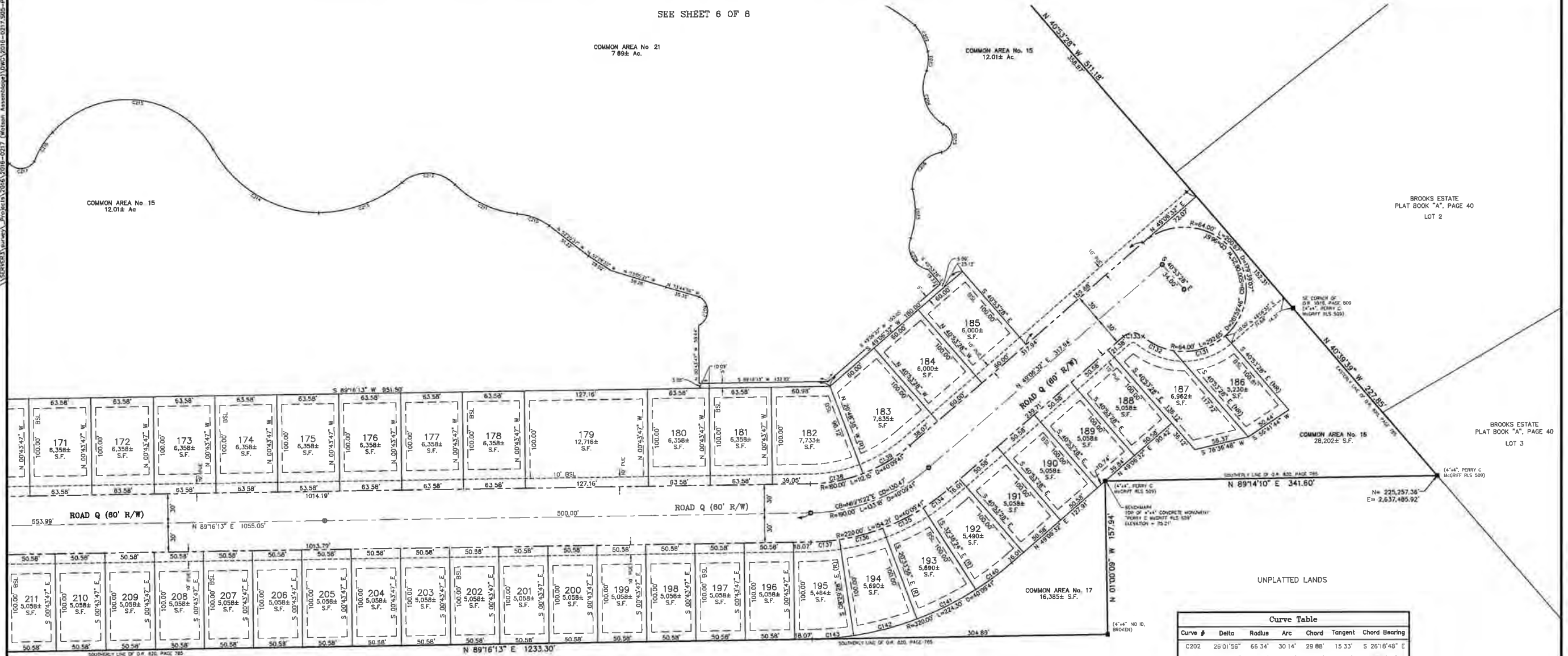
OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 8 OF 8

NOT FOR FINAL RECORDING

SEE SHEET 6 OF 8



SEE SHEET 7 OF 8

Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C131	51°10'08"	64.00'	57.15'	55.28'	30.64'	N 74°20'42" E
C132	31°10'31"	64.00'	34.82'	34.40'	17.85'	S 64°28'58" E
C133	81°59'46"	15.00'	21.47'	19.88'	13.04'	S 89°53'35" E
C134	81°5'04"	220.00'	31.68'	31.65'	15.87'	N 53°14'04" E
C135	12°04'28"	220.00'	46.36'	46.28'	23.27'	N 63°23'50" E
C136	12°04'28"	220.00'	46.36'	46.28'	23.27'	N 75°28'18" E
C137	7°45'41"	220.00'	29.80'	29.78'	14.92'	N 85°23'22" E
C138	20°04'51"	160.00'	56.08'	55.79'	28.33'	S 79°13'48" W
C139	20°04'51"	160.00'	56.08'	55.79'	28.33'	S 59°08'57" W
C140	81°5'04"	320.00'	46.08'	46.04'	23.08'	S 53°14'04" W
C141	12°04'28"	320.00'	67.44'	67.31'	33.84'	S 63°23'50" W
C142	12°04'28"	320.00'	67.44'	67.31'	33.84'	S 75°28'18" W
C143	7°45'41"	320.00'	43.35'	43.31'	21.71'	S 85°23'22" W

LEGEND AND ABBREVIATIONS

- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LS LICENSED BUSINESS
- R RADIUS
- L ARC LENGTH
- D DELTA (CENTRAL) ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- (R) RADIAL
- (NR) NON-RADIAL
- R/W RIGHT-OF-WAY
- ± MORE OR LESS
- I.D. IDENTIFICATION
- MAC CHRISTIAN'S BRAND
- N=211648.49 - STATE PLANE COORDINATES
- E=265688.77 (NAD83 - FLORIDA NORTH ZONE)
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- POC POINT OF COMMENCEMENT
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- PT POINT OF TANGENCY
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- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
- S.F. SQUARE FEET
- AC ACRES
- BLS BUILDING SETBACK LINE (TYPICAL)
- GRU GAINESVILLE REGIONAL UTILITIES
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)
- PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH STEEL WASHER "PCP LB 2389" (TO BE SET)
- PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)

BUILDING SETBACK LINE (BLS) REQUIREMENTS (MINIMUM)
UNLESS OTHERWISE NOTED

- FRONT 20 FEET
- REAR 10 FEET
- SIDE (STREET) 5 FEET
- SIDE (INTERIOR) 5 FEET

APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES

Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C202	26°01'56"	66.34'	30.14'	29.88'	15.33'	S 26°16'48" E
C203	25°50'48"	44.83'	20.22'	20.05'	10.29'	S 03°41'46" W
C204	81°54'12"	44.01'	62.92'	57.70'	38.20'	S 17°31'13" E
C205	138°16'08"	15.40'	37.17'	28.79'	40.41'	S 03°20'02" W
C206	84°16'58"	35.99'	52.95'	48.30'	32.57'	S 38°29'14" W
C207	33°14'37"	88.16'	51.15'	50.44'	26.32'	S 01°48'10" W
C208	99°13'12"	24.43'	42.31'	37.22'	28.72'	S 29°08'56" E
C209	125°41'56"	16.88'	36.58'	29.68'	32.52'	N 00°57'57" E
C210	30°12'16"	66.99'	35.32'	34.91'	18.08'	N 69°36'37" W
C211	38°18'33"	108.20'	72.34'	71.00'	37.58'	N 64°52'44" W
C212	86°54'16"	39.87'	60.48'	54.84'	37.77'	N 87°39'19" W
C213	37°46'53"	139.71'	92.12'	90.46'	47.81'	S 70°06'28" W
C214	59°58'50"	128.70'	132.64'	126.66'	73.12'	N 58°58'41" W
C215	107°49'40"	102.31'	192.55'	165.37'	140.38'	N 83°35'46" W
C216	24°42'16"	82.75'	35.68'	35.41'	18.12'	S 32°01'40" W
C217	101°11'10"	16.70'	29.49'	25.81'	20.33'	S 84°48'19" W



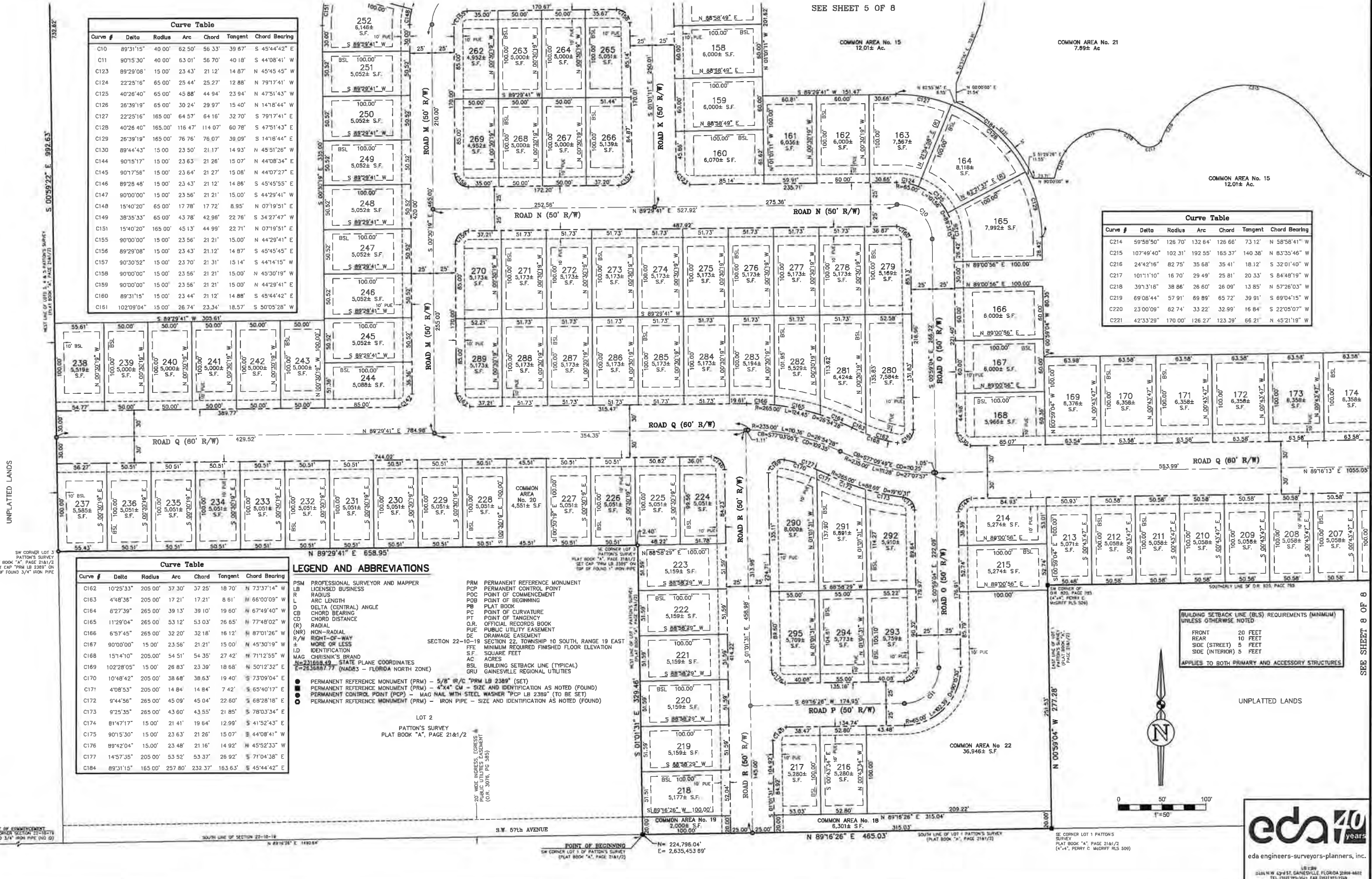
eda 40 years
eda engineers-surveyors-planners, inc.
1810 SW
2244 N.W. 43rd ST., GAINESVILLE, FLORIDA 32608-4412
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OAKS PRESERVE A CLUSTER SUBDIVISION

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 7 OF 8

NOT FOR FINAL RECORDING



Plotted Apr. 24, 2018 - 07:30:51 - dbowen

SEE SHEET 8 OF 8

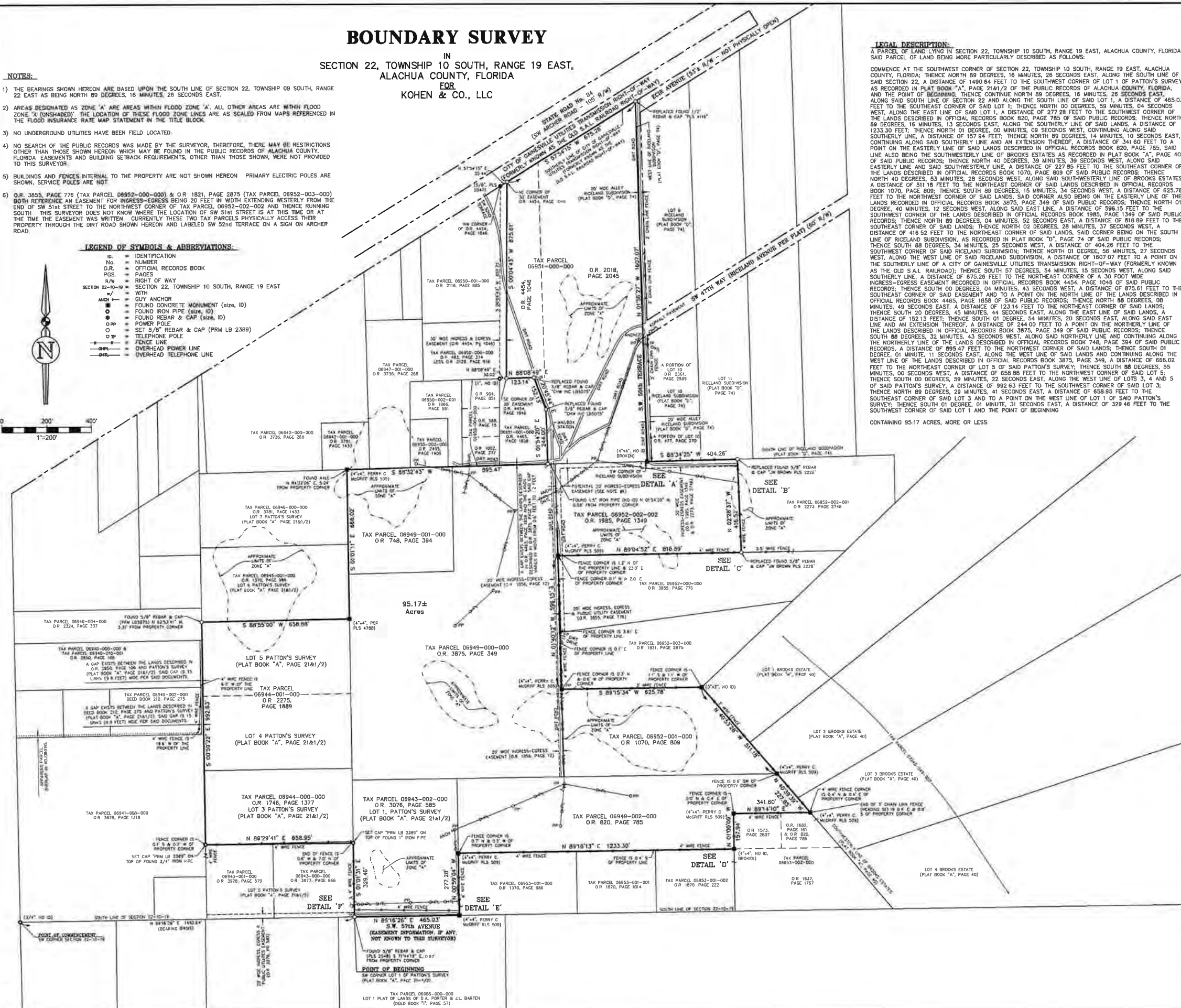
BOUNDARY SURVEY

IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA FOR KOHEN & CO., LLC

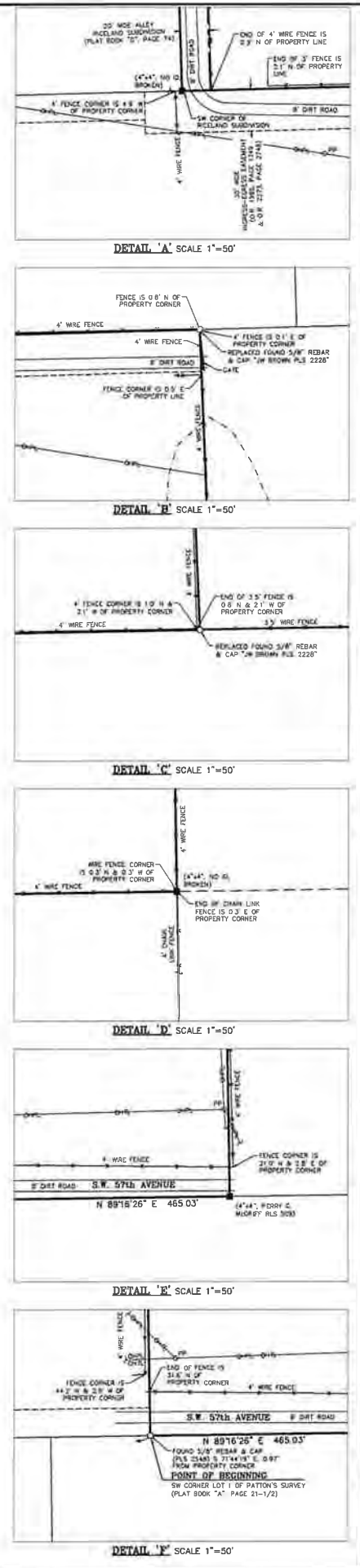
- NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 22, TOWNSHIP 09 SOUTH, RANGE 22 EAST AS BEING NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST.
 - AREAS DESIGNATED AS ZONE 'A' ARE AREAS WITHIN FLOOD ZONE 'A'. ALL OTHER AREAS ARE WITHIN FLOOD ZONE 'X (UNSHADED)'. THE LOCATION OF THESE FLOOD ZONE LINES ARE AS SCALED FROM MAPS REFERENCED IN THE FLOOD INSURANCE RATE MAP STATEMENT IN THE TITLE BLOCK.
 - NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
 - NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR. THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
 - BUILDINGS AND FENCES INTERNAL TO THE PROPERTY ARE NOT SHOWN HEREON. PRIMARY ELECTRIC POLES ARE SHOWN. SERVICE POLES ARE NOT.
 - O.R. 3853, PAGE 776 (TAX PARCEL 06952-000-000) & O.R. 1821, PAGE 2875 (TAX PARCEL 06952-003-000) BOTH REFERENCE AN EASEMENT FOR INGRESS-EGRESS BEING 20 FEET IN WIDTH EXTENDING WESTERLY FROM THE END OF SW 51st STREET TO THE NORTHWEST CORNER OF TAX PARCEL 06952-002-002 AND THENCE RUNNING SOUTH. THIS SURVEYOR DOES NOT KNOW WHERE THE LOCATION OF SW 51st STREET IS AT THIS TIME OR AT THE TIME THE EASEMENT WAS WRITTEN. CURRENTLY THESE TWO TAX PARCELS PHYSICALLY ACCESS THEIR PROPERTY THROUGH THE DIRT ROAD SHOWN HEREON AND LABELED SW 52nd TERRACE ON A SIGN ON ARCHER ROAD.

LEGEND OF SYMBOLS & ABBREVIATIONS:

- ID. NO. IDENTIFICATION NUMBER
- O.R. OFFICIAL RECORDS BOOK
- P.C.S. PAGES
- R/W RIGHT OF WAY
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- ANCH GUY ANCHOR
- FC FOUND CONCRETE MONUMENT (size, ID)
- FR FOUND IRON PIPE (size, ID)
- FO FOUND REBAR & CAP (size, ID)
- PO POWER POLE
- OP SET 3/8" REBAR & CAP (PRM LB 2389)
- TE TELEPHONE POLE
- FL FENCE LINE
- OPV OVERHEAD POWER LINE
- OTR OVERHEAD TELEPHONE LINE



LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1490.84 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 2181 1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1490.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID LOT 1, A DISTANCE OF 277.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1233.30 FEET; THENCE NORTH 01 DEGREE, 00 MINUTES, 09 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 157.84 FEET; THENCE NORTH 89 DEGREES, 14 MINUTES, 10 SECONDS WEST, CONTINUING ALONG SAID SOUTHERLY LINE AND AN EXTENSION THEREOF, A DISTANCE OF 341.60 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF BROOKS' ESTATES AS RECORDED IN PLAT BOOK "A", PAGE 40 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 39 MINUTES, 39 SECONDS WEST, ALONG SAID EASTERLY LINE AND SAID SOUTHWESTERLY LINE, A DISTANCE OF 227.85 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE NORTH 40 DEGREES, 53 MINUTES, 28 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE OF BROOKS' ESTATES, A DISTANCE OF 511.18 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809; THENCE SOUTH 89 DEGREES, 15 MINUTES, 34 SECONDS WEST, A DISTANCE OF 825.78 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO BEING ON THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 40 MINUTES, 12 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 596.15 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 02 DEGREES, 28 MINUTES, 37 SECONDS WEST, A DISTANCE OF 418.52 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE SOUTH LINE OF RICHLAND SUBDIVISION, AS RECORDED IN PLAT BOOK "D", PAGE 74 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 34 MINUTES, 25 SECONDS WEST, A DISTANCE OF 404.26 FEET TO THE SOUTHWEST CORNER OF SAID RICHLAND SUBDIVISION; THENCE NORTH 01 DEGREE, 56 MINUTES, 27 SECONDS WEST, ALONG THE WEST LINE OF SAID RICHLAND SUBDIVISION, A DISTANCE OF 1807.07 FEET TO A POINT ON THE SOUTHERLY LINE OF A CITY OF GAINESVILLE UTILITIES TRANSMISSION RIGHT-OF-WAY (FORMERLY KNOWN AS THE OLD S.A.L. RAILROAD); THENCE SOUTH 57 DEGREES, 54 MINUTES, 15 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 875.26 FEET TO THE NORTHEAST CORNER OF A 30 FOOT WIDE INGRESS-EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 1048 OF SAID PUBLIC RECORDS; THENCE SOUTH 00 DEGREES, 04 MINUTES, 43 SECONDS WEST, A DISTANCE OF 875.61 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT AND TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4465, PAGE 1858 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES, 08 MINUTES, 49 SECONDS EAST, A DISTANCE OF 123.14 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 20 DEGREES, 45 MINUTES, 44 SECONDS EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 182.13 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES, 20 SECONDS EAST, ALONG SAID EAST LINE AND AN EXTENSION THEREOF, A DISTANCE OF 244.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 32 MINUTES, 43 SECONDS WEST, ALONG SAID NORTHERLY LINE AND CONTINUING ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 748, PAGE 394 OF SAID PUBLIC RECORDS, A DISTANCE OF 895.47 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LANDS AND CONTINUING ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3875, PAGE 349, A DISTANCE OF 666.02 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, A DISTANCE OF 658.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 3, 4, AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 658.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING
CONTAINING 95.17 ACRES, MORE OR LESS



No.	Date	Comment
1	04/18/17	MAJOR REVISIONS
2	04/18/17	REVISED DESCRIPTION, BOUNDARY & MONUMENTS
3	04/18/17	

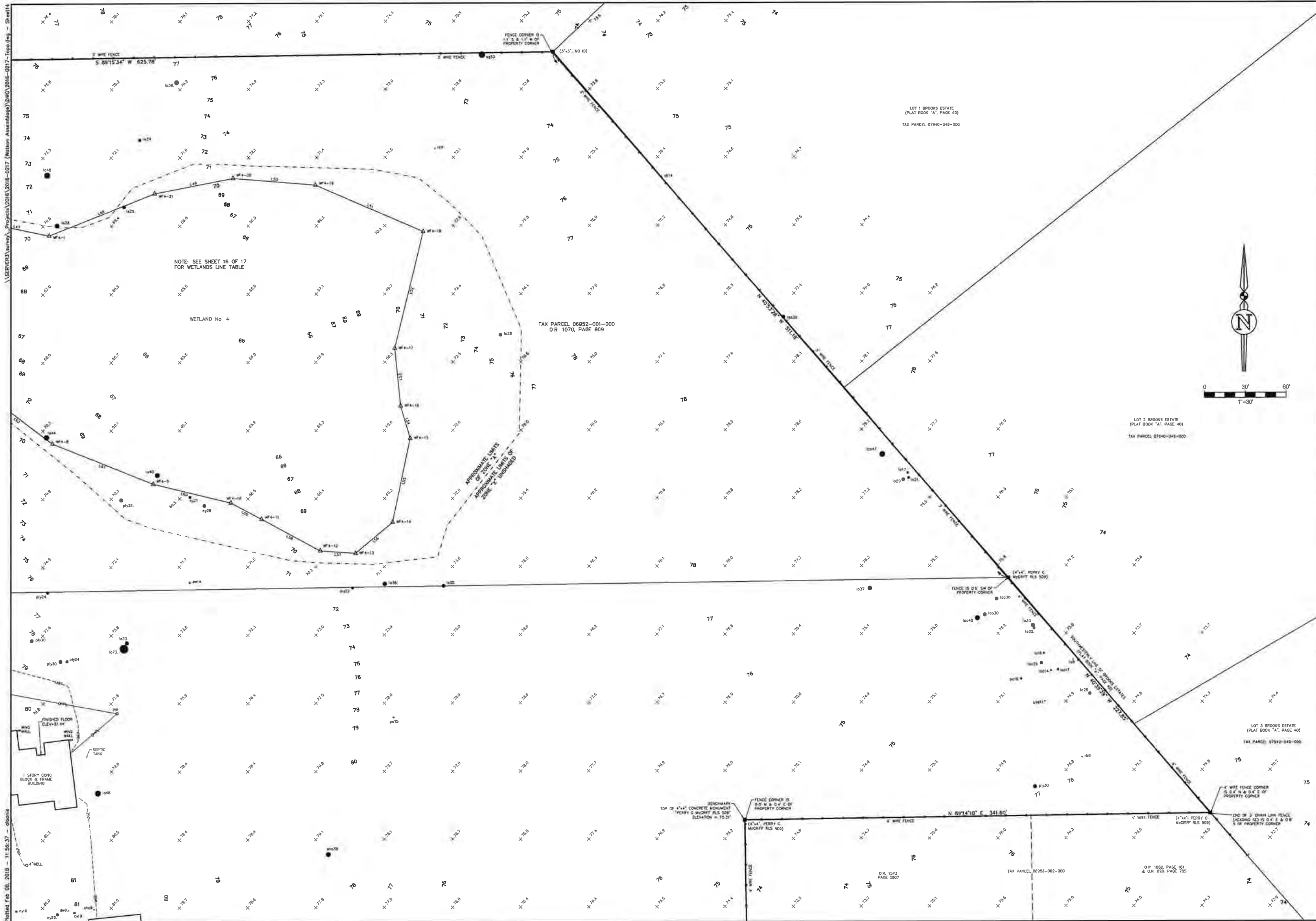
FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: 08/16/18. SAID MAP DESCRIBES ZONE(S) AS BEING "REGUL FLOOD HAZARD AREA (SPINA SUBJECT TO ANNUAL CHANCE FLOOD) AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

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www.eda-engineers.com

Prepared for: KOHEN & CO., LLC
Project No: 2018-0017-500
Date: 04/18/17
Scale: 1"=200'
Sheet No: 1-28

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD AND THE FLORIDA SURVEYING BOARD'S ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEDICATES THE SITE CONDITIONS AS OF 04/18/2017.

V-001



NOTE: SEE SHEET 16 OF 17 FOR WETLANDS LINE TABLE

WETLAND No. 4

APPROXIMATE LIMITS OF ZONE "A" UNDESIGNED

TAX PARCEL 06852-001-000 O.R. 1070, PAGE 809

LOT 1 BROOKS ESTATE (PLAT BOOK "A", PAGE 40) TAX PARCEL 07940-049-000

LOT 3 BROOKS ESTATE (PLAT BOOK "A", PAGE 40) TAX PARCEL 07940-049-000



No.	Date	Comment
2	02/08/18	FIELD CORRECT TAX PARCEL NUMBERS
1	06/29/17	ADD TREE LOCATIONS

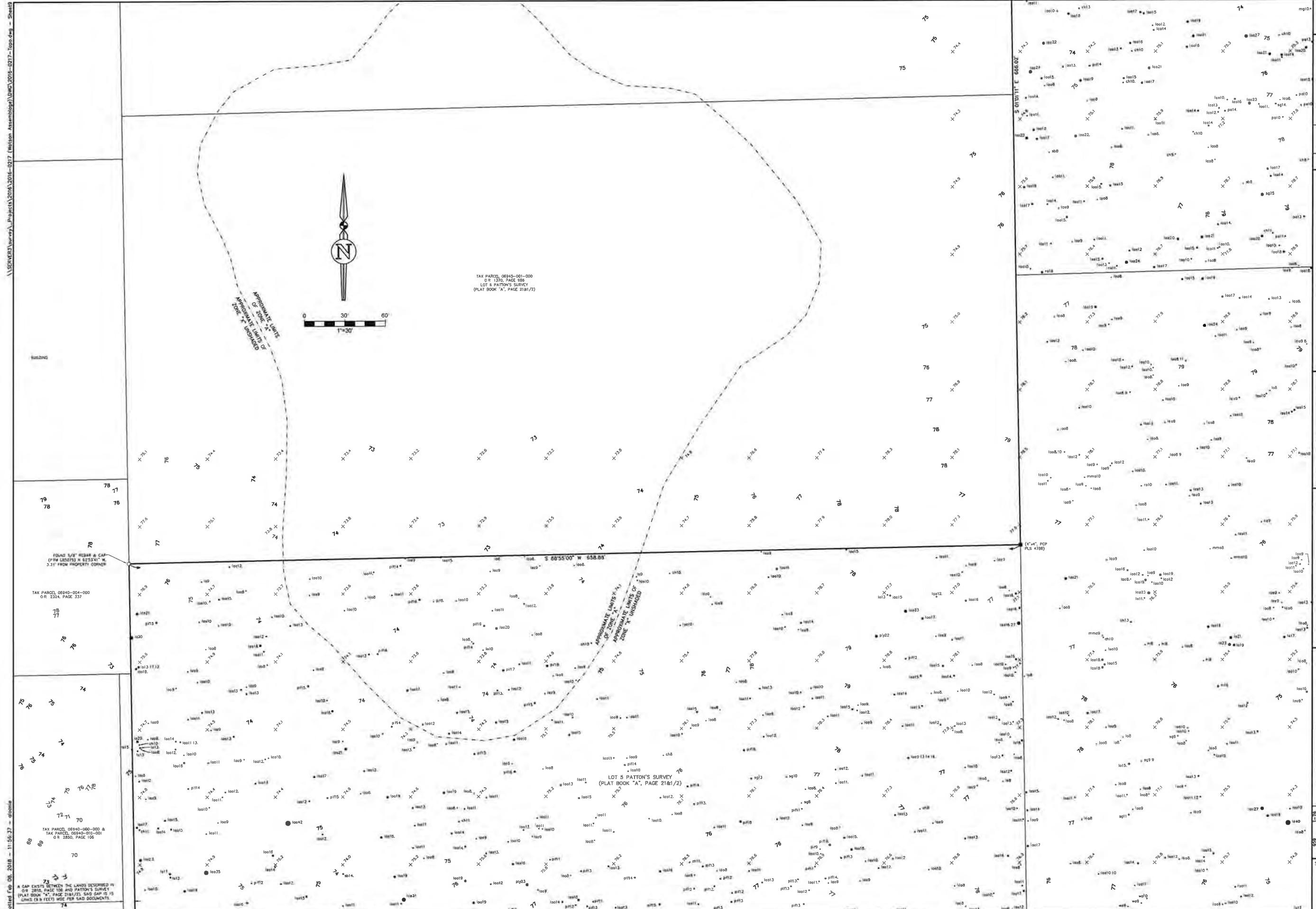
FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNDESIGNED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 22020-0100-0000-0000, COMMUNITY 22020-0100-0000-0000, DESCRIBED AS FLOOD INSURANCE RATE MAP NO. 22020-0100-0000-0000, AS BEING "SYMBOL FLOOD HAZARD ANALYSIS SUBJECT TO ADJUSTMENT BY THE 1% ANNUAL CHANCE FLOOD, NO HAVE FLOOD ELEVATION DETERMINED AND ZONE "Z" (UNDESIGNED) AS BEING "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda
 eda engineers-surveyors-planners, inc.
 2000 W. 17th ST. GAINESVILLE, FLORIDA 32608-4888
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 E-MAIL: info@edainc.com

Project No. 2018-0371
 Date: 08/08/17
 Scale: 1"=30'
 Sheet: 14 OF 17
 Title: FLOOD INSURANCE RATE MAP STATEMENT
 Client: J. LOCHEN & CO., LLC

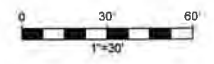
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.207 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 08/08/17.
 PREPARED FOR: J. LOCHEN & CO., LLC
 Date: 08/08/17
 Scale: 1"=30'
 Sheet: 14 OF 17

Sheet No: V-014



TAX PARCEL 08945-001-000
 OF 1370, PAGE 188
 LOT 8 PATTON'S SURVEY
 (PLAT BOOK "A", PAGE 2181/2)

APPROXIMATE LIMITS
 OF FLOOD ZONE
 X UNSHADDED



No.	Date	Comment
1	02/08/18	FIELD INSURANCE RATE MAP NUMBERS
2	06/29/17	ADD TREE LOCATIONS

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X UNSHADDED AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 1280003L, COMMUNITY NUMBER 08128003L, DESCRIBED AS EFFECTIVE DATE: 06/29/17. SPECIAL FLOOD HAZARD AREAS (SMA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND FLOOD ELEVATIONS DETERMINED AND ZONE "X" UNSHADDED AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

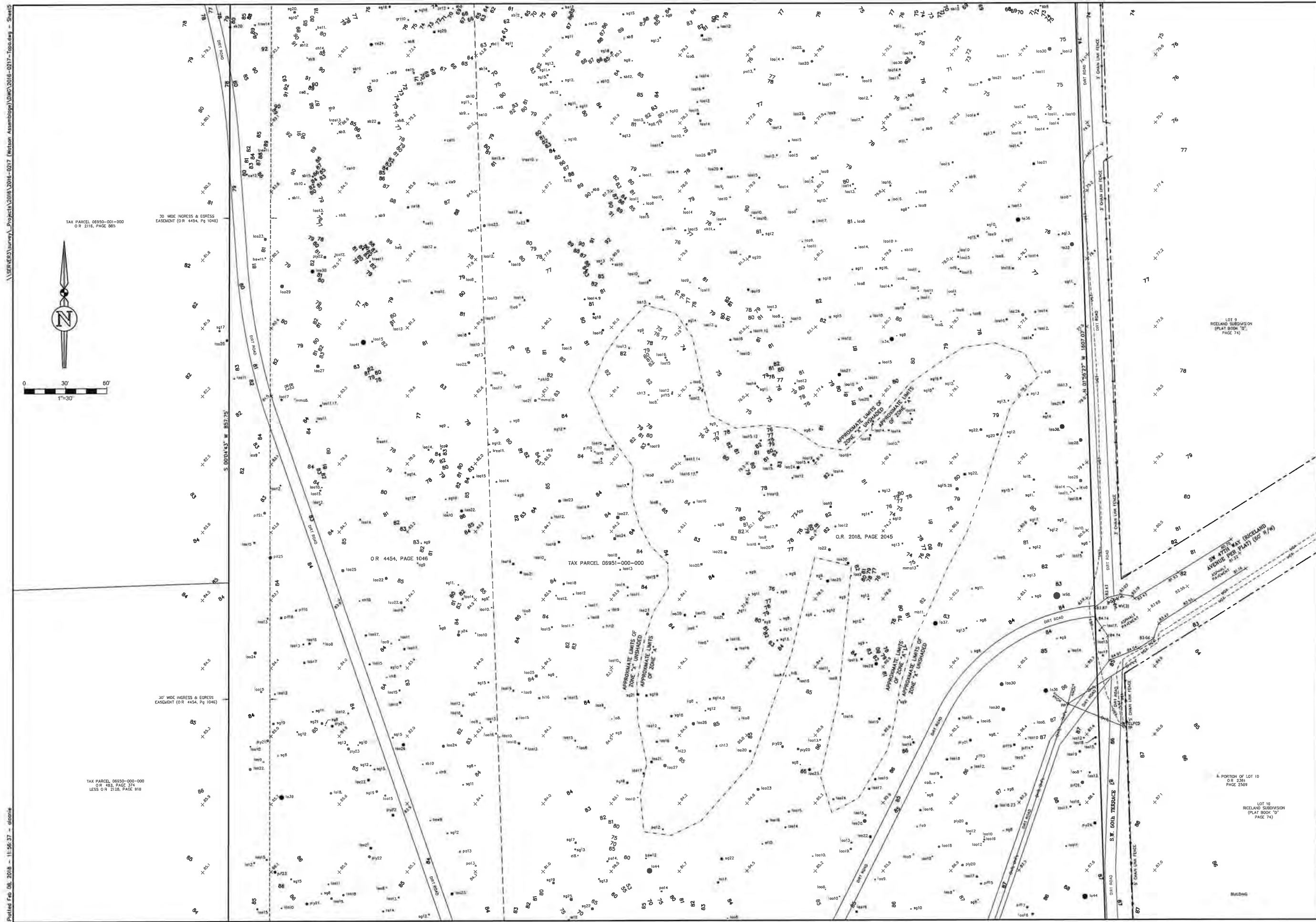
eda 40 years
 eda engineers-surveyors-planners, inc.
 2024 W. 47th ST. GAINESVILLE, FLORIDA 32608-4888
 TEL: 352.339.1829 FAX: 352.339.1828
 WWW.EDASURVEYING.COM

PROJECT NO. 2016-0217 502
 SHEET NO. 9 OF 17 FOR SIGNATURE
 DATE 02/08/18
 DRAWN BY J.R. AND ORIGINAL RAISED SEAL
 CHECKED BY J.R. AND ORIGINAL RAISED SEAL
 2017 VALUE SURVIVOR AND INSURANCE RISK
 2017 FLOODPLAIN BOUNDARY AND ELEVATION SURVEY

PREPARED FOR: J. KOEHN & CO., LLC
 SHEET NO. V-009
 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.027 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 02/08/18.

V-009

Plotted Feb 08, 2018 - 11:55:37 - eda\edna



No.	Date	Comment
1	05/29/17	ADD THREE LOCATIONS
2	02/08/18	FIXED INCORRECT TAX PARCEL NUMBERS

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP PANEL QASD, EFFECTIVE DATE 08/18/08. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND BASE FLOOD ELEVATIONS ESTIMATED" AND ZONE "X" (UNSHARDED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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eda engineers-surveyors-planners, inc.
 08/08/17
 SHEET 5 OF 17 OF 20 PAGES
 SEE SHEET 1 OF 17 FOR SIGNATURE
 AND ORIGINAL SEALED SET
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER, COMM. NO. 00017

PREPARED FOR: **KOCHEN & CO., LLC**
 08/06/17
 06/08/17
 02/08/18
 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 08/08/17.

Sheet No: **V-005**

TOPOGRAPHIC SURVEY

IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA FOR KOHEN & CO., LLC

SHEET 4 OF 17

SHEET 3 OF 17

SHEET 2 OF 17

SHEET 5 OF 17

SHEET 6 OF 17

SHEET 7 OF 17

SHEET 8 OF 17

SHEET 9 OF 17

SHEET 10 OF 17

SHEET 11 OF 17

SHEET 12 OF 17

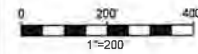
SHEET 13 OF 17

SHEET 14 OF 17

SHEET 15 OF 17

SHEET 16 OF 17

SHEET 17 OF 17



NOTES:

- ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON AN ELEVATION OF 71.075 FEET (NAVD 1988 DATUM) ON A FLORIDA DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT WITH BRASS DISK DESIGNATED AS "26090118U3".
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 22, TOWNSHIP 09 SOUTH, RANGE 22 EAST AS BEING NORTH 89 DEGREES, 18 MINUTES, 26 SECONDS EAST.
- AREAS DESIGNATED AS ZONE 'A' ARE AREAS WITHIN FLOOD ZONE 'A'. ALL OTHER AREAS ARE WITHIN FLOOD ZONE 'X' (UNSHADED).
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- O.R. 3853, PAGE 776 (TAX PARCEL 06952-000-000) & O.R. 1821, PAGE 2875 (TAX PARCEL 06952-003-000) BOTH REFERENCE AN EASEMENT FOR INGRESS-EGRESS BEING 20 FEET IN WIDTH EXTENDING WESTERLY FROM THE END OF SW 51st STREET TO THE NORTHWEST CORNER OF TAX PARCEL 06952-002-002. THIS SURVEYOR DOES NOT KNOW WHERE THE LOCATION OF SW 51st STREET IS AT THIS TIME OR AT THE TIME THE EASEMENT WAS WRITTEN. CURRENTLY THESE TWO TAX PARCELS PHYSICALLY ACCESS THEIR PROPERTY THROUGH THE DIRT ROAD SHOWN HEREON AND LABELED SW 52nd TERRACE ON A SIGN ON ARCHER ROAD.
- THIS SURVEY CONSISTS OF 17 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
- ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
- THIS IS NOT A BOUNDARY SURVEY. THE PROPERTY LINES, DIMENSIONS, AND MONUMENTS SHOWN HEREON ARE FROM A BOUNDARY SURVEY PREVIOUSLY COMPLETED BY THIS OFFICE (PROJECT NO. 2016-0217.500 DATED 04/18/17).
- THE WETLAND LINES AND AREAS SHOWN HEREON ARE FROM FLAGS PLACED BY NORMANDEAU ASSOCIATES, INC. IN SEPTEMBER 2016. THIS SURVEYOR IS NOT A WETLANDS DELINEATOR.
- THE SEPTIC TANKS SHOWN HEREON WERE FIELD LOCATED ON OR BEFORE 06/06/17. THIS SURVEYOR HAS NO INFORMATION REGARDING THE EXISTENCE OF POTENTIAL ADDITIONAL SEPTIC TANKS LOCATED ON OR ADJOINING THE SUBJECT PROPERTY WHICH MAY OR MAY NOT EXIST.
- INTERIOR FENCES WERE NOT FIELD LOCATED AND ARE NOT SHOWN HEREON.
- THE ELEVATION DATA SHOWN HEREON IS FROM A COMBINATION OF FIELD SURVEY BY THIS OFFICE AND AN AIRBORNE LIDAR SURVEY PERFORMED BY PICKETT & ASSOCIATES, INC. ON 05/09/2017.
- THE LOCATION OF BUILDINGS SHOWN HEREON ARE FROM THE AIRBORNE LIDAR SURVEY, WERE NOT FIELD TIED ON THE GROUND, AND SHOULD BE CONSIDERED APPROXIMATE.
- THE TREES SHOWN HEREON ARE INTENDED TO MEET THE REQUIREMENTS OF A TREE SURVEY AS DEFINED BY THE CITY OF GAINESVILLE CODE OF ORDINANCES (SECTION 30-23 : DEFINITIONS). ONLY REGULATED TREES AS DEFINED BY THE CITY OF GAINESVILLE CODE OF ORDINANCES (SECTION 30-23 : DEFINITIONS) WERE LOCATED AS A PART OF THIS SURVEY. TREES WITHIN WETLAND AREAS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THE SCIENTIFIC NAMES SHOWN HEREON ARE TO THE BEST ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL, AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR THE TREE SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS, UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY; NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

LEGEND OF SYMBOLS & ABBREVIATIONS:

- BPR = WATERLINE BACKFLOW PREVENTER
- CONC = CONCRETE
- DI = DUCTILE IRON PIPE
- ELB = ELECTRICAL JUNCTION BOX
- ELEV = ELEVATION
- EP = EDGE OF PAVEMENT
- FCCB = FIBER OPTIC CABLE JUNCTION BOX
- GRUB = GRUCOM JUNCTION BOX
- ID = IDENTIFICATION
- IN = INVERT
- No. = NUMBER
- O.R. = OFFICIAL RECORDS BOOK
- PAGES = PAGES
- PVC = POLY-VINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SECTION 22-10-18 = SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- W/ = WITH
- ANCH = GUY ANCHOR
- CONC = FOUND CONCRETE MONUMENT (size, ID)
- IR = FOUND IRON PIPE (size, ID)
- RR = FOUND REBAR & CAP (size, ID)
- GASMRK = GAS MARKER
- PH = FIRE HYDRANT
- LT PL = LIGHT POLE
- MANK = MANKOLE
- MTP = METER POLE
- PP = POWER POLE
- SET 3/4" REBAR & CAP (LB 2388)
- SCM = SANITARY SEWER LINE CONC MARKER
- SON = SIGN
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- WATER LINE CONC MARKER
- ELEVATION CONTOUR LINE
- FENCE LINE
- OVERHEAD GRUCOM LINE
- OVERHEAD LEVEL 3 FIBER OPTIC LINE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND GRUCOM LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- SPOT ELEVATION
- SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY
- WETLAND FLAG No. 5 OF WETLAND AREA No. 2

TREE LEGEND:

ONLY REGULATED TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

- SIZE/COMMON NAME Genus species
- 9" SWEETBAY *Magnolia virginiana*
- 13" BLUE BEECH *Carpinus caroliniana*
- 11" BOX ELDER *Acer negundo*
- 15" BLACKJACK OAK *Quercus marilandica*
- 11" BASSWOOD *Tilia sp.*
- 12" CAMPHOR *Cinnamomum camphora*
- 13" CHINABERRY *Melia azadirach*
- 10" SOUTHERN REDCEDAR *Juniperus silicicola*
- 9" CHINESE ELM *Ulmus parvifolia*
- 13" BLACK CHERRY *Prunus serotina*
- 15" CHINESE TALLOW *Sapium sebiferum*
- 15" CYPRESS *Taxodium sp.*
- 10" FLOWERING DOGWOOD *Cornus florida*
- 10" FLORIDA ELM *Ulmus floridana*
- 10" GOLDENRAIN TREE *Koeleria paniculata*
- 17" HICKORY *Carya sp.*
- 14" AMERICAN HOLLY *Ilex opaca*
- 11" LAUREL OAK *Quercus hemisphaerica*
- 14" LIVE OAK *Quercus virginiana*
- 13" RED MULBERRY *Morus rubra*
- 12" MAGNOLIA *Magnolia grandiflora*
- 10" MIMOSA *Albizia julibrissin*
- 15" PALM *Sabal palmetto*
- 14" PECAN *Carya sp.*
- 14" PINE *Pinus sp.*
- 15" LONGLEAF PINE *Pinus palustris*
- 22" LOBLOLLY PINE *Pinus taeda*
- 12" PERSIMMON *Diospyros virginiana*
- 9" REDBUD *Cercis canadensis*
- 15" SOUTHERN RED OAK *Quercus falcata*
- 8" RIVER BIRCH *Betula nigra*
- 15" SWAMPBERRY *Celtis laevigata*
- 17" SWAMP CHESTNUT OAK *Quercus michauxii*
- 15" SWEETGUM *Liquidambar styraciflua*
- 24" SHARD OAK *Quercus shumardii*
- 15" SPRUCE PINE *Pinus glabra*
- 13" SYCAMORE *Platanus occidentalis*
- 11" UNIDENTIFIED TREE
- 11" WINGED ELM *Ulmus alata*
- 10" WATER OAK *Quercus nigra*

FLOOD INSURANCE RATE MAP STATEMENT

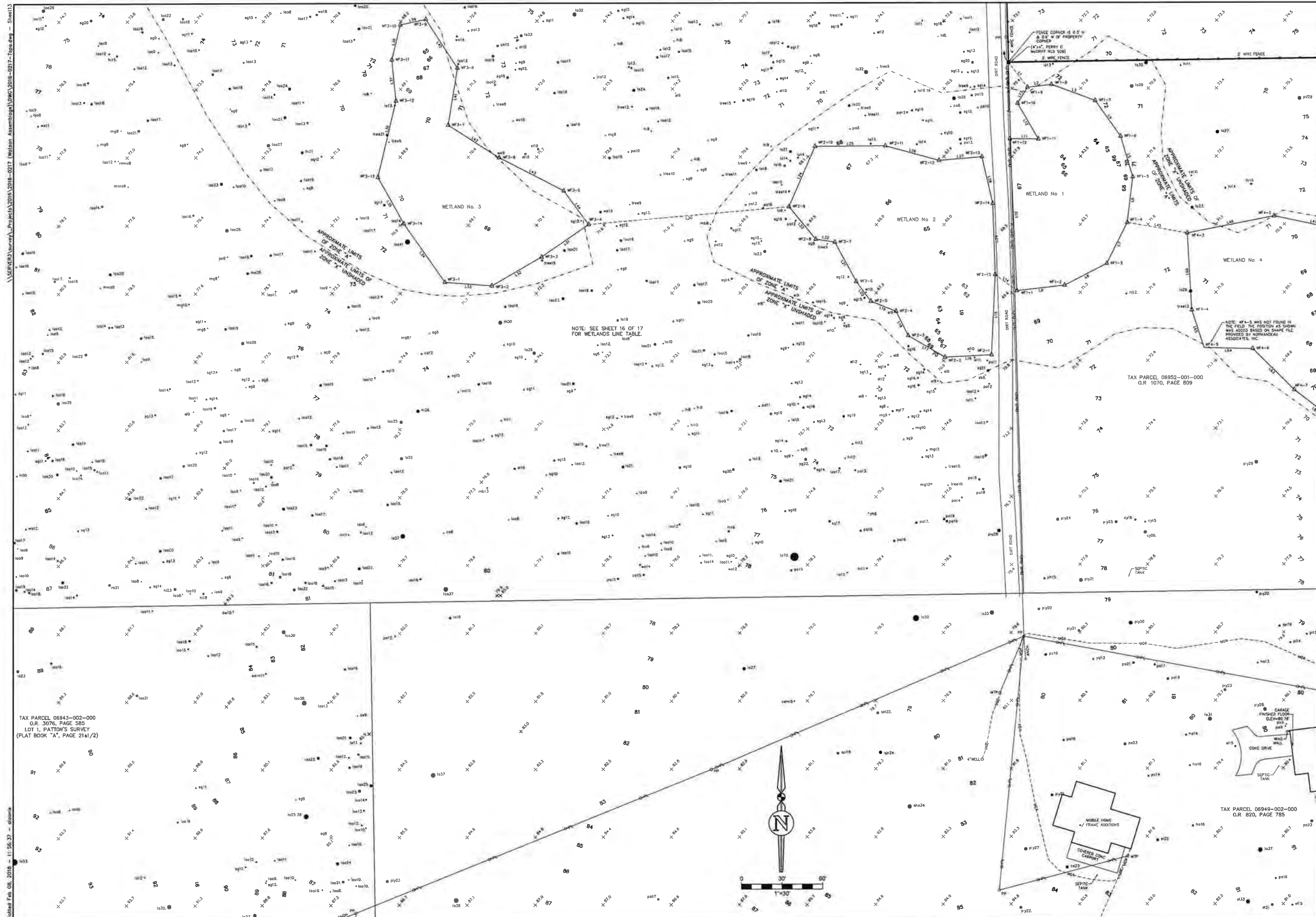
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 28163C0030, COMMUNITY NUMBER 12888, PANEL 28163C0030, EFFECTIVE DATE: 02/07/18. FLOOD INSURANCE ZONE(S) SHOWN ON THIS AS BEING "SEVERAL FLOOD HAZARD AREAS (FORMAL DESIGNATION BY THE FEDERAL GOVERNMENT) AND ARE NOT SUBJECT TO ANNUAL CHANCE FLOOD. NO EXISTING FLOOD ELEVATIONS DETERMINED AND TIME X (UNSHADED) ARE BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eds engineers-surveyors-planners, inc.
2000 W. 57th St. Gainesville, Florida 32608
Tel: 352.336.7707
Fax: 352.336.7707
www.edwardsinc.com

eds engineers-surveyors-planners, inc.
Professional Seal
No. 6887
Exp. 08/31/24
State of Florida
Surveyor

08/06/17 08/08/17 02/09/18
Prepared for: KOHEN & CO., LLC
This survey meets the standards of practice as set forth by the Florida Administrative Code, pursuant to Section 472.007 (2016) Florida Statutes. This survey depicts the site conditions as of 08/06/17.

Plotted Feb. 28, 2018 - 11:56:37 - oloano



Plotted Feb. 08, 2018 - 11:56:37 - dlsnls
 \\SERVER03\Survey\Projects\2016-2017 (Wilson Assemblies)\DMS\2016-2017-Forest.dwg - Sheet13

No.	Date	Comment
1	05/29/17	ADD TREE LOCATIONS
2	02/08/18	FIXED INCORRECT TAX PARCEL NUMBERS

FLOOD INSURANCE RATE MAP STATEMENT
 THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP PANEL GISSD, EFFECTIVE DATE 06/16/06. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SPHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATION DETERMINED" AND ZONE X (UNSHADDED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda engineers-surveyors-planners, inc.
 11299 US HWY 90, SUITE 100, FORT WORTH, TEXAS 76134
 TEL: 817.335.4444 FAX: 817.335.4445
 WWW.EDASURVEYING.COM

eda engineers-surveyors-planners, inc.
 Project: 2016-0075-002
 Date: 02/08/18
 Drawn: J.R.L.
 Check: J.R.L.
 Scale: AS SHOWN
 SEE SHEET 1 OF 17 FOR SIGNATURE AND ORIGINAL RAISED SEAL.
 2017 FLOOD INSURANCE RATE MAP PANEL GISSD, EFFECTIVE DATE 06/16/06

PREPARED FOR: KOHEN & CO., LLC
 Survey Date: 06/08/17
 Date: 02/08/18
 THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 92.027 (2016), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 08/08/07.

Sheet No: **V-013**

TAX PARCEL 06943-002-000
 O.R. 3076, PAGE 585
 LOT 1, PATTON'S SURVEY
 (PLAT BOOK "A", PAGE 2141/2)

TAX PARCEL 06952-001-000
 O.R. 1070, PAGE 809

TAX PARCEL 06949-002-000
 O.R. 820, PAGE 785

NOTE: SEE SHEET 16 OF 17 FOR WETLANDS LINE TABLE.

NOTE: WF-4 WAS NOT FOUND IN THE FIELD. THE POSITION AS SHOWN WAS ASSUMED BASED ON SHAPES FILE PROVIDED BY NORMAN KEAU ASSOCIATES, INC.

Attachment E
Neighborhood Meeting Documents and Property Owners

OAKS PRESERVE PARCELS AND OWNERS LIST - DESIGN PLAT SUBMITTAL

PARCEL:	OWNERS:
06951-000-000	Taxpayer: WATSON RANDALL COY Mailing: 6980 HIGHTWAY 59 URIAH, AL 36480-5116 9-1-1 Address: 5105 SW ARCHER RD GAINESVILLE
06949-001-000	Taxpayer: HOWARD, CHARLOTTE L Mailing: 10730 LONG COVE CT JACKSONVILLE, FL 32222-2316 9-1-1 Address: 5319 SW 51ST AV GAINESVILLE
06949-000-000	Taxpayer: DENSON & HERNDON ET AL Mailing: 14045 NW 173RD ST Alachua, FL 32615 9-1-1 Address: 5310 SW 52ND TER GAINESVILLE
06952-002-002	Taxpayer: ZARRAGOITIA & ZARRAGOITIA Mailing: 5109 SW 52ND TER GAINESVILLE, FL 32608-4818 9-1-1 Address: 5109 SW 52ND TER GAINESVILLE
06944-001-000	Taxpayer: BRAKKE, JEFFREY A Mailing: 4636 IVORY CT # 1011 EULESS, TX 76040-8723 9-1-1 Address:
06944-000-000	Taxpayer: BRAKKE, ALLEN W Mailing: 4636 IVORY CT # 1011 EULESS, TX 76040-8723 9-1-1 Address:
06943-002-000	Taxpayer: FLORENCE, PAUL & JOAN Mailing: 5745 SW 75TH ST # 305 GAINESVILLE, FL 32608 9-1-1 Address:
06949-002-000	Taxpayer: SHEFFIELD MORRIS Mailing: 5327 SW 52ND TER GAINESVILLE, FL 32608-4818 9-1-1 Address: 5325 SW 52ND TER GAINESVILLE 5327 SW 52ND TER GAINESVILLE
06952-001-000	Taxpayer: SHEFFIELD, M D & SHARON Mailing: 5327 SW 52ND TER GAINESVILLE, FL 32608-4818 9-1-1 Address:



engineers • surveyors • planners, inc.

Memorandum

AD REQUESTED: 01/05/18
TO: Kimberly Kanemoto/Ken Blake
FROM: Rosa Trautz
SUBJECT: Neighborhood Workshop – Oaks Preserve
AD RUN DATE: 01/09/18
AD SIZE: 2 columns wide x 2 inches long

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Design Plat located on SW Archer Road on tax parcel numbers 06949, 06952-2-2, 06944, 06944-1, 09649-1, 06949-2, 06952-1, 06943-2, and 06951. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on January 24, 2018 at 6:00 p.m. at the Country Inn & Suites located at 4015 SW 43rd Street, Gainesville.



Contact: Clay Sweger, AICP, LEED AP
eda engineers – surveyors – planners, inc.
(352) 373-3541



In this image made with an 8-minute long exposure, the SpaceX Falcon 9 rocket launches from Cape Canaveral Air Force Station and lands as seen from the Ocean Club Marina in Port Canaveral, on Sunday night. SpaceX launched a secret satellite codenamed Zuma on its first flight of the new year. [MALCOLM DENEMARK/FLORIDA TODAY VIA AP]

Stick the landing

Florida gets legal win on satellite TV taxes

By Jim Saunders
The News Service of Florida

TALLAHASSEE — Ending years of legal battling about the issue, the U.S. Supreme Court on Monday refused to take up a challenge to the constitutionality of a Florida law that sets different tax rates for satellite and cable-television services.

The U.S. Supreme Court, without explanation, turned down Dish Network's appeal of a ruling last year by the Florida Supreme Court that upheld the law.

The state's communications-services tax is 4.92 percent on the sale of cable services and

9.07 percent on the sale of satellite-TV services. Local governments also can impose communications-services taxes on cable, with rates varying.

Dish Network contended the different state tax rates on satellite and cable are a form of protectionism that violates the "dormant" Commerce Clause, which bars states from discriminating against interstate commerce.

"The decision below (at the Florida Supreme Court) is a green light to adopt protectionist measures encumbering the flow of commerce across state lines," Dish Network argued in a

November brief asking the U.S. Supreme Court to decide the case. "Even though Commerce Clause doctrine is a morass — indeed, precisely because it is a morass — it is vital for the (U.S. Supreme) Court to step in."

But Attorney General Pam Bondi's office, which represented the Florida Department of Revenue, argued in a brief that a federal telecommunications law prevents local governments from taxing satellite services. As a result, the brief said, the state set a higher tax rate for satellite services and shares part of the money with local governments.

Meanwhile, local governments can tax cable services.

"If a state taxes communications services at the state and local levels, as Florida does, the only way to ensure that the state receives the same revenue from satellite as other communications services while ensuring that local governments may also receive revenue is to tax satellite at a higher rate and share the revenue with local governments," the brief said.

The state's 1st District Court of Appeal in 2015 ruled in favor of the satellite-television industry and raised the possibility that Florida would have to pay refunds to satellite companies. But the Florida Supreme Court in April unanimously overturned that decision, with justices saying in a main opinion that they did not find the law was "enacted with a discriminatory purpose."

A key part of the case

at the Florida Supreme Court focused on arguments by the satellite companies that the different tax rates benefited cable companies that are "in-state interests" at the expense of "out-of-state" satellite operators. But Justice Peggy Quince, writing for the court, rejected such a distinction and noted that the state's largest cable operators are headquartered outside of Florida.

"Cable is not a local, in-state interest any more than satellite," Quince wrote. "While it may be true that cable employs more Florida residents and uses more local infrastructure to provide its services, the Supreme Court has never found a company to be an in-state interest because it had a greater presence in a state."

Editor's note: The News Service of Florida has a partnership with Florida Internet &

STATE BRIEFS

Mom, 2 kids dead after minivan lands in pond

IMMOKALEE, — Authorities are investigating the deaths of a Florida woman and her two children after their minivan became submerged in a pond.

In a Naples Daily News report, Florida Highway Patrol Lt. Greg Bueno said 27-year-old Shatoria Michelle Brown of Immokalee was driving the children late Saturday when their vehicle went over the shoulder of the roadway and into the pond.

A highway patrol report said Brown's body was found in the water outside the submerged minivan. Bueno said her two children, 3-year-old Ra'Layah Johnson and 5-year-old Ra'Majesty Johnson, were found inside the vehicle.

The highway patrol report said the 3-year-old girl was pronounced dead at a hospital, and her brother was pronounced dead at the scene.

Bueno said the deaths were under investigation.

High court won't take treehouse dispute

A Florida couple will have to take down their beachfront treehouse after the Supreme Court declined to get involved in a dispute over it.

The Supreme Court on Monday declined to take the case brought by Lynn Tran and Richard Hazen, who live on Anna Maria Island on Florida's west coast. The couple built a two-story treehouse on



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PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Design Plat located on SW Archer Road on tax parcel numbers 06949, 06952-2-2, 06944, 06944-1, 09649-1, 06949-2, 06952-1, 06943-2, and 06951. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on January 24, 2018 at 6:00 p.m. at the Country Inn & Suites located at 4015 SW 43rd Street, Gainesville.



Contact: Clay Sweger, AICP, LEED AP
eds engineers - surveyors - planners, inc.
(352) 373-3541

GF-GH039230

Neighborhood Workshop Notice

06983-004-000 Oaks Preserve S/D
3P PROPERTIES LLC
1340 TRAILWOOD DR
NEPTUNE BEACH, FL 32266

Neighborhood Workshop Notice

06939-000-000 Oaks Preserve S/D
ASSARY & ASSARY
20 SE BROADWAY ST
OCALA, FL 34471

Neighborhood Workshop Notice

06947-002-000 Oaks Preserve S/D
AULISIO & AULISIO
3937 SW 86TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06963-000-000 Oaks Preserve S/D
BAKER WESLEY V & NANCY H
5005 SW 47TH WAY
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06940-000-000 Oaks Preserve S/D
BARTON, KELLY & HARRIETT
1015 ALHAMBRAWAY SOUTH
ST PETERSBURG, FL 33705

Neighborhood Workshop Notice

06940-010-001 Oaks Preserve S/D
BAY AREA EXCAVATING SERVICE
1015 ALHAMBRA WAY SOUTH
ST PETERSBURG, FL 33705

Neighborhood Workshop Notice

06941-005-001 Oaks Preserve S/D
BELL & CLAYTON & KAPHERS &, MC
5615 SW 59TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

07000-003-000 Oaks Preserve S/D
BELL KATHLEEN
5707 SW 49TH ST
GAINESVILLE, FL 32608-4826

Neighborhood Workshop Notice

06941-008-000 Oaks Preserve S/D
BOULWARE, MIKE
5720 SW 57TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06944-000-000 *** Oaks Preserve S/D
BRAKKE, ALLEN W
4636 IVORY CT # 1011
EULESS, TX 76040-8723

Neighborhood Workshop Notice

07000-001-000 Oaks Preserve S/D
BREWER, PATSY HEIRS
323 CIMARRON WAY
LAWRENCEVILLE, GA 30044-6822

Neighborhood Workshop Notice

06983-005-000 Oaks Preserve S/D
BROWN SAMMIE LEE
5507 SW 57TH AVE
GAINESVILLE, FL 32608-4838

Neighborhood Workshop Notice

06940-002-000 Oaks Preserve S/D
BRYANT JR & BRYANT & BRYANT &
JACKSON
5707 SW 53RD PL
GAINESVILLE, FL 32608-4834

Neighborhood Workshop Notice

06964-000-000 Oaks Preserve S/D
BYRON & BYRON CO TRUSTEES
7000 NW 84TH AVE
PARKLAND, FL 33067

Neighborhood Workshop Notice

06983-003-000 Oaks Preserve S/D
CALVARY CHAPEL GAINESVILLE INC
5510 SW 62ND AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06913-000-000 Oaks Preserve S/D
DAMRON, BOBBY L LIFE ESTATE
1927 SW 88TH ST
GAINESVILLE, FL 32607-3423

Neighborhood Workshop Notice

06949-000-000 *** Oaks Preserve S/D
DENSON & HERNDON ET AL
14045 NW 173RD ST
ALACHUA, FL 32615

Neighborhood Workshop Notice

06921-002-000 Oaks Preserve S/D
DESOWITZ GREGORY B
PO BOX 142474
GAINESVILLE, FL 32614-2474

Neighborhood Workshop Notice

06915-001-000 Oaks Preserve S/D
DESSO, MARTHA TRUSTEE
5112 SW ARCHER RD
GAINESVILLE, FL 32608-3819

Neighborhood Workshop Notice

06943-001-000 Oaks Preserve S/D
DEWEY & VARELA H/W
508 SE TUSCAWILLA RD
MICANOPY, FL 32667

Neighborhood Workshop Notice

06939-004-000 Oaks Preserve S/D
DICKERSON PAUL JR & SARAH
5230 SW 56TH TER
GAINESVILLE, FL 32608-4835

Neighborhood Workshop Notice

06942-000-000 Oaks Preserve S/D
DOGWOOD ACQUISITION LLC
5214 SW 91ST TER STE A
ATTN: OSCAR RODRIGUEZ
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06952-002-001 Oaks Preserve S/D
EMERY HELEN
5745 SW 75TH ST PMB 279
GAINESVILLE, FL 32608-5504

Neighborhood Workshop Notice

06915-001-001 Oaks Preserve S/D
FLEMING LIFE ESTATE & KESSLER LIFE
ESTATE
5112 SW ARCHER RD
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06943-002-000 *** Oaks Preserve S/D
FLORENCE, PAUL & JOAN
5745 SW 75TH ST # 305
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06940-001-000 Oaks Preserve S/D
FRED DANIEL
5801 SW 53RD PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06949-001-000 *** Oaks Preserve S/D
HOWARD, CHARLOTTE L
10730 LONG COVE CT
JACKSONVILLE, FL 32222-2316

Neighborhood Workshop Notice

06950-000-000 Oaks Preserve S/D
HUSEMAN, DONNA S
9219 SW 12TH AVE
GAINESVILLE, FL 32607-3216

Neighborhood Workshop Notice

06953-001-000 Oaks Preserve S/D
JACKSON E R
5222 SW 57TH AVE
GAINESVILLE, FL 32608-4867

Neighborhood Workshop Notice

06953-001-001 Oaks Preserve S/D
JACKSON, EDDIE RUSSELL
5118 SW 57TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06953-001-002 Oaks Preserve S/D
JACKSON, THEO HAROLD
1806 BAYWOOD AVE
ORLANDO, FL 32818-5807

Neighborhood Workshop Notice
06941-005-000 Oaks Preserve S/D
KAPHERS ALBERTA HEIRS
5615 SW 59TH ST
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06993-000-000 Oaks Preserve S/D
LAMAR ELAINE
6009 SW 63RD BLVD
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06950-001-000 Oaks Preserve S/D
LIM, PRECY A
7301 LEMON GRASS DR
PARKLAND, FL 33076

Neighborhood Workshop Notice
06963-001-000 Oaks Preserve S/D
LUKE, J S & DIANE
21107 NW 74TH PL
ALACHUA, FL 32615-7001

Neighborhood Workshop Notice
06941-008-001 Oaks Preserve S/D
MOFFIT MARDELL C
5640 SW 57TH AVE
GAINESVILLE, FL 32608-4837

Neighborhood Workshop Notice
06961-000-000 Oaks Preserve S/D
PATEL & PATEL & PATEL
1901 SW 13TH ST
GAINESVILLE, FL 32608-1530

Neighborhood Workshop Notice
06953-002-000 Oaks Preserve S/D
PATTERSON COMMUNITY CEMETERY
INC
6009 SW 63RD BLVD
GAINESVILLE, FL 32608-4856

Neighborhood Workshop Notice
06940-004-000 Oaks Preserve S/D
PATTERSON, BART
17114 BOY SCOUT RD
ODESSA, FL 33556-2103

Neighborhood Workshop Notice
07240-049-000 Oaks Preserve S/D
PRAIRIE VIEW TRUST
3501 S MAIN ST STE 1
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
06939-003-000 Oaks Preserve S/D
ROBINSON & WILLIAMS
5116 SW 56TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06941-010-000 Oaks Preserve S/D
ROEDER CHRIS J
5421 SW 59TH ST
GAINESVILLE, FL 32608-4868

Neighborhood Workshop Notice
06952-003-000 Oaks Preserve S/D
ROSENBERG JERRY A
7257 NW 4TH BLVD UNIT # 327
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
07000-005-000 Oaks Preserve S/D
SCOTT RHOMA D HEIRS
5710 SW 49TH ST
GAINESVILLE, FL 32608-4825

Neighborhood Workshop Notice
06952-001-000 *** Oaks Preserve S/D
SHEFFIELD, M D & SHARON
5327 SW 52ND TER
GAINESVILLE, FL 32608-4818

Neighborhood Workshop Notice
06966-000-000 Oaks Preserve S/D
SIMMONS, KEVIN W & THERESA J
10042 NONA ST
ORLANDO, FL 32825-8104

Neighborhood Workshop Notice
06952-000-000 Oaks Preserve S/D
SUKHRAM YOURAM S
5211 SW 52ND TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06962-000-000 Oaks Preserve S/D
TRUJILLO & TRUJILLO ET AL
208 WESTOVER CIR
PALATKA, FL 32177-5344

Neighborhood Workshop Notice
06986-000-000 Oaks Preserve S/D
VINSON & VINSON & VINSON-WILDER ET
5350 SW 62ND AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06951-000-000 *** Oaks Preserve S/D
WATSON RANDALL COY
6980 HIGHTWAY 59
URIAH, AL 36480-5116

Neighborhood Workshop Notice
06950-002-000 Oaks Preserve S/D
WHITE TERREL D JR & JOAN JORDAN
4922 SW 52ND TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06943-000-000 Oaks Preserve S/D
WILSON JAYME
5502 SW 57TH AVE
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06928-000-000 Oaks Preserve S/D
WINDSOR-THOMAS GROUP INC
607 S ALEXANDER ST STE 204
PLANT CITY, FL 33563

Neighborhood Workshop Notice
06932-000-000 Oaks Preserve S/D
YOHO, CAROLYN S TRUSTEE
8209 SW 95TH LN
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06952-002-002 *** Oaks Preserve S/D
ZARRAGOITIA & ZARRAGOITIA
5109 SW 52ND TER
GAINESVILLE, FL 32608-4818

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

b

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LEE NELSON
DIRECTOR OF REAL ESTATE – UF
204 TIGERT HALL
PO BOX 113100
GAINESVILLE, FL 32611-3100

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 09 JAN '18
 PM 3 L

2024-663A



UNITED STATES POSTAGE
 PITNEY BOWES
 02 1P
 \$ 000.46⁰
 0000255201 JAN 09 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
 STEWART WELLS
 6744 NW 36 DR
 GAINESVILLE, FL 32653

NIXIE 322 NFE 1 1710001/09/18
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *1633-04110-00-42

32653-088844



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 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 09 JAN '18
 PM 3 L



UNITED STATES POSTAGE
 PITNEY BOWES
 02 1P
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 0000255201 JAN 09 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
 Millennium Bank
 DANNY GILLILAND
 4340 NEWBERRY RD
 GAINESVILLE, FL 32607

NIXIE 322 DE 1 0001/13/18
 RETURN TO SENDER
 INSUFFICIENT ADDRESS
 UNABLE TO FORWARD
 BC: 32606660204 *1633-02777-00-41

IA
 32607-253728



engineers • surveyors • planners, inc
 2404 NW 43rd Street
 Gainesville, FL 32606

JACKSONVILLE
 FL 320
 09 JAN '18
 PM 1 L



UNITED STATES POSTAGE
 PITNEY BOWES
 02 1P
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 0000255201 JAN 09 2018
 MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
 07000-005-000 Oaks Preserve S/D
 SCOTT RHOMA D HEIRS
 5710 SW 49TH ST
 GAINESVILLE, FL 32608-4825

NIXIE 322 DE 1 0001/13/18
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32606660204 *1433-01751-00-41

UTF
 32608-4825



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
09 JAN '18
PM 3 L

2024-663A



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 000.46⁰
0000255201 JAN 09 2018
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

NIXTE 322 DE 1 0001/20/18

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32606660204 *1638-03216-09-41

32606-6602
32635-749292



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
09 JAN '18
PM 3 L



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 000.46⁰
0000255201 JAN 09 2018
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

NIXTE 322 DE 1 0001/21/18

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32606660204 *1638-03346-09-41

32606-6602
32605-121705



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
09 JAN '18
PM 3 L



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 000.46⁰
0000255201 JAN 09 2018
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

NIXTE 322 DE 1 0001/21/18

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32606660204 *1638-03300-09-41

32606-6602
32609-041342



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE
FL 320
09 JAN '18
PM 1 L



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 000.46⁰
0000255201 JAN 09 2018
MAILED FROM ZIP CODE 32606

Neighborhood Workshop Notice
06953-001-000 Oaks Preserve S/D
JACKSON E R
5222 SW 57TH AVE
GAINESVILLE, FL 32608-4867

NIXTE 322 DE 1 0001/24/18

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32606660204 *1438-01505-09-41

32606-6602
32608-0867

NEIGHBORHOOD WORKSHOP NOTICE

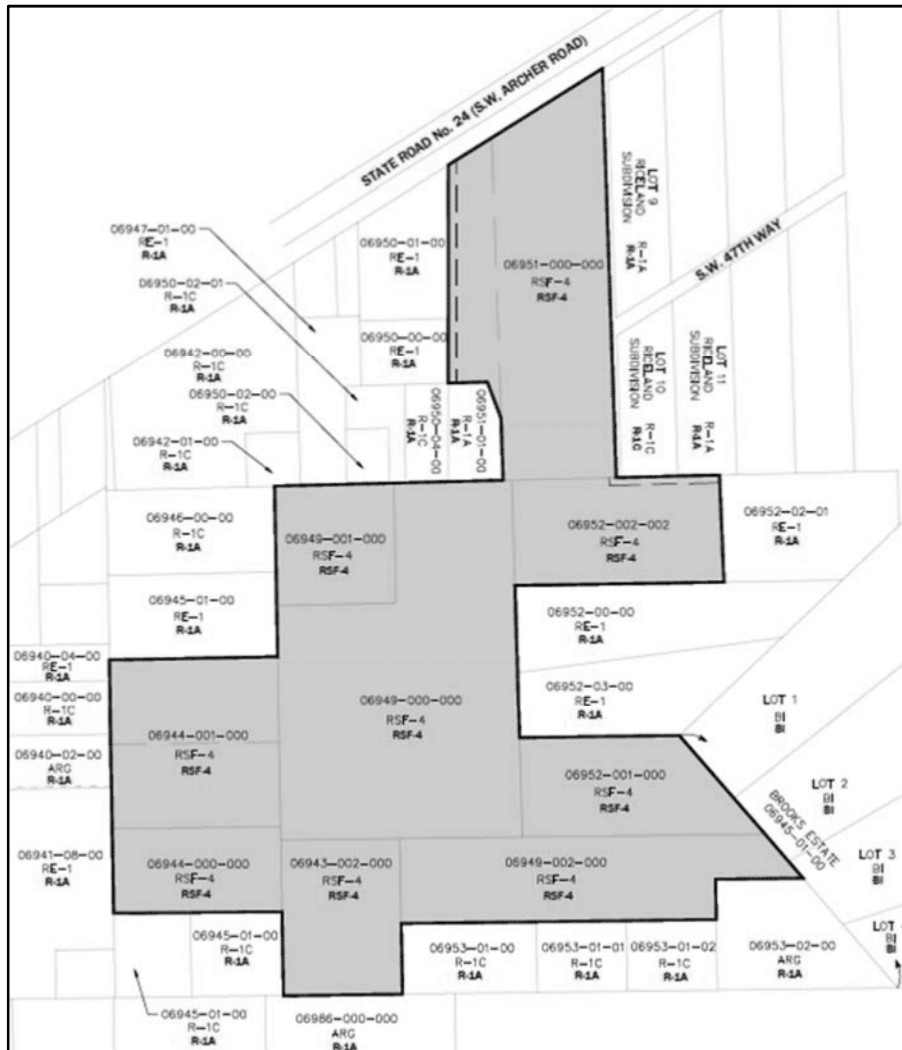
Date: January 24, 2018

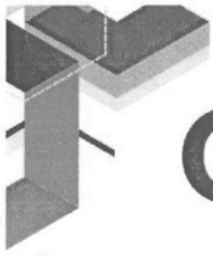
Time: 6:00 p.m.

Place: Country Inn & Suites
 4015 SW 43rd Street, Gainesville

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed Design Plat located on SW Archer Road on tax parcel numbers 06949-000-000, 06952-002-002, 06944-000-000, 06944-001-000, 09649-001-000, 06949-002-000, 06952-001-000, 06943-002-000, and 06951-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.





eda

engineers • surveyors • planners, inc.

2024-663A

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Design Plat
Date & Time: January 24, 2018 @ 6:00pm
Location: Country Inn & Suites
 4015 SW 43rd Street, Gainesville

NAME	ADDRESS	PHONE	EMAIL
Mark D. Steff	5327 S.W. 52 nd TER.	352-578-9970	MARK.MORFITT@BELL.S.NET
Rob Sullivan	5510 SW 62 nd Ave	352-836-4050	rob.sullivan@ccgah.usville.com
John Diamond	5023 SW 50 th St.	352-494-5599	
Wes & Nancy Baker	5015 SW 47 th Way	352-284-6053	nhbaker@cox.net
Herold Trujillo	208 Westover Cir Palatka	386-325-1426	htrujillo@dellsouth.net
Terry/Jean White	4922 SW 52 Terr	352-378-3147	rubyrf43@aol.com
KEN DYKE	5910 S.W. 62 ND AVE.	352-336-4050	
DONNA HOSEMAN-BLANCHARD	9219 SW 12 th AVE.	352-494-5635	dl-blanchard@cox.net
May Arts	1142	352-264-5984	—
Uma L. Damon		352-322-6529	—
Tony Trujillo	4721 SW 56 Ter	352-384-9755	—



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2024-663A

Neighborhood Meeting Minutes

Project: Proposed Design Plat - Oaks Preserve Cluster Subdivision

Meeting Date & Time: January 24, 2018 @ 6:00pm

Location: Country Inn & Suites
4015 SW 43rd Street, Gainesville

Community Participants: 15

Attendees: As listed on attached Sign-in-Sheet
Rosa Trautz, eda

Project Representatives:

Engineer/Planner: Sergio Reyes, PE and Clay Sweger, AICP

Meeting Minutes:

Clay Sweger introduced eda and the project as a proposed Design Plat for a future single family residential detached subdivision. He described and showed attendees an aerial of the project site. Clay describes the zoning requirements for the parcels and that this project will not utilize the maximum of 8 homes per acre. He then describes the Design Plat process and required approvals by the City, including that neighboring property owners will receive notices to attend the public hearings. Clay changes the display from the aerial to the current proposed subdivision layout. He shows attendees the main roads around the site, including SW Archer Road being the main entrance to the subdivision. The floor was opened for questions and comments:

Comment (C): One attendee stated that traffic has been detouring from Archer Road through the woods to access SW 47th Way to reach I-75. Another attendee (who owns the wooded lot/s) states that it is only people driving their 4-wheel drive vehicles through the dirt and mud. The first attendee added that he and his wife are concerned for safety, feeling that even more drivers will cut through to SW 47th Way once the subdivision roads are paved.

Question (Q): What will the size of the lots be?

Answer (A): Clay describes the lot sizes while showing attendees their locations on the current concept layout. He includes that the acreage is roughly 95 that will include approximately 40% +/- green space and 296 lots, bringing the density to about 4 units per acre.

Q: Will the the developers build over the sinkhole?

A: No, the sinkhole will be avoided.

Q: What are the setbacks for lots along SW 50th Terrace?

A: Clay demonstrates the required 10 foot setback along SW 50th Terrace.

C: Another attendee states that those new lots will be right against their properties and with no fencing.

Q: Will there be any roads leading to Dogwood Park TND?

A: Sergio states that there may be an opportunity to connect there, but that nothing is proposed yet. He mentions that their development plans (unrelated to this project) do not show new roads to connect with.

Q: An attendee asks who owns that property (Dogwood TND).

A: Clay and Sergio state that they do not know that information but can find out. Other attendees inform the group that they own the property.

C: Another attendee states concern for people detouring to Fred Bear Road to avoid Archer Road traffic despite it being in rough, unpaved condition.

Q: How long did/will it take to get the parcels annexed from the county to the city?

A: Clay describes the previous annexation and that the only parcels annexed are those included in this proposed subdivision.

Q: After the development is approved, what happens first and what equipment will show up on site?

A: Sergio describes the process of approval and initial construction tasks, mentioning that this will occur one to one and a half years from now and that the land will completely cleared before anything else begins.

Q: Will individual houses be sold one at a time?

A: Sergio informs that eda is not associated with the real estate sales for lots and reiterates that those sales may occur singularly or one at a time.

Q: Have you worked with the county and city to guarantee adequate stormwater and drainage?

A: Yes, and we will coordinate with the county and city and will meet all applicable stormwater and drainage requirements.

Q: Attendee again asks who will develop limerock pit and who we are coordinating with at the city for that portion of the project, as well as what will be done with the alligators.

A: Sergio and Clay provide Mark Brown and Mike Drummond's names as contacts, and Clay restates that the project will leave a portion of the limerock as open space and will otherwise meet the city's requirements. Sergio informs that the developer is required to properly relocate wildlife.

Q: Where is the primary access for the subdivision?

A: Archer Road

Q: Will there be a stoplight proposed at entrance to Archer Road?

A: It is not known if a stoplight would be allowed. Permitting for that would happen at a later time and would go through FDOT.

Q: Will there be any fencing behind the proposed lots where they abut properties owned by other people?

A: The design plat stage does not typically show the location of fencing, but that is something that the developer can consider. Typically, there are fences constructed along the rear property line of residential lots.

Q: Is there a direct access from the subdivision to SW 63rd Blvd./SW 62nd Avenue.

A: No, our project does not abut that roadway. However, there are stub outs proposed to the west and south that are directed toward that road.

Q: Are there other projects proposed in the area?

A: Yes, the Dogwood park property is going through the TND approval process in the County and Fiddler's Hollow has future phases along SW 63rd Blvd. Not sure of any others at this time.

Q: I have concern if there is only one access in / out of the property.

A: There are two access points proposed. The secondary access will be provided via SW 47th Way.

Q: Resident on SW 47th Way has concern about too much traffic (new) along SW 47th Way. Concern that there may be cut-through traffic.

A: Our design intends to direct traffic to Archer Road and not SW 47th Way to the greatest extent possible. In addition, stubouts to the east, south and west will ultimately connect to abutting development and will provide other traffic outlets to reduce pressure on Archer Road and SW 47th Way.

Q: Is this in the City?

A: Yes, the project is located in the City limits.

Q: What will be done with the old limerock pit located on a portion of the property?

A: Exact plans will be developed at the construction plan phase, but we intend to leave some of it undisturbed and some of it we will regrade to allow for use as part of the subdivision.

Q: What are the next steps in this process?

A: This is the design plat submittal, which goes to the DRB and City Commission. After that, the application for Construction Plans goes to the City, then Final Plat.

The meeting concluded. Attendees stayed behind to hold discussions amongst themselves, ask questions about their personal lots, and to take photographs of the conceptual layout.

Attachment F
Archaeological Assessment



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Mr. Robert S. Carr
Archaeological and Historical Conservancy, Inc.
4800 SW 64th Avenue, Suite 107
Davie, Florida 33314

November 6, 2017

RE: DHR Project File No.: 2017-4696, Received by DHR: October 2, 2017
A Phase I Archaeological Assessment of the Watson Assemblage Parcel, Alachua County, Florida

Dear Mr. Carr:

We note that in January 2017, Archaeological and Historical Conservancy, Inc. (AHC) conducted the above referenced survey on behalf of the Dautel Group as due diligence. Our office proceeded to review this report with the expectation that the Dautel Group will be engaging in permitting processes that will require this office to comment on possible adverse impacts to cultural resources listed or eligible for listing in the *National Register of Historic Places (NRHP)*, or otherwise of historical, architectural, or archaeological significance. We recommend at the time such actions are taken, a copy of this letter be forwarded to the permitting agency(ies) with the application. This letter does not constitute a review under Section 106 of the *National Historic Preservation Act*.

AHC recorded three (3) new cultural resources, 8AL5796-5798, during this investigation of the area of potential effect (APE). AHC determined that 8AL5796 is a large prehistoric scatter and ineligible for NRHP listing. AHC determined that 8AL5797 and 8AL5798 have intact subsurface prehistoric deposits and are potentially eligible for NRHP listing. AHC recommends intermittent monitoring of site 8AL5796 and avoidance of 8AL5797 and 8AL5798. If that is not possible they recommend Phase II testing for 8AL5797 and 8AL5798.

Based on the information provided, our office cannot complete the review at this time. The following items need to be addressed in a revised report for our office to review for completeness and sufficiency in accordance with Chapter 1A-46, *Florida Administrative Code*. The revised report should be submitted prior to or during any necessary permitting processes.

- Fill in testing through site 8AL5796 at a decreased interval (50-meter maximum).
- Identify which parcels were not accessible for testing, explain what ramifications the project would have in those locations, and what those untested areas mean for the recorded sites.
- Test in the southwest corner of the APE or provide justification for why it cannot be completed.
- Provide justification for recording three individual sites rather than one large site with two occupation concentrations.
- Provide explanation of how the boundaries for sites 8AL5797 and 8AL5798 were determined.
- Rectify the conflicting acreage listed within the report and Florida Master Site File (FMSF) Survey Log.
- Rectify the conflicting number of shovel tests listed within the report.
- Provide a clear shovel test map showing all shovel tests (the STP numbers in the current map obstruct the shovel tests on the large map making it difficult to analyze).

Attachment G
Oaks Preserve Environmental Report

The Dautel Group: SW 52nd Terrace, Archer Road

Natural Resource Inventory and Environmental Assessment

Alachua County Unified Land Development Code
Environmental Resources Assessment



Prepared by

Normandeau Associates, Inc.
4581 NW 6th Street, Suite A
Gainesville, FL 32609
352.372.4747

www.normandeau.com



September 30, 2016

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1 Introduction

The Dautel Southwest Archer Road project site is slightly more than 100 acres and is located south of Archer Road and east of Dogwood Park and Daycare in Section 22, Township 10 South, Range 19 East, Alachua County, Florida (Figure 1). The project site consists of 10 Alachua County tax parcels:

Parcel No.	Acres
06943-002-000	6.48
06944-000-000	5.00
06944-001-000	9.99
06949-000-000	24.61
06949-001-000	5.13
06949-002-000	10.45

Parcel No.	Acres
06951-000-000	18.91
06952-001-000	7.00
06952-002-002	7.69
06962-000-000	7.73
Total	102.99

Two additional parcels, 06952-000-000 and 06952-003-000 (± 13.11 acres), were not surveyed due to lack of access permissions (shown with crosshatch in Figure 1). A natural resource inventory and environmental assessment was conducted for the subject parcels and immediate adjacent areas by Dr. David W. Hall, Martin Costello, and Adam Kent of Normandeau Associates, Inc.

1.1 Parcel Description

The project site is oddly shaped and rectangular or trapezoidal. All parcels are vegetated and mostly covered with trees, although parcels on the southeast side of the area have large open pastures. The majority of the site is covered with thick forest. Houses, sheds, abandoned buildings, garbage, borrow pits, transmission line cuts, and fenced-in yards are associated with most of the parcels. The site is roughly bounded by Dogwood Park and Daycare to the east, Archer Road to the north, and SW 57th Avenue to the south. Both the eastern and western boundaries are low density residential parcels with the exception of a cemetery on the southeast corner. Access to the study site is via SW 52nd Terrace, a dirt road on the south side of SW Archer Road.

1.2 Field Truthing and Methodology

The entire parcel was walked in meandering transects on 21, 22, 23, and 27 September 2016. The weather was sunny with temperatures in the mid-70s to mid-90s and humid. Wildlife was surveyed visually, aided by binoculars, or was identified by calls and other sign such as tracks and burrows. The area was examined for fissures, solution holes, or other geologic characteristics indicative of connections with the Floridan aquifer. In general, the walking survey was conducted to search for features for either special protection or removal due to potential hazard.

Species of interest for this survey consisted of those designated by the

- U.S. Fish and Wildlife Service as endangered, threatened, or under review for listing
- Florida Fish and Wildlife Conservation Commission as endangered, threatened, or species of special concern

- Florida Department of Agriculture and Consumer Services as endangered, threatened, or commercially exploited

Listed species that could potentially occupy the habitats at this site were identified using these primary sources of information:

- Florida Natural Areas Inventory database
- Rare and Endangered Biota of Florida, Florida Committee on Rare and Endangered Plants and Animals, Vol. I (Mammals, 1992), Vol. II (Fishes, 1992), Vol. III (Amphibians & Reptiles, 1992), Vol. IV (Vertebrates, 1994), Vol. V (Birds, 1996), Vol. V (Plants, 1979)
- Nancy C. Coile's (2000) Notes on Florida's Endangered and Threatened Plants
- Florida Fish and Wildlife Conservation Commission website:
<http://myfwc.com/wildlifehabitats>
- Florida Fish and Wildlife Conservation Commission Eagle Nest Locator:
<https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx>
- Personal experience of the biologists

A survey of listed vertebrate species and plants was conducted. The possibility always exists that a particular expected species was not apparent during the time of the field observations. A plant could have been dormant, late resuming growth for the year, bloomed out of season, or not have germinated when expected due to unusual microclimatic conditions. Wildlife could simply not have been present when the survey was performed.

Adjacent habitats were visually and physically surveyed for wildlife.

2 Natural Resources Assessment

2.1 Natural Communities, Plants, and Wildlife

With the exception of the scattered home sites, the majority of the site is overgrown hammock that was likely previously in pasture or agriculture (Figure 2). The southern and eastern portions of the project site are open fields with scattered trees. The northern and western portions of the area are wooded with mostly Loblolly Pine with oaks, cherry, Sweetgum, Pignut Hickory, Hackberry, and other hardwoods, but also a variety of weedy species and invasive plants such as Mimosa, Paper Mulberry, Camphor-tree, and Chinese Tallow-tree scattered throughout. Groudcover is mainly Poison Ivy, Muscadine Grape, and Basketgrass with a variety of other grasses in the open areas.

2.1.1 Natural Communities and Plants

Residential, Low Density—Less Than 2 Dwelling Units/Acre (FLUCCS 1100)

A small portion of the central study site is classified by FLUCCS as low density residential, although land use for most of the central and east-central areas are low density residential with inhabited houses and associated structures (Figure 3). These areas are covered with oaks and a mix of native and non-native plants typical of residential areas. The areas around some of the home sites are regularly maintained, while around other houses there are areas of thick invasive vegetation.

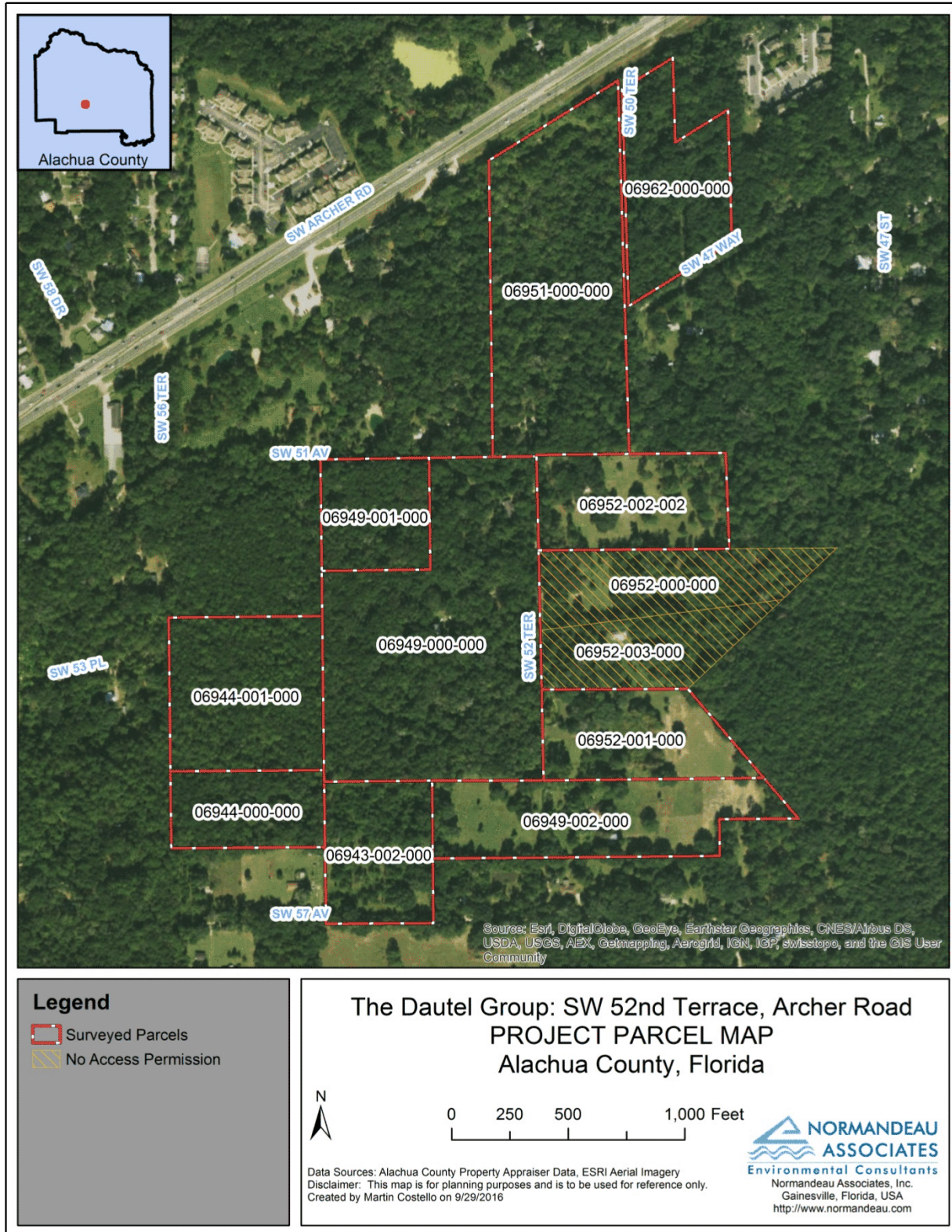


Figure 1. Project parcels and boundary.

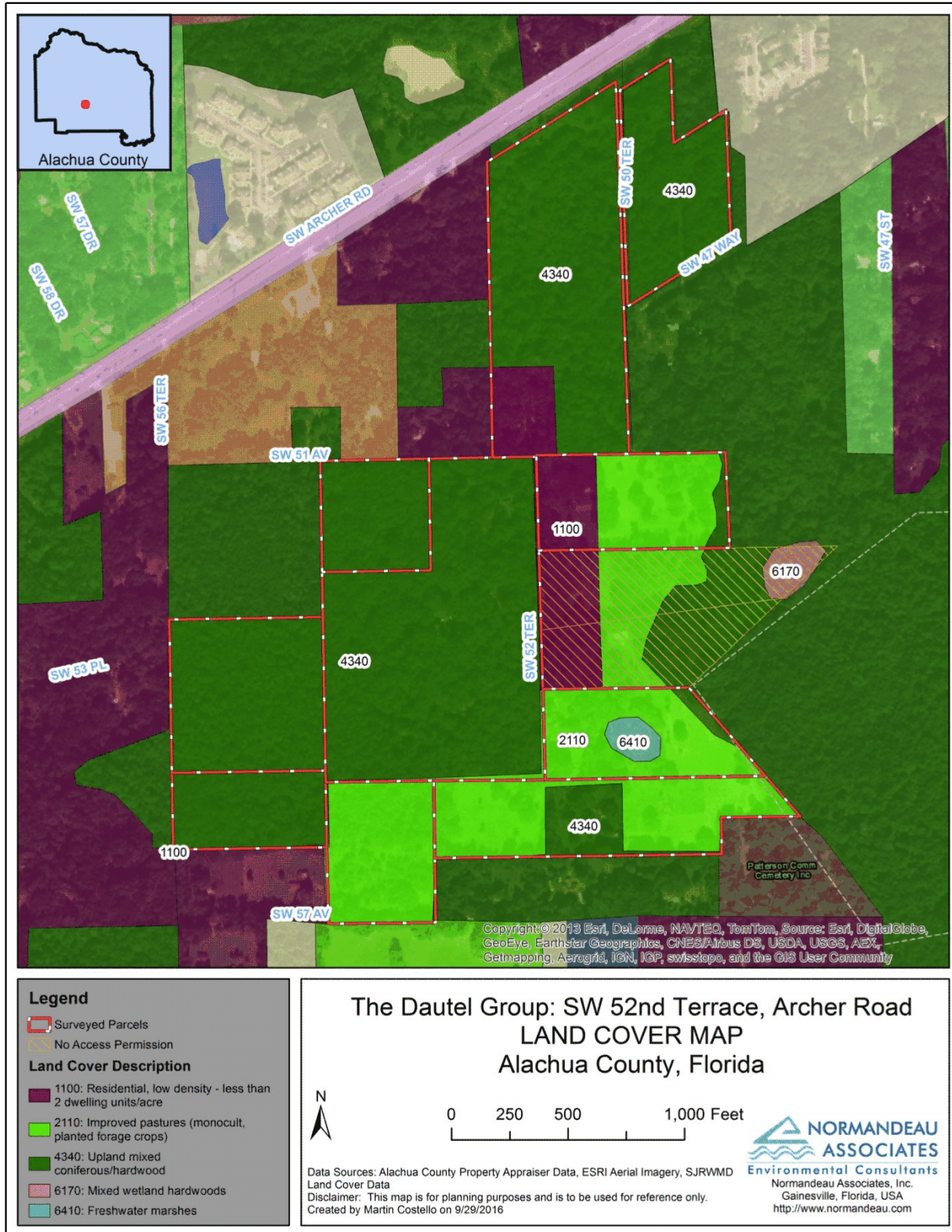


Figure 2. Natural communities on the project site.



Figure 3. Low Density Residential Area associated with parcel 06951-000-00.

Improved Pasture/Woodland Pasture (FLUCCS 2110)

Three large parcels of mostly improved pasture occur. Entrances to these parcels are from SW 52nd Terrace and all have inhabited houses and associated structures at the west boundaries along the road. The pastures are periodically maintained by mowing. The northernmost pasture (parcel 06952-002-002) is actively being grazed by a horse. The entire property is fenced and has a shed along the eastern boundary. Cross fences isolate the house and associated structures. The southernmost pasture (parcels 06949-002-000 and 06952-001-000 [Figure 4]) is also fenced but not actively grazed. Similar to the northern pasture, cross fences isolate the two houses and associated structures. Parcel 06952-001-000 contains two isolated wetlands that have been jurisdictionally determined and the boundaries flagged. Forage crops—Bahagrass, Centipede Grass, Bermuda Grass, Alyce-clover, and Hairy Indigo—have been planted in both pastures, but the pastures have become quite weedy. Some of the many common weeds are Baldwin's Flatsedge, Thin Paspalum, Beggar-ticks, Chamber Bitter, Southern Crab Grass, American Pokeweed, Tropical Mexican-clover, Eastern Poison-ivy, Partridge Pea, Tropical Bushmint, Cuban Jute, Sand Blackberry, Common Ragweed, Canadian Horseweed, Zarazbacoa Comun, Tall Redtop, Winged Sumac, Mexican-tea, Juba's Bush, Panicked Ticktrefoil, and Tall Elephant's-foot. Both pastures have clusters of trees and isolated individuals. Some were planted and some are naturally occurring. Examples are Live Oak, Laurel Oak, Pignut Hickory, Pecan, Common Persimmon, Loblolly Pine, Sweetgum, Eastern Redbud, American Elm, Winged Elm, Black Cherry, Chinese Tallow-tree, Paper Mulberry, and Red Cedar.



Figure 4. Improved pasture associated with parcels 06949-002-000 and 06952-001-000

Hardwood–Coniferous Mixed (FLUCCS 4340)

The western and northern portions of the study area (parcels 06944-000-000, 06944-001-000, 06949-000-000, 06949-001-000, 06951-000-000, 06962-000-000, and the northern half of parcel 06943-002-000) are covered with a heavily disturbed hardwood-coniferous mixed forest. There are large piles of trash and waste across much of this habitat including remnants of old vehicles, boats, trailers, abandoned or poorly maintained trailers, and dilapidated structures. The canopy is primarily Laurel Oak, Loblolly Pine, and Slash Pine with scattered hickory, Red Cedar, Flowering Dogwood, Winged Elm, Chinese Tallow-tree, Cabbage Palm, Camphor-tree, Mimosa, Pecan, American Elm, Southern Magnolia, and Hackberry. Shrubs include many of the canopy species as well as American Beautyberry, Winged Sumac, and One-flowered Hawthorne. Herbaceous groundcover is quite sparse: Woods Grass, Narrow-leaf Panic Grass, Three-seeded Mercury, Bracken Fern, Snakeroot, Common Beggar's-tick, Tread-softly, Highbush Blackberry, and Hairy Bedstraw. Vines provide most of the groundcover: Air-potato, Trumpet Creeper, Catbrier, Poison-ivy, Rattan Vine, Pepper Vine, and Muscadine grape.

Freshwater Marshes (FLUCCS 6410)

An isolated freshwater pond is located in the middle of parcel 06952-001-000 within a matrix of improved pasture (Figure 5). Pond Cypress, Laurel Oak, and Cabbage Palm are found on the perimeter of the pond. Herbaceous cover includes Bahiagrass, Mild Water-pepper, Maidencane, Roadgrass, Common Carpet Grass, Fall Panic Grass, Seaside Goldenrod, Leavenworth's Goldenrod, Soft Rush, Water-hyacinth, and Burr-marigold. Alligator-flag was observed on the edge of the water and Common Cat-tail and Frog's-bit are seen well into the pond. In addition to the isolated freshwater pond, a cypress pond, which is split by a road, is located on the western boundary of parcel 06952-001-000 and eastern boundary of parcel 06949-000-000 (Figure 6).

Species observed within this additional freshwater feature include Pond Cypress, Soft Rush, Marsh Seedbox, Green Sedge, Texas Sedge, Shyleaf, Swamp Milkweed, Boghemp, Burr-marigold, Roadgrass, and Spreading Dayflower. Wetland data sheets are included in Appendix A.



Figure 5. Isolated pond within pasture matrix associated with parcel 06952-001-000.



Figure 6. Cypress pond on the western boundary of parcel 06952-001-000.

Mixed Wetland Hardwoods (FLUCCS 6170)

A small area of mixed wetland hardwoods is indicated on the St. Johns River Water Management District (SJRWMD) land cover map and is located in the eastern section of parcel 06952-000-000. This area was not formally surveyed due to lack of access permission.

Appendix B contains an extensive list of the species found at this site.

2.1.2 Wildlife

In addition to common species of wildlife that were observed at the site (see Appendix B), a family of Florida Sandhill Cranes (Figure 7) was observed in the southeastern part of the site. This subspecies of crane is listed by Florida as State Threatened. Other birds observed on site include the migratory American Redstart, Blackburnian Warbler, and Kentucky Warbler and the Veery, all birds that breed farther north and only pass through the areas. Reptiles observed on site include Southern Fence Lizard, Southern Ringneck Snake (Figure 8), and Southern Black Racer, as well as burrows of Gopher Tortoises. Mammals observed on site included Eastern Cottontail, Gray Squirrel, Nine-banded Armadillo (diggings and burrows), Southeastern Pocket Gopher (sand piles), and White-tailed deer. Scientific names of plants and vertebrate animals observed on site are presented in Appendix B.



Figure 7. Family of two adult and one young (middle) Sandhill Cranes observed on site.



Figure 8. Southern Ringneck Snake observed on site.

2.2 Surface Waters (Ponds, Lakes, Streams, Springs) and Buffers

GIS Data Source: FGDL_nwil, FGDL_hy24p, SRWMD_hydnameline, WMD_Basins_Append, ACEPD_lakes

The National Wetland Inventory (NWI) identifies two surface water areas within, and three immediately adjacent to, the study site (Figure 9). The northernmost onsite area is not a wetland; it is a disturbed upland habitat with piles of what appears to be old road construction materials including broken asphalt and concrete. The southernmost onsite area is associated with a surface water/wetland feature located within parcel 06952-001-000 (wetland 4, see Section 2.3). An additional surface water feature was identified on parcels 06952-001-000 and 06949-000-000 and is thought to be a cypress pond or isolated depression wetland split by a road (Wetland 1, see Section 2.3). Two surface water features identified by NWI on the adjacent property are associated with the Dogwood Park and Daycare property located to the northwest of the study site. These are likely excavated features created as an attraction of the dog park. The third surface water feature lies to the north of SW Archer Road on parcel number 06913-000-000 and is associated with Hogtown Prairie Reach.

2.3 Wetlands and Buffers

GIS Data Source: FGDL_hy24l, FGDL_nwip, FGDL_hy24p, ACF_Wetlands_Dissolve

Four areas were identified and flagged as jurisdictional wetlands within the surveyed parcels (Figure 10). Wetland 1 (approximately 0.2 acres) is associated with parcel 06952-001-000 and lies to the east of SW 52 Terrace. Historically, this feature was most likely a small cypress pond or depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland has been excavated to allow for deeper ponding, perhaps for cattle. The surrounding area appears to have once been a pasture (see Figure 6.)

Wetland 2 (approximately 0.39 acres) is associated with parcel 06949-000-000 and lies to the west of SW 52nd Terrace. Historically, this feature was most likely a small cypress pond or

depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland is surrounded on three sides by secondary woodlands (Figure 11).

Wetland 3 (approximately 0.25 acres) is located within the southeast portion of parcel 06949-000-000. This isolated feature is a small depression and, when filled to overflowing, appears to run along a shallow swale into a sandy depression (Figure 12). The sandy depression appears to have been excavated into a larger sandy hole. This wetland is surrounded by secondary woodlands.

Wetland 4 (approximately 1.61 acres) is located in the central portion of parcel 06952-001-000. This feature is an isolated freshwater pond located in the middle of parcel 06952-001-000 within a matrix of improved pasture (see Figure 5).

Wetland data sheets for all four wetland features are included in Appendix A.

Land cover maps from St. Johns River Water Management District indicate that there may be one additional wet feature associated with parcel 06952-000-000. This area is identified as FLUCCS code 6170: Mixed Wetland Hardwoods (see Figure 2). The area was not surveyed due to lack of access permission.

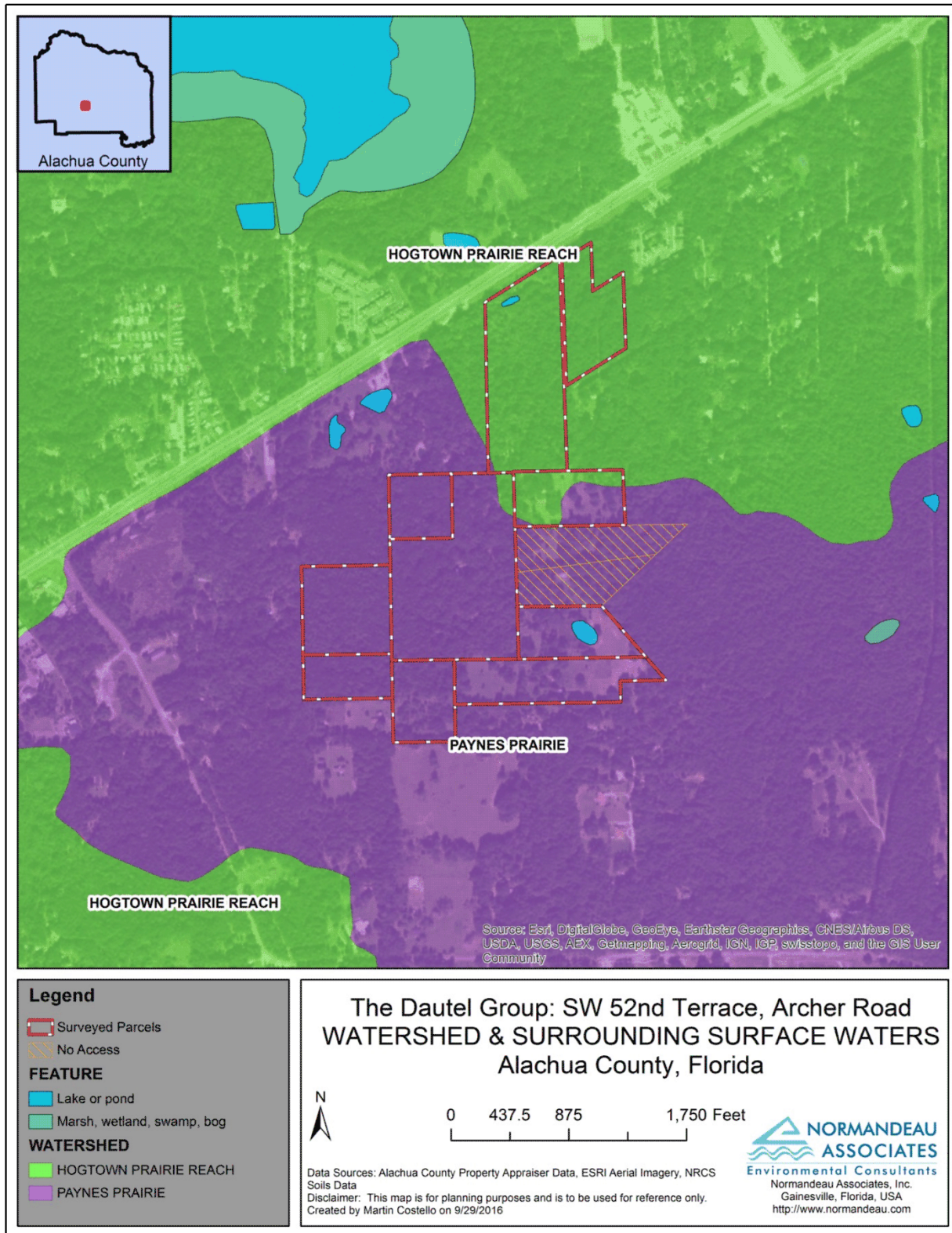


Figure 9. Surface waters for the project site and surrounding area.

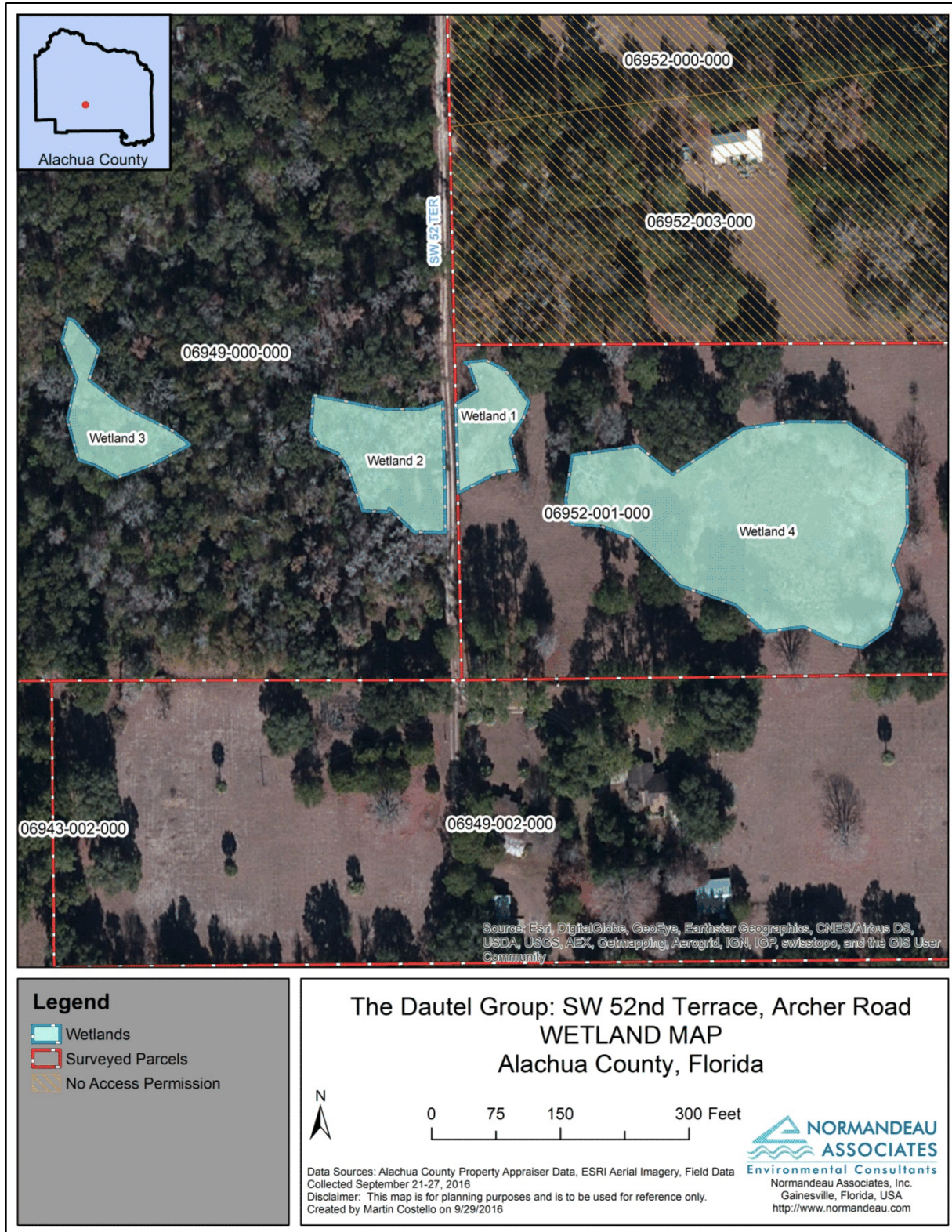


Figure 10. Wetlands delineated within the project boundary.



Figure 11. Wetland Area 2.



Figure 12. Wetland Area 3.

2.4 Floodplain (100 Year)

GIS Data Source: dfirm_fldhaz_mar14

Several portions of the study site are within the 100-year floodplain (Figure 13). The floodplain areas located to the west, south, and central portions of the study site seem to align roughly with the 73-foot elevation contour. Floodplain areas to the north and northeast are at higher elevations. The four wetlands identified within the study site lie within these floodplain areas. No other floodplain areas within the surveyed parcels showed evidence of being wet during the site visit.

2.5 Special Area Study Resource Protection Areas

GIS Data Source: ACGM_SAS

The parcel is not located within or immediately adjacent to a Special Area Study Resource Protection Area.

2.6 Strategic Ecosystems

GIS Data Source: ACGM_ecological_inventory

The study site is not located within a Strategic Ecosystem but is adjacent to Fred Bear Hammock and Hogtown Prairie strategic ecosystems (Figure 14). The pasture and residential surveyed parcels (06949-002-000 and 06952-001-000) and the two non-surveyed parcels (due to lack of access permissions; 06952-000-000 and 06952-003-000) abut Fred Bear Hammock on the eastern boundary. Hogtown Prairie is situated to the north of the study site, north of SW Archer Road.

2.7 Significant Habitat

GIS Data Source: FWC's Hotspots for Biodiversity, FWC Managing Wetlands of High Priority, FWC Habitat Conservation Needs, FWC Integrated Wildlife Ranking

The parcel does not contain any significant natural habitat, such as contiguous stands of natural plant communities. The quality of the native ecosystem, overall biodiversity, and wildlife habitat value are low, and the site is impacted by human activity and invasive nonnative vegetation. The only listed or uncommon species noted during the survey were Gopher Tortoises and Sandhill Cranes.

2.8 Listed Species/Listed Species Habitats

GIS Data Source: FNAI EO data for Alachua County, FWC eagle nest, and FWC Wading Bird Rookery

2.8.1 Plants

No listed or regulated species of plants were found or are known or reported to occur on the property.

Should regulated species be discovered in the affected area during the course of this project, work will be stopped and a biologist with the Alachua County Environmental Protection Department will be contacted to determine the best course of action.

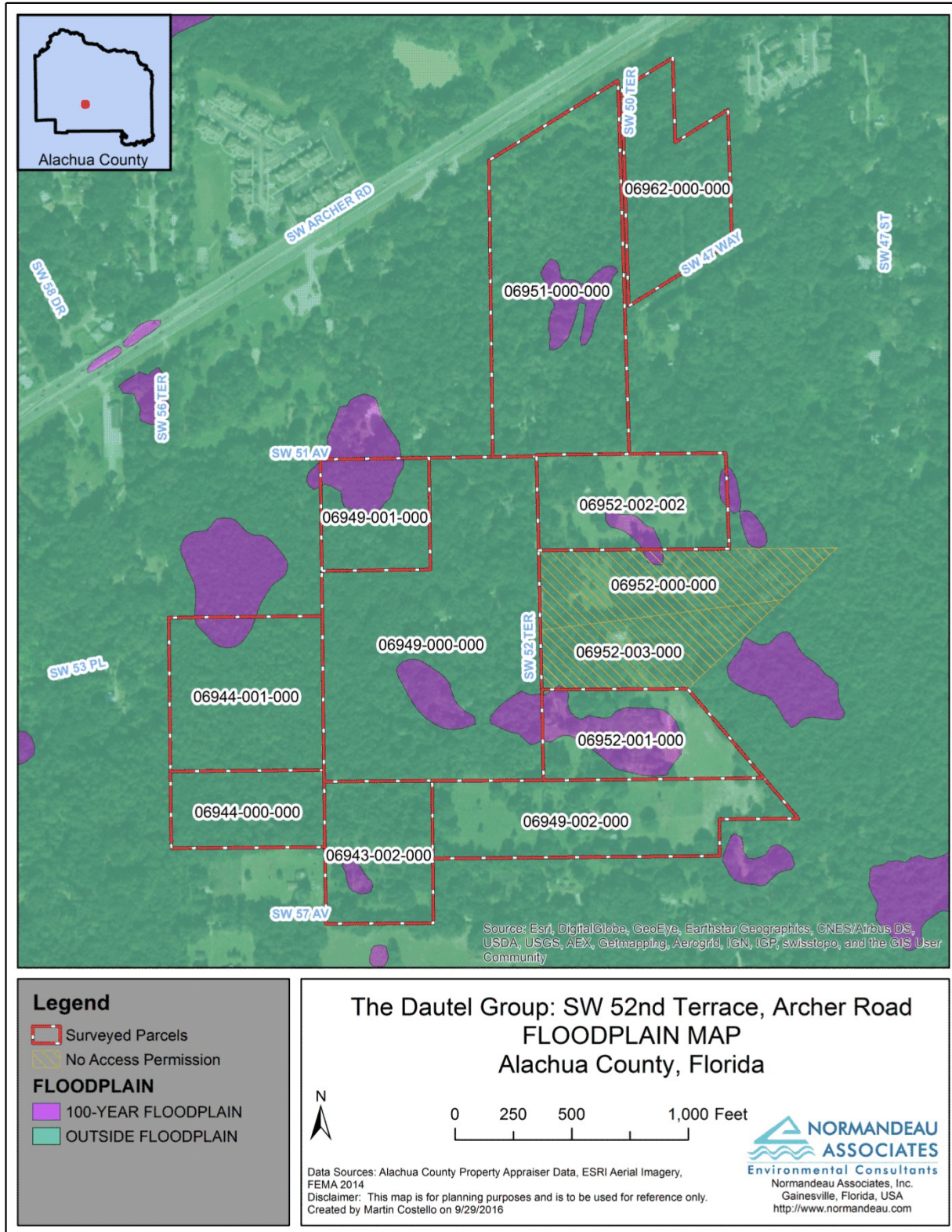


Figure 13. Floodplain for the project site and surrounding area.

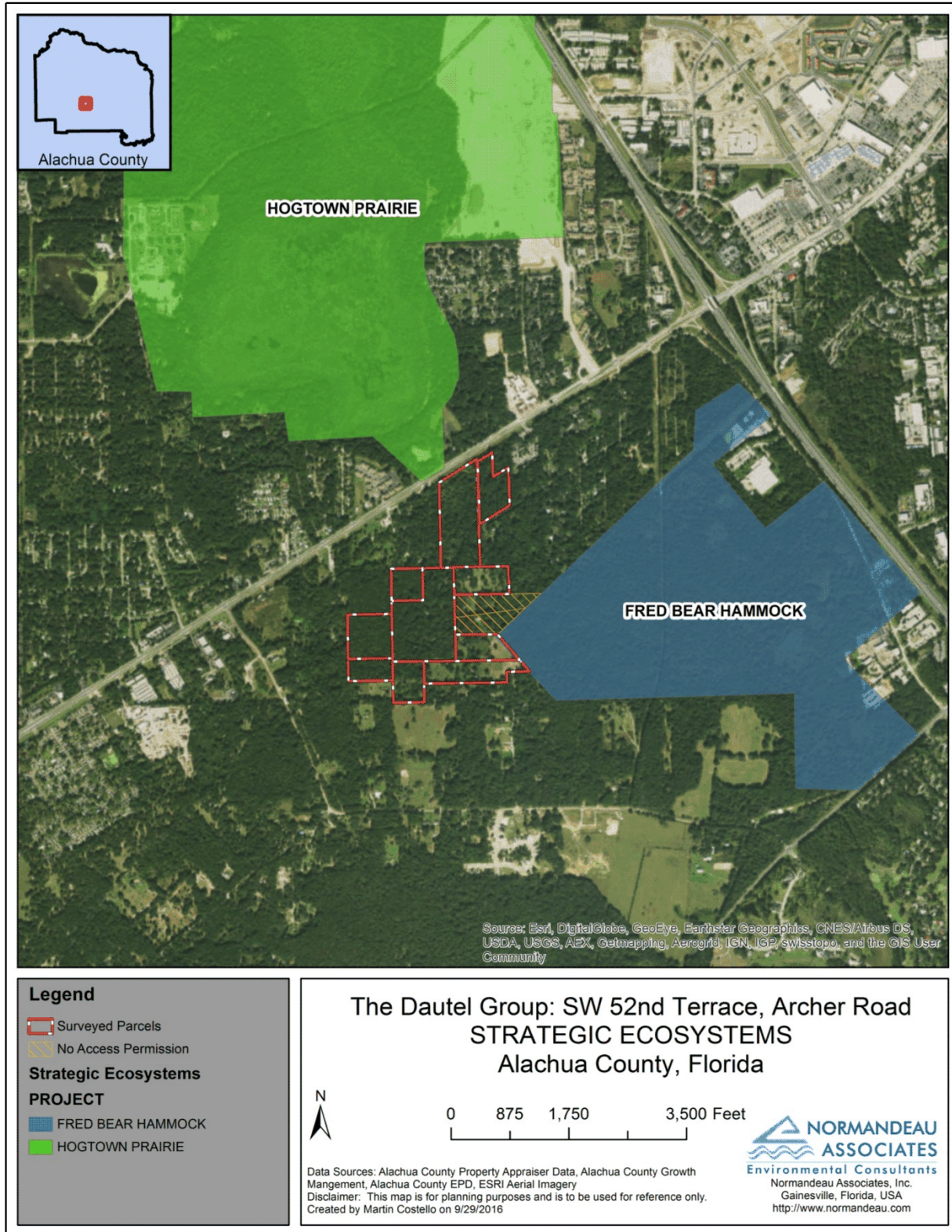


Figure 14. Strategic Ecosystems adjacent to study site.

2.8.2 Listed Wildlife Species

Fourteen potentially occupied and eight abandoned Gopher Tortoise (*Gopherus polyphemus*) burrows were found on site (Figures 15 and 16). The Gopher Tortoise is listed by the State of Florida as Threatened. All tortoise burrows located were flagged and labeled using fluorescent survey tape.

No Bald Eagle (*Haliaeetus leucocephalus*) nests are located within 660-feet of the project site according to the FWC eagle nest locator website (Figure 17).

Three Florida Sandhill Cranes, including one young bird, were observed on the site. Florida Sandhill Cranes are listed as State Threatened. Cranes could possibly breed on site or nearby due to the presence of suitable wetlands and a young crane in the group.

No other listed vertebrate animal species are expected to be found on the site. Should other regulated species be discovered during the course of project, work will be stopped and a biologist with Alachua County Environmental Protection Department will be contacted to determine the best course of action.

2.8.3 Rare Species

No rare but not yet afforded legal protection species of plants or animals were found or are known or reported to occur on the property. Normandeau reviewed the GIS data layers referenced above (see Section 2.8) and found no wading bird rookeries within a 2-mile buffer of the parcel. Additionally, no visual indications of such features were noted during the site visit.

The nearest rare plant is a record of Woodland Poppymallow (*Callirhoe papaver*) about 1.2 miles west of the property (Figure 18). No Woodland Poppymallow were observed on the property.

The nearest rare animal is a record of a Florida Cebrionid beetle (*Selonodon mandibularis*) about 0.9 miles west of the property (Figure 18). No *Selonodon mandibularis* were observed on the property, although a survey of the property for invertebrates was beyond the scope of the inventory. Based on FNAI Element Occurrence polygon data, the last observation was in 1975 and there is a very low representational accuracy for the occurrence of the beetle on the study site.

In addition to the FNAI element occurrences, other listed species commensal with the Gopher Tortoise could occur in the study area considering the presence of tortoise burrows.

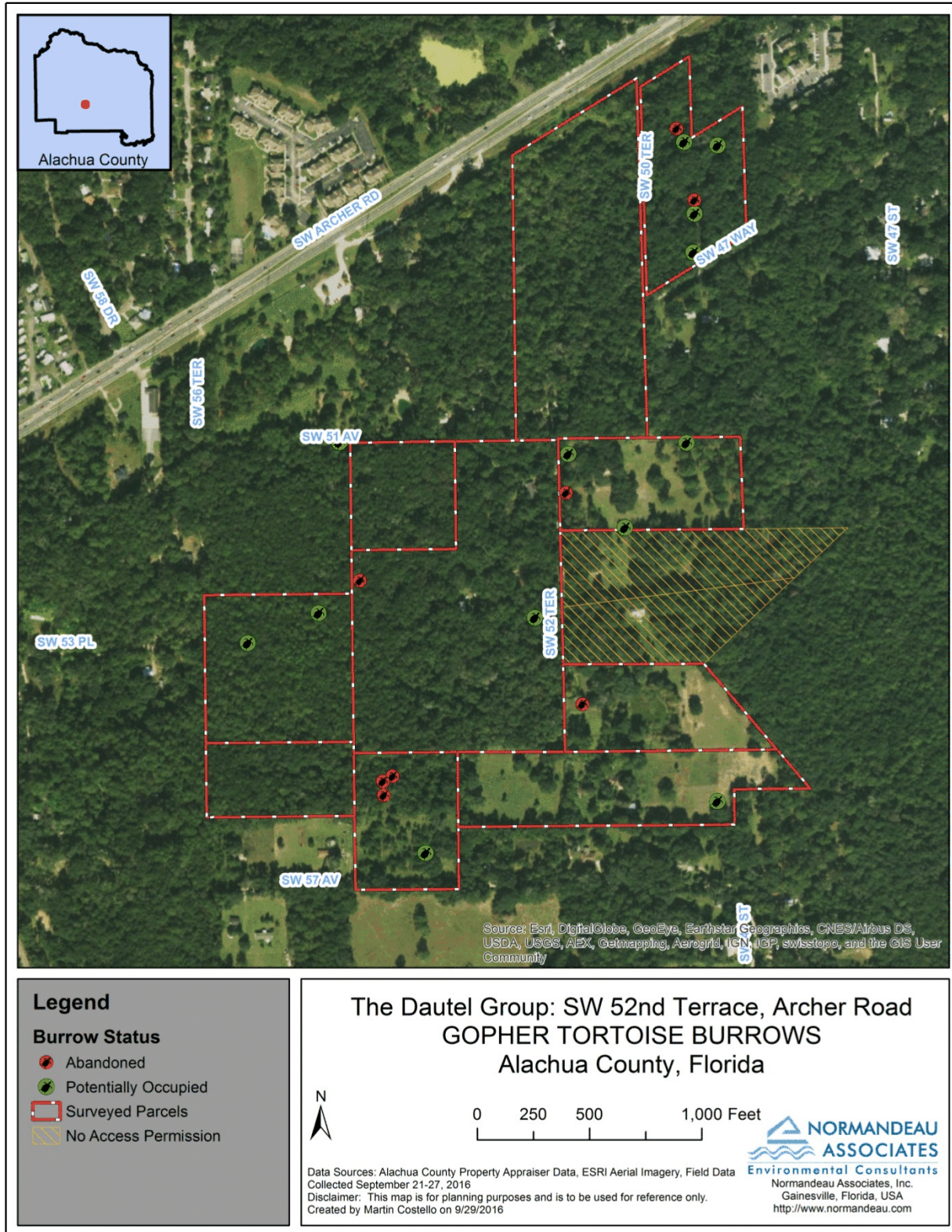


Figure 15. Location of Gopher Tortoise burrows observed on site.



Figure 16. Potentially Occupied burrows observed within study site.

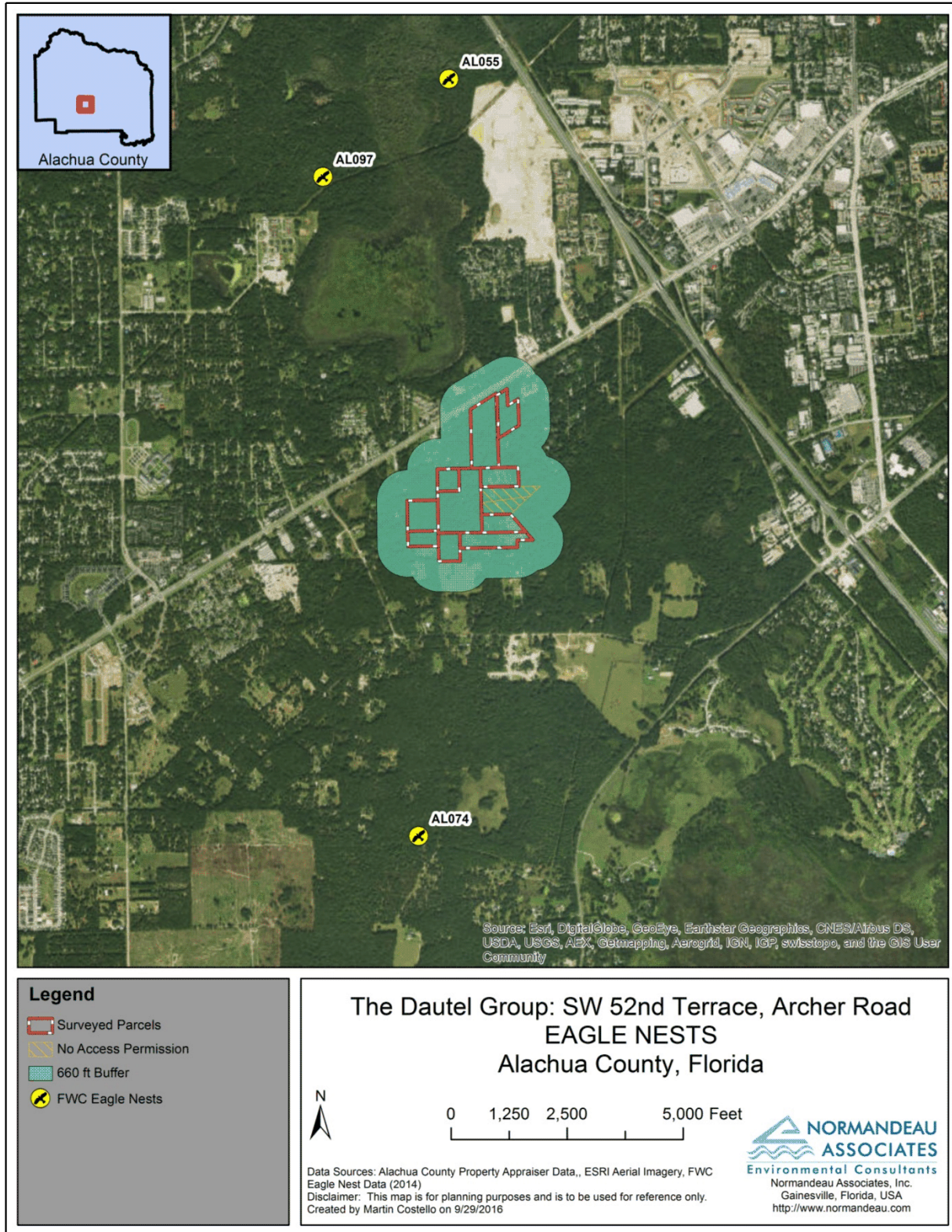


Figure 17. FWC eagle nest location map.

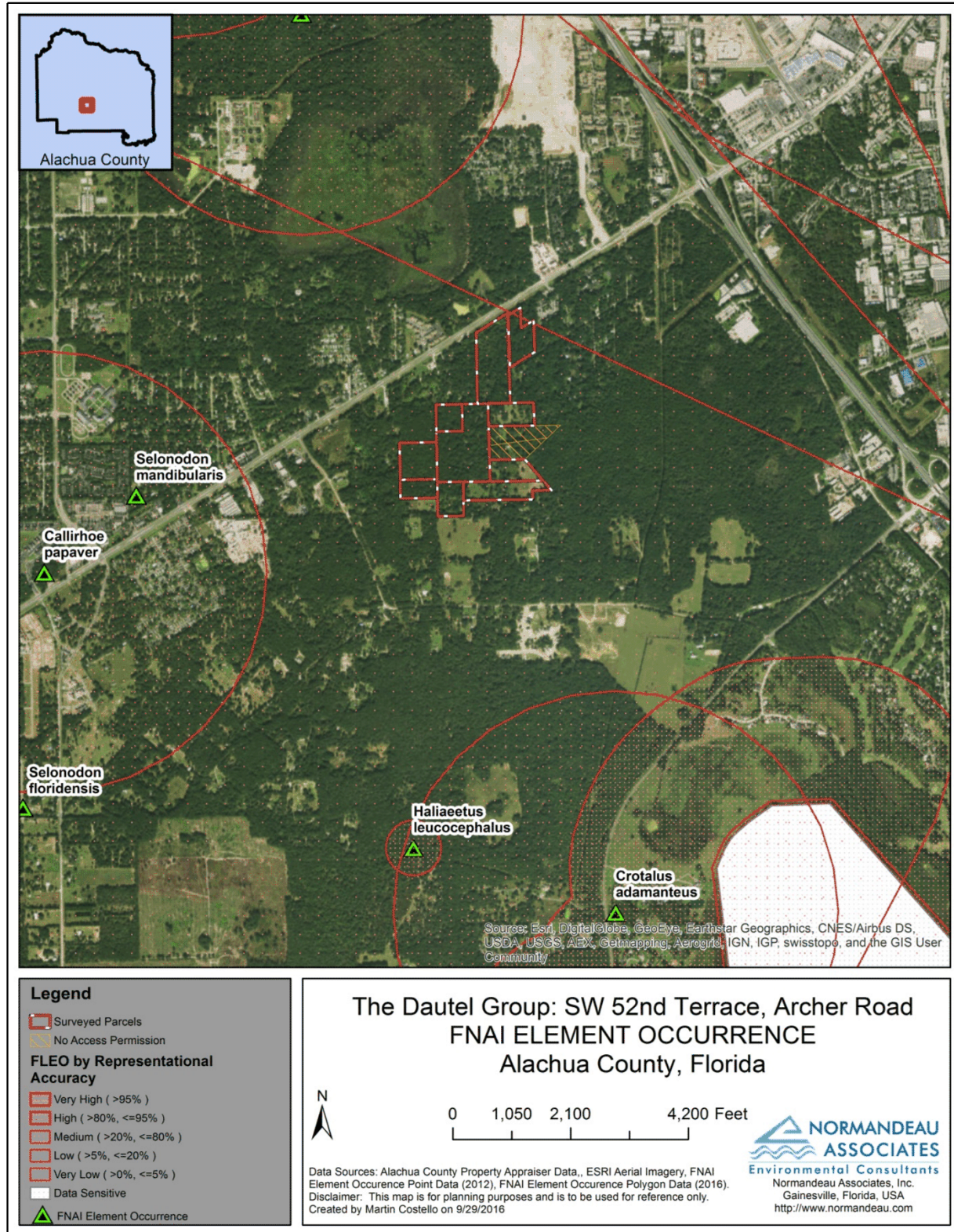


Figure 18. Florida Natural Areas Inventory element occurrence records for the project site and surrounding areas.

2.9 Recreation/Conservation/Preservation Lands

GIS Data Source: ACGM_flu

The subject parcels are not within or located within or adjacent of lands designated as Preservation on the future land use map.

2.10 Significant Geological Resources

GIS Data Source: FGDL_snkhole, NRCS_FeaturePoints

The Natural Resources Conservation Service (NRCS) GIS data identified four sinkhole features within, and several features in the general vicinity of, the study site (Figure 19). Onsite review of the NRCS features found that two of these features (shown using red triangles in Figure 19) were not there or had no aboveground indications of being present. The northern and central portion of parcel number 06951-000-000 has several large concentric depressions as well as areas that appear to be stockpiles of earthen materials (Figures 20 and 21). It is likely that there is a mix of both naturally occurring features and man-made features. Anthropogenic features include the construction of a trail network that appears to be for off-road vehicles as well as excavations possibly related to old mining activities or borrow-pits. The entire parcel and most of the concentric depressions are littered with piles of garbage and household waste (Figure 22). Some of the depression features or excavations have standing water in the bottom. Several of these features have collected standing water (Figure 23).

There are other areas of the study site with small concentric depressions as well as one larger feature at the western boundary of parcel 06944-001-000, which may be an excavation or borrow-pit of some kind. This feature or excavation (shown as a blue circle in Figure 19) appears to have an elevated bank on the northern edge that appears man-made.

No other significant geological resources were observed on the property.

2.11 Aquifer Recharge Area

GIS Data Source: ACEPD_aqcon, SJRWMD_sjrechsp

The project parcels are located in an area where the Floridan aquifer is identified as being unconfined (Figure 24). This area is deemed to have a high recharge rate (12 or more) and is vulnerable as depicted in the Alachua County Floridan Aquifer Protection Zones map (2008).

2.12 Wellfield Protection Area

GIS Data Source: ACEPD_PubHlthWells, ACEPD_CommNTNCWells, ACEPD_UnincorpCommNTNC_Buff, FGDL_depgwi

The project area is not located within identified wellfield protection zones. The Westgate community well is the nearest protection area and is located just to the northwest of the study site (Figure 25).

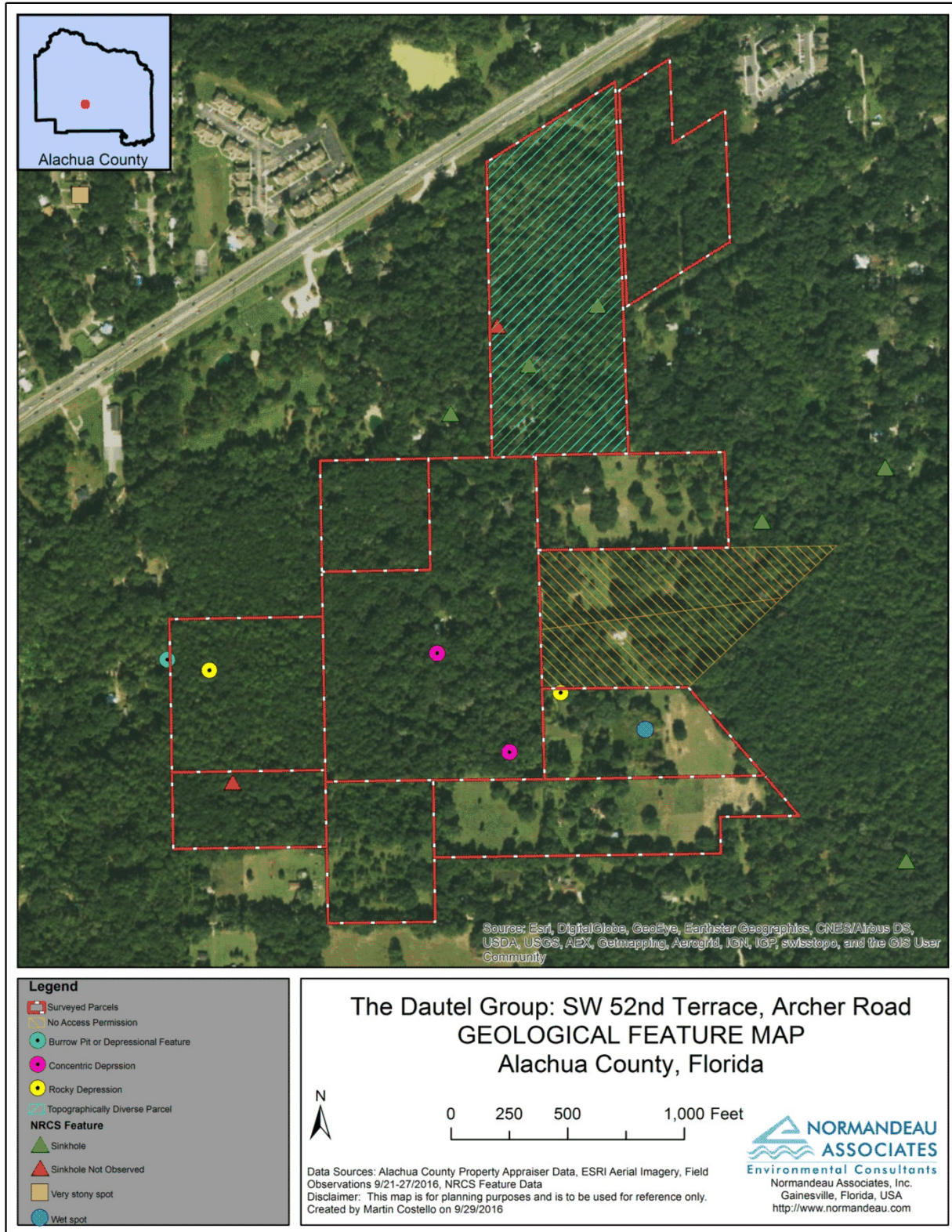


Figure 19. Geological resources for the project site and surrounding area.



Figure 20. Sink-like depression identified by NRCS with biologist circled in red for perspective.



Figure 21. Image from atop an old stockpile located in parcel 06951-000-000.



Figure 22. A depression feature with dumped waste in parcel 06951-000-000.



Figure 23. Standing water found in the bottom of one of the depression features.



Figure 24. Aquifer recharge map.

2.13 Wells

GIS Data Source: ACEPD_PubHlthWells, ACEPD_CommNTNCWells, ACEPD_UnincorpCommNTNC_Buff, FGDL_depgwi

Review of available GIS data indicates there are no registered wells within the study site (Figure 25). Three potential private wells were observed on site (parcels 06949-001-000 and 06962-000-000) and one immediately off site (northeast boundary of Dogwood Park and Daycare). It is possible that other residential wells occur on site within the areas surrounding the houses and associated structures.

2.14 Soils

GIS Data Source: FGDL_soils

Arredondo Fine Sand, 0 to 5 percent slopes

This soil is found across the majority of the northern and western portions of the study site (Figure 26). This series is well-drained sandy soils with a depth of more than 80 inches to water table or restrictive feature. The series is most often associated with xeric or upland vegetative communities and characterized as having very low runoff and no frequency of ponding or flooding.

Millhopper Sand, 0 to 5 percent slopes

This soil is found across much of the southeast portion of the parcel, intermixed with other soil types (Figure 26). This series is moderately well-drained soil with moderate permeability and slow runoff. Depth to water table ranges between 42 to 72 inches. The Millhopper series is typically associated with upland areas in central and southern Florida and commonly cleared for pastures or cropland.

Bivans sand, 2 to 5 percent slopes

This series is found in the southeast portion of the site, primarily on parcel 06952-001-000 (Figure 26). This soil is characterized as being poorly drained with very high runoff and a depth to water table between 6 and 18 inches. The series is often associated with hydric upland communities.

Norfolk loamy fine sand, 2 to 5 percent slopes

This series is found in the very southeasternmost portion of the site on parcel 06949-002-000 (Figure 26). This series is moderately well-drained soil with moderate permeability and slow runoff. Depth to water table ranges between 48 to 72 inches. The series is typically associated with mesic upland areas in central and southern Florida and commonly cleared for pastures or cropland.

Pits and Dumps

The northern part of parcel 06951-000-000 contains an area classified as pits and dumps (Figure 26). Significant amounts of excavation and earth moving has occurred in this area. The area also contains various types of dumps including household materials (mattresses, children's toys) as well as cement and what appear to be old road pavement piles.

Blichton sand, 2 to 5 percent slopes

This soil is found in the southcentral portion of the site on the southeastern part of parcel 06949-000-000 and the extreme western part of parcel 06952-001-000 (Figure 26). This series is poorly drained soil with very high runoff and moderate permeability. Depth to water table ranges between 6 and 18 inches. This series is often associated with hydric uplands.

Lochloosa fine sand, 2 to 5 percent slopes

This soil is found mostly in the eastern portion of parcels 06952-000-000 and 06952-003-000, neither of which was surveyed due to lack of access permission. This soil only barely occurs in the southeastern portion of parcel 06952-002-002 (Figure 26). This series is somewhat poorly drained soil with moderately low permeability and low runoff. Depth to water table ranges between 18 and 42 inches. The Lochloosa fine sand series is typically associated with mesic upland areas.

2.15 Mineral Resource Areas

GIS Data Source: None Available

The study site does not lie within a mineral resource area identified in the Alachua County Comprehensive Plan.

2.16 Topography/Steep Slopes

GIS Data Source: FGDL_topo, Alachua County 1-ft LiDAR

The site elevation ranges between 60 and 96 feet in elevation. The highest elevation on the study site is located in the southwest portion associated with parcel 06943-002-000. Parcel 06951-000-000 is topographically diverse with a series of large and small depression features and features listed as sinkholes by NRCS. Additionally, there are areas that appear to be old stockpiles or man-made areas of higher elevation whether for apparent current off road recreational use or for previous excavation or development activity. High and low elevations associated with this parcel may exceed the range listed above from available GIS data. Some of the slopes associated with the depression or sink features are steep.

2.17 Historical and Paleontological Resources

GIS Data Source: ACGM_HistMark, ACGM_HistoricStructure

A review of GIS data layers referenced above found several structures in the immediate vicinity of the study site and one in the northeast corner of the study site (parcel 06962-000-000) (Figure 28). The structure located within the study site is AL4047 and is a Folk-Victorian style cottage built in 1930 and is in good condition. The property is listed as being ineligible for a local register of important sites but eligible for the national register. A list of structures found in the vicinity of the study site is available in Table 1.

The Patterson Community Cemetery is located immediately adjacent to the study site on the southeastern corner (parcel 06949-002-000). A neighboring landowner (off SW 57th Avenue) called it, "an old slave burial site." Onsite observations indicate that there are some older grave stones immediately adjacent to the project area (Figure 29).

In addition to the Patterson Community Cemetery and structures identified by Alachua County Growth Management, there are some older structure foundations and remnants as well as some unusual areas of piled rock located in the central and southwestern portions of the study site (primarily parcel 06949-000-000) (Figures 30–33).

No other such observations were made during the field assessment, although a formal historical, archaeological, and paleontological resource evaluation was beyond the scope of the inventory. Normandeau recommends additional archeological and historical review.

2.18 Hazardous Material Storage Facilities and Contamination

GIS Data Source: ACEPD_HazClean, ACEPD_DryCleaner, ACEPD_PetOffsiteMigration, FDEP_Delineation Areas, ACEPD_HazMatFacility, ACEPD_PetSites, ACEPD_tnk, ACEPD_PitsandDumps, ACEPD_gvil_tank

Normandeau reviewed the hazardous material/contamination GIS data layers referenced above and found no reported releases or conditions within or immediately adjacent to the study site (Figure 34). The nearest hazardous materials storage facility is listed as Paul’s Upholstery located adjacent to the northwest corner of parcel 06949-001-000. Although no listed hazardous contamination sites exist within or immediately adjacent to the study site, human activities including: dumping, irrigation pipes, ground or low-pole mounted electrical boxes and fixtures, abandoned trailers, trash piles, old drums, dilapidated structures, and what appears to be a compressed gas tank are found across the entire study site (Figures 35–39). From the NRCS soil data and onsite observations including piles of broken concrete and asphalt, earthen piles, and even areas where excess cement was dumped indicate that portions of parcel were used for a dump (Figure 40). Due to these extensive human activities, Normandeau recommends a Phase 1 Environmental Site Assessment be performed.

The Dautel Group: SW 52nd Terrace, Archer Road

Table 1. Historical Structures in the Immediate Vicinity of the Study Site

Site ID	Site Name	Year Built	Condition	Exterior Fabrication	SVSIGLOC	SVSGIND
AL04011	4816 ARCHER RD	1935	GOOD	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04012	4800 ARCHER RD	1945	GOOD	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04013	4420 SW 50TH ST	1948	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04014	EINSTEIN MONTESSORI SCHOOL	1935	GOOD	Random Ashlar	Insufficient information to render an opinion	Eligible for NR considered independently
AL04039	HOUSE ON SW 63RD BLVD	1935	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04041	VACANT HOUSE ON SW 57TH RD	1935	FAIR	Weatherboard-beaded	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04043	4510 SW 44TH ST	1948	GOOD	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04046	4523 SW 47TH WAY	1940	FAIR	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04047*	4121 SW 50TH TERR	1930	FAIR	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04048	4923 SW ARCHER RD	1940	DETE	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04053	5311 SW ARCHER RD	1945	GOOD	Block-concrete	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04054	5323 SW ARCHER RD	1945	GOOD	Block-concrete	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04055	5575 SW 59TH ST	1948	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04056	5545 SW 59TH ST	1945	FAIR	Vinyl	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04057	5501 SW 59TH ST	1930	GOOD	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently

The Dautel Group: SW 52nd Terrace, Archer Road

Site ID	Site Name	Year Built	Condition	Exterior Fabrication	SVSIGLOC	SVSGIND
AL04058	5421 SW 59TH ST	1948	FAIR	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04060	6015 SW 52ND TERR	1925	DETE	Weatherboard-beaded	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04064	5909 SW 49TH ST	1925	DETE	Siding-novelty	Ineligible for a local register of important sites	Eligible for NR considered independently
AL04065	HOUSE #2 ON SW 49TH ST	1930	DETE	Shingles-asbestos	Ineligible for a local register of important sites	Eligible for NR considered independently

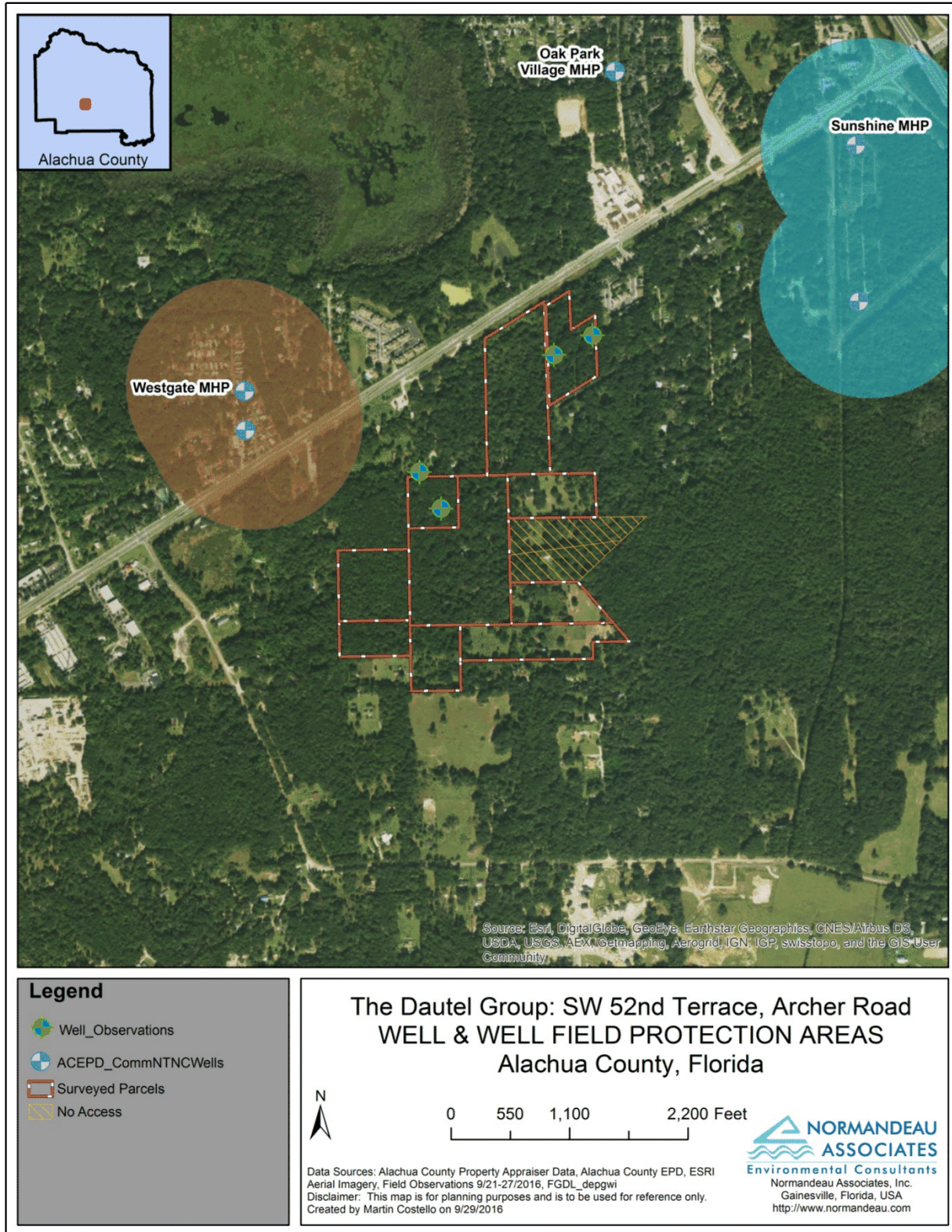


Figure 25. Wells located within and adjacent to the project site.

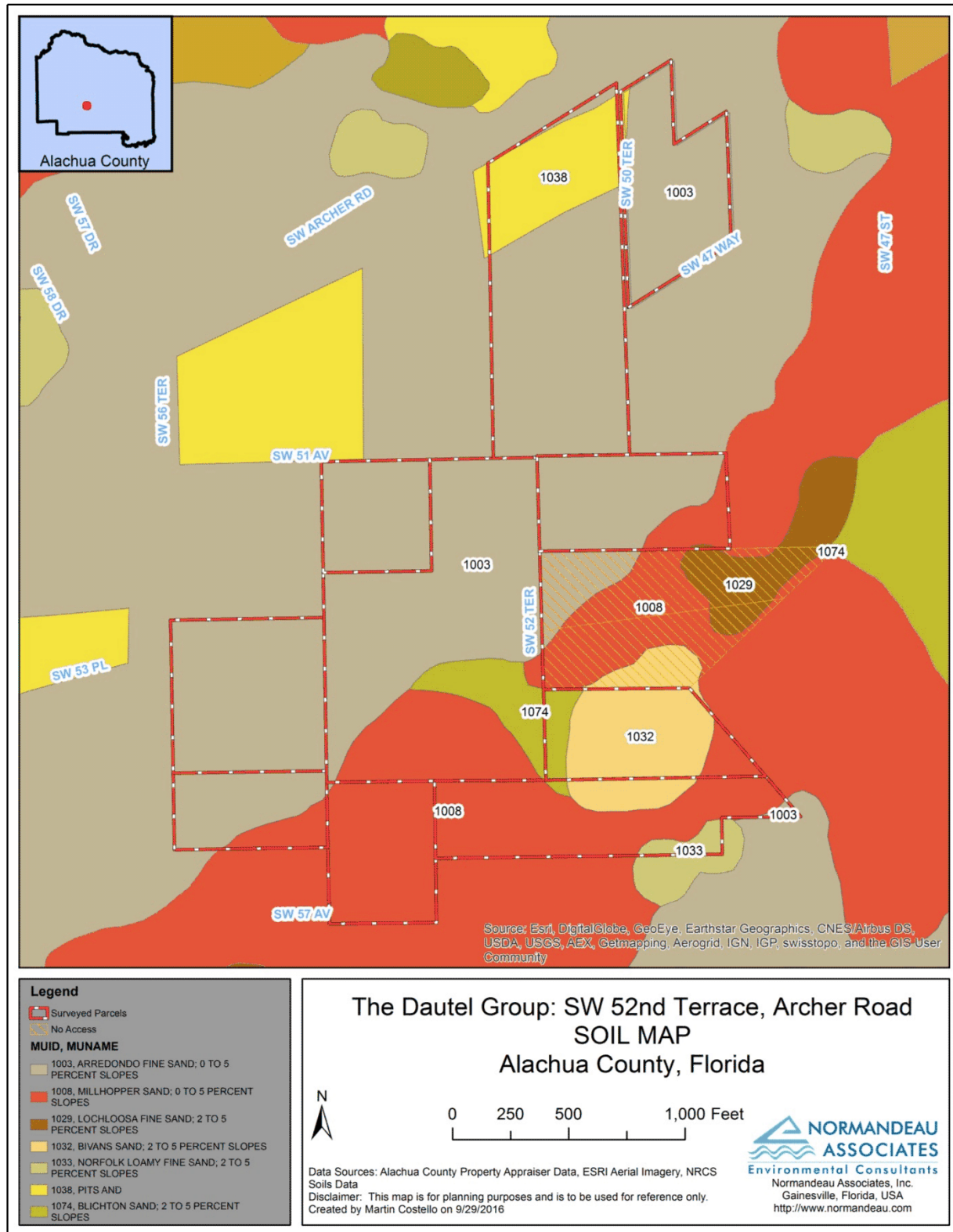


Figure 26. Soils for the project site and surrounding area.

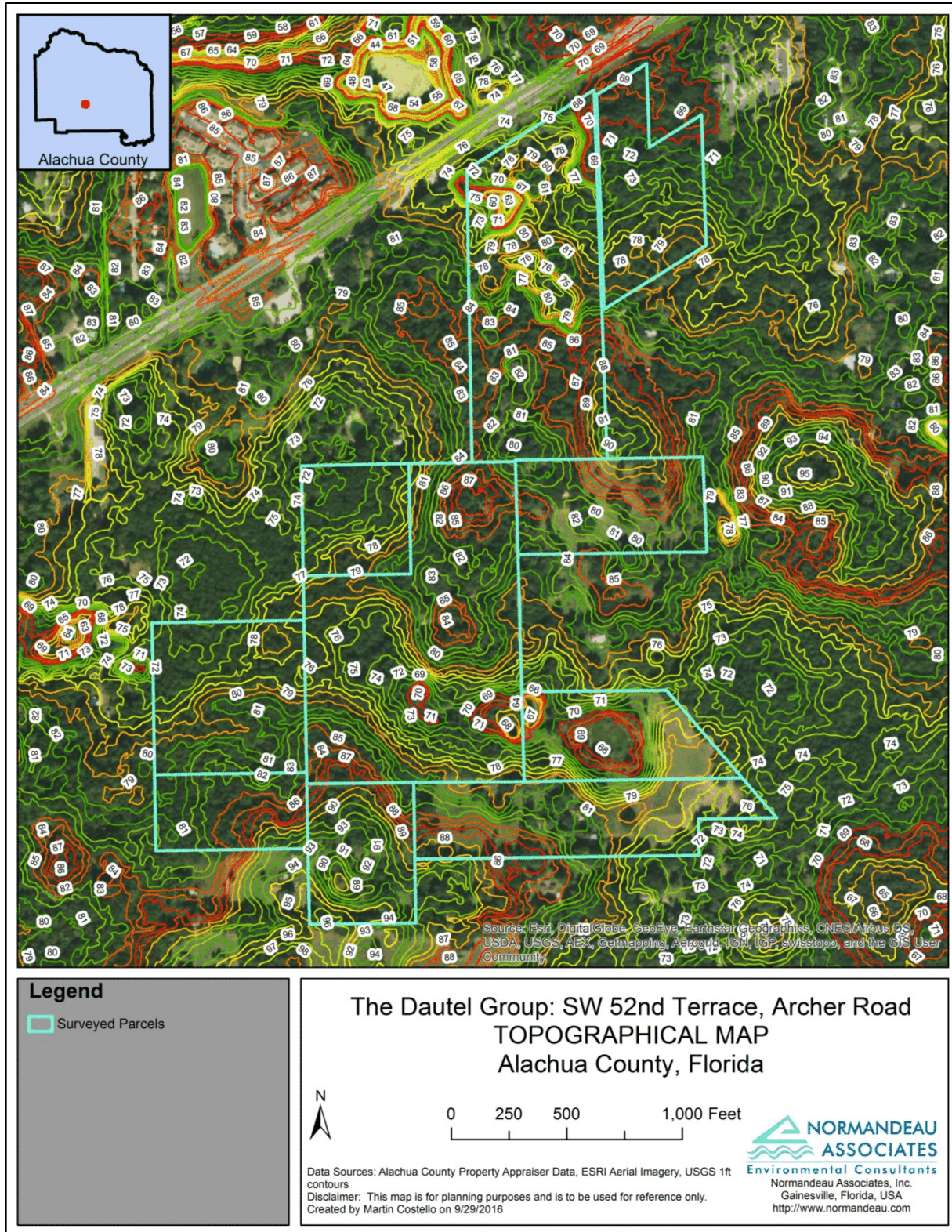


Figure 27. Topography of the project site and surrounding area.

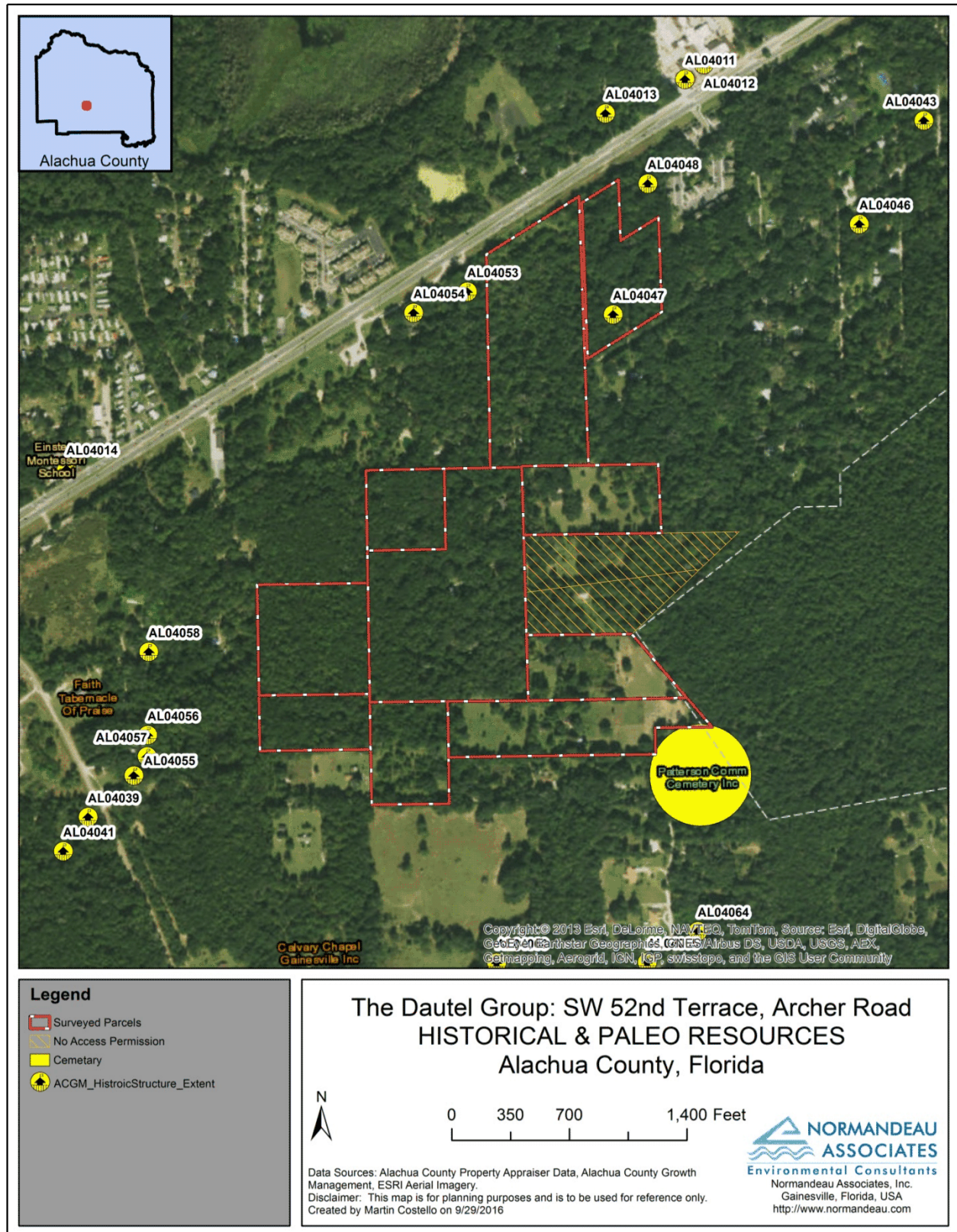


Figure 28. Historical resource map.



Figure 29. Cemetery located on the southeast corner of the study site.



Figure 30. Old foundation located in the parcel 06949-000-000



Figure 31. Old trough or structure associated with the remnant foundation in parcel 06949-000-000.



Figure 32. Old foundation located in the central portion of the study site.



Figure 33. Rock pile or remnants of a wall located in the southwestern portion of the study site.

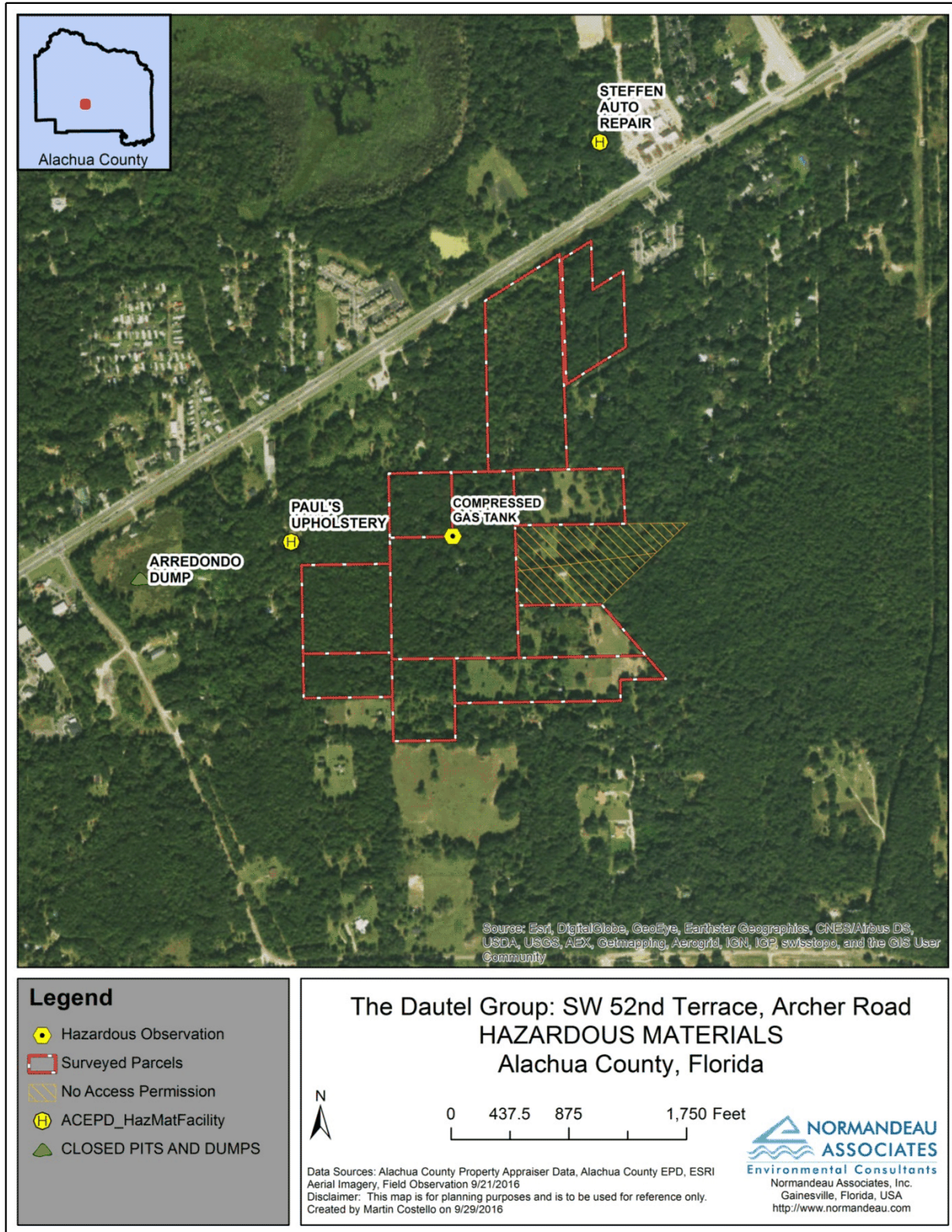


Figure 34. Hazardous material storage facilities and contamination for the project site and surrounding area.



Figure 35. Piles of debris and garbage common across the entire study site.



Figure 36. Old drums and piles of garbage and 2-liter soda bottles litter the area surrounding a trailer in the northern portion of the study site.



Figure 37. A dilapidated structure in the central areas of the study site.



Figure 38. An old electrical junction located in the north central portion of the study site.



Figure 39. Large tank marked with flagging on top of four-foot tall stake.



Figure 40. Piled road debris located in the study area just south of SW Archer Road.

3 Conclusions and Next Steps

A natural resource inventory/environmental assessment was conducted for the subject parcels and immediate adjacent areas. Four jurisdictional wetland features were identified on site. Permitting and mitigation may be required if this property will be developed. Should the property be developed, delineated wetlands will need to be reviewed by all relevant agencies and the flags will need to be surveyed by a land surveyor. Wetland buffers will be required pursuant to Chapter 406.43 of the Alachua County Unified Land Development Code. One other wetland area may exist on parcel 06952-000-000 where FLUCCS land cover data indicate a wetland mixed hardwood forest is present. Should future development activities include this parcel, additional wetland review will be warranted.

Fourteen potentially occupied burrows of Gopher Tortoise, a Florida threatened species, were found. Gopher Tortoise permitting and mitigation will be required for Gopher Tortoise burrows on site. Note that this Natural Resource Assessment does not constitute a 100% Gopher Tortoise survey for permitting purposes. Use or development of the property must comply with the provisions of Chapter 68A-27.0012 Florida Administrative Code (FAC) regarding the conservation and management of the Gopher Tortoises found on the property. Current regulations require compliance with the Florida Fish and Wildlife Conservation Commission's (FWC) Gopher Tortoise Management Plan (September 2012) and provide different options for addressing Gopher Tortoise management. These include onsite avoidance in project design and permitted relocation of Tortoises, either on site or to an offsite location, with mitigation fees used for habitat land acquisition and management. Specific approach and strategies will have to be defined through coordination and permitting with FWC.

Pursuant to Chapter 68A-27.005 FAC within sixty (60) days prior to commencement of construction activities that will adversely impact listed wildlife species, coordination for compliance, including permitting if required, must be completed with the Florida Fish and Wildlife Conservation Commission. The Species Conservation Planning Section can be contacted at (850) 921-1029 or online at <http://myfwc.com/license/wildlife/gopher-tortoise-permits/contacts> for guidance regarding management plans and permitting that may be required for the identified listed species in the project area, the Gopher Tortoise.

Three Sandhill Cranes were seen using the southeastern portion of the study site. The Florida Fish and Wildlife Conservation Commission just published draft permitting guidelines for the Sandhill Crane in September 2016. According to these guidelines, the following steps should be taken to avoid take of cranes. If clearing of wetlands where cranes could potentially breed is expected to occur, these areas should be surveyed for Sandhill Crane nests immediately prior to project activities during the breeding season (December through August) to avoid, minimize, or mitigate for take of nests or young. The following avoidance measures could eliminate the need for FWC take permitting:

- Avoid impacts to suitable natural wetlands used by Sandhill Cranes for breeding, feeding, or sheltering.
- Avoid activities within 400 feet of an active nest during the nesting season.
- If flightless young are present in a wetland, avoid land use conversion in suitable upland habitat within 1500 feet of the nest site until after young are capable of sustained flight (i.e., young within first 70 days after hatching).

Apart from Gopher Tortoise burrows and the Florida Sandhill Crane, no other plant or animal, or critical habitat, listed under the protected categories of *endangered*, *threatened*, and *species of special concern*, as defined by state and federal regulations, or listed as S1, S2, or S3 by the Florida Natural Areas Inventory, was observed on or adjacent to the subject parcels.

NRCS identified sinkhole features within, and several features in the vicinity of, the study site. Additional depression features, including one associated with wetland number 3, were observed on the property. It is likely that there is a mix of naturally occurring and man-made features on the study site. Normandeau recommends further investigation and determination of these geological features including the possibility of hydrological connectivity to water resources.

There are several structures located in the vicinity of the project site that are on the Alachua County Growth Management historic structure list as well as some older foundations and structure remnants within the study site. Additionally, there is a cemetery located on the southeast boundary of parcel 06949-002-000 claimed by one neighbor as an “old slave burial site.” Onsite observations indicate that there are some older grave stones immediately adjacent to the project area. Additional archeologic and historical review is recommended.

Appendix A. Wetland Data Sheets

WETLAND DATA SHEET

PHOTO NO: _____
 DATE OF INSPECTION: 23 Sept. 2016
 INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road
 AREA OF WETLAND IMPACT: _____
 FORESTED WETLAND AREA TO BE CLEARED: _____
 LOCATION: Aerial Photo Sheet No. Parcel 06952-001-000 Section 22 Township 10 South Range 19 East
 County Alachua County
 WETLAND NO.: 1 - 12 Flags WETLAND COMMUNITY TYPE: Cypress Pond

VEGETATION:

Dominant Plant Species		strata	Species origin*	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Taxodium ascendens</i>	Pond Cypress	C	I	OBL	OBL
<i>Juncus effusus</i>	Soft Rush	G	I	OBL	OBL
<i>Sesbania exaltata</i>	Hemp Sesbania	G	I	FAC	FACW
<i>Ludwigia palustris</i>	Marsh Seedbox	G	I	OBL	OBL
<i>Cyperus virens</i>	Green Sedge	G	I	FACW	FACW
<i>Cyperus polystachyos</i>	Texas Sedge	G	I	FACW	FACW
<i>Carex lupuliformis</i>	False Hop Sedge	G	I	FACW	OBL
<i>Aster dumosus</i> (<i>Symphotrichum dumosum</i>)	Bushy Aster	G	I	FAC	FAC
<i>Stenotaphrum secundatum</i>	St. Augustine Grass	G	I	UPL	FAC
<i>Aeschynomene americana</i>	Shyleaf	G	I	FACW	FAC
<i>Polygonum hydropiperoides</i> (<i>Persicaria hydropiperoides</i>)	Mild Water-pepper	G	I	OBL	OBL
<i>Bidens laevis</i>	Burr-marigold	G	I	OBL	OBL
<i>Eclipta prostrata</i>	False Daisy	G	I	FACW	FACW
<i>Cephalanthus occidentalis</i>	Button Bush	S	I	OBL	OBL
<i>Eleocharis baldwinii</i>	Roadgrass	G	I	OBL	OBL
<i>Asclepias perennis</i>	Swamp Milkweed	G	I	OBL	OBL
<i>Boehmeria cylindrica</i>	Boghemp	G	I	OBL	FACW
<i>Commelina diffusa</i> var. <i>diffusa</i>	Spreading Dayflower	G	I	FACW	FACW

SOIL TYPE: Name _____ Color dark browns
 Hydric soil: Yes/No Hydric soil Indicator muck, stripping

SURFACE AND GROUNDWATER DEPTHS:
 Surface or Subsurface H₂O depth^a + 4 inches OHW depth^a + 30 inches
 (Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:
 USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth: + a few inches

ENDANGERED SPECIES (Plant and Animal):
 observed-- None

Habitat suitability-- Good for some wading birds

PROJECT NAME: SW Archer Road

WETLAND NO.: 1 - 12 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

Originally, most likely, a small cypress pond or depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland has been excavated to allow for deeper ponding, perhaps for cattle. The surrounding area appears to have once been a pasture.

* = I = Indigenous, E = Exotic.

° = FDEP

AQU = Aquatic Plant
 OBL = Obligate Species
 FACW = Facultative Wet Species
 FAC = Facultative Species
 UPL = Upland Species
 V = Vine, not used for determination

° = All water depths provided are relative measurements to the existing ground levels and not elevations.

° = USACE

NI = No Indicator Status
 OBL = Obligate
 FACW = Facultative Wet
 FAC = Facultative
 FACU = Facultative Upland
 UPL = Upland

+ = Occurs more often in wetlands than the general indicator status.

- = Occurs less often in wetlands than the general indicator status.

? = No decision.

-- = Dash without an associated indicator status no current status.

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WETLAND DATA SHEET

PHOTO NO: _____
 DATE OF INSPECTION: 23 Sept. 2016
 INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road
 AREA OF WETLAND IMPACT: _____
 FORESTED WETLAND AREA TO BE CLEARED: _____
 LOCATION: Aerial Photo Sheet No. Parcel 06949-000-000 Section 22 Township 10 South Range 19 East
 County Alachua County
 WETLAND No.: 2-15 Flags WETLAND COMMUNITY TYPE: Cypress Pond

VEGETATION:

Dominant Plant Species		Strata	Species Origin ^a	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Taxodium ascendens</i>	Pond Cypress	C	I	OBL	OBL
<i>Salix caroliniana</i>	Coastal Plain Willow	S	I	OBL	OBL
<i>Leersia hexandra</i>	Southern Cut Grass	G	I	OBL	OBL
<i>Ludwigia palustris</i>	Marsh Seedbox	G	I	OBL	OBL
<i>Cyperus virens</i>	Green Sedge	G	I	FACW	FACW
<i>Nyssa sylvatica</i> var. <i>biflora</i>	Swamp Tupelo or Blackgum	C	I	OBL	OBL
<i>Carex lupuliformis</i>	False Hop Sedge	G	I	FACW	OBL
<i>Decumaria barbara</i>	Climbing Hydrangea	V	I	V	FACW
<i>Sabal palmetto</i>	Cabbage Palm	C	I	FAC	FAC
<i>Celtis laevigata</i>	Hackberry	C	I	FACW	FACW
<i>Liquidambar styraciflua</i>	Sweetgum	C	I	FACW	FAC
<i>Quercus nigra</i>	Water Oak	C	I	FACW	FAC
<i>Ulmus americana</i>	American Elm	C	I	FACW	FAC
<i>Pluchea camphorata</i>	Marsh Fleabane	G	I	FACW	FACW
<i>Ampelopsis arborea</i>	Pepper Vine	V	I	V	FAC
<i>Asclepias perennis</i>	Swamp Milkweed	G	I	OBL	OBL
<i>Boehmeria cylindrica</i>	Boghemp	G	I	OBL	FACW
<i>Phyllanthus urinaria</i>	Chamber Bitter	G	E	FAC	FAC

SOIL TYPE: Name _____ Color dark browns
 Hydric soil: Yes/No Hydric soil Indicator muck, stripping

SURFACE AND GROUNDWATER DEPTHS:
 Surface or Subsurface H₂O depth^d surface oHW depth^e + 30 inches
 (Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:
 USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth? surface or + a few inches

ENDANGERED SPECIES (Plant and Animal):
 observed-- None

Habitat Suitability-- Good for some wading birds

PROJECT NAME: SW Archer Road

WETLAND NO.: 2 - 15 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

Originally, most likely, a small cypress pond or depression. A road has been constructed across one margin, dividing this into two wetlands. This portion/wetland is surrounded on three sides by secondary woodlands.

* = I = Indigenous, E = Exotic.

° = FDEP

AQU = Aquatic Plant
 OBL = Obligate Species
 FACW = Facultative Wet Species
 FAC = Facultative Species
 UPL = Upland Species
 V = Vine, not used for determination

° = All water depths provided are relative measurements to the existing ground levels and not elevations.

° = USACE

NI = No Indicator Status
 OBL = Obligate
 FACW = Facultative Wet
 FAC = Facultative
 FACU = Facultative Upland
 UPL = Upland

+ = Occurs more often in wetlands than the general indicator status.

- = Occurs less often in wetlands than the general indicator status.

? = No decision.

-- = Dash without an associated indicator status no current status.

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WETLAND DATA SHEET

PHOTO NO: _____

DATE OF INSPECTION: 23 Sept. 2016

INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road

AREA OF WETLAND IMPACT: _____

FORESTED WETLAND AREA TO BE CLEARED: _____

LOCATION: Aerial Photo Sheet No. Parcel 06949-000-000 Section 22 Township 10 South Range 19 East
County Alachua County

WETLAND No.: 3-14 Flags WETLAND COMMUNITY TYPE: Depression

VEGETATION:

Dominant Plant Species		Strata	Species Origin*	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Cephalanthus occidentalis</i>	Button Bush	S	I	OBL	OBL
<i>Viburnum obtatum</i>	Walter Viburnum	S	I	FACW	FACW
<i>Osmunda cinnamomea</i>	Cinnamon Fern	G	I	FACW	FACW
<i>Panicum rigidulum</i>	Redtop Panic Grass	G	I	FACW	FACW
<i>Vitis rotundifolia</i>	Muscadine Grape	V	I	V	FAC
<i>Nyssa sylvatica</i> var. <i>biflora</i>	Swamp Tupelo or Blackgum	C	I	OBL	OBL
<i>Pinus glabra</i>	Spruce Pine	C	I	FACW	FACW
<i>Sabal minor</i>	Bluestem Palm	G	I	FACW	FACW
* <i>Sabal palmetto</i>	Cabbage Palm	C	I	FAC	FAC
<i>Sapium sebiferum</i>	Chinese Tallow Tree	SC	E	FAC	--
* <i>Liquidambar styraciflua</i>	Sweetgum	C	I	FACW	FAC
* <i>Quercus nigra</i>	Water Oak	C	I	FACW	FAC
* <i>Ulmus americana</i>	American Elm	C	I	FACW	FAC
<i>Chasmanthium laxum</i>	Slender Spike Grass	G	I	FAC	FACW
<i>Toxicodendron radicans</i>	Poison-ivy	V	I	V	FAC
* <i>Asclepias perennis</i>	Swamp Milkweed	G	I	OBL	OBL
<i>Diospyros virginiana</i>	Persimmon	S	I	FAC	FAC
<i>Smilax bona-nox</i>	Catbrier	V	I	V	FAC

SOIL TYPE: Name _____ Color dark browns

Hydric soil: Yes/No Hydric soil Indicator muck, stripping, inclusions

SURFACE AND GROUNDWATER DEPTHS:

Surface or Subsurface H₂O depth^d +4 inches oHW depth^d +30 inches
(Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:

USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth? surface or + a few inches

ENDANGERED SPECIES (Plant and Animal):

observed-- None

Habitat Suitability-- Not good

PROJECT NAME: SW Archer Road

WETLAND NO.: 3 - 14 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

Originally, a small depression. When filled to overflowing, running along a shallow swale into a sandy depression. The sandy depression has been excavated into a larger sandy hole. This wetland is surrounded by secondary woodlands.

* = I = Indigenous, E = Exotic.
 * = FDEP
 AQU = Aquatic Plant
 OBL = Obligate Species
 FACW = Facultative Wet Species
 FAC = Facultative Species
 UPL = Upland Species
 V = Vine, not used for determination
 * = All water depths provided are relative measurements to the existing ground levels and not elevations.
 * = USACE
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 OBL = Obligate
 FACW = Facultative Wet
 FAC = Facultative
 FACU = Facultative Upland
 UPL = Upland
 + = Occurs more often in wetlands than the general indicator status.
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 ? = No decision.
 -- = Dash without an associated indicator status no current status.

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WETLAND DATA SHEET

PHOTO NO: _____

DATE OF INSPECTION: 23 Sept. 2016

INSPECTED BY: David W. Hall & Martin Costello

PROJECT NAME: SW Archer Road

AREA OF WETLAND IMPACT: _____

FORESTED WETLAND AREA TO BE CLEARED: _____

LOCATION: Aerial Photo Sheet No. Parcel 06952-001-000 Section 22 Township 10 South Range 19 East
County Alachua County

WETLAND NO.: 4-21 Flags WETLAND COMMUNITY TYPE: Isolated Pond

VEGETATION:

Dominant Plant Species		Strata	Species Origin ^a	Agency Wetland Dependency Class	
Scientific Name	Common Name			FDEP ^b	USACE ^c
<i>Taxodium ascendens</i>	Pond Cypress	C	I	OBL	OBL
<i>Juncus effusus</i>	Soft Rush	G	I	OBL	OBL
<i>Axonopus fissifolius</i>	Common Carpet Grass	G	I	FAC	FACW
<i>Ludwigia linifolia</i>	Southeastern Water-primrose	G	I	OBL	OBL
<i>Thalia geniculata</i>	Alligator-flag	G	I	OBL	OBL
<i>Eichhornia crassipes</i>	Water-hyacinth	G	E	AQU	OBL
<i>Sacciolepis striata</i>	American Cupscale	G	I	OBL	OBL
<i>Typha latifolium</i>	Common Cat-tail	G	I	OBL	OBL
<i>Panicum hemitomon</i>	Maidencane	G	I	OBL	OBL
<i>Panicum dichotomiflorum</i>	Fall Panic Grass	G	I	FACW	FACW
<i>Polygonum hydropiperoides</i> (<i>Persicaria hydropiperoides</i>)	Mild Water-pepper	G	I	OBL	OBL
<i>Bidens laevis</i>	Burr-marigold	G	I	OBL	OBL
<i>Eclipta prostrata</i>	False Daisy	G	I	FACW	FACW
<i>Solidago sempervirens</i>	Seaside Goldenrod	G	I	FACW	FACW
<i>Eleocharis baldwinii</i>	Roadgrass	G	I	OBL	OBL
<i>Solidago leavenworthii</i>	Leavenworth's Goldenrod	G	I	FACW	FAC
<i>Limnolobos spongiosa</i>	Frog's-bit	G	I	OBL	OBL
<i>Paspalum notatum</i>	Bahia Grass	G	E	UPL	FACU

SOIL TYPE: Name _____ Color dark browns

Hydric soil: Yes/No Hydric soil Indicator muck, stripping, inclusions

SURFACE AND GROUNDWATER DEPTHS:

Surface or Subsurface H₂O depth^d +14 inches oHW depth^e +45 inches
(Note: "+" if water is above ground surface and "-" if water is below ground surface)

JURISDICTION:

USACE: Yes/No FDEP: Yes/No

What is the estimated normal water depth? +12-15 inches

ENDANGERED SPECIES (Plant and Animal):

Observed-- None

Habitat Suitability-- Very good for some wading birds

PROJECT NAME: SW Archer Road

WETLAND NO.: 4 - 21 Flags

NOTE: OTHER PERTINENT COMMENTS (e.g., APPEARS DRAINED BY AGRICULTURE, INVASION BY EXOTIC SPECIES, ETC.).

An isolated pond in a large area that appears to have once been a pasture.

* = I = Indigenous, E = Exotic.
 # = FDEP
 AQU = Aquatic Plant
 OBL = Obligate Species
 FACW = Facultative Wet Species
 FAC = Facultative Species
 UPL = Upland Species
 V = Vine, not used for determination
 # = All water depths provided are relative measurements to the existing ground levels and not elevations.
 ° = USACE
 NI = No Indicator Status
 OBL = Obligate
 FACW = Facultative Wet
 FAC = Facultative
 FACU = Facultative Upland
 UPL = Upland
 + = Occurs more often in wetlands than the general indicator status.
 - = Occurs less often in wetlands than the general indicator status.
 ? = No decision.
 -- = Dash without an associated indicator status no current status.

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Appendix B. Plants and Animals Observed on Site

Common Name	Scientific Name
Air-Potato	<i>Dioscorea bulbifera</i>
Alligator-Flag	<i>Thalia geniculata</i>
American Beautyberry	<i>Callicarpa americana</i>
American Cupscale	<i>Sacciolepis striata</i>
American Elm	<i>Ulmus americana</i>
American Pokeweed	<i>Phytolacca americana</i>
American Spongeplant; Frog's-Bit	<i>Limnobium spongia</i>
Bahiagrass	<i>Paspalum notatum var. sauriae</i>
Baldwin's Flatsedge	<i>Cyperus croceus</i>
Baldwin's Nailwort	<i>Paronychia baldwinii</i>
Baldwin's Spikerush; Roadgrass	<i>Eleocharis baldwinii</i>
Beggarticks; Romerillo	<i>Bidens alba</i>
Bermudagrass	<i>Cynodon dactylon</i>
Big Carpetgrass	<i>Axonopus furcatus</i>
Black Cherry	<i>Prunus serotina</i>
Bluejacket; Ohio Spiderwort	<i>Tradescantia ohioensis</i>
Boxelder	<i>Acer negundo</i>
Broadleaf Cattail	<i>Typha latifolia</i>
Broadleaf Woodsorrel	<i>Oxalis intermedia</i>
Burrmarigold; Smooth Beggarticks	<i>Bidens laevis</i>
Bushy Bluestem	<i>Andropogon glomeratus</i>
Cabbage Palm	<i>Sabal palmetto</i>
Camphortree	<i>Cinnamomum camphora</i>
Camphorweed	<i>Pluchea camphorata</i>
Canadian Blacksnakeroot	<i>Sanicula canadensis</i>
Canadian Horseweed	<i>Conyza canadensis</i>
Capillary Hairsedge	<i>Bulbostylis ciliatifolia</i>
Carolina Coralbead	<i>Cocculus carolinus</i>
Carolina Laurelcherry	<i>Prunus caroliniana</i>
Carolina Wild Petunia	<i>Ruellia caroliniensis</i>
Carolina Willow; Coastalplain Willow	<i>Salix caroliniana</i>
Cat Greenbrier; Wild Sarsaparilla	<i>Smilax glauca</i>
Centipedegrass	<i>Eremochloa ophiuroides</i>

Common Name	Scientific Name
Chamber Bitter	<i>Phyllanthus urinaria</i>
Chinese Wisteria	<i>Wisteria sinensis</i>
Cinnamon Fern	<i>Osmunda cinnamomea</i>
Common Buttonbush	<i>Cephalanthus occidentalis</i>
Common Carpetgrass	<i>Axonopus fissifolius</i>
Common Dayflower	<i>Commelina diffusa</i>
Common Eveningprimrose	<i>Oenothera biennis</i>
Common Persimmon	<i>Diospyros virginiana</i>
Common Ragweed	<i>Ambrosia artemisiifolia</i>
Common Water-Hyacinth	<i>Eichhornia crassipes</i>
Common Yellow Woodsorrel; Creeping Woodsorrel	<i>Oxalis corniculata</i>
Cowitch Vine; Climbing Hydrangea; Woodvamp	<i>Decumaria barbara</i>
Creeping Cucumber	<i>Melothria pendula</i>
Crowpoison; False Garlic	<i>Nothoscordum bivalve</i>
Cuban Jute; Indian Hemp	<i>Sida rhombifolia</i>
Cylindric Sedge	<i>Cyperus retrorsus</i>
Danglepod	<i>Sesbania herbacea</i>
Dogfennel	<i>Eupatorium capillifolium</i>
Downy Milkpea	<i>Galactia regularis</i>
Drymary; West Indian Chickweed	<i>Drymaria cordata</i>
Dwarf Hawthorn	<i>Crataegus uniflora</i>
Dwarf Palmetto; Bluestem Palm	<i>Sabal minor</i>
Earleaf Greenbrier	<i>Smilax auriculata</i>
Eastern Poison Ivy	<i>Toxicodendron radicans</i>
Eastern Redbud	<i>Cercis canadensis</i>
Ebony Spleenwort	<i>Asplenium platyneuron</i>
English Ivy	<i>Hedera helix</i>
Fall Panicgrass	<i>Panicum dichotomiflorum</i>
False Daisy	<i>Eclipta prostrata</i>
False Hop Sedge	<i>Carex lupuliformis</i>
False Moneywort; Alyce Clover	<i>Alysicarpus vaginalis</i> (<i>Alysicarpus ovalifolius</i> , misapplied)
False Nettle; Bog Hemp	<i>Boehmeria cylindrica</i>

Common Name	Scientific Name
Florida Hedgenettle; Florida Betony	<i>Stachys floridana</i>
Florida Milkvine; Florida Spiny Pod	<i>Matelea floridana</i>
Forked Bluecurls	<i>Trichostema dichotomum</i>
Giant Ironweed	<i>Vernonia gigantea</i>
Green Flatsedge	<i>Cyperus virens</i>
Groundsel Tree; Sea Myrtle	<i>Baccharis halimifolia</i>
Hairy Indigo	<i>Indigofera hirsuta</i>
Hairy Pinweed	<i>Lechea mucronata</i>
Indian Goosegrass	<i>Eleusine indica</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Japanese Privet	<i>Ligustrum japonicum</i>
Juba's Bush	<i>Iresine diffusa</i>
Laurel Oak; Diamond Oak	<i>Quercus laurifolia</i>
Leavenworth's Goldenrod	<i>Solidago leavenworthii</i>
Little Ironweed	<i>Cyanthillium cinereum</i>
Live Oak	<i>Quercus virginiana</i>
Loblolly Pine	<i>Pinus taeda</i>
Long's Sedge	<i>Carex longii</i>
Maidencane	<i>Panicum hemitomon</i>
Manyspike Flatsedge	<i>Cyperus polystachyos</i>
Marsh Seedbox	<i>Ludwigia palustris</i>
Mascarene Island Leafflower	<i>Phyllanthus tenellus</i>
Mexican Tea	<i>Chenopodium ambrosioides</i>
Mild Waterpepper; Swamp Smartweed	<i>Polygonum hydropiperoides</i>
Muscadine	<i>Vitis rotundifolia</i>
Narrow-Leaf Pawpaw, Slimleaf Pawpaw	<i>Asimina angustifolia</i>
Oceanblue Morning-Glory	<i>Ipomoea indica</i>
Oriental False Hawksbeard	<i>Youngia japonica</i>
Panicled Ticktrefoil	<i>Desmodium paniculatum</i>
Paper Mulberry	<i>Broussonetia papyrifera</i>
Partridge Pea	<i>Chamaecrista fasciculata</i>
Partridgeberry; Twinberry	<i>Mitchella repens</i>
Peanut	<i>Arachis hypogaea</i>
Pecan	<i>Carya illinoensis</i>

Common Name	Scientific Name
Peppervine	<i>Ampelopsis arborea</i>
Pignut Hickory	<i>Carya glabra</i>
Pink Purslane; Kiss-Me-Quick	<i>Portulaca pilosa</i>
Pond-Cypress	<i>Taxodium ascendens</i>
Poor Joe; Rough Buttonweed	<i>Diodia teres</i>
Popcorn tree; Chinese Tallowtree	<i>Sapium sebiferum</i>
Purple Passionflower	<i>Passiflora incarnata</i>
Queen-Devil	<i>Hieracium gronovii</i>
Red Cedar	<i>Juniperus virginiana</i>
Red Maple	<i>Acer rubrum</i>
Red Spiderling; Wineflower	<i>Boerhavia diffusa</i>
Redtop Panicum	<i>Panicum rigidulum</i>
Rice Button Aster	<i>Symphotrichum dumosum</i>
Roughleaf Dogwood	<i>Cornus asperifolia</i>
Rustweed; Juniperleaf	<i>Polypremum procumbens</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Sacred Bamboo; Heavenly Bamboo	<i>Nandina domestica</i>
Sand Blackberry	<i>Rubus cuneifolius</i>
Saw Greenbrier	<i>Smilax bona-nox</i>
Sawtooth Blackberry; Pennsylvania Blackberry	<i>Rubus pensilvanicus</i>
Scratchthroat	<i>Ardisia crenata</i>
Seaside Goldenrod	<i>Solidago sempervirens</i>
Shade Mudflower	<i>Micranthemum umbrosum</i>
Shore Rush; Grassleaf Rush	<i>Juncus marginatus</i>
Shortleaf Spikesedge	<i>Kyllinga brevifolia</i>
Showy Rattlebox	<i>Crotalaria spectabilis</i>
Shyleaf	<i>Aeschynomene americana</i>
Silktree; Mimosa	<i>Albizia julibrissin</i>
Slender Threeseed Mercury	<i>Acalypha gracilens</i>
Slender Woodoats	<i>Chasmanthium laxum</i>
Slenderleaf Rattlebox	<i>Crotalaria ochroleuca</i>
Smutgrass	<i>Sporobolus indicus</i>
Soft Rush	<i>Juncus effusus subsp. solutus</i>

Common Name	Scientific Name
Southeastern Water-Primrose	<i>Ludwigia linifolia</i>
Southern Crabgrass	<i>Digitaria ciliaris</i>
Southern Cutgrass	<i>Leersia hexandra</i>
Southern Dewberry	<i>Rubus trivialis</i>
Southern Grape-Fern	<i>Botrychium biternatum</i>
Spanish Needles	<i>Bidens bipinnata</i>
Spruce Pine	<i>Pinus glabra</i>
St. Augustinegrass	<i>Stenotaphrum secundatum</i>
Straggler Daisy	<i>Calyptocarpus vialis</i>
Sugarberry; Hackberry	<i>Celtis laevigata</i>
Summer Grape	<i>Vitis aestivalis</i>
Sunflower	<i>Helianthus species (cultivated)</i>
Swamp Milkweed	<i>Asclepias perennis</i>
Swamp Tupelo	<i>Nyssa sylvatica var. biflora</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Switchcane	<i>Arundinaria gigantea</i>
Tahitian Bridalveil	<i>Gibasis pellucida</i>
Tall Elephantsfoot	<i>Elephantopus elatus</i>
Tall Redtop; Purpletop Tridens	<i>Tridens flavus</i>
Thin Paspalum	<i>Paspalum setaceum</i>
Tread-Softly; Finger-Rot	<i>Cnidoscolus stimulosus</i>
Tropical Bushmint	<i>Hyptis mutabilis</i>
Tropical Mexican Clover	<i>Richardia brasiliensis</i>
Trumpet Creeper	<i>Campsis radicans</i>
Turkey Tangle Fogfruit; Capeweed	<i>Phyla nodiflora</i>
Variable Witchgrass	<i>Dichanthelium commutatum</i>
Viperina	<i>Zornia bracteata</i>
Virginia Creeper; Woodbine	<i>Parthenocissus quinquefolia</i>
Walter's Viburnum; Small-Leaf Viburnum	<i>Viburnum obovatum</i>
Water Oak	<i>Quercus nigra</i>
Winged Elm	<i>Ulmus alata</i>
Winged Sumac	<i>Rhus copallinum</i>
Woodsgrass; Basketgrass	<i>Oplismenus hirtellus</i>
Yaupon	<i>Ilex vomitoria</i>

Common Name	Scientific Name
Zarabacoa Comun	<i>Desmodium incanum</i>

Common Name	Scientific Name
Amphibians	
Treefrog	<i>Hyla spp.</i>
Birds	
Acadian Flycatcher	<i>Empidonax virescens</i>
American Crow	<i>Corvus brachyrhynchos</i>
American Redstart	<i>Setophaga ruticilla</i>
Blackburnian Warbler	<i>Setophaga fusca</i>
Blue Jay	<i>Cyanocitta cristata</i>
Blue-gray Gnatcatcher	<i>Polioptila caerulea</i>
Brown Thrasher	<i>Toxostoma rufum</i>
Carolina Chickadee	<i>Poecile carolinensis</i>
Carolina Wren	<i>Thryothorus ludovicianus</i>
Downy Woodpecker	<i>Picoides pubescens</i>
Fish Crow	<i>Corvus ossifragus</i>
Kentucky Warbler	<i>Geothlypis formosa</i>
Mourning Dove	<i>Zenaida macroura</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
Northern Parula	<i>Setophaga americana</i>
Ovenbird	<i>Seiurus aurocapilla</i>
Pileated Woodpecker	<i>Dryocopus pileatus</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Red-eyed Vireo	<i>Vireo olivaceus</i>
Red-shouldered Hawk	<i>Buteo lineatus</i>
Sandhill Crane (Florida)	<i>Antigone canadensis pratensis</i>
Summer Tanager	<i>Piranga rubra</i>
Tufted Titmouse	<i>Baeolophus bicolor</i>
Turkey Vulture	<i>Cathartes aura</i>
Veery	<i>Catharus fuscescens</i>
White-eyed Vireo	<i>Vireo griseus</i>
Yellow-throated Vireo	<i>Vireo flavifrons</i>

Common Name	Scientific Name
Yellow-throated Warbler	<i>Setophaga dominica</i>
Reptiles	
Brown Anole	<i>Anolis sagrei</i>
Gopher Tortoise (burrows only)	<i>Gopherus polyphemus</i>
Green Anole	<i>Anolis carolinensis</i>
Southern Ringneck Snake	<i>Diadophis punctatus punctatus</i>
Southern Black Racer	<i>Coluber constrictor priapus</i>
Southern Fence Lizard	<i>Sceloporus undulatus undulatus</i>
Mammals	
Eastern Cottontail	<i>Sylvilagus floridanus</i>
Eastern Gray Squirrel	<i>Sciurus carolinensis</i>
Nine-banded Armadillo (burrows only)	<i>Dasypus novemcinctus</i>
Southeastern Pocket Gopher (burrows only)	<i>Geomys pinetis</i>
White-tailed Deer	<i>Odocoileus virginianus</i>

*Invasive exotic species

Attachment H

Subdivision and Transportation Regulations

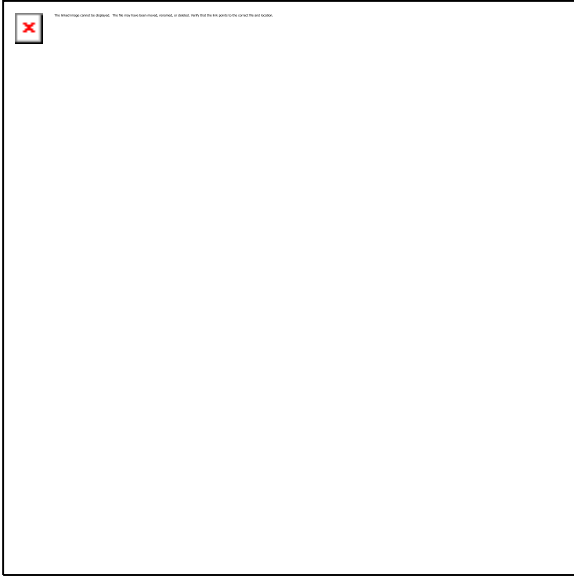
DIVISION 6. - TRANSPORTATION**Sec. 30-6.17. - Streets.**

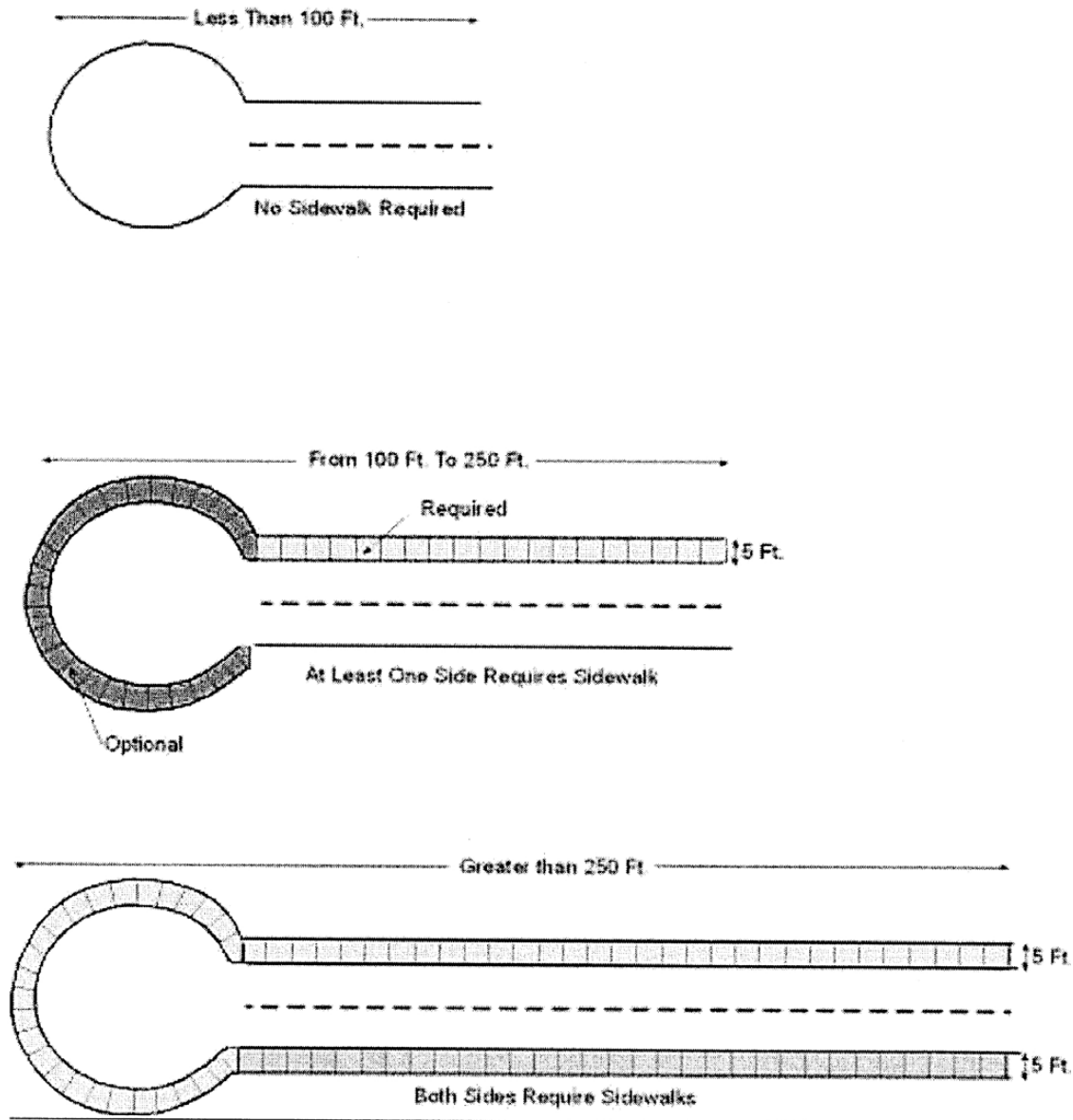
- A. *Public and private streets.* The design standards for streets are contained in the Design Manual or standards from other agencies as referenced in the manual.
- B. *Private approved streets.* Each private approved street in a minor subdivision shall meet the following requirements:
1. An approved private street shall be paved to a minimum width of 12 feet wide for one-directional traffic flow and 18 feet wide for two-directional traffic flow. Alternatively, a determination shall be made by the city public works department, the city fire rescue department, and city solid waste department that the approved private street is adequate to support service vehicles as necessary to provide municipal services.
 2. The structure and sub-base of the approved private street shall meet the standards set forth in the Design Manual.
 3. Each approved private street shall be connected directly to a public street or to another approved private street that connects directly to the major public road network. The method and type of connection shall be subject to approval by the public works department in accordance with the standards set forth in the Design Manual. The private street serving the subdivision shall have a maximum length of 1,000 feet (measured by traversing the length of the approved private street from its farthest extent to the nearest public street). When the private street reaches 1,000 feet in length, the subdivision shall include one of the following, as determined by the city fire rescue department: 1) appropriate emergency connection to the nearest public road, if such a connection can be made on property within the minor subdivision, or 2) a turnaround sized to accommodate fire and rescue vehicles.
 4. The owners of each approved private street shall provide necessary easements to the city for the purpose of providing municipal services. Alternatively, if the city finds the street serves a valid public purpose, the owners may gratuitously dedicate an approved private street for purposes of public right-of-way.
 5. Lots created on an approved private street shall be designed to minimize the number of curb cuts onto the street. Shared driveway access shall be required of adjoining lots, except where an odd number of lots are created, in which case, one lot, as determined by the public works department, may be allowed to have a separate driveway.
 6. Approved private streets shall provide a sidewalk having a minimum width of five feet. The sidewalk shall be provided on one side of the street in accordance with standards of the Design Manual. Where five feet of pavement is not possible due to a natural or permanent man-made obstruction, the pavement width may be decreased to a minimum of three feet as necessary to avoid the obstruction. If paving is not possible due to natural conditions, a minimum three-foot wide stabilized pedestrian trail shall be constructed.
 7. All proposed minor subdivisions shall meet the level of service standards in the Comprehensive Plan. Proof of meeting these standards shall exist in the form of a certificate of concurrency exemption, certificate of preliminary concurrency or certificate of conditional concurrency reservation. The approval of a nonresidential minor subdivision in no way reserves capacity for the purposes of concurrency.
- C. ***Culs-de-sac or dead-end streets.*** Culs-de-sac shall not exceed 250 feet, except where alternative emergency service access is available. Where emergency service access is available, dead-end streets or cul-de-sacs shall not extend beyond 1,000 feet. Pedestrian connections shall be provided to these streets in order to shorten walking distances.

Sec. 30-6.18. - Sidewalks and shared-use bicycle paths.

- A. *Intent.* The intent of this section is to enable pedestrian activity throughout the city, especially as a means to promote pedestrian and transit trips, pedestrian safety and accessibility. Sidewalks are required in conjunction with development orders in every zoning district except zoning districts that implement the industrial land use category or as otherwise provided herein. This shall apply to all development orders issued after September 11, 2000, in every zoning district (except as otherwise provided herein), and on any parcel or lot where a roadway is existing adjacent to the proposed development or where there is a reasonable likelihood of mass transit service or a pedestrian need for sidewalks. Sidewalk(s) are required on all public and private streets, on both sides, except as specifically excluded or modified by this section.
- B. *Schools.* Public and private schools shall meet the design guidelines of Safe Routes to School. Sidewalks and bikeways adjacent to the site shall be extended to appropriate walkways around buildings and bicycle storage areas.
- C. Sidewalks are required on both sides of all streets at least five feet in width, except that subdivisions in the agriculture, conservation, airport services and public services zoning districts are only required to provide sidewalks on arterial and collector streets, as designated by the city manager. Whenever a sidewalk intersects with a curbed street, ramps shall be installed to facilitate access to the sidewalks by wheelchairs.
1. Where sidewalks are continuous, except for isolated lots or plots, in connection with the approval of subdivisions or development plans, the city shall require an owner of an isolated lot or plot to provide sidewalks along street frontages, except as follows:
 - a. Additions or renovations to or new construction of single-family homes on lots platted prior to January 1, 2003, unless a new single-family home is proposed to be built on a lot where there is a sidewalk on the adjacent lot frontages.
 - b. The addition or new construction of 500 square feet or less of gross floor area on any property or any paving of fewer than five parking spaces or equivalent area.
 - c. On alleys providing a secondary access to a lot of record.
 - d. Any lot on land designated as industrial on the future land use map of the city.
 2. *Cul-de-sac or dead-end loop street(s) requirements.* A sidewalk is required on at least one side of a street on a cul-de-sac or dead-end loop street(s) from 100 to 250 feet long, except sidewalks are not required on a cul-de-sac or dead-end or loop street(s) less than 100 feet long. Sidewalks are required on both sides on cul-de-sac or dead-end or loop street(s) greater than 250 feet long. For a project in which the closest lots to a connecting street are at least 1,000 feet from the street it stems from, sidewalks are required on at least one side of the street up to the lot nearest the connecting street. Illustrations are shown below.

Culs-De-Sac





3. A shared-use bicycle path shall be provided in a subdivision wherever designated on the officially adopted trail network plan for the city. Also, subdivisions containing a proposed trail network corridor shall provide a shared-use bicycle path and sidewalk system that integrates or links the subdivision with the trail network.
- D. *Responsibility for construction.* The installation of sidewalks is the responsibility of the developer/owner and the sidewalks shall be installed prior to the issuance of a certificate of occupancy by the city. For a phased development, sidewalk(s) shall be completed to serve any area for which a certificate of occupancy or any temporary occupancy is required. The developer/owner shall only be responsible for the sidewalk on the same side of the street(s) on which the approved plan is adjacent, except as specifically modified in this section.
 - E. *Design standard.* Sidewalk(s) and ramp(s) shall be constructed in accordance with the Design Manual.
 - F. *Dedication.* When an amendment to an existing developed area requires the installation of a sidewalk and inadequate right-of-way exists to such extent that a developer/owner cannot install a

sidewalk, the city shall require the developer/owner to dedicate sufficient right-of-way to install proper sidewalk areas along all boundaries of the proposed development abutting public streets, or provide an easement to the homeowners association or condominium, as applicable, for additional common area for the sidewalk. The dedication of sufficient right-of-way for sidewalk improvements shall be necessary to serve the development or reduce the impact of the development on the city's transportation system, and shall in all instances meet the "essential nexus" and "rough proportionality" requirements established in case law.

- G. *Modifications.* The appropriate reviewing authority may approve modifications from the terms of this section as follows:
1. The appropriate reviewing authority shall require the petitioner to provide information in the form of reports, maps, diagrams, and similar material to support their request for modification.
 2. The appropriate reviewing authority may determine the appropriate location or termination of sidewalks, determine that dedication of right-of-way meets the required obligation, or determine that a portion of a sidewalk may be narrowed, if consistent with state accessibility requirements, or any combination of the above.
 3. The applicant shall demonstrate that conditions and circumstances, which do not result from the actions of the developer, warrant modification of the sidewalk requirements. In reaching its decision, the appropriate reviewing authority shall consider the following:
 - a. The need to relocate utilities that shall be moved solely in order to facilitate the construction of sidewalk;
 - b. Construction or redesign of stormwater management facilities;
 - c. Insufficient building setbacks;
 - d. A substantial lack of right-of-way;
 - e. Protection of heritage and champion trees;
 - f. Excessive slope or other topographic or geological features;
 - g. Existing and expected future isolation of the subject parcel; and
 - h. Sidewalks are not permitted by state or local agencies with jurisdiction over the subject right-of-way.

Attachment I

Protection of Resources and Environmental Standards

ARTICLE VIII. - PROTECTION OF RESOURCES

DIVISION 1. - GENERALLY

Sec. 30-8.1. - Purpose.

- A. *Purpose.* This article is established for the purpose of protecting the immediate and long-term public health, safety and general welfare by preserving, enhancing, conserving or restoring the natural environment and cultural resources. The intent with respect to the urban forest is to establish and maintain a sustainable tree canopy in which the healthiest and strongest existing trees are preserved during development, and new high quality shade trees are planted. Development and other activities within the city shall be in accordance with this purpose.
- B. *Objectives.* The provisions of this article are intended:
1. To conserve energy through the cooling and shading effects of trees;
 2. To conserve water through the preservation of existing natural vegetation, the use of xeriscape techniques, and other water-conserving irrigation and landscape practices;
 3. To mitigate nuisances such as noise, glare, heat, air pollution and stormwater runoff;
 4. To preserve, enhance or restore the natural environment through the protection and establishment of native vegetation and existing natural systems for the enjoyment of present and future populations;
 5. To promote a linked open space system throughout the city and county;
 6. To preserve, enhance or restore the unique aesthetic character of the community;
 7. To mitigate, through buffering, potentially adverse impacts between land uses of differing type and intensity, and to ensure sufficient landscaping within areas designated for multiple-family uses and mixed uses;
 8. To assist in controlling vehicular and pedestrian movement to and within developed sites by:
 - a. Clearly delineating the boundaries of vehicular use areas, in such a manner that movement, noise and glare do not adversely impact activity in adjoining areas;
 - b. Establishing the points of ingress and egress so as to eliminate confusion and to control physical access to the site;
 - c. Establishing the direction of internal vehicular and pedestrian circulation;
 9. To prevent personal injury, loss of life and excessive property damage due to flooding;
 10. To prevent the installation of structures which reduce the flood channel capacity and increase flood heights, the installation of which may cause excessive property damage;
 11. To reduce public expenditures for emergency operations, evacuations and restorations;
 12. To prevent damage to industries, transportation and utility systems;
 13. To restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
 14. To require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 15. To minimize the alteration of natural floodplains, creek channels and natural protective barriers which are involved in the accommodation of floodwaters;
 16. To minimize or prohibit filling, grading, dredging and other development which increases erosion, sedimentation or flood damage;

17. To prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands;
18. To protect and enhance property values through regulation of the natural resources in the city;
19. To ensure that potential home buyers are notified that property is in a flood area;
20. To protect wetlands as areas for the natural storage of surface waters, and their function as a means to reduce pollution;
21. To protect and restore the quality of groundwater and surface water through on-site treatment of stormwater runoff;
22. To control the rate and quantity of stormwater discharging from any developed site;
23. To protect groundwater levels;
24. To prevent the breeding of mosquitoes;
25. To protect the diverse plant and animal communities found in association with creeks, lakes, uplands, floodplains, nature parks and wetlands;
26. To prevent soil erosion and sedimentation loadings to creeks, lakes and wetlands;
27. To maintain the stability of creek and lake banks;
28. To prevent adverse impacts to the water quality of creeks, lakes, wetlands, floodplains, groundwater and uplands;
29. To protect municipal drinking water quality;
30. To enhance the aesthetic and tree canopy qualities of significant entryway streets in order to convey the image of the city as "a city in a forest";
31. To protect or restore significant entryway streets in order to promote transportation safety and to discourage blight;
32. To protect the environmental, education and passive recreation functions of public parks and open spaces from nearby development, and, in some instances, to protect nearby development from such public properties;
33. To protect public park wildlife, vegetation and park uses from potential adverse impacts by nearby land uses. Such impacts can include stormwater pollution, pesticides, noise disturbances, visual unsightliness and light pollution;
34. To encourage development and preservation of a network of greenway transportation corridors throughout the city and county;
35. To provide safe, convenient, scenic, historic and nonmotorized transportation linkages between land uses;
36. To provide wildlife corridors, and other forms of environmental conservation and environmental education;
37. To provide for recreation and access to recreation;
38. To provide greenway buffering to protect environmental features and neighborhoods from nearby land uses;
39. To preserve biological diversity and viable populations of special protection species dependent on upland, transitional and wetland ecological communities;
40. To ensure adequate, safe, economic, reliable and environmentally sound water and wastewater utility services for the public;
41. To promote economic development in a manner that will enhance the quality of life;

- 42. To diminish the severity and frequency of southern pine beetle outbreaks in Gainesville by reducing the density of loblolly pines in urban areas;
- 43. To preserve high quality heritage trees, especially where they occur within 20 feet of the public right-of-way; and
- 44. To favor replanting with native species of high quality shade trees, including requiring such trees to be planted in locations that will reintroduce seed sources to adjacent natural communities.

Sec. 30-8.2. - General environmental performance standards.

- A. *Applicability.* All uses and activities permitted in any zoning district shall conform to the standards of performance described in this section.
- B. *Showing of probable compliance.* Uses and activities required to comply with this section shall make a showing of probable compliance with the performance standards described in this section. This showing shall be in the form of a letter submitted with a zoning compliance permit or development plan, as applicable, prepared by a professional engineer licensed by the State of Florida, certifying that the use or activity complies with all performance standards described in this section.
 - 1. *Fire and explosion hazards.* All activities and all storage of flammable and explosive materials or products at any place shall be provided with adequate safety devices against the hazards of fire and explosion, including adequate firefighting and fire suppression equipment, as prescribed by the fire prevention code adopted in chapter 10 of the Code of Ordinances.
 - 2. *Radiation.* All sources of ionizing radiation shall be registered or licensed by the Florida Department of Health. The handling of radioactive materials, the discharge of such materials into air or water, and the disposal of radioactive wastes shall be in conformance with applicable state and federal regulations.
 - 3. *Electromagnetic radiation.* Electromagnetic radiation generated by activities shall not adversely affect any operation or equipment other than those of the creation of the radiation. Interference with radio and television reception is prohibited. Equipment or activities generating electromagnetic radiation shall conform to the regulations of and, where appropriate, be licensed by the Federal Communications Commission.
 - 4. *Waste disposal.* All waste disposal including discharge of any liquid or solid waste into any public or private sewage system, the ground, or any lake, creek, or wetland shall be in accordance with state, federal, and local law and applicable regulations of state, federal and local agencies.
 - 5. *Vibration.* No use shall at any time create earth-born vibration which when measured at the boundary property line of the source operation exceeds the maximum allowable peak particle velocity set forth below. Ground vibration shall be measured as particle velocity using accelerometers. Particle velocity shall be recorded in three mutually perpendicular directions. The maximum allowable peak particle velocity shall apply to each of the three measurements.

Frequency (Cycles per Second)	Maximum Peak Particle Velocity (Inches Per Second)
0 to 10	0.05
10 to 19	0.50
20 to 29	1.00

30 to 39	1.50
40 and over	2.00

6. *Sound.* All uses and activities shall not exceed the sound pressure levels set forth in chapter 15 of the Code of Ordinances.
 7. *Heat, cold, dampness or movement of air.* Activities on any property which produce any adverse effect on the temperature, motion or humidity of the atmosphere beyond the lot lines are not permitted.
 8. *Odor.* No use shall be operated in any zoning district in such a manner that the emission of odorous matter occurs in such quantity or volume as to produce a nuisance, source of discomfort, or hazard beyond the bounding property lines of such a use. For the purpose of this performance standard, the presence of such a described odor shall be determined by observation by a person or persons designated by the city manager or designee. In any case, where the operator of an odor-emitting use may disagree with the enforcing officer where specific measurement of odor concentration is required, the method and procedures specified by the American Society for Testing and Materials (ASTM) E679 and E1432, entitled "Standard Practice for Determination of Odor and Taste Thresholds By a Forced-Choice Ascending Concentration Series Method of Limits" and "Standard Practice for Defining and Calculating Individual and Group Sensory Thresholds for Forced-Choice Data Sets of Intermediate Size," respectively. The operator and the city shall equally share the cost of conducting the more elaborate ASTM E679 Procedure.
 9. *Air quality.* All development shall maintain air quality levels that comply with state and national ambient air quality standards.
 10. *Air pollution emissions.* No industrial operation or use shall cause, create, or allow the emission of air contaminants which at the emission point or within the bounds of the property are in violation of the standards specified by the Florida Department of Environmental Protection, or successor agency, or any governmental entity with regulatory jurisdiction, whichever standards are more stringent.
 11. *Other air pollution.* Open storage and open processing operations, including on-site transportation movements, which are the source of windblown or airborne dust or other particulate matter; or which involve dust or other particulate air contaminant generating equipment including but not limited to paint spraying, grain or seed handling, sand or gravel processing or storage or sand blasting shall be conducted such that dust and other particulate matter so generated are not transported across the boundary property line or the tract on which the use is located in concentrations exceeding standards set by the Florida Department of Environmental Protection, or successor agency, or any governmental entity with regulatory jurisdiction, whichever standards are more stringent.
 12. *Toxics.* No industrial operation or use shall emit toxic or noxious matter at a concentration exceeding ambient air quality standards for the State of Florida across the property line of the parcel on which the operation or use is located. Where toxic materials are not listed in the ambient air quality standards of the state, concentrations shall not exceed one percent of the threshold limit values (TLVs) adopted by the American Conference of Governmental Industrial Hygienists (ACGIH). If a toxic substance is not listed by the ACGIH, verification of safe levels of the proposed toxic material for public health, plant and animal life will be required.
- C. *Utility service.* All utility services, including but not limited to those of franchised utilities, electric power and light, telephone, cable services, water, sewer and gas, shall be installed beneath the

surface of the ground, unless the city manager or designee determines that the soil, topography and other compelling condition makes it unreasonable or impractical. The subsurface mounting of incidental appurtenances, including but not limited to transformer boxes or pedestal-mounted boxes for the provision of utilities, electric meters, back flow preventers and fire hydrants, is not required.

DIVISION 2. - TREES AND LANDSCAPE

Sec. 30-8.3. - Elements of compliance.

All property within the city shall be subject to the following regulations, except as exempted by subsection B. below. No parcel within the city may be cleared, grubbed, filled or excavated, nor shall any building be demolished, altered or reconstructed in a manner that negatively impacts regulated trees, changes the site plan, site use or increases the impervious surface area except in compliance with this article. Requirements of these sections do not exempt property owners from compliance with any other section of this chapter.

A. *Minimum requirements for landscaped areas.* All areas designed to meet the requirements of these sections shall comply with the following:

1. Street trees shall be provided a minimum rootzone volume of 700 cubic feet, except street trees that share a rootzone volume shall require a minimum of 550 cubic feet. All other required shade trees shall be provided a minimum of 420 cubic feet of rootzone volume. Where existing conditions preclude the provision of the minimum rootzone volume, the reviewing board or city manager or designee may approve a lesser volume that meets the arboriculture needs of the tree within the existing conditions. Underground utility lines shall not be located within the rootzone volume, except for those lines that are four-inch diameter or less, and then only where the utility separation requirements in subsection 2. below are met. Prior to planting, any limerock or construction debris found in this area shall be removed, and rootzone media soil shall be provided to a depth of at least three feet. Shade trees shall be located a minimum of ten feet from a building face or from major architectural features of the building (including but not limited to balconies, awnings, bay windows or porches).
2. A minimum separation requirement of seven and one-half feet is required between new trees and existing or proposed water, wastewater force main, reclaimed water, gas, electric and telecommunications main and service utility lines, to protect against root incursion. A minimum separation requirement of ten feet is required between new trees and existing or proposed wastewater gravity collection mains and laterals. Where feasible, separations should be marginally increased in order to account for inaccuracies in surveying, engineering or construction. Reduced separation distances to three and one-half feet may be allowed at the discretion of the utility company. In these instances the utility company may require one of the following measures to protect the utility lines, in accordance with the standards established by the utility company:
 - a. Compaction of the soil immediately adjacent to the underground lines to 98 percent proctor density from the utility line to within 12 inches of ground surface;
 - b. Encasing the utility line with excavatable flowable fill, steel casing, or other acceptable methods;
 - c. Wrapping the utility line with an herbicide-impregnated geo-textile bio-barrier cloth;
 - d. Protecting the utility line with structural barriers of cast-in-place or pre-cast concrete panels, steel or high-density plastic sheet-pile barriers; or
 - e. Steel casing, installed in accordance with standards established by the utility company.

Where an existing tree is to be preserved, trenchless installation shall be required for the installation of underground utilities, using directional boring or jacking-and-boring of a casing pipe throughout the tree root plate.

3. An irrigation system, or a readily available water supply within a distance of 100 feet, shall be supplied for all landscaped areas. An automatic irrigation system shall be provided for development if the total area of impervious surfaces devoted to vehicular use areas exceeds 10,000 square feet. Such irrigation shall promote water conservation by such methods as drip irrigation and/or efficient sprinkler zoning, as well as reducing the amount of irrigation as plants become established. Each required tree shall be served by a drip ring or bubblers or other appropriate means necessary to ensure that the entire rootball is irrigated. The irrigation system shall be designed and located to minimize the watering of impervious surfaces. Successful establishment of trees should occur within one year. After that time, use of the automatic irrigation system may be discontinued. If the required trees die within three years of planting, they shall be replaced in accordance with this article, and replanted trees will require irrigation throughout the next establishment phase.
 4. Landscape areas that are not planted shall be grassed or mulched with organic materials. Grassed areas shall be planted with sod that has been certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
 5. When a landscaped area is adjacent to or within a vehicular use area, curbing shall be used to protect landscaped areas from encroachment. Parking spaces shall be designed to provide pervious surface for the vehicle overhang area. Shrubs and trees shall be placed away from the wheel stop, so that they will not be encroached upon by vehicles. In lieu of curbing, the alternative means of preventing encroachment shall be shown on the site plan.
 6. All required trees shall be selected from the Gainesville tree list. Tree species not appearing on the Gainesville tree list may be planted only with prior approval of the city manager or designee or appropriate reviewing board. Developments which require 16 or more shade trees shall have at least four different high quality shade tree genera. Street tree diversity is to be attained city-wide in order to reduce the effect of loss of street tree species due to insect or disease outbreaks, even though street tree diversity may not be attained on an individual street. The applicant or landscape contractor shall schedule an on-site meeting with the city manager or designee prior to the installation of any trees or shrubs to ensure compatibility with infrastructure and compliance with landscape code requirements.
 7. Any landscaped area adjacent to an intersection or driveway shall conform to the requirements for the vision triangle contained in the City of Gainesville Engineering Design and Construction Manual.
 8. Trees located near the street shall be planted in locations that meet the clear zone requirements of the city public works department or the maintaining agency.
- B. *Exemptions to landscaping requirements.*
1. Lots designed or designated for single-family residential dwellings and the developed portion of any lot over two acres in actual single-family residential use are exempt from the requirements of this section, except as provided in section 30-8.7.
 2. Development within the approach and clear zone areas as specified on the Gainesville Regional Airport master plan as of 1999, on file with the director of aviation, Gainesville Regional Airport, shall be exempt from the provision of required shade trees in areas where federal regulations prohibit shade trees or where shade tree growth can be expected to penetrate airport zone surfaces regulated under Federal Aviation Regulations 14 CFR, Part 77. If permitted, understory trees shall be substituted. Trees may be removed from such areas upon filing a tree removal permit accompanied by submission of written authorization from the Gainesville/Alachua County Regional Airport Authority or FDOT to the city manager's designee. Reforestation is not required in areas where federal regulations prohibit trees or where shade tree growth can be expected to penetrate airport zone surfaces regulated under Federal Aviation Regulations 14 CFR, Part 77. Mitigation will not be required except for high-quality heritage trees, which shall be mitigated in accordance with section 30-8.7.

3. Where required shade trees are expected to conflict with planned solar energy generation, developments may compensate for the required trees by relocating them to a designated area or preserving an equal number of existing high-quality shade trees elsewhere on the site. At least 140 square feet shall be provided for each new shade tree to be planted, and existing trees shall be preserved in accordance with section 30-8.8. These trees shall be located so that they can grow to maturity without obstructing the generation of solar energy, and the area where they are planted or preserved shall be delineated and noted as a "designated tree area" on the development plans.

C. *Expansions, 50,000 square feet or more.* Expansions of existing developments that contain 50,000 square feet or more shall comply with the following regulations:

Proposed Development	Mandatory Compliance
1. Any expansion which increases the gross floor area of a development by 10% or less.	The expansion area, all areas adjacent to the public right-of-way, as practicable, and all parking spaces directly related to the expansion area.
2. Any expansion which increases the gross floor area of a development by more than 10% but less than 20%.	The expansion area, all areas adjacent to the public right-of-way, and all property within 25 feet, where practicable, plus 25% of the remainder of the development. Removal of asphalt to create street buffers and parking lot islands will be considered practicable.
3. Any expansion which increases the gross floor area of a development by 20% or more but less than 35%.	The expansion area, all areas adjacent to the public right-of-way, and all property within 25 feet, where practicable, plus 50% of the remainder of the development. Removal of asphalt to create street buffers and parking lot islands will be considered practicable.
4. Expansion which increases the gross floor area of a development by 35% or more.	The entire development.

5. For purposes of this subsection, repeated expansions of property, including the construction or erection of separate buildings or accessory structures, which meet the threshold in the table shall comply with the provisions of this article as provided above.
6. The determination of the exact location of the remainder area which shall be brought into landscape compliance shall be made by the appropriate reviewing board. In determining the exact location of such remainder area, the following factors shall be considered:
 - a. Buffering incompatible land uses;
 - b. Improvement to areas of visual or environmental impact;
 - c. The economic and technical feasibility of landscaping particular areas; and
 - d. The visibility of landscaping areas from public roads or sidewalks.

- D. *Expansions, less than 50,000 square feet.* Expansions of existing developments that contain less than 50,000 square feet shall comply with the following regulations:
1. Expansions of vehicular use area shall meet the requirements of section 30-8.4 for the expanded area and shall also meet requirements for street and use buffers adjacent to the expanded area.
 2. Whenever expansion of a developed area, independently or cumulatively, totals 4,000 square feet or more than 35 percent of the gross square footage of the developed area, whichever is less, the entire site shall be brought into compliance with this article. For the purposes of this subsection, repeated expansions or alterations of the property, including the construction or erection of separate buildings or accessory structures, constructed within a period of 36 months, which meet the above threshold, shall comply with the provisions of this article.
 3. Any new use of property which alters the use of existing structures from a residential use to a nonresidential use shall be required to meet all applicable landscaping requirements. The city manager or designee shall determine the applicable requirements based on the character and orientation of the proposed mixed use development.
 4. The use of property, including outdoor activities and parking, which expands the lot area of any use, when such property adjoins property in actual use as a single-family residence or shown in any single-family zoning district, shall be required to conform with all buffer requirements.
 5. Expansions of outdoor storage shall require screening in accordance with the requirements in section 30-5.19.
- E. *Minimum submittal criteria.* All landscape plans shall be drawn to scale and have a north arrow, and accurately depict all buildings, pavement, on-site facilities, utilities and lighting systems. The landscape drawing or accompanying development plan shall give the permitted use of adjacent parcels and the total square footage of all pavement on-site. Stormwater basins shall be designated as either wet or dry. A plant schedule shall be provided showing the botanical name, size, spacing and number of all required plant materials. Architectural symbols depicting trees to be installed shall not exceed the scale equivalent of five feet in diameter with a solid line; a hatched line around the solid line shall show the expected canopy dimension after 20 years as identified in the Gainesville tree list. Any native tree or shrub may be substituted for the identified plant with city staff approval, provided that the tree or shrub is adaptable to the amount of sun/shade, wet/dry and size conditions where it will be planted, and insofar as the provisions for diversity, shading and/or screening described in the article are met. Changing tree species shall not diminish the total number of high quality shade trees in their required locations. Plant material shown in addition to the required elements of the landscape plan may be labeled as optional and shall not be subject to inspection.
- F. *Design principles and standards.* All landscaped areas required by this article shall conform to the following general guidelines:
1. The preservation of structurally sound native trees of high quality shade tree species and shrubs is strongly encouraged to maintain healthy, varied and energy-efficient vegetation throughout the city, and to maintain habitat for native wildlife species. Developments should be designed to preserve existing high quality heritage trees, especially those located within 20 feet of the public right-of-way.
 2. The landscaping plan should integrate the elements of the proposed development with existing topography, hydrology and soils in order to prevent adverse impacts such as sedimentation of surface waters, erosion and dust.
 3. The functional elements of the development plan, particularly the drainage systems and internal circulation systems for vehicles and pedestrians, should be integrated into the landscape plan. The landscaped areas should be integrated, especially to promote the continuity of on-site and off-site open space and greenway systems, and to enhance environmental features, particularly those features regulated by the environmental overlay districts (article VIII).

4. The selection and placement of landscaping materials should maximize the conservation of energy through shading of buildings, streets, pedestrian ways, bikeways and parking areas. Where possible, shade trees should be planted along internal sidewalks that connect buildings to the street sidewalk and to other buildings on the site.
5. Landscaping design should consider the aesthetic and functional aspects of vegetation, both when initially installed and when the vegetation has reached maturity. Newly installed plants should be placed at intervals appropriate to their expected function as short-term or long-term elements. The natural and visual environment should be enhanced through the use of materials which achieve a variety with respect to seasonal changes, species of living material selected, textures, colors and size at maturity.
6. The placement of trees around buildings should permit access to the building by emergency vehicles.
7. The installation of the following invasive nonnative species is prohibited, as is installation of any species labeled as "Prohibited" in the most recently published version of the Institute of Food and Agricultural Science (IFAS) Invasive Species Assessment:

INVASIVE, NONNATIVE PLANT SPECIES

Common Name	Scientific Name
Air potato	<i>Dioscorea bulbifera</i>
Arrow bamboo	<i>Pseudosasa japonica</i>
Brazilian pepper	<i>Schinus terebenthifolius</i>
Catclaw vine	<i>Macfadyena unguis- cati</i>
Chinaberry	<i>Melia azedarach</i>
Chinese privet	<i>Ligustrum sinense</i>
Chinese tallow tree	<i>Sapium sebiferum</i>
Chinese wisteria	<i>Wisteria sinensis</i>
Climbing fern	<i>Lygodium japonicum</i> and <i>Lvgodium microphyllum</i>
Cogon grass	<i>Imperata cylindrica</i>
Coral berry	<i>Ardisia crenata</i>
Coral ardesia	<i>Ardisia iaponica</i>

Elephant's ears	Xanthosoma sagittifolium
Glossy privet	Ligustrum lucidum
Golden raintree	Koelreuteria paniculata and Koelreuteria bipinnata
Golden bamboo	Phyllostachys aurea
Henon bamboo	P. nigra cv. "Henon"
Hydrilla	Hydrilla verticillata
Hygrophia	Hygrophia polysperma
Japanese ardisia	Ardisia japonica
Japanese honeysuckle	Lonicera japonica
Japanese paper mulberry	Brousonettia papyrifera
Kudzu	Pueraria lobata
Mimosa	Albizia julibrissin
Miramar weed	Hvgrophila polysperma
Oyster plant	Tradescantia spathacea
Palm leaf bamboo	Sasa palmate (Arundinaria palmata)
Skunk vine	Paederia foetida
Tropical soda apple	Solanum viarum
Wandering spiderwort	
Water hyacinth	Eichornia crassipes
White-flowered small-leaved spiderwort	Tradescantia fluminensis

Wild taro	Colocasia esculenta
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8. For all new development, or redevelopment of existing property, the applicant shall remove invasive nonnative plant species listed on the Florida Prohibited Aquatic Plants List or the Florida Noxious Weed List from the property in accordance with the management plan prior to issuance of the certificate of occupancy. On property with invasive nonnative plant species, a plan shall be submitted with the development application that includes a timeline, success criteria, treatment recommendations, and identifies methods that will have minimal impact on non-target species. All herbicide applications to control invasive, nonnative plants in wetland or upland set-aside areas (including buffers) shall be applied by a contractor licensed by the Florida Department of Agriculture and Consumer Services, Division of Agricultural Environmental Services, with a current certification in Natural Areas Weed Management. The city manager or designee should inspect such sites for a minimum of three years after completion to verify effectiveness of control efforts. The plan shall state the entity responsible for additional treatments during the three-year follow-up if the populations of invasive nonnative plants rebound and cover more than ten percent of any previously infested area within the wetland or upland set-aside areas.
9. Loblolly and slash pines should be at least 25 feet apart post-development to reduce southern pine beetle infestation outbreaks.

Sec. 30-8.4. - Vehicular use areas.

A. *Perimeter requirements.*

1. *Perimeter landscaped area required.* All vehicular use areas shall be separated by a perimeter landscaped area, a minimum of nine feet in width, from any public or private street and from any adjacent properties.
2. *Exemptions.* This landscape area is not required:
 - a. When the paved ground surface area is completely screened from adjacent properties or streets by intervening buildings or structures; or
 - b. When an agreement to operate abutting properties as essentially one contiguous parking facility is in force, and both sites are in compliance with vehicular use area landscaping requirements. The agreement shall be executed by the owners of the abutting properties, and shall bind their successors, heirs and assigns. Prior to the issuance of any building permit for any site having such a contiguous parking facility, the agreement shall be recorded in the public records of the county;
3. *Automotive sales uses.* For automotive sales uses, the perimeter landscape area shall only be required for 300 feet along each street frontage in the area devoted to automobile display, with the remainder of the required plant materials being proposed for planting elsewhere on the site, such as around stormwater areas or the building foundation. Perimeter landscape areas shall be required for all storage, accessory service and customer parking areas at any auto sales facility.
4. *Modifications.* The appropriate reviewing authority may determine that:
 - a. Screening is better achieved by relocation of the landscape strip;
 - b. There is an unresolvable conflict between other elements of the development plan and the location, width or height of the perimeter landscape area, and that the public interest is therefore best served by relocation of the landscape area, lowering the height of required material or the substitution of a solid fence or wall in conjunction with a reduction in width

provided that the number of shade trees that would have otherwise been required are planted elsewhere on the development site; or

- c. On redevelopment sites where the conflict between existing utility line separation distances and the shade trees required within the perimeter landscaped area cannot be resolved through the practices listed in section 30-8.3.A.2., then the area shall be planted with shrubs and understory trees acceptable to the utility company. On projects where new utility lines are planned, sufficient space shall be allocated to meet both the utility separation requirements and the minimum tree-planting requirement.
5. *Required plant material.* The perimeter landscape area shall contain:
- a. Shrubs, arranged to provide a visual screen of 75 percent opacity and achieve a height of at least three feet within three years; and
 - b. High quality shade trees at a minimum average of three trees for every 100 feet of the linear distance of the perimeter landscape area, excluding the width of driveways that cross the landscape area. The distance between such trees shall not exceed 55 feet nor shall they be planted closer than 25 feet apart.
 - c. The development review board or city plan board during development plan review, or staff during administrative review, may determine that natural vegetation is sufficient to screen adjacent properties and rights-of-way. In such instance the existing vegetation, including understory plants and bushes, is protected from pruning and removal except that diseased plant material and invasive nonnative species shall be replaced in accordance with this section. Where the property is adjacent to a railroad right-of-way or utility easement, these areas shall not be substituted for the perimeter landscape area or the required landscaping. Where encroachments are made for utility connections, replacement plants appropriate to the ecosystem shall be required.
- B. *Interior landscaped areas.* The interior of any vehicular use area shall also be landscaped in compliance with the following:
1. Landscape islands, equal to the size of one parking space, shall be located at an average of every ten parking spaces. At no time shall a row of parking have landscape islands greater than 126 feet apart or closer than 36 feet apart. Additionally, terminal landscape islands containing a tree shall enclose each row of parking spaces.
 2. Each required landscape island shall contain at least one high quality shade tree listed on the Gainesville tree list as a species appropriate for "lot" planting. Such tree(s) shall be located within the landscaped area to maximize the shading of the pavement.
 3. All parking lots with two or more rows of interior parking shall contain eight-foot-wide landscape strips between the rows allowing for two-foot vehicle overhangs on each side. Shade trees shall be planted every 50 feet on average within these landscaped areas, but outside of the two-foot vehicle overhangs. As an alternative, every other row of head-to-head parking may provide a 16-foot-wide curbed landscape strip with shade trees every 35 feet on average. As needed, these wider landscape strips may contain sidewalks.
 4. The development review board or city plan board through development plan review, or staff when only staff review is required, may allow the relocation of interior landscaped areas to preserve existing trees, or where it is determined, upon review and recommendation of the city manager or designee, that the relocation is necessary for the safe maneuvering of vehicles or pedestrians.
 5. In those vehicular use areas including but not limited to auto dealerships, storage of service or delivery vehicles, or attendant parking where interior landscaping would interfere with the customary storage or display of vehicles, the development review board or city plan board through development plan review, or staff when only staff review is required, may allow some or all of the required interior landscaping to be located near the perimeters of the paved area, including such perimeters which may be adjacent to a building on the site. Such landscaped

area would be in addition to required perimeter landscaping in the amount of one square foot of landscaped area for each 60 square feet of paved area. For each 140 square feet of relocated landscaped area, a high quality shade tree shall be provided.

Sec. 30-8.5. - Compatibility buffers.

This section is intended to provide the minimum requirements for separation of land uses of differing type and intensity. The need for a buffer strip between land uses shall not impede the development of appropriate pedestrian and bicycle accessways between these uses. Where such accessways are installed, they shall be landscaped in a manner to clearly delineate such trails and bikeways and also to provide shade trees as appropriate. Where certain uses or combinations of uses are difficult to categorize, as in planned developments or public service facilities, it is the intent of this section that buffering shall be provided which mitigates the impacts of such uses.

- A. *Required buffer strip areas.* Buffer strips between properties are intended to provide visual screening and sound attenuation of more intense land uses from abutting less intense land uses. The required buffer type, shown in Chart A below, depends on the land use designation of the subject property which is being developed and the land use designations of the abutting properties. The required width of the each buffer type and the required amount of shade trees, understory trees, and shrubs are shown in Chart B below:

CHART A. LAND USE BUFFER TYPES

FUTURE LAND USE DESIGNATION							
Abutting property →	Single Family Res. Low	Res. Medium Res. High MU Office/Res Office	MU Low MU Medium Urban Core UMU UMU High	Commercial Business Ind.	Industrial	Education Recreation Public Facilities	Agriculture Conservation
Subject property ↓							
Single-Family Residential Low	-	-	-	-	-	-	A
Res. Medium Res. High MU Office/Residential Office	A	-	-	-	-	A	A
MU Low MU Medium Urban Core UMU UMU High	B	A	-	-	-	A	B

Commercial Business Ind.	C	B	A	-	-	B	C
Industrial	C	C	C	B	-	C	C
Education Recreation Public Facilities	A	A	-	-	-	-	A
Agriculture Conservation	-	-	-	-	-	-	-

CHART B. REQUIRED WIDTH AND PLANTINGS FOR BUFFER TYPES

BUFFER TYPE	MIN. WIDTH	SHADE TREES (per 100 linear feet)	UNDERSTORY TREES (per 100 linear feet)	SHRUBS (per 100 linear feet)
A	9'	2	2	20
B	9'	3	2	20
C	15'	3	3	25

- B. *Buffer widths.* The appropriate reviewing board, or the city manager or designee, may require the expansion of the minimum width of the buffer strip to ensure that trees will meet separation requirements from utility lines, buildings, or paved areas, or to allow for the inclusion of an existing high-quality shade tree in the buffer strip.
- C. *Driveways and sidewalks.* The widths of driveways and pedestrian or bicycle facilities that cross through a required buffer shall be subtracted from the linear feet of buffer length for the purposes of calculating the number of required plantings in Chart B above.
- D. *Existing trees and natural vegetation in buffers.* Any regulated, high quality shade trees existing within the minimum required buffer width shall be protected in accordance with section 30-8.8. Credit for preserving existing trees shall be applied in accordance with this article. High quality heritage trees within buffer areas should be preserved with the area underneath the canopy dripline protected. Sidewalks and bicycle access infrastructure may be permitted within the protection zones of a high quality heritage tree but not within the root plate. Natural vegetation, if it achieves a continuous 75 percent opacity for 10 months of the year, may be substituted for the required shrubs. If a buffer that preserved existing vegetation is subsequently cleared by the property owner or when permits for tree removal are granted post-development, then the required shrubs and trees in accordance with this section shall be required.

- E. *Invasive nonnative vegetation in buffers.* All buffers shall be maintained to remove invasive nonnative plant species and curtail natural regeneration of seedling loblolly and slash pines. The density of loblolly and slash pines in a natural buffer should be managed so the remaining pines grow no closer than 25 feet and seedling regeneration is curtailed.
- F. *Sound attenuation.* The reviewing board, or city manager or designee, may address the need for sound attenuation of certain equipment, such as refrigeration units, motors, fans, power tools, etc., or uses such as loading, vehicle repair, outdoor recreation, etc., by requiring a study, prepared by a licensed engineer or architect, to address the potential for a noise disturbance to be transmitted to adjacent properties by the proposed use, and may require the installation of a wall, fence or berm in addition to required landscape material. The wall, fence or berm may be located within the required buffer or directly around the equipment or use which requires sound attenuation.
- G. *Street trees.* Street trees shall be planted along the sides of all streets within a development and on the development side of any contiguous street. Street trees shall be planted for every 30 to 50 feet of street frontage, depending on the canopy area needed for the tree species. The widths of driveways along a street shall be subtracted from the linear feet of street frontage length for the purposes of calculating the number of required street trees. In no case shall trees be spaced closer together than 25 feet or farther apart than 60 feet. Alleys are exempt from this requirement for street trees.
1. Street trees shall be high quality shade trees and shall be planted in tree lawns with a minimum width of eight feet, or within tree wells with minimum four-foot by four-foot surface openings.
 - a. On-street parking spaces may be located between street trees, as long as the required number of trees is planted along the street frontage and the minimum rootzone volume is provided for each tree.
 - b. Tree wells may be enclosed with pavers or other hardscape materials above the required rootzone volume. The city manager or designee may determine if installation of an aeration system is necessary to conduit water and oxygen to the roots of trees within tree wells.
 2. Where possible, street trees shall be planted between the street and the public sidewalk. Street trees may be planted between the sidewalk and adjacent buildings only where the location of existing or proposed utility lines along the street, or the clear zone requirements of the public works department or other maintaining agency, prevent the location of trees between the street and sidewalk. Where street trees are approved to be planted between the sidewalk and adjacent buildings, the trees may be located as close as five feet away from building face.
 3. The reviewing board, or the city manager or designee, may require the adjustment of the prescribed build-to line in order to accommodate the required street trees and ensure that the trees will meet separation requirements from utility lines, buildings, and paved areas.
 4. Where possible, developments shall be designed to preserve as street trees any existing champion or high quality heritage trees which are located in the right-of-way or on private property within 20 feet of the right-of-way. Where these trees are preserved, no new construction or grading shall occur within the tree root plate, and new buildings shall be designed so that no more than 25 percent of the crown of the trees is removed. The area underneath the canopy of the preserved trees shall be exempt from tree planting requirements, and the required distances between street trees may be modified.
 5. A minimum ten-foot separation shall be provided between street trees and street stormwater inlets, except where bioretention inlets that incorporate trees are utilized.
 6. Where the required street trees would overlap with trees that are required to satisfy perimeter landscaping requirements for vehicular use areas, only the requirements for the vehicular use area shall be met.
- H. *Parking structures along a street.* Except at points of ingress and egress, and except as required in article IV for transect zones, parking structures shall provide a ten-foot-wide landscaping strip between the public sidewalk and the structure, which is designed to screen automobiles from pedestrians on the street. This strip shall be planted with evergreen shade trees at an average of

four trees for every 100 feet of the linear distance of the street frontage of the structure, excluding the width of driveways. The required trees shall be supplemented with a continuous line of shrubs. This landscaping strip is required when the ground floor use is parking, but is not required where parking structures are shielded from the street by liner buildings or provide office or commercial uses along the first floor street frontage.

Sec. 30-8.6. - Stormwater management areas.

- A. All stormwater basins shall be designed and landscaped to meet the following criteria:
1. Shade trees shall be planted at an average of one tree for every 35 linear feet of the basin perimeter. Spacing of trees may be closer when trees are planted in groups for aesthetic effect, but the minimum distance between the trees shall be ten linear feet. Trees shall be selected from the Gainesville tree list that are appropriate for use within stormwater areas, and all landscaping shall be selected according to the function as a wet or dry basin. Trees shall be located at least 20 feet away from inflow and outflow structures. Bioretention swales and exfiltration facilities are exempt from these tree planting requirements.
 2. Twenty-five percent or more of the basin perimeter or littoral zone shall be landscaped with shrubs, groundcover, native perennials, or aquatic plants.
- B. Individual stormwater basins that are greater than 5,000 square feet in total area shall be designed with curvilinear sides that mimic a natural wetland, lake, or stream. The landscaping for these basins shall be integrated with the other required site landscaping.
- C. Individual stormwater basins that are greater than 40,000 square feet in total area shall also be designed to meet at least one of the following criteria:
1. Provide a recreational or functional pathway for pedestrians or bicyclists and an aesthetic focal point such as a water feature or pedestrian structure; or
 2. Be designed to preserve and incorporate a significant tree or tree grouping; or
 3. Be designed to maintain an existing wetland function or to preserve or establish habitat for native animal species.

Sec. 30-8.7. - Permits for tree removal; mitigation.

- A. *Removal or relocation permits.* Except as provided below, no living regulated tree may be removed or relocated without a removal permit and mitigation as provided for in this section. Only the tree advisory board may approve or deny the removal, relocation or replacement of champion trees.
- B. *Exemptions.*
1. On property with single-family dwellings, permits shall be required only for the removal of champion or heritage trees.
 2. Removal of loblolly or slash pines less than 20 inches in diameter from a natural or naturalized landscape shall not require mitigation planting, unless the removals result in a uniform tree density on the site of less than one tree per 900 square feet of unpaved area. Where resulting tree density would be less, sufficient mitigation trees meeting the standard of section 30-8.10 shall be established to achieve the specified minimum density.
 3. Removal of regulated trees in connection with ecosystem management or restoration on parcels with conservation easements, in conservation management areas or on parcels managed as nature parks or preserves, provided the following criteria are met:
 - a. A plan for the removal and revegetation of the area has been approved by the city manager or designee;
 - b. The only trees that may be removed are of the following species: Loblolly Pine, Slash Pine, Water Oak, Laurel Oak, Sweetgum, Sugarberry, and any species not native to Alachua County;

- c. The tree removal is being done in furtherance of restoration of a natural community or communities appropriate to the site as indicated by soils, remnant vegetation, and hydrological and geological conditions;
 - d. The applicant has demonstrated that after the removals, the land will be maintained in a manner that promotes the continuation of the restored natural community; and
 - e. The plan has been approved by the nature centers commission.
4. For the immediate protection of the health, safety, or welfare of the public, trees may be removed without obtaining a permit in advance. However, the property owner or its authorized agent shall file a permit application during the next city work day. Permit approval shall be granted, provided the trees removed are mitigated in accordance with this code.
- C. *Methods of mitigation.* Mitigation shall be allowed by two methods, mitigation trees (on an inch-for-inch basis or as otherwise specified) and mitigation payment. The amount of mitigation is as specified in subsections D. and E. below.
1. Mitigation trees shall be of high quality shade species as identified on the Gainesville tree list and sited in accordance with the requirements of section 30-8.3.A. The installation of new trees for a development as required by this chapter may count as mitigation for trees removed from the site, except where those removed trees are of a high-quality species. Increasing the diameter of trees required to be planted with a development shall not be used to meet mitigation requirements. The preference is for mitigation trees to be planted on the site, but where it is demonstrated that no space is available, mitigation trees may be planted offsite within city limits. In these instances, the required mitigation trees may be established on a different site within the city limits approved by the city manager or designee, or the city manager or designee may allow a payment in an amount to be made to the city tree mitigation fund equivalent to the cost of the trees that would have been purchased.
 2. Mitigation payment shall be based on tree appraised value, or as otherwise specified in this code. Payment shall be made prior to the approval of a final development order, or prior to issuance of a certificate of occupancy for any development requiring only building permits. Mitigation payments received by the city shall be deposited in the city tree mitigation fund. This fund may be used for new tree plantings associated with public improvement projects or for the preservation of trees through the purchase of conservation lands, but shall not be used for tree maintenance or toward the installation of new trees that would already be required for a development.
- D. *Removal and mitigation of regulated trees subject to subdivision or development plan approval.* When tree removal or relocation is contemplated in conjunction with any development requiring approval of a development plan or subdivision plat, such removal or relocation shall be considered and either approved or denied at the same time a development plan or plat is approved or denied, based upon the criteria specified in subsection F. of this section. No separate tree removal permit is required. All of the required plans, data or other information required with the application shall be included on the proposed development plan or on the supporting documents submitted with the plan or the plat. The following requirements apply:
1. Decisions on tree removal shall be based on a tree survey or a qualitative tree survey. The landscaping plan shall show all trees to be preserved, provide for protective tree barriers that meet the requirements of section 30-8.8, and specify the details of the mitigation required in this section.
 2. Construction drawings shall be submitted to the building department and application for building permits made before any trees are removed.
 3. After a certificate of occupancy has been issued for a development, any additional tree removal shall require either a tree removal permit or a development plan amendment. Failure to obtain a tree removal permit before removing or relocating any existing regulated tree or any tree that was planted to comply with the approved development plan shall be subject to the measures for enforcement specified in section 30-8.43.

4. The requirements for mitigation of regulated trees approved for removal as part of development plan or subdivision plat review are as follows:

CATEGORY	MITIGATION
High quality heritage trees, in fair or better condition	Mitigation payment based on tree appraised value, limited to three trees per acre averaged over the entire site. If more than three trees per acre in this category are located on the site then the trees with the highest tree appraised value throughout the site shall be used to calculate the payment. High quality heritage trees proposed for removal in excess of the overall average of three per acre shall require mitigation trees on an inch-for-inch on a diameter basis.
Heritage trees of other than high quality species, in fair or better condition	Mitigation trees on an inch-for-inch diameter basis.
Any heritage trees in less than fair or better condition; and any other regulated tree	Mitigation trees consisting of two trees of high quality shade species established for each tree removed.

- E. *Removal and mitigation of regulated trees not part of subdivision or development plan approval.* Any person desiring to remove or relocate a regulated tree, except tree removal approved as part of subdivision or development plan approval, shall file a tree removal permit with the city manager or designee. As a condition to granting a permit, the applicant shall mitigate each tree being removed. The following requirements apply:

1. Permit applications shall include the name of the property owner, address from which tree will be removed, tree species and diameter, and reason for removal of the tree. The permit application shall be signed by the property owner and, if applicable, its authorized agent. Applications for tree removal shall also include a scaled drawing of the site showing tree size and location, and a statement of how any other regulated trees are to be protected during any approved tree removal and any associated construction or clearing, or grade changes. The city manager or designee shall attempt to verify the information contained in the application and shall either approve or deny the application as to each regulated tree proposed to be removed.
2. Where construction is associated with the tree removal, construction drawings shall be submitted to the building department and application for building permits made before any trees are removed.
3. The requirements for mitigation of regulated trees not associated with development plan or subdivision plat review are as follows:

CATEGORY	MITIGATION
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Single-Family Dwellings	
High quality heritage trees, in fair or better condition, wherever they are located on the property.	Mitigation trees on an inch-for-inch diameter basis, with a minimum of two shade trees of high quality species planted on site for each tree removed.
Heritage trees of other than high quality species and high quality heritage trees in less than fair or better condition, wherever they are located between the property lines and legal setbacks.	Mitigation trees consisting of two shade trees of high quality species planted on the site for each tree removed.
All Other Uses	
High quality heritage trees, in fair or better condition.	Mitigation payment based on tree appraised value, and mitigation trees consisting of a minimum of two shade trees of high quality species planted on site for each tree removed.
Heritage trees of other than high quality species, in fair or better condition; and high quality heritage trees, in fair or better condition, which are causing structural problems to buildings or underground utilities.	Mitigation trees on an inch-for-inch diameter basis, with a minimum of two shade trees of high quality species planted on site for each tree removed.
Any heritage trees in less than fair or better condition; and any other regulated tree.	Mitigation trees consisting of two shade trees of high quality species planted on the site for each tree removed.

F. *Permit approval criteria.* Removal or relocation of a regulated tree may be approved by the reviewing board, city manager or designee based upon one of the following findings, which shall be supported by competent substantial evidence provided by the applicant:

1. The tree poses a safety hazard or has been weakened by disease, age, storm, fire or other injury;
2. The tree contains a disease or infestation that could spread to other trees;
3. The tree prevents the reasonable development of the site, including the installation of solar energy equipment or the installation or replacement of utility lines;
4. The tree is causing or is likely to cause structural damage or problems to buildings or underground facilities due to excessive root or trunk growth, or soil expansion and contraction caused by uneven water uptake; or

5. The tree should be removed for some other reason related to the public health, safety or welfare. This finding cannot serve as the sole basis for removal of high quality trees.

The city manager or designee may require the applicant to provide verification of the findings in the form of a written report signed and sealed by an appropriate licensed professional within the State of Florida. Regulated trees shall not be removed, damaged or relocated for the purpose of installing, replacing or maintaining utility lines and connections unless no reasonably practical alternative is available, as determined by the city manager or designee. Where a tree may be preserved by cutting the tree roots instead of removing a tree, that strategy shall be preferred.

- G. *Natural emergencies or disasters.* In the case of natural emergencies or disasters such as hurricanes, windstorms, floods or other disasters, issuances of permits for the removal of damaged trees may be waived by the city manager or designee. Such waiver may not be for an indefinite period and shall expire when the city manager or designee determines that emergency conditions have ended.
- H. *Commercial tree removal permits.* Commercial tree removal permits may be granted for the removal of trees associated with forestry management, tree harvest and other similar commercial purposes in accordance with the requirements of this subsection.
 1. *Applicability.* Commercial tree removal permits may be requested in lieu of other tree removal permits required by this section where no development of the property is intended. Where development of the property is planned, the petitioner shall address tree removal within the development plan review or normal tree removal processes.
 2. *Permit granting authority.* The city manager or designee or the development review board have authority to grant commercial tree removal permits as described below.
 3. *Receipt of request.* Owners of property may request the appropriate authority to grant a permit for the commercial removal of trees by filing such an application with the city, on forms supplied by the city, together with the appropriate fee. The request shall be accompanied with the following information supplied by the applicant:
 - a. Suitability of the trees for harvest.
 - b. Harvesting methods to be used.
 - c. Sedimentation and erosion control measures to be used.
 - d. Plan of property showing location of required buffers next to water bodies and property lines and tree canopy to remain as applicable.
 - e. Tree protection measures for trees to remain.
 - f. Species of trees to be used for replacement.
 4. *Notice.* Whenever a property is under consideration for a permit, except any property designated agriculture on the future land use map, all owners of property adjacent to the property shall be given notice by mail. Such notice shall be mailed at least 15 calendar days prior to the granting of the permit. For the purpose of this notification, an owner of property shall be deemed to be the person who, by his/her address, is so shown on the tax rolls of the city. If any such property is part of the common area of a condominium, notice shall be sent to all of the condominium unit owners as shown on the latest tax rolls. Additionally, the property under consideration shall also have a sign posted at least five calendar days prior to the date the permit is to be granted. The sign shall specify that the property is under consideration for a permit allowing tree removal for commercial purposes and specify the date the permit is to be granted.
 5. *Procedure for review.* If less than 20 percent of the noticed property owners file a written objection to the proposed tree removal within 15 calendar days of the mailing of the notice, the commercial tree removal permit may be issued provided all other provisions of this section and this chapter have been met.

- a. If 20 percent or more of such noticed property owners file a written objection within 15 calendar days of the date of mailing of the notice, the development review board shall hold a public hearing in accordance with its rules. The development review board, in deciding whether to approve or disapprove the application, shall consider the factors delineated in subsections H.7. and 8. of this section.
 - b. Parcels designated agriculture on the future land use map. All applications for tree removal on such parcels shall be reviewed by the city manager or designee, who, in deciding whether to approve or deny the application, shall consider the factors delineated in subsections H.7. and 8. of this section. Appeals of the decision of the city manager or designee shall be made in accordance with provisions for appeal as provided in this chapter.
6. *Action on application.* Upon receipt of a completed application and following the notice period specified above, or after the permit has been granted after a hearing under subsection H.5., the city manager or designee will issue the commercial tree removal permit, except as may be modified below, with the following conditions:
- a. Unless otherwise specified herein, trees will be removed according to best management practices, as specified in "A Landowner's Handbook for Controlling Erosion from Forestry Operations," published by the state department of agriculture and consumer services, division of forestry, or subsequent manuals on file with the public works department.
 - b. No regulated tree shall be removed and no logging road shall be constructed:
 - i. Within 35 feet of the break in slope at the top of the bank of any creek;
 - ii. Within 35 feet of the landward extent of a lake or wetland; or
 - iii. Within a designated conservation management area.

This requirement may be waived where crossing of the creek by a bridge is necessary to access the property where trees are to be removed. Such waiver shall be limited to the area necessary to construct the bridge. For the purposes of this subsection, creeks shall be those identified by the surface water district provisions of article VIII.
 - c. Following removal of the trees granted by the permit, the petitioner shall within 18 months provide for reforestation of the site by one of the following means:
 - i. Where forestry or other agricultural use of the property is to continue in the conservation or agriculture districts, pine seedlings or other forestry or agricultural crops, including pasture, may be planted.
 - ii. Where forestry use is to be abandoned or in districts where it is not a permitted use, replacement of trees shall be required as per this article. This requirement may be waived when an adequate number of trees of appropriate size and species remain on-site to meet this requirement and are certified by the city manager or designee to be in good health and free from damage caused by harvest operation which may result in the death of the tree.
 - d. All invasive nonnative tree species listed in section 30-8.3 may be required to be removed from the property.
7. *Imposition of additional conditions.* The city manager or designee or development review board, as appropriate, may impose other reasonable conditions where need is demonstrated. Such conditions may include restrictions on percentage of canopy removed or the prohibition of tree removal from certain portions of the site under consideration. The city manager or designee, or development review board, as appropriate, shall be guided by, but not restricted to, the following criteria in imposing such additional conditions:
- a. The need to provide buffers to adjacent developed property;

- b. The need to protect soils highly susceptible to soil erosion as identified by the soil survey of the county;
 - c. The need to protect slopes in excess of ten percent, particularly near creeks and other bodies of water;
 - d. The need to protect existing wetlands, floodplains and flood channels and other environmentally sensitive areas as shown on existing maps, photographs and other reliable and available sources; and
 - e. The need to preserve endangered, threatened or special concern animal and vegetative species, habitats and communities, rare hardwood hammocks or champion trees as identified from competent sources.
8. *Removal of trees specifically planted or managed for harvest.* Where environmental and other factors limit the removal of trees on 75 percent or more of the site under consideration, the commercial tree removal permit may be denied. However, factors identified above may not be used to unduly prohibit the harvest of trees where it is demonstrated that the trees to be harvested were specifically planted for that purpose.

Sec. 30-8.8. - Tree preservation during development and construction.

- A. *Barriers required.* Prior to clearing, demolition, or other construction activities, the city manager or designee or reviewing board shall determine which trees, if any, require protection. Protective barriers shall be constructed, as necessary, to prevent the destruction or damaging of regulated trees that are located within 50 feet of any construction activity or storage of equipment and materials. Trees identified for preservation which are destroyed or severely damaged shall be mitigated in accordance with section 30-8.7 prior to issuance of a certificate of occupancy or use. To avoid conflicts between barrier placements and demolition and construction activities, barriers shall be drawn to scale on the demolition, grading and paving sheets of the development plan.
- B. *Barrier zones.* All regulated trees in areas of demolition or construction that have not been permitted nor designated for removal by either the terms of the permit or approved development order shall be protected by barrier zones erected and inspected prior to construction of any structures, road, utility service or other improvements. Barricades shall comply with the following:
 - 1. Protective barriers shall be plainly visible and shall create a continuous boundary around trees or vegetation clusters in order to prevent encroachment by machinery, vehicles or stored materials. To further protect tree roots, a layer of wood chips at least eight inches thick shall cover the soil within the barricade. Barricades shall be at least three feet tall and shall be constructed of either wooden corner posts at least two by four inches buried at least one foot deep, with at least two courses of wooden side slats at least one by four inches with colored flagging or colored mesh attached, or constructed of one-inch angle iron corner posts with brightly colored mesh construction fencing attached. High quality heritage trees shall be protected by galvanized chain link fencing a minimum of 48 inches high, 11.5-gauge wire, two and three-eighths inch mesh size secured with one and seven-eighths inch line posts no further than ten feet apart secured at a depth of three feet below soil line. Corners shall be secured with two and three-eighths inch line posts secured to a depth of four feet below soil line.
 - 2. Barriers shall be placed at the greater of the following:
 - a. At or outside the dripline for all heritage and champion trees and all regulated pine and palm trees;
 - b. At a minimum of two-thirds of the area of the dripline for all other regulated species; or
 - c. At the tree root plate.
 - 3. If complying with the above placement of barriers is found to unduly restrict development of the property, the city manager or designee, or the appropriate reviewing board may approve alternative barrier placements or methods of protection provided that at least 50 percent of the

area under the canopy dripline remains undisturbed (no grade change or root cut) and further provided that there shall be no disturbance to the tree root plate. Protective barriers may not be removed or relocated without such approval.

4. No trenching allowed within the protective barrier zone. Hand dig to install utility if approved by city manager or designee. Where roots greater than one inch in diameter are damaged or exposed, they shall be cut cleanly and re-covered with soil within one hour of damage or exposure.
 5. Protective barriers shall remain in place and intact until such time as landscape operations begin. If construction needs dictate a temporary removal (for less than 24 hours), the city manager or designee, may approve or deny the temporary removal of protective barriers.
 6. Landscape preparation in the protected area shall be limited to shallow discing of the area. Discing shall be limited to a depth of four inches unless specifically approved otherwise by the city manager or designee.
 7. No building materials, machinery or harmful chemicals shall be placed within protective barriers, except short-duration placements of clean fill soil that will not harm the tree. Such short-duration placements shall not exceed seven calendar days. The city manager or designee shall be notified of the dates the short duration placement will begin and end. The original soil grade that existed within the protected areas prior to the placement of such fill shall be restored.
 8. The American National Standards Institute A-300 Part V: Management of Trees and Shrubs During Site Planning, Site Development, and Site Construction or other nationally recognized arboricultural standards approved by the city manager or designee shall be used as guidelines for tree protection, planting, pruning and care during development and construction.
- C. *Preservation generally.* Trees may be preserved on development sites in locations where a new tree would be required. Credit for the preservation of such a tree will be given if the requirements listed below are met. During construction, if the requirements are not being met and/or the preserved tree is unlikely to survive in satisfactory condition, the owner shall apply for a tree removal permit in accordance with the requirements of this code.
1. Fifty percent of the area within the dripline of the tree shall be naturally preserved, both above- and below-ground. Under no circumstances shall permission be given for any construction activity within the tree root plate. The 50 percent protection zone shall include the entire tree root plate. Landscape materials are permitted within the 50 percent protection zone but not within the tree root plate. Within the 50 percent protection zone there shall be no alteration to the existing grade, no trenching or cutting of roots, and no storage of materials or fill. No heavy equipment shall be permitted within the protection zone. All work shall be done by hand. There shall be no compaction of the soil, as from heavy construction equipment, and no concrete, paint, chemicals or other foreign substances placed within this protection zone.
 2. The city manager or designee may approve paving blocks within the protection zone, provided that all work is done by hand (no machinery), and that the soil area under the pavers is not compacted beyond the bulk density limits of 1.40 g/cc in clay, 1.50 g/cc in loam, or 1.70 g/cc in sand. No lime rock or other material shall be used underneath the pavers. Pavers may not be placed within the tree root plate.
 3. There shall be no evidence of active insect infestation potentially lethal to the trees and no damage from skinning, barking or bumping.
 4. The root plate of regulated trees within the public right-of-way should not be impacted by adjacent development, even where the tree root plate encroaches on the private property. The installation of new utilities or improvements to public utilities required to serve the development should not require the removal of trees on the public right-of-way, where the required separations from the utilities can be met.
 5. If any preserved tree is not alive and healthy three years after the certificate of occupancy is granted, it shall be removed and replaced with the tree or trees which originally would have

been required by this code. The area that was preserved to accommodate the preserved tree shall be maintained in an unpaved condition and the replacement trees established in this area.

6. The city shall maintain, and make available to the public, descriptions and illustrations of tree preservation and protection practices which will assist in assuring that preserved trees survive construction and land development.
- D. *Inspections.* The city manager or designee shall conduct periodic inspections of the site before work begins and/or during clearing, construction and/or post-construction phases of development in order to ensure compliance with these regulations and the intent of this section.
- E. *Denial; conditions.* The reviewing board or city manager or designee may deny a proposal for development because one or more champion or high quality heritage trees have not been preserved or adequately protected, or may require special conditions of approval that may include but are not limited to the following:
1. Requiring the trees to be protected with chain link barricades.
 2. Requiring a soil aeration system in the vicinity of tree roots as needed, particularly where fill will be added over roots of preserved trees or where compaction may reduce the availability of water and oxygen to tree roots.

Sec. 30-8.9. - Installation and maintenance of landscape materials.

A. *Installation.*

1. *Quality.* All plants shall be Florida Nursery Grade Number 1 or better, according to the Florida Department of Agriculture Division of Plant Industry Grades and Standards for nursery plants. They shall be healthy, disease-free and pest-free, and hardy for the North Florida region. Nursery invoices or labels shall clearly specify that Grade Number 1 or better plants were purchased for installation.
2. *Tree size.* Trees shall have a minimum height of seven feet and a minimum trunk caliper of two inches. Trees shall be in minimum 30-gallon containers or field-grown material shall have a ball diameter of at least 28 inches. Trees shall have healthy root systems that have been pruned according to the Florida Grades and Standards best practices. Trees shall be at least seven feet tall with a trunk caliper of two inches (+ or - ½ inch) and grown in a 15 gallon container. Tree species shall be selected from the Gainesville tree list with estimated size at maturity at least as large as the tree being replaced.
3. *Tree planting and mulching specifications.* Trees should be planted in holes at least twice the diameter of the rootball. The final level of the newly planted tree should place the root-trunk union between .5 and 1.5 inches above grade. Mulch should be no deeper than one inch over the top of the rootball. A tree ring to hold water in place should be constructed to overlap the meeting of the edge of the rootball and surrounding soil. This tree ring and an area one foot outside it should be covered with four inches of mulch.
4. *Utility and landscaping compatibility.* Lighting fixtures, transformer boxes, fire hydrants, power, cable television or telephone lines, sewer or water pipes, or any other existing or proposed utility facilities and associated appurtenances, shall be located and designed to provide adequate service in the presence of landscape materials when such landscape reaches maturity. Reasonable efforts shall be made to install utility service without impacting existing trees. Excavation to install utility services shall remain at least five feet outside the root plate of any existing high quality heritage tree. Lighting fixtures shall be located a minimum of ten feet from all required shade trees. No shade tree that exceeds 40 feet in height at maturity shall be placed within 15 feet of any overhead utility. Fire hydrant connections and building fire connections shall not be obstructed by plant material, nor shall dangerous plants such as Spanish bayonet be located within 15 feet of such facilities. Small, low-growing shrubs (ten inches or less in height) may be planted to soften the visual impact of these facilities, provided that the necessary access to such facilities is maintained.

5. *Native trees.* At least 75% of trees on the required landscape plan should be native species. Cultivars of native trees are considered native species.
 6. *Environmental suitability.* The use and location of all landscaping materials shall be compatible with the soil and light needs of the proposed plant material. At the time of the required pre-purchase on-site inspection with the city manager or designee, substitution of plant species may be approved due to environmental unsuitability of the specified plant materials or due to existing infrastructure conditions on the site. If changes will occur for more than 25 percent of the trees on the site, then the changes shall be red-lined on the plans on file with the community development and building inspections departments. Tree substitutions should be for trees that reach the same maximum height at maturity.
 7. *Water conservation.* The use of grass, lawn, or turf shall be minimized to conserve water. All sod shall be inspected prior to purchase and installation and shall be certified as free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry. All landscaped areas not covered with vegetation shall be covered with organic mulches. No plastic surface covers shall be used.
- B. *Replacement of dead material.* All trees planted in compliance with an approved development plan or as mitigation for the removal of regulated trees shall be maintained in good health. Within six months of a determination by the city manager or designee that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner in accordance with the standards in section 30-8.9. If replacement trees die repeatedly, the city manager or designee may require that additional high quality shade trees be planted on the site.
- C. *Pruning.* All trees may be pruned to maintain shape and promote their shade-giving qualities and to remove diseased or dying portions in areas where falling limbs could be a hazard to people or property. Tree pruning shall be done in accordance with the most current version of the American National Standard for Tree Care Operations "Tree, Shrub and Other Woody Plant Maintenance" (ANSI A300) and "Pruning, Trimming, Repairing, Maintaining, and Removing Trees, and Cutting Brush —Safety Requirements"(ANSI Z133). No more than 25 percent of the crown should be removed at one time. On young trees, limb removal shall leave no more than 33 percent of the trunk bare of branches. So that shade trees can grow with sturdy structure, the top branch or leader shall not be removed. Hooks shall not be used to climb trees unless the tree is being taken down. Mature trees overgrowing vehicular use areas shall be pruned to allow the passage of emergency vehicles. Excessive pruning, pollarding, or pruning of trees into round balls of crown or branches, which results in an unnecessary reduction of shade and promotes weak branch attachments is prohibited. If the city manager or designee finds same additional shade trees shall be required to be planted on the site on up to an inch-for-inch basis.

Sec. 30-8.10. - Gainesville Tree List.

Common Name	Scientific Name	Mature Urban Height	Est. Crown (20 Yr)	Avg. Spread (35 Yr)	Native	High Quality Shade	OK Under OHL	Street Buffer	Trees in Natural Buffer	Lot	Gate	Wet/Dry	Retention Basins
Ash, Green	<i>Fraxinus pennsylvanica</i>	60'	25'	50'	x	x		x	x	x		W	x

Ash, White	<i>Fraxinus americana</i>	60'	30'	60'	x	x		S	x	x	L		
Bay, Red	<i>Persea borbonia</i>	40'	15'	25'	x		x		x				
Bay, Swamp	<i>Persea palustris</i>	35'	15'	20'	x				x		W		x
Basswo od	<i>Tilia caroliniana</i>	50'	30'	55'	x			S	x	x			x
Birch, River	<i>Betula nigra</i>	45'	25'	35'	x		x	U	x		M	W	x
Blackgum	<i>Nyssa sylvatica</i>	45'	25'	35'	x		x	S	x	x	M		x
Boxelder	<i>Acer negundo</i>	50'	30'	40'	x				x				
Buckeye, Red	<i>Aesculus pavia</i>	25'	10'	15'	x		x	U	x				x
Buckthor n, Carolina	<i>Rhamnus caroliniana</i>	20'	10'	15'	x		x	U	x				
Bumelia	<i>Sideroxylon tenax</i>	20'	7'	12'	x		x	U	x				
Bumelia, Silver	<i>Sideroxylon alachuense</i>	20'	7'	12'	x		x	U	x				
Catalpa, Southern	<i>Catalpa bignonoide s</i>	60'	20'	30'									
Cedar, Atlantic	<i>Chamaecyp aris</i>	45'	15'	25'	x				x				x

White	<i>thyoides</i>												
Cedar, Eastern Red	<i>Juniperus virginiana</i>	60'	15'	25'	x		x	U	x			D	
Cedar, Southern Red	<i>Juniperus silicicola</i>	60'	20'	30'	x				x				
Cherry- laurel	<i>Prunus caroliniana</i>	40'	20'	20'	x			U	x				
Chinese Pistachio	<i>Pistacia chinensis</i>	50'	25'	45'			x	U					
Crabappl e	<i>Malus angustifolia</i>	25'	20'	20'	x				x				
Crape Myrtle	<i>Lagerstrom ia indica</i>	35'	15'	25'			x	U			S		
Cypress, Bald	<i>Taxodium distichum</i>	50'	20'	30'	x	x	x	U	x		M	W	x
Cypress, Pond	<i>Taxodium ascendens</i>	50'	15'	20'	x	x	x	U	x			W	x
Devil's- walkingsti ck	<i>Aralia spinosa</i>	30'	10'	15'	x				x				
Dogwood , Flowering	<i>Cornus florida</i>	35'	25'	35'	x		x	U	x		S		
Elm, Cedar	<i>Ulmus crassifolia</i>	60'	30'	50'	x	x		S	x	x	L		
Elm, Chinese	<i>Ulmus parvifolia</i>	40'	30'	40'			x	S		x	M		

(Drake)	<i>CV. Drake</i>												
Elm, Florida	<i>Ulmus americana floridana</i>	60'	30'	50'	x	x		S	x	x	L		
Elm, Water	<i>Planera aquatica</i>	25'	15'	20'	x		x		x			W	x
Elm, Winged	<i>Ulmus alata</i>	65'	30'	60'	x	x		S	x	x	M		
Fringe Tree	<i>Chionanthu s virginicus</i>	25'	10'	20'	x		x		x		S		x
Fringe Tree, Chinese	<i>Chionanthu s retusus</i>	30'	15'	25'			x	U			S		
Hawthorn , Green	<i>Crataegus viridis</i>	25'	7'	10'	x		x		x				
Hawthorn , Parsley	<i>Crataegus marshalii</i>	20'	7'	10'	x		x		x				x
Hawthorn , May	<i>Crataegus aestivalis</i>	25'	10'	15'	x		x		x		S	W	
Hawthorn , Cockspur	<i>Crataegus crusgalli</i>	20'	7'	10'	x		x		x				
Hawthorn , 1-flrd	<i>Crataegus uniflora</i>	15'	7'	10'	x		x		x				
Hercules Club	<i>Zanthoxylu m clava- herculis</i>	50'	25'	40'	x				x				
Hickory, Mockern	<i>Carya</i>	45'	20'	30'	x	x		S	x			D	

ut	<i>tomentosa</i>												
Hickory, Pignut	<i>Carya glabra</i>	55'	20'	30'	x	x		S	x				
Hickory, Water	<i>Carya aquatica</i>	40'	30'	50'	x				x		W	x	
Holly, American	<i>Ilex opaca</i>	35'	15'	25'	x	x	x	U	x		M		
Holly, dahoon	<i>Ilex cassine</i>	30'	15'	25'	x	x	x	U	x		S	W	x
Holly, East Palatka	<i>Ilex x attenuata "E. Palatka"</i>	35'	20'	30'	x		x	U		x	S		
Holly, Savannah , etc.	<i>Ilex x attenuata varieties</i>	40'	15'	35'	x		x	U		x	S		
Holly, Weeping	<i>Ilex vomitoria' Pendula'</i>	35'	15'	25'			x	U					
Holly, Yaupon	<i>Ilex vomitoria</i>	20'	15'	20'	x		x	U	x				
Hop- hornbea m	<i>Ostrya virginiana</i>	35'	25'	35'	x	x	x	U	x		S		
Hornbea m	<i>Carpinus caroliniana</i>	35'	25'	35'	x		x	U	x		S	W	x
Jerusale m-thorn	<i>Parkinsonia aculeata</i>	30'	25'	30'			x						

Loblolly Bay	<i>Gordonia lasianthus</i>	60'	20'	35'	x				x			W	
Locust, Black	<i>Robinia pseudoacacia</i>	50'	20'	35'									
Locust, Honey	<i>Gleditsia triacanthos</i>	40'	20'	35'	x		x	U	x		S		
Loquat	<i>Eriobotrya japonica</i>	30'	20'	30'	not recommended for planting								
Magnolia, Ash	<i>Magnolia ashei</i>	20'	15'	20'	x		x				S		
Magnolia, Oriental	<i>Magnolia spp.</i>	25'	15'	25'				U					
Magnolia, Southern	<i>Magnolia grandiflora</i>	90'	20'	35'	x	x		S	x	x	L		
Magnolia, Sweetbay	<i>Magnolia virginiana</i>	55'	25'	40'	x				x			W	x
Maple, Florida	<i>Acer barbatum (floridanum)</i>	50'	25'	40'	x	x		S	x	x	M		
Maple, Red	<i>Acer rubrum</i>	55'	25'	40'	x				x		M	W	x
Mulberry, Red	<i>Morus rubra</i>	50'	25'	35'	x				x				
Oak, Basket	<i>Quercus michauxii</i>	60'	25'	40'	x	x		S	x	x			x
Oak,	<i>Quercus</i>	40'	25'	30'	x		x	U	x			D	

Bluejack	<i>incana</i>												
Oak, Bluff (local)	<i>Quercus austrina</i>	60'	30'	60'	x	x		S	x	x	L		
Oak, Diamondleaf	<i>Quercus laurifolia</i>	100'	40'	60'	x				x				
Oak, Durand	<i>Quercus durandii</i>	70'	40'	60'	x								
Oak, Laurel	<i>Quercus hemisphaerica</i>	100'	40'	60'	x	not recommended for planting							
Oak, Live	<i>Quercus virginiana</i>	80'	45'	80'	x	x		S	x	x	L		
Oak, Post	<i>Quercus stellata</i>	60'	25'	40'	x				x	x		D	
Oak, Sand Live	<i>Quercus geminata</i>	60'	30'	50'	x	x			x	x		D	
Oak, Shumard	<i>Quercus shumardii</i>	100'	30'	50'	x			S	x	x	L		x
Oak, Southern Red	<i>Quercus falcata</i>	65'	30'	50'	x	x		S	x	x			
Oak, Turkey	<i>Quercus laevis</i>	60'	25'	40'	x		x		x	x			
Oak, White	<i>Quercus alba</i>	65'	20'	35'	x			S	x	x	L		
Olive, Wild	<i>Osmanthus americanus</i>	35'	20'	30'	x		x	U			S		

Palm, Cabbage	<i>Sabal palmetto</i>	80'	14'	12'	x				x		M	W	
Palm, Date	<i>Phoenix spp.</i>	60'	26'	24'									
Palm, Pindo	<i>Butia capitata</i>	20'	14'	12'			x						
Palm, Washingt on	<i>Washingt onia robusta</i>	90'	12'	10'									
Pear, Bradford	<i>Pyrus calleryana (Aristocrat)</i>	40'	15'	20'			x	U			S		
Pecan	<i>Carya illinoensis</i>	70'	35'	55'		x		S	x				
Persimm on	<i>Diospyros virginiana</i>	60'	15'	30'	x	x			x				x
Pine, Loblolly	<i>Pinus taeda (rust res.)</i>	110'	20'	30'	x								
Pine, Longleaf	<i>Pinus palustris</i>	90'	20'	30'	x	x		U	X		L		
Pine, Pond	<i>Pinus serotina</i>	90'	20'	30'	x							W	x
Pine, Shortleaf	<i>Pinus echinata</i>	100'	15'	25'	x								
Pine, Slash	<i>Pinus elliottii (rust res.)</i>	100'	20'	30'	x								
Pine,	<i>Pinus</i>	50'	25'	40'	x			U	x	x	M		

Spruce	<i>glabra</i>												
Plum, American	<i>Prunus americana</i>	30'	20'	30'	x		x	U	x				
Plum, Chickasa w	<i>P. angustifolia</i>	20'	15'	25'	x		x	U	x		S		
Plum, Flatwood s	<i>Prunus umbellata</i>	20'	15'	25'	x		x	U	x		S		
Podocarp us	<i>Podocarpus macrophyll a</i>	40'	10'	15'									
Redbud	<i>Cercis canadensis</i>	30'	25'	30'	x			U	x		S		
Rusty Blackhaw	<i>Viburnum rufidulum</i>	30'	15'	20'	x			U	x		S		
Sassafras	<i>Sassafras albidum</i>	30'	10'	15'	x				x				
Silverbell (Two wing)	<i>Halesia diptera</i>	25'	10'	15'	x		x	U	x				x
Snowbell, American	<i>Styrax americana</i>	20'	10'	15'	x		x	U	x			W	x
Soapberr y	<i>Sapindus marginatus</i>	35'	15'	20'	x				x	x			
Sparklebe rry Tree	<i>Vaccinium arboreum</i>	20'	10'	15'	x		x		x		S		
Sugarberr	<i>Celtis</i>	100'	30'	50'	x			S	x	x			

y	<i>laevigata</i>												
Sweetgu m, Formosa	<i>Liquidamba r formosana</i>	40'	20'	30'			x	U					
Sweetgu m	<i>Liquidamba r styraciflua</i>	100'	30'	50'	x				x			W	
Sycamore	<i>Platanus occidentalis</i>	100'	40'	60'	x			S		x	L		
Tulip Tree	<i>Liriodendro n tulipifera</i>	100'	25'	40'	x	x		S	x		L	W	x
Tupelo, Black	<i>Nyssa sylvatica</i>	60'	20'	25'	x	x			x				x
Tupelo, Ogeechee	<i>Nyssa ogeche</i>	60'	25'	40'	x				x			W	x
Tupelo, Swamp	<i>Nyssa biflora</i>	60'	25'	40'	x				x			W	x
Tupelo, Water	<i>Nyssa aquatica</i>	60'	25'	40'	x				x			W	x
Viburnum , Walter	<i>Viburnum obovatum</i>	15'	10'	15'	x		x	U	x				x
Walnut, Black	<i>Juglans nigra</i>	50'	20'	25'	x								
Xylosma (Logwood)	<i>Xylosma Congestum</i>	15'	8'	12'									
Yew, Florida	<i>Taxus floridana</i>	15'	8'	12'	x				x				

U= Understory S = shade trees in Street Buffer column

Mature Urban Height refers to the expectation for trees planted in urban condition.

DIVISION 3. - NATURAL AND ARCHAEOLOGICAL RESOURCES

Sec. 30-8.11. - Generally.

- A. *Purpose and intent.* Natural and archaeological resources within and around the City of Gainesville provide environmental and social benefits and functions, such as water quality improvement, flood storage and attenuation, erosion control, biological diversity, and groundwater recharge, along with recreational, aesthetic and educational opportunities for people. It is the purpose and intent of this section to:
1. Protect, conserve and restore natural and archaeological resources, and their environmental functions, which are of aesthetic, ecological, economic, educational, historical, recreational, or scientific value to the city and its citizens;
 2. Preserve the ecological values and functions of significant natural communities, in order to maintain and enhance the diversity and distribution of native plant and animal species, especially for species listed for protection by state and federal agencies;
 3. Conserve, enhance, and manage the ecological integrity of natural systems that have aesthetic, ecological, economic, educational, historical, recreational, or scientific value due to the interrelationships within the ecosystem and its natural communities, and among the populations of species within the communities;
 4. Promote connectivity and minimize fragmentation of natural systems, and to protect wetlands, floodplains, and associated uplands in a broad systems context through resource-based planning across multiple parcels rather than by individual parcel;
 5. Provide a greater degree of protection for strategic ecosystem resource areas in recognition that the larger resource areas within strategic ecosystems provide the broadest range of benefits, functions, and values listed above;
 6. Provide protection for Floridan aquifer high recharge areas, and for archaeological and geological resources, which are significant due to the interrelationships of natural or cultural resource values, characteristics, or due to unique hazards or vulnerabilities posed by developed land uses;
 7. Avoid loss or degradation of such benefits and functions, to minimize unavoidable degradation or loss of benefits and functions and to require sustainable mitigation that fully offsets any unavoidable loss or degradation of such benefits and functions; and
 8. Ensure that development activities that cause the unavoidable degradation or loss of benefits or functions provided by these resources are clearly in the public interest before approval of same.
- B. It is unlawful for any person to adversely impact any natural and archaeological resource regulated under this chapter without first obtaining the required natural and archaeological resources review and approval in accordance with these regulations. In addition to the regulations set forth in these sections, there may be other regulations within the City Code of Ordinances and the Alachua County Code of Ordinances that are applicable, including but not limited to:
1. Water quality code - Chapter 77, Alachua County Code.
 2. Hazardous materials management code - Chapter 353, Alachua County Code.
 3. Wellfield protection zone - City Land Development Code.

4. Surface waters and wetlands - City Land Development Code.
 5. Landscape and tree management - City Land Development Code.
 6. Historic preservation/conservation - City Land Development Code.
 7. Stormwater management - City Land Development Code.
- C. *Scope of review.* The following types of applications shall be reviewed to determine whether proposed development impacts a regulated natural or archaeological resource and if so, whether the proposed development complies with the Comprehensive Plan, the Land Development Code and other applicable law with respect to regulated natural and archaeological resources:
1. Future land use map amendments (including large-scale and small-scale);
 2. Rezoning and amendments to zoning ordinances;
 3. Development plans;
 4. Subdivisions/plats;
 5. Special use permits;
 6. Commercial tree removal permits; and
 7. Other development applications; including but not limited to special exceptions and variances, but excluding building permits.
- D. *Exemptions.* The following activities are exempt from review of impacts to regulated natural or archaeological resources. Such activities may, however, require a permit or review under other applicable sections of the Land Development Code.
1. *Certain small parcels of record.* Any parcel of record as of November 13, 1991, that is less than or equal to five acres in size, and does not contain listed species, and does not include in whole or in part an archaeological site identified by a Florida Master Site file number. However, this exemption does not apply in the event the planning parcel equals or is greater than five acres in size.
 2. *Bona-fide agriculture/silviculture activities.* Ongoing bona fide agriculture or silviculture operations. However, for bona fide agricultural or silvicultural activities that are part of an application in subsection C. above and located within strategic ecosystems, identification and verification of best management practices shall be required as follows in order to remain exempt from resource review. All references to statutes, publications and rules in this subsection refer to the most current version, as may be amended or renumbered from time to time.
 - a. The owner or operator shall submit to the city a signed statement identifying and verifying the use of current applicable best management practices. The most recent federal, state, and water management district best management practices (BMPs) shall be required, including, but not limited to, the following:
 - i. Best Management Practices for Silviculture (2003), incorporated in Rule 5I-6.002, F.A.C., and available from the Florida Department of Agriculture and Consumer Services (FDACS).
 - ii. BMPs for Agrichemical Handling and Farm Equipment Maintenance (1998), published by FDACS and FDEP.
 - iii. Water Quality BMPs for Cow/Calf Operations (1999), published by the Florida Cattleman's Association.
 - iv. Water Quality/Quantity Best Management Practices for Florida Vegetable and Agronomic Crops (2005), available from FDACS.
 - v. Protecting Natural Wetlands: A Guide to Stormwater BMPs (1996), published by the U.S. EPA.

- b. Alternatively, required use of best management practices may be satisfied by participation in one or more of the following programs:
 - i. *Non-silvicultural activities*: Notice of Intent filed with the Florida Department of Agriculture and Consumer Services as outlined in the Florida Administrative Code.
 - ii. *Silvicultural activities*:
 - 1) Notice of Intent filed with Florida Forest Service, as outlined in Rule 5I-6.004, Florida Administrative Code;
 - 2) Certification by one of the following: Forest Stewardship Council, American Forest and Paper Association's Sustainable Forestry Initiative, American Forest Foundation's American Tree Farm System, Green Tag Forestry, Forest Stewardship Program; or
 - 3) Participation in one of the following cost-share programs: Conservation Reserve Program (CRP), Environmental Quality Incentives Program (EQIP), Wildlife Habitat Incentives Program (WHIP), or Forest Land Enhancement Program (FLEP).
- 3. *Removal of invasive non-native vegetation on conservation lands*. Projects for which a plan has been approved by a federal, state, or local agency or water management district for the removal of undesirable invasive or non-native vegetation on lands owned, controlled, or managed for conservation purposes, excluding vegetation in surface waters and wetlands, which are separately regulated under section 30-8.19 of this Code.
- 4. *Vegetation on government-maintained land*. Alteration of vegetation pursuant to an adopted management or restoration plan for government-maintained parks, recreation areas, wildlife management areas, conservation areas and preserves.
- 5. *Activities authorized by city-approved management plan*. Activities consistent with a management plan adopted by, or reviewed and approved by the city, provided that the activities further the natural values and functions of the natural communities present. Examples of such activities include clearing firebreaks for prescribed burns or construction of fences.
- 6. *Existing utility installations, drainage or stormwater easements, and road right-of-way*. Alteration of vegetation within an existing utility, drainage, or stormwater easement after installation, where the vegetation is interfering with services provided by a utility or alteration of vegetation within an existing road right-of-way for normal maintenance activities. Alteration associated with new construction, expansion of existing facilities, and development activity at an existing site that extends beyond the existing easement area is not an exempt activity.
- 7. *Fencing and firebreaks*. The minimal removal of trees or understory necessary to construct a fence or wall, or to establish a firebreak, provided that:
 - a. No regulated tree(s) is removed;
 - b. The path cleared for the fence does not exceed 10 feet in width on either side of the fence or wall;
 - c. No equipment heavier than a one-ton pick-up truck is used;
 - d. Handheld outdoor power equipment or a standard farm tractor is used in clearing for the installation;
 - e. No dredge or fill activity is required other than the installation of fence and wall materials;
 - f. Access to navigable waterways will not be impaired by the construction; and
 - g. Firebreaks established and maintained along each side of a fence or wall shall not exceed 10 feet in width, unless specified by an approved land management plan, by the local fire officer, or, if applicable, in Best Management Practices for Silviculture (2003), incorporated in Rule 5I-6.002, F.A.C., both as may be amended or renumbered from time to time.

8. *Survey or other required test.* The necessary removal of vegetation by, or at the direction of, a State of Florida licensed professional surveyor and mapper, professional geologist, or professional engineer to conduct a survey or other required test, provided that no regulated tree is removed and the path cleared does not exceed ten feet in width.
 9. *Text amendments.* Text amendments to PD zoning or PUD land use ordinances that are unrelated to development activity, including, but not limited to, changes in or additions of allowable uses, changes in the expiration dates, or changes in elevations or building facades.
 10. *De minimis impact.* Any development activity or application for development review that is of such low intensity as to have a de minimis impact on regulated natural and archaeological resources as determined by the city manager or designee based on a professional review of the development site and application. This may include, but is not limited to, applications involving previously developed sites or small expansions at existing developed sites.
 11. *County land use and zoning.* The property has county land use and zoning and will be reviewed under the county's regulations.
 12. *Certain prior city approvals.* The property has a final master plan approved by the city prior to August 2, 2012; or has a valid PD zoning ordinance approved by the city prior to August 2, 2012 that addresses natural and archeological resources.
 13. *Certain sinkholes.* Sinkholes that form on developed sites may be filled, repaired or otherwise stabilized in order to maintain or prevent structural damage to an existing building or facility (such as a stormwater basin or parking lot).
- E. *Levels of review.* The level of resource review shall be classified as follows:
1. *Basic review.* Unless exempt, all applications shall undergo basic review. Basic review shall consist of determining, from available data sources and site visits (where necessary), the potential presence of any regulated natural or archaeological resource. If the basic review indicates the presence of any regulated natural or archaeological resource, then a level 1 review is required. Future land use map amendments (except for PUD) and rezonings (except for PD) both require only basic review.
 2. *Level 1 review.* When the applicant has knowledge of the presence of any regulated natural or archaeological resource or if the basic review indicates the potential presence of any regulated natural or archaeological resource, then a level 1 review is required and the applicant shall submit a resources assessment of the natural and archaeological resources on the planning parcel. Level 1 review shall consist of a more detailed review of the project data and the potential impacts identified in the basic review and as further identified in a resources assessment. Level 1 review may include, but is not limited to, coordination with appropriate regulatory agencies, site visits/ground-truthing and recommendation of modifications to the development proposal in order to avoid and minimize impacts to any regulated natural or archaeological resource. If during review it is determined that a management plan for impacts to a regulated natural or archaeological resource is required or a mitigation plan is required, then a level 2 review is required.
 3. *Level 2 review.* Level 2 review shall consist of extensive review of the potential impacts, including coordination with appropriate regulatory agencies, recommendation of modifications to the development proposal in order to avoid and minimize potential impacts, review of and comment on the mitigation plan to address remaining impacts or review of the management plan.
- F. *Review of planning parcel.* The parcels involved in an application undergoing review to determine the presence of regulated natural and/or archaeological resources shall not be disaggregated, processed in piecemeal fashion, reviewed or developed in any manner that results in lesser natural resource protections than would otherwise be required if the planning parcel was considered as part of the application.

1. Applications for parcels that contain, or potentially contain, regulated natural and/or archaeological resources shall include documentation for the planning parcel.
 2. The review and resource assessment required by this Code shall be done for the planning parcel. Where regulated natural or archaeological resources are identified in the resources assessment, in order to proceed with development on any portion of the parcel, the applicant shall demonstrate that developing the project on the parcel does not result in lesser protection of the regulated resources than would otherwise be required if the entire planning parcel were considered as part of the development proposal.
- G. *Methodology agreement.* Prior to submittal of any application that requires a level 1 or level 2 review, a binding methodology agreement which includes, but is not limited to, the boundary of the planning parcel, boundary of proposed development, boundary of the geographic study area for resource assessment (if less than the full planning parcel), and the level of review, shall be signed by the city and the applicant.
- H. *Staff review.* The city manager or designee is authorized to conduct all staff reviews pursuant to this section. The city manager or designee shall review and evaluate applications and resources assessments and make recommendations to the decision-making authority. Upon reviewing an application or resources assessment, the city manager or designee shall issue a written report that describes: The scope of the review conducted; the presence (or absence) of regulated natural or archaeological resources; the potential (or actual) impacts that the development will have on the regulated natural or archaeological resources; whether the proposed development is consistent with the Comprehensive Plan and complies with the Land Development Code and other applicable law with respect to the regulated natural or archaeological resources; appropriate site designs and strategies that maintain and protect the functions and values of the natural and archaeological resources; and recommendations to address the impacts. This written report may be issued in the form of technical review comments.
- I. *Review fees.* The fees for all reviews are set forth in appendix A, schedule of fees, rates and charges. The fee will cover up to three reviews within a two-year period for the same project. By way of example, a single project that is required to undergo basic and level 1 reviews due to three applications filed within a two-year period for a PD rezoning, a special use permit and a development plan will be charged one level 1 review fee, not three level 1 review fees. The fees shall be paid within five business days (excluding weekends and city holidays) of the date of written notice from the city that a level 1 or level 2 review is required. Failure to timely pay the review fees shall result in the application being deemed incomplete and returned to the applicant.
- J. *Pre-application resource consultation.* In order to assist applicants in assessing the probability that any of the regulated natural or archaeological resources are located at a site and to assist planning a development layout and design, an optional, pre-application resource consultation is available. Prior to the submittal of any application listed in section 30-8.11.C., an applicant may request this optional consultation. Staff will review submitted materials provided by the applicant and may visit the site with the applicant, if requested. There is no fee for this pre-application consultation. Any determinations based on this review are non-binding and are made solely for informational purposes and shall not be construed as an approval or denial or agreement to approve or deny a development order associated with the parcel.
- K. *Optional binding resource determination process.* Prior to the submittal of any application listed in section 30-8.11.C., an applicant may apply for an optional, binding resource determination of regulated natural and archaeological resources. The purpose of a resource determination is to assist the applicant in determining if and where regulated natural and archaeological resources are present on the planning parcel prior to the preparation of detailed development plans and site layouts. This determination does not vest the applicant for any development rights that will be conferred as part of the final development review and approval process, and any determinations made during the resource determination review shall not be construed as an approval or denial or agreement to approve or deny a development order associated with the planning parcel.

1. *Methodology agreement.* Prior to submitting an application for a binding resource determination, the applicant and the city shall execute a methodology agreement as set forth in section 30-8.11 and establish specific calendar dates when the on-site resources assessment will be conducted.
2. *Requirements for a pre-application resource determination.* Upon execution of the methodology agreement, the applicant may submit an application for a binding resource determination on the form provided by the city. The application shall include payment of the required review fee set forth in appendix A of the city code of ordinances, and a resources assessment per the data requirements of section 30-8.12 for a level 1 review. Since the sole purpose of this binding resource determination is to determine if and where natural and archaeological resources are present on the planning parcel, the applicant shall not submit information about proposed protection areas, impacts of proposed development, or proposed measures to avoid, minimize, or mitigate impacts on regulated natural and archaeological resources and the city will not review or make binding determinations on any of the foregoing matters.
3. *Staff review.* The city manager or designee will review the application for completeness and request additional information as required if the application is deemed incomplete. After review of the application, which may include a site visit to the planning parcel, the city reviewer shall issue a written analysis of the application. The written analysis shall provide a verbal description and graphic depiction of the presence and location of significant natural communities, listed species or listed species habitat, strategic ecosystem resources, significant archaeological resources, Floridan aquifer high recharge areas, and significant geological features; any comments or conditions associated with the written analysis; and a recommendation to the city plan board.
4. *Board review.* City staff shall submit the written analysis to the city plan board.
 - a. *Public hearing.* The city plan board shall hold a public hearing on the resource determination.
 - b. *Notice.* Notice shall be mailed at least ten calendar days prior to the public hearing to all property owners within 400 feet of the planning parcel. For this purpose, the owner of property shall be deemed to be the person whose name and address is listed in the latest ad valorem tax records provided by the county property appraiser.
 - c. *City plan board action.*
 - i. In considering whether to approve or deny a binding resource determination, the city plan board shall consider the evidence presented in the public hearing, including the written analysis of the city reviewer. The burden of presenting competent substantial evidence in support of the application shall be upon the applicant.
 - ii. Action on the application shall be one of the following: 1) approval; 2) approval subject to conditions; or 3) denial, with a statement of the reasons for denial.
 - d. *Appeal of decision.* Appeal of the city plan board's decision on an application for a binding resource determination to the appropriate reviewing authority shall be as provided in this chapter.
5. *Approval length, expiration and resource preservation.* An approved resource determination is valid for a period of two years from the date of the final decision of the city plan board and is subject to the requirements set forth below. The resource determination shall expire at the end of the two year period. No extension shall be granted.
 - a. The resources assessment will be updated at the time of development plan application review to determine the presence of regulated sinkholes or listed species. This update is subject to the payment of the update fee set forth in appendix A of the city code of ordinances.
 - b. Updates will be required at the time of development plan review if changes have occurred on or adjacent to the planning parcel that could alter the resource assessment. These changes include, but are not limited to, flood, fire, major storm, or adjacent new

development that might impact the planning parcel and the presence and location of the resources. This update is subject to the payment of the associated fee in appendix A of the city code of ordinances.

- c. During the two-year period the resource determination is valid, the applicant shall use best practices to preserve and protect any regulated natural and archaeological resources on the planning parcel.
- d. Approval of the resource determination establishes only the presence and location of the resources and does not exempt the applicant from level 1 review or level 2 review, if applicable, at the time of submittal of any application listed in section 30-8.11.C.

Sec. 30-8.12. - Resources assessment.

- A. A resources assessment, if required, shall be prepared by person(s) qualified in the appropriate fields of study, conducted according to professionally accepted standards, and based on data considered to be recent with respect to the resource. The resources assessment shall be submitted to the city for staff review and evaluation as part of a complete application for level 1 or level 2 resource review.
- B. The assessment shall use and report professionally accepted scientific methodology specific for each natural and archaeological resource, in order to assess the actual and potential presence of regulated natural and archaeological resources. The assessment shall include background research and analysis of available existing data, as well as ground-truthing and resource location by hand-held GPS, at a minimum accuracy of the sub-3 meter standard. Field surveys shall be conducted during the seasons, times of day, and field conditions under which each regulated natural and archaeological resource characteristic would most likely be observed. If field surveys are not conducted, the presumption is that the resource is present. Background research and analysis with aerial map review and ground-truthing of resources adjacent to, and up to 50 feet away from the site shall be required. However, this shall not require entry onto property without the permission of the owner. At a minimum, the assessment shall include a report, with numbered pages, that includes:
 1. Cover letter and/or executive summary, including written explanation of the need and intent of the development proposal, description of construction or alteration methodologies, and signed statement as to the likely presence of regulated natural or archaeological resources.
 2. Maps of regulated natural and archaeological resources, drawn to scale, including a north arrow and scale, showing the following:
 - a. Location of project site in relation to major roads or other readily identifiable landmarks, showing parcel boundaries with dimensions.
 - b. Existing roads, structures, wells, utilities, and other existing conditions and noteworthy features.
 - c. Identification of all regulated natural and archaeological resources, labeled by resource type.
 - d. General vegetation characteristics and quality.
 - e. General soil types.
 - f. Proposed location of protected conservation resources and open space.
 - g. Potential connections to existing green space, open space, trails, and adjacent preservation or conservation resources.
 3. Data and analysis that includes evaluation of the following:
 - a. Existing quality and characteristics of regulated natural or archaeological resources.
 - b. Impact of the development proposal on each individual regulated natural and archaeological resource and on the ecosystems in which they function.

- c. Proposed measures to protect regulated natural and archaeological resources, specifically addressing avoidance, minimization, or mitigation of impacts on regulated natural and archaeological resources.
 - d. Methods of stormwater pollution prevention.
 4. Names, qualifications, and resumes of all personnel involved in the assessment, and their roles with respect to the assessment.
- C. Additional data and analysis, as determined by the city manager or designee, may be required in the resources assessment as appropriate to the complexity of the proposed development activity and types of regulated natural or archaeological resources identified. Such information may include but is not limited to:
 1. Copies of historical and recent aerial photographs, topographic and other resource maps reviewed.
 2. Land use and land cover classifications according to the Florida Land Use, Cover and Forms Classification System (FDOT); FNAI Guide; or the Florida regional water management district systems.
 3. Wetlands, surface waters, or 100-year floodplains, floodways, flood channels or other special flood hazard areas identified by the National Wetlands Inventory; United States Geological Survey; Florida regional water management districts; Federal Emergency Management Agency; or the city public works department.
 4. Wildlife corridors, biodiversity hot spots, strategic habitat conservation areas, or element occurrences identified by the Florida Fish and Wildlife Conservation Commission; FNAI; Florida Department of Environmental Protection; or North Central Florida Regional Planning Council.
 5. Inventories of natural resources or archaeological sites within a planning parcel that includes additional lands under common ownership or control.
 6. For a proposal involving only a portion of a planning parcel, detailed assessments of areas more than 50 feet beyond the boundary of the proposed development that are necessary to understand the scope of impact of proposed development on areas not included in the development application. However, this shall not require entry onto property without the permission of the owner.
 7. A mitigation proposal, management plan, and/or monitoring plan, if applicable.
 8. Field surveys of the natural communities and an inventory of the listed plant and animal species that are present. The field survey shall be required prior to vegetation removal on any portion of a planning parcel where either direct or indirect impact to significant natural communities, listed species habitat, or strategic ecosystem is known or reasonably likely to occur. Applicants are encouraged to arrange a pre-application conference with city staff prior to undertaking a survey. The field survey shall meet the following standards:
 - a. Non-destructive techniques designed to minimize disturbance of species shall be required, except where destructive or disruptive techniques (such as capture studies) are the preferred means to document species use given the size of the site and complexity of the resource.
 - b. The survey shall include detailed descriptions and maps indicating:
 - i. Field methods, conditions, dates, times of day, observations and results.
 - ii. Transect locations, where applicable.
 - iii. Natural communities or habitats, including dominant species, as field checked across the site.
 - iv. Representative color photographs taken at ground level.

- v. Recent aerial photographs.
 - vi. Actual and potential presence of listed plant and animal species, including indicators (sightings, signs, tracks, trails, nests, evidence of feeding, etc.), population estimates, and occupied habitat boundaries.
 - vii. Professional opinions and conclusions regarding ecological value of the site.
- c. The city shall be notified of the schedule for significant fieldwork and allowed the opportunity to observe or independently verify survey techniques. Results of the survey may be field verified by the city.
9. *Archaeological surveys.* Parcels containing known or probable archaeological resources shall require site specific surveys and analyses for archaeological resources. Surveys and analysis of archaeological resources shall, at a minimum, conform to Chapter 1A-46, Florida Administrative Code, and the provisions and standards contained in the "Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation," September 29, 1983, prepared under the authority of Sections 101(f), (g), and (h), and Section 110 of the National Historic Preservation Act of 1966, all as may be amended or renumbered from time to time. Maps of known archaeological sites are maintained by the Florida Department of State, Division of Historical Resources, Master Site File. Areas of known or probable archaeological resources have been modeled in Alachua County, "An Archaeological Survey of Unincorporated Alachua County, Florida" (Phase 1 and Phase 2), by Southeastern Archaeological Research, Inc., October 2001, as may be updated from time to time.
10. *Significant natural communities.* The locations and general extent of natural communities and/or land cover types that potentially constitute significant natural communities have been mapped on a state-wide basis by public agencies and non-profit private organizations, available from the Florida Geographic Data Library.
- a. The resources assessment shall use digital data sources, including but not limited to the following:
 - i. Florida Fish and Wildlife Conservation Commission maps of land cover, strategic habitat conservation areas, and biodiversity hot spots.
 - ii. FNAI maps of areas of potential conservation interest and element occurrences.
 - iii. Water management district land cover maps.
 - iv. Digital aerial photographic series.
 - b. Where map review indicates the likelihood of impact to significant natural communities, ground-truthing shall be used to identify the existence, scope and extent of the natural communities associated with the application. Significant natural communities shall be delineated based on consideration and assessment of at least the following factors:
 - i. Quality of native ecosystem.
 - ii. Overall quality of biological diversity.
 - iii. Wildlife habitat value.
 - iv. Presence of listed species.
 - v. Proximity to other natural preserve areas and corridors.
 - vi. Impact by prohibited and invasive non-native vegetation.
 - vii. Habitat size that will support a viable population.
11. *Listed species.* Descriptions of the natural communities or habitats with which these species are commonly associated are available in a variety of written and electronic formats.

- a. The resources assessment shall use digital data sources, including but not limited to the following:
 - i. Florida Fish and Wildlife Conservation Commission maps of land cover, strategic habitat conservation areas, and biodiversity hot spots.
 - ii. FNAI maps of areas of potential conservation interest and element occurrences.
 - iii. Water management district land cover maps.
 - iv. Digital aerial photographic series.
 - b. Where map review indicates the likelihood of listed species habitat, ground-truthing shall be required in order to identify the existence, scope and extent of the listed species population(s) and habitats associated with the application. Listed species habitat shall be delineated based on consideration and assessment of at least the following factors:
 - i. Quality of native ecosystem.
 - ii. Overall quality of biological diversity.
 - iii. Habitat value.
 - iv. Presence of listed species.
 - v. Location, density, and grouping characteristics of the listed species populations.
 - vi. Proximity to other natural preserve areas and corridors.
 - vii. Impact by prohibited and invasive non-native vegetation.
 - viii. Habitat size that will support a viable population.
12. *Strategic ecosystems.* The specific location and extent of regulated strategic ecosystem resources shall be determined through ground-truthing using the KBN/Golder Associates report as a guide to determine the location and extent of the significant natural community or communities, or other natural resources, consistent with the pertinent site summary for the indicated areas as described in the KBN/Golder report. Those areas found not to contain regulated strategic ecosystem resources may be developed provided the ecological integrity of the strategic ecosystem as a whole will be sufficiently protected. The resources assessment shall include:
- a. General analysis of adjacent properties sufficient to provide resource context;
 - b. Ownership and use information, including parcel numbers and acreage, for all land under common ownership or control within the strategic ecosystem or contiguous to the proposed development site;
 - c. All proposed protection and management strategies for the regulated natural and archaeological resources on the planning parcel; and
 - d. An evaluation of whether the development proposal is sufficiently protective of the ecological integrity of the strategic ecosystem, and a finding shall be made by the city manager or designee as to whether the development proposal should be revised to sufficiently protect the strategic ecosystem resource in accordance with the provisions of this section.
13. *Significant geological resource features.* The specific location and extent of sinkholes and other geological features shall be determined through ground-truthing. Closed depressions are areas where there is a significant probability that there are sand-filled sinkholes that have no surface indication. A professional geologic study may be required with the objective of locating any sinkholes that are not visible from the surface. If geological resource features are located, the study shall map all of these resources and their buffers.

- A. *Applicability.* If basic and level 1 review confirms the presence of a regulated natural or archaeological resource, then the planning parcel shall be further regulated as set forth in this section.
- B. *Set-asides, density or intensity transfers.* Density or intensity transfers within the planning parcel shall be allowed where set-asides for resource protection are required. In order to be eligible for the density or intensity transfer, the area of the planning parcel that is receiving density or intensity shall be included in the development proposal and the transfer shall be noted on the approved development order. In the instance where a regulated resource extends across a jurisdictional boundary with the county or another municipality, these regulations shall only apply to the area within Gainesville city limits. The unit number/amount of density/intensity available for transfer will be calculated on the basis of that which is allowed by right within the established zoning district in which the parcel is located, but only for the specific area of the required set-aside attributable solely to regulation under these natural and archaeological resource protection regulations. In the event the transfer within the planning parcel cannot be fully used because of other Land Development Code limitations (such as, but not limited to, height or floor area ratio), the applicant may propose alternative compliance as set forth in section 30-8.16.
- C. *Maximum set-aside areas.* The maximum set-aside areas shall be determined as follows:

1. On a planning parcel that does not fall fully or partially within the area of strategic ecosystems, as shown on the environmentally significant land and resource map of the future land use map series, no more than 25 percent of the upland portion of the parcel may be required to be set aside for protection of all regulated natural and archaeological resources.
2. On a planning parcel that does fall fully or partially within the mapped strategic ecosystems area but does not contain evaluated and delineated strategic ecosystem resources, no more than 25 percent of the upland portion of the parcel may be required to be set aside for protection of all regulated natural and archaeological resources.
3. On a planning parcel that does fall fully or partially within the mapped area of strategic ecosystems and contains evaluated and delineated strategic ecosystem resources, no more than 50 percent of the upland portion of the parcel may be required to be set aside for protection of all regulated natural and archaeological resources, including the uplands within the identified strategic ecosystems resource area.

These set-aside maximums may be exceeded when the following environmental resource areas, which shall be protected due to other City Code, state or federal law, are present on a planning parcel: 1) Setbacks/buffers of surface waters and wetlands required by other City Code, state or federal law; or 2) Preservation of archaeological or geological resource areas, and listed species habitat or other critical habitat through regulation by state or federal law.

In every case, these otherwise protected upland areas will be counted first in the determination of the upland set-aside area. In the event that these otherwise protected areas cumulatively do exceed the upland set-aside maximums above, then no additional natural and archaeological set asides will be required.

- D. *Significant natural communities.*
1. *On-site protection and set-aside limitations.* Significant natural communities shall be preserved and protected on-site, as follows: The city shall work with the applicant to select that portion of the significant natural community or communities that will be included in the set-aside area, based on the limitations and factors identified in this Code and the FNAI Guide. The applicant may relocate existing vegetation to another portion of the site or establish a new area of native plants on another portion of the site, as part of an approved management plan.
 2. *Alternatives to on-site protection.* Alternatives to on-site protection of significant natural communities may be considered in the following circumstances:

- a. When physical constraints of the parcel preclude maintenance of ecological integrity of preserved vegetation, given considerations as to size of the development site, habitat quality, connectivity, adjacent uses, and feasibility of management;
 - b. When opportunities exist for long-term protection and management of significant natural communities of equal or greater habitat value than would have otherwise been protected; or
 - c. When establishment of conservation management areas within a project would result in small, fragmented areas with limited ecological integrity and value compared to available alternatives.
3. *Standards for alternatives to on-site protection.* If one or more of the circumstances identified above exists, an applicant may propose one or more of the following options, which shall be evaluated to determine whether the alternative provides better protection than on-site protection.
- a. The applicant may provide an off-site conservation management area of at least two acres of comparable habitat area for every one acre of on-site significant habitat that would have otherwise required protection by this section; or
 - b. The applicant may propose an alternative mitigation plan or an alternative compliance plan as provided in this Code, with establishment of a conservation management area and approved management plan, as applicable. Such plans are subject to approval by the city.
- E. *Listed species.* If the resources assessment identifies the presence of listed species or potentially occupied listed species habitat, the applicant shall submit a management plan to the city for review and approval that meets federal, state and city regulatory requirements for the species and affords appropriate protection of the listed species and its habitat(s). Where listed species are regulated by the state or federal government, the applicant shall submit to the city the state or federally approved habitat survey and associated management or mitigation plans prior to the issuance of a development order. The city shall consult and coordinate with other permitting agencies, as appropriate. All activities shall comply with applicable state and federal laws, regulations, performance standards, and management guidelines.
1. *On-site habitat protection and set-aside limitations.* Listed species habitat shall be preserved and protected on-site. The city shall work with the applicant to select that portion of the listed species habitat that will be included in the set-aside area, based on the limitations and factors identified in this Code, recommendations of state or federal agencies with jurisdictional authority for the protection of listed species, and the FNAI Guide.
 2. *Alternatives to on-site habitat protection.* Alternatives to on-site listed species habitat protection may be considered in the following circumstances:
 - a. When scientific data demonstrates that on-site protection will not be conducive to the long-term health of the listed species or listed species habitat; or
 - b. When evidence demonstrates that the protected habitat would be prohibitively difficult to manage adequately due to the management requirements of the habitat; or
 - c. When protected areas would be less than the smallest minimum territorial requirements of identified species individuals, and cannot be connected with other protected areas which would result in sufficient territorial requirements; or
 - d. When relocation of a listed species is recommended after consultation with the appropriate state or federal agency, provided that the listed species is relocated prior to any site modifications, in accordance with the city's development order and any authorizations required by a state or federal resource agency.
 3. *Standards for alternatives to on-site habitat protection.* If one or more of the circumstances identified above exists, an applicant may propose one of the following options, which shall be

evaluated to determine whether the alternative provides better protection than on-site protection:

- a. For every one acre of on-site listed species habitat not protected, an off-site protection area shall provide two acres of comparable habitat as a conservation management area. The city may consider alternative mitigation proposals which provide equal or greater protection; or
 - b. An alternative mitigation plan or an alternative compliance plan as provided in this Code, with establishment of a conservation management area and approved management plan, as applicable.
4. *Special design standards.* Development approval conditions may limit or preclude development of structures, impervious surfaces, and other uses within an appropriate distance of protected species and habitat, if necessary, for the continued viability of the listed species habitat as determined by State of Florida and federal standards if same exists, or by best professional practices based on species. Depending on the type of species, the following special design standards may be required adjacent to regulated listed species habitat to minimize disturbance:
- a. A minimum setback of 25 feet from the protected listed species habitat may be required for construction activities. Clearing, grading, and filling may be prohibited within the setback area unless the applicant can demonstrate that vegetation within the protected area will not be damaged.
 - b. Landscaping within required setbacks may require utilization of native plants that are compatible with existing native plant communities, soils, and climatic conditions.
 - c. Habitat corridors may be required between protected habitat areas on-site, and between protected areas off-site.

F. *Strategic ecosystems.*

1. *Protection.* Areas of evaluated and delineated strategic ecosystem that will be preserved and protected are subject to the following conditions:
 - a. Mechanisms to coordinate management activities with adjacent resources in the strategic ecosystem shall be provided, and a management plan shall be required.
 - b. Vegetation loss, grade change, and disturbance of the development site shall be minimized by careful site design fitted to the topography and soil; removal of vegetation shall be limited to only that necessary to develop the site.
 - c. Access, infrastructure, stormwater management and utilities shall be sited with consideration to minimizing impacts across multiple properties, providing for wildfire mitigation, and maximizing opportunities for shared facilities such as common driveways, utility access, and building impact areas.
 - d. The applicant shall consult with the city to select that portion of the strategic ecosystem resources that will be included in the set-aside area, based on the provisions of this Code. No development or other adverse impact to the set-aside portion of the planning parcel shall be allowed, except where necessary to allow access where none is otherwise available. In such case, impact is allowed only in the least sensitive portion of the system and subject to mitigation requirements.
 - e. Where impact is proposed in the remaining ground-truthed strategic ecosystem resource area outside the required set-aside, the following shall apply:
 - i. The applicant shall locate development on buildable area outside of the strategic ecosystem to the greatest extent practicable.
 - ii. Parcels, lots, building areas and driveways shall be configured to minimize overall impact to strategic ecosystem integrity.

- iii. Subdivisions and non-residential development shall meet requirements for cluster subdivisions set forth in the Land Development Code, unless otherwise regulated by an adopted planned development ordinance.
 2. *Location of set-aside.* The following shall be considered in determining the location of the set-aside requirement for the strategic ecosystem resource:
 - a. Features that define the strategic ecosystem;
 - b. Areas critical for system connectivity, and significant natural community areas;
 - c. Ability to implement and conduct management strategies;
 - d. Protection and management of additional resources for all properties within the city's limits under common ownership and control within the strategic ecosystem; and
 - e. If the planning parcel has a city land use or zoning designation, in whole or in part, of Conservation, the upland areas of the Conservation portion shall count toward meeting the strategic ecosystem set-aside requirements.
 3. An agriculture/silviculture land use management plan shall be required before any agricultural or silvicultural activity occurs on land containing strategic ecosystem resources that is not used for bona-fide agriculture or silviculture, in accordance with one of the following:
 - a. The agriculture/silviculture management plan shall provide for retention of the ecological integrity and value of the strategic ecosystem, and may include protection of resource areas through methods including but not limited to conservation easements or participation in a conservation program sponsored by the United States Department of Agriculture Natural Resources Conservation Service or the Florida Department of Agriculture and Consumer Affairs.
 - b. The agriculture/silviculture management plan shall be submitted to the city for review and approval by staff. Management plans not meeting the general standards of this section will require review and approval through the development review process. The agriculture/silviculture management plan may be satisfied by any agricultural or silvicultural certification program's required management plan, provided it demonstrates that the ecological integrity and value of the strategic ecosystem resource is protected.
- G. *Floridan aquifer high recharge areas.* The following requirements apply to development on parcels within Floridan Aquifer high recharge areas to ensure both short and long-term protection of the aquifer and groundwater resources:
 1. *Existing facilities that handle or store hazardous materials.* Existing facilities shall meet the requirements of Alachua County's Hazardous Materials Management Code. Corrective action to retrofit or upgrade facilities that handle or store hazardous materials consistent with standards applicable to new facilities shall be required when existing facilities are proposed to be modified as part of a development plan. Development review and permitting activities for modification/expansion of existing facilities shall include careful evaluation and implementation of engineering and management controls, setbacks and buffers, and monitoring.
 2. *New facilities that handle or store hazardous materials.* New development that involves handling or storing of hazardous materials shall be prohibited in Floridan Aquifer high recharge areas unless it can be demonstrated that the materials, in the quantity and/or solution stored or the conditions under which it is to be stored, do not pose a hazard to human health or the environment. If permitted, such activities shall be subject to the general requirements, siting prohibitions, storage facility standards, and secondary containment and monitoring requirements contained in Alachua County's Hazardous Materials Management Code.
- H. *Significant archaeological resources.*
 1. Development on parcels identified as containing known or probable archaeological resources shall be conditioned, based on recommendation from an archaeological resource-trained professional, to protect the resource, including but not limited to, insuring proper archaeological

investigation prior to development and construction. Avoidance, minimization, and mitigation of adverse impacts on significant archaeological resources shall be required as appropriate to the scale and significance of the resource.

2. The discovery of unmarked human remains or burials during development activity, or other activity, is governed by F.S. §§ 872.02 and 872.05, as same may be amended or renumbered from time to time.
- I. *Significant geological resource features.* The purpose of management strategies for significant geological resource features is to protect water quality, hydrologic integrity, and ecological values associated with the feature and its hydrologic regime. Management strategies may include, but are not limited to, filling and development restrictions, buffers, runoff diversion, muck and debris removal, berm and weir construction, and filtration.
 1. *Sinkholes.* Open sinkholes and sinkholes with stream inflow shall be identified and protected as conservation management areas. The sinkhole shall be fully protected or restored as a natural area, and the applicant shall submit a plan that demonstrates the elimination of access and the restoration of the land to a natural condition, including stabilization of erosion channels, limiting drainage from non-natural areas, and restoration of buffer areas that have been disturbed. Where the applicant seeks to continue access or make improvements to existing access to a sinkhole, an applicant shall demonstrate the following in the management plan, or if access to the sinkhole is proposed after a management plan has been approved, a revised management plan shall be submitted for review, demonstrating the following:
 - a. That there is a recreational or scientific benefit that the public derives from the retention or creation of access. If access exists, show that use of the area is such that closing the access would not be practical based on the current level of use.
 - b. That all sources of erosion or pollution within the sinkhole buffer and the sinkhole are mitigated to eliminate or reduce erosion and pollution to the lowest reasonable level.
 - c. That the access is the minimum needed to meet the needs. The route chosen shall be the least damaging and least vulnerable to erosion.
 - d. That a plan for the maintenance of the access, stormwater controls, waste collection, and landscaping has been submitted, approved by the city, and funded.
 2. *Protection strategies.* It is recognized that strategies for protection of significant geological resource features vary based on the unique characteristics of the resource and require specific tailoring to address diverse geometries, connections to surface water and ground water, habitat functions and values, and the dynamics of natural systems processes. Such strategies required by the city may include, but are not limited to, the following:
 - a. Significant geological resource features shall be designated and protected as conservation management areas. Significant geological resource features that are capable of being managed on-site shall be identified on development proposals and protected during construction and after development.
 - b. Features may be incorporated as aesthetic elements into the development project design.
 - c. Natural topographic features may be retained through lot layout and infrastructure siting.
 - d. Stormwater management facilities shall be located outside the immediate drainage area associated with sinkholes and other similar karst geological formations, where practicable; and be designed to avoid and minimize impacts of stormwater discharge to the resource area and its characteristic features. The drainage area is the local geographic area which contributes surface water runoff to the resource area, and the management objective is to limit impervious surfaces and design drainage systems so as to ensure that sediments or contaminated water do not reach the sinkhole, solution cavities, or other similar direct conduits to groundwater.

- e. Buffers shall be required around significant geologic resources in order to maintain natural context, edge vegetation, and structural protection. The buffer areas around sinkholes or other karst surficial features are intended to protect the resource and groundwater by providing areas where surface or subsurface flows are preserved or restored to a natural condition. In the absence of scientific information which demonstrates that another buffer width is appropriate, the following default buffer widths shall be applied:
 - i. Sinkholes: An average of 50 feet, but no less than 35 feet away from the outermost closed contour.
 - ii. Caves, lineaments, ridges, and escarpments: an average of 75 feet, but no less than 50 feet, away from the outermost contour associated with the feature.
 - iii. Springs, and significant geological resource features located within springsheds: an average of 150 feet, but no less than 100 feet, away from the outermost contour associated with the feature.
- f. Where slopes greater than or equal to five percent are found adjacent to sinkholes and inflowing watercourses, existing vegetation shall be substantially retained to minimize erosion consistent with best management practices and surface water and wetland buffers. Development shall be designed to include retention of the natural character of watercourses, seepage slopes and buffers associated with significant geological features.
- g. In instances where geological resource features function as habitats for listed species, special protection will be provided in consideration of the habitat characteristics and requirements of the species.
- h. Use of best management practices may be required to minimize erosion and maintain water quality, as provided in the Alachua County Water Quality Code
- i. Alternatives to on-site protection may be considered when physical constraints of the parcel preclude maintenance of the integrity of the resource, based on considerations such as size of the development site, resource quality, connectivity to the Floridan Aquifer, adjacent uses, or feasibility of management.

Sec. 30-8.14. - Conservation management areas and management plans.

- A. *Identification of conservation management areas.* The extent of land to be protected within a conservation management area shall include the regulated natural or archaeological resource area(s) which have been evaluated and delineated through the resources assessment, consisting of required set-asides, buffers, setbacks and linkages that preserve the natural system functions of the resource(s). Conservation management areas shall be designed and maintained in areas with generally intact vegetation, including canopy, understory and groundcover where applicable, in functional, clustered arrangement, with logical contiguous boundaries to eliminate or minimize fragmentation to the greatest extent practicable. Where alternative sites exist on the planning parcel, the site or sites selected shall be the best suited to preserve ecological integrity, maximize use by wildlife and maintain the long-term viability of significant natural communities. The selection shall be based upon the following:
 1. Function and value of natural and archaeological resources;
 2. Quality and condition of natural and archaeological resources;
 3. Protectability and manageability;
 4. Size and shape, avoiding enclaves of development or areas fragmented by development, and providing, where appropriate, adequate buffers from the secondary impacts of development and adequate wildlife corridors;
 5. Contiguity with adjacent existing natural communities, functional wetland system, floodplain, or habitat corridor;

6. Existing species population sizes and life history requirements;
 7. Proximity and accessibility to other populations of the same species;
 8. Compatibility of conservation with adjacent land uses; and
 9. Coordination with the Florida Fish and Wildlife Conservation Commission and other agencies, as the city deems appropriate to the resource.
- B. *Uses of conservation management areas.* 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 recreational 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 resource(s) 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.
- C. *Prohibited 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.
- D. *Conservation management areas location.* Conservation management areas shall be located within common open space and/or within the boundaries of a single individual lot or parcel.
- E. *Boundary marking and protection.* Prior to and during development, the conservation management area boundaries shall be clearly marked and appropriately protected as follows:
1. Physical barriers shall be installed around the outer extent of the set aside portion of conservation management areas as necessary to prevent disturbance by individuals and equipment. Protective barriers shall be installed and approved prior to commencement of permitted activities and maintained in place until activities are complete;
 2. Erosion and turbidity control measures shall be required in order to prevent runoff of turbid water into conservation management areas; and
 3. The owner or responsible entity shall completely restore any portion of a protected conservation management area damaged during the activity. Certificates of occupancy or completion shall not be issued until restoration activity has been completed.
- F. *Permanent protection of conservation management areas.* Conservation management areas shall be permanently protected in perpetuity using a legal instrument that runs with the land, in a form acceptable to the city, and duly recorded in the Public Records of Alachua County, which assures the preservation and maintenance of the conservation management area. The preferred legal instrument shall be a conservation easement in accordance with F.S. § 704.06, which restricts the use of the land in perpetuity to conservation uses, or other uses consistent with conservation, and is expressly enforceable by the city. Other forms of dedication may be considered by the city if comparable protection is demonstrated which assures the preservation and maintenance of the conservation management area in accordance with the approved management plan. A boundary or special purpose survey certified by a professional land surveyor registered in the state and meeting minimum technical standards adopted pursuant to F.S. § 472.027, is required for the establishment and dedication of the conservation management area.
- G. *Plat and plan notations.* The boundaries of designated conservation management areas, including any required buffers, shall be clearly delineated on development plans, plats, and deed restrictions, and a legal description of the boundaries shall be included.
- H. *Field markers.* Permanent survey markers using iron or concrete monuments to delineate the boundary between conservation management areas and contiguous land shall be set, according to current survey standards. Markers shall be installed prior to issuance of the initial certificate of occupancy or other final approval, and shall be maintained by the owner in perpetuity.
- I. *Signage.* The perimeter of conservation management areas shall be permanently identified with city-approved signs that identify the area as protected conservation area. Signage that is required by another governmental agency and also meets the city requirements may be used.

- J. *Rezoning or land use change.* Conservation management areas may have a land use or zoning change to a conservation land use category or zoning district through a city-initiated or a landowner-initiated process.
- K. *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 for 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.
- L. *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 two of the following three criteria: Contains regulated natural or archaeological resources greater than or equal to five 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 performed 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 and maintain the functions and values of conservation areas in conjunction with wildfire mitigation;
 - viii. Schedules, estimated costs, staffing requirements, and assignments 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 objectives;
 - 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.

Sec. 30-8.15. - Avoidance, minimization, mitigation and monitoring.

Development approval shall only be granted for activities that are located, designed, constructed, and maintained to avoid, minimize, and, where necessary, mitigate adverse impacts on regulated natural and archaeological resources, consistent with these sections. Fulfillment of the set-aside requirement shall constitute full compliance with avoidance, minimization, and mitigation related to the upland resources area of the set-aside, except as provided for strategic ecosystems in section 30-8.13.

- A. *Avoidance.* Avoidance of loss of the environmental and social benefits and functions of natural and archaeological resources is of the highest priority. The owner shall avoid loss of natural and archaeological resources by implementing practicable design alternatives to minimize adverse impacts to natural and archaeological resources. Specific measures for avoidance which will be required prior to authorization of any adverse impact may include, but are not limited to, the following:
1. Limiting the scope, degree or magnitude of the proposed activity;
 2. Using appropriate and best available technology;
 3. Sensitive site design, siting of facilities, and construction staging activities;
 4. Exploring alternative on-site locations to avoid or reduce impacts of activities;
 5. Scheduling proposed activities at times of minimum biological activity to avoid periods of migration, rearing, resting, nesting and other species-specific cycles and activities;

6. Managing the access to conservation management areas, such as fencing designed to separate wildlife and pets or to exclude humans from sensitive denning or breeding area; and
 7. Preserving and providing perimeter buffering around archaeological sites in order to maintain the security and integrity of the resources. This may include, if necessary, alteration to the proposed development plan.
- B. *Minimization.* Where an applicant proves it cannot avoid impacts to regulated natural and archaeological resources due to an extraordinary hardship owing to conditions peculiar to the land or structure and not the result of the actions of the applicant, the following measures may be required to minimize impacts to regulated natural and archaeological resources:
1. Minimum setbacks for clearing of native plants adjacent to regulated natural resources, or for construction of impervious surfaces greater than 100 square feet in base coverage;
 2. Limiting native plant removal to the minimum necessary to carry out the proposed activity or to meet fire hazard standards. Protection of tree crowns and root zones may be required for all trees planned for preservation;
 3. Roads and other development features located to follow existing topography and minimize cut and fill;
 4. Designing stormwater to maximize overland flow through natural drainage systems and grassed overland (roadside and lot line) swales; multi-purpose use of stormwater management systems; use across or for multiple properties;
 5. Using performance-based treatment systems, or siting septic tanks and drainfields to prevent discharges that adversely impact the environmental quality of regulated natural and archaeological resources;
 6. Adaptive use of archaeological landforms or properties consistent with preservation of their archaeological character; and
 7. Other reasonable protective measures necessary to minimize adverse effects may be required depending on conditions specific to a particular site.
- C. *Mitigation.* Where an applicant proves that development activities cause or will cause impacts to regulated natural and archaeological resources and cannot be avoided or minimized, and after consideration of any extraordinary hardship owing to conditions peculiar to the land or structure and not the result of the actions of the applicant, mitigation shall be required. The mitigation shall provide compensation for the loss of all functions and values of the impacted resources through restoration, enhancement, and protection of resource areas of equal ecological value. In the case of archaeological resources, mitigation may include, but is not limited to, allowing an opportunity for the acquisition of fee or less-than-fee interest in the archaeological resource by a governmental unit, an organization, or by any other entity committed to the preservation, restoration, or rehabilitation of the resource(s).
1. The requirement for the protection of a mitigation area of comparable resource type shall be based on the following criteria:
 - a. A replacement ratio of one to one for physical access when no other physical access is available and impact is in the least sensitive portion of the resource for the limited purpose of providing access to the parcel.
 - b. Except as provided in subsection C.1.a., a replacement ratio of two to one for impacts to regulated strategic ecosystem resources.
 - c. Except as provided in subsections C.1.a. and C.1.b., a replacement ratio of two to one for impacts to regulated natural and archaeological resources; except the replacement ratio is reduced to one to one for parcels less than or equal to five acres which do not include regulated strategic ecosystem resources and when an extraordinary hardship is caused by the small parcel size and/or configuration and owing to conditions that are not the result of actions by the applicant, as determined by the appropriate reviewing entity.

2. Resource-based mitigation shall be provided on-site or off-site. The order of preference in which mitigation will be considered shall be:
 - a. *On-site restoration or enhancement.* An applicant may mitigate for impacts on-site by conducting resource restoration or enhancement on the planning parcel, species relocation within the planning parcel, if applicable, or other measures to restore the quality, function and value of the resource. The establishment of a conservation management area and/or conservation easement, acceptable to the city may be required to ensure the continued viability of the area to be restored or enhanced.
 - b. *Off-site preservation.* The applicant may provide off-site mitigation through the preservation of land through off-site dedication, transfer of fee or less-than-fee simple title to a land conservation agency, non-profit conservation organization, or other entity approved by the city. Areas designated as conservation management areas for mitigation under this chapter shall not be used as credit towards mitigation for other projects or to mitigate for impacts to other regulated environmental resources such as trees or surface waters/wetlands. Mitigation areas are eligible only if the area would not otherwise be required to be set aside. Mitigation of impacts to a regulated listed species or its habitat that is required by a state or federal agency shall be applied towards off-site mitigation if it is for the same development project and meets the following requirements:
 - i. Off-site protection sites shall meet all appropriate size, site selection and design, protection, ownership and maintenance, and other provisions of this Code applicable to on-site conservation management areas. Fencing may be required to control access to the mitigation area.
 - ii. Off-site conservation management areas shall be located in the following order of priority: 1) Adjacent to the planning parcel; 2) Within the City of Gainesville municipal limits; 3) Within the City of Gainesville urban reserve area; and 4) Within other municipalities or the unincorporated area of Alachua County outside of the City of Gainesville urban reserve area.
3. A mitigation proposal shall be submitted with the resources assessment. The mitigation proposal shall require the same assessment and specify the same details for mitigation areas as required for resources assessments in section 30-8.12. The cost and timing of any off-site acquisitions shall be specified. The mitigation proposal shall meet the following general mitigation standards, and shall be evaluated based on an assessment of the natural functions and values of both the proposed impact areas and the proposed mitigation areas. The mitigation proposal shall be acceptable only where it is determined that the mitigation will fully offset the loss of the functions and values of the regulated resource. The mitigation proposal shall demonstrate:
 - a. The hydrologic, soil, slope, and other basic characteristics of the proposed mitigation project shall be adequate to achieve proposed mitigation project goals; and
 - b. The mitigation area shall be at least as well established and sustainable as the existing regulated natural or archaeological resource it is intended to replace.
4. A management plan shall be required and shall include contingency plans for corrective measures or change if goals are not met. The management plan shall generally provide for, but not be limited to, the following:
 - a. Where plantings are required, success shall be measured by maintenance of at least 80 percent survivorship of all plantings. Semiannual replanting shall be required to maintain required survivorship.
 - b. Removal and/or control of non-native invasive vegetation.
 - c. The owner/applicant is responsible for submitting monitoring reports of the status of the mitigation area to the city manager or designee no less than annually. In the event the owner/applicant transfers fee simple ownership of the mitigation area to a third-party

agency or entity whose purposes include protecting and preserving natural or archeological resources, the city manager or designee may waive the annual monitoring report requirement upon a finding that the agency or entity has substantial expertise in management of such resources. Indicators appropriate to the resource shall be tracked and evaluated. Such indicators may include water quality chemistry, number of surviving plantings and any plantings made to maintain required survivorship. The final report for release of the performance guarantee shall include, at a minimum:

- i. Discussion of the projected relative success or failure of the project in mitigating for lost natural resource area value and function;
 - ii. Analysis of measures undertaken during the project that contributed to success;
 - iii. Analysis of problems encountered during the project that decreased success;
 - iv. Recommendations to increase the success of similar, future projects; and
 - v. Summary of data collected.
5. *Management and monitoring.* For all mitigation projects, the owner/applicant shall be responsible for management and monitoring for a minimum of three years, unless waived by the city manager or designee, as provided in subsection 4. above. This period may be extended as necessary, based on the complexity of the resource or type of mitigation proposed, in order to demonstrate substantial establishment and success of mitigation. Management and monitoring shall comply with the provisions of this Code and with the approved mitigation management plan.
6. *Performance guarantee.* A performance guarantee shall be required in an amount equal to 110 percent of the estimated cost of mitigation, management and monitoring activities, to ensure the adequate monitoring and long-term viability of mitigation activities. The guarantee shall be provided for the duration of the time period required for maintenance and monitoring and until completion is certified by the city. The performance guarantee shall be kept in full force until all obligations are satisfied. The guarantee shall be in one of the financial assurance forms stated in section 30-8.21 and shall be submitted to the city. Within six months after the end of the period established for management and monitoring, the applicant shall submit a final report that details and certifies compliance with the requirements of this Code.

Sec. 30-8.16. - Alternative compliance.

An applicant may submit a proposal for alternative compliance which varies from the strict application of these natural and archaeological resource regulations to accommodate an extraordinary hardship or to utilize innovative design. Requests for alternative compliance from any natural or archaeological resource provision shall be reviewed and decided by the board or staff responsible for reviewing and taking action on the development application. An alternative compliance plan shall be approved only upon a finding that it fulfills the intent and purposes of the City of Gainesville's Comprehensive Plan and of these regulations as well as, or more effectively than, adherence to the strict requirements of these regulations. When granted, the alternative compliance shall be the minimum deviation from the requirements necessary to permit reasonable use or access. Mitigation may be required as a condition of granting the alternative compliance.

- A. *Extraordinary hardship.* The applicant shall have the burden of demonstrating the existence of an extraordinary hardship due to unique site characteristics and the reasons for alternative compliance. The application shall set forth facts demonstrating each of the following:
1. That the applicant did not create their own hardship by taking actions that makes the property unable to be developed. Diminished value or inconvenience, or lack of due diligence, is not considered extraordinary hardship.
 2. There are no feasible on-site alternatives to the proposal. Feasible on-site alternatives include, but are not limited to:

- a. Reduction in density or intensity;
 - b. Reduction in scope or size;
 - c. Change in timing, phasing, or implementation; or
 - d. Layout revision or other innovative site design considerations.
- B. *Innovative design.* The applicant shall have the burden of demonstrating that an innovative site design may be utilized that better protects regulated natural and archaeological resources. The application shall set forth facts demonstrating that the proposed innovative design will protect regulated natural and archaeological resources and will not jeopardize the ecological integrity of those resources on or adjacent to the property.

DIVISION 4. - SURFACE WATERS AND WETLANDS

Sec. 30-8.17. - Regulated surface waters and wetlands.

All regulated surface waters and wetlands that are located in whole or in part within city limits are regulated by this article. Regulated surface waters and wetlands are as follows:

- A. Surface waters delineated pursuant to Rule 62-340.600, F.A.C., as may be amended or renumbered from time to time.
- B. Wetlands delineated pursuant to Rule 62-340.300, F.A.C., as may be amended or renumbered from time to time.

Sec. 30-8.18. - Exemptions.

- A. The provisions of the surface waters and wetlands sections of this article shall not apply to:
 - 1. Unless otherwise provided herein, any construction, development or use initiated pursuant to any valid building permit or approved development plan issued or approved before April 12, 2004.
 - 2. Any public works or utilities projects initiated by the city or by a property owner acting with the authorization of the city and state agencies (the state department of environmental protection or the appropriate water management district) to provide utility services or to maintain or modify existing public works or utilities infrastructure or to provide controlled stormwater discharge to the creek, lake or wetland. However, such projects shall not be exempt from first avoiding loss or degradation of wetland functions and habitats, and then minimizing unavoidable loss or degradation of wetland function and habitats. Such projects that cause unavoidable loss or degradation of wetland functions or habitats shall be clearly in the public interest.
 - 3. Repairs or replacement to the site structure(s) that do not increase the external dimensions of site impervious surface. When such development does increase said dimensions, the development up to the point at which dimensions increase will be exempt.
 - 4. Additions or accessory structures that do not add more than 100 square feet of impervious surface area cumulative from April 12, 2004, including any construction that does not require a building permit, and are at a distance greater than 50 feet from the landward extent of the wetland, or greater than 75 feet from the landward extent of the lake, or greater 35 feet from the break in slope at the top of the bank of a regulated creek. However, the placement of limerock surface, irrespective of size, shall comply with the provisions of these sections.
 - 5. Any construction or development initiated pursuant to the development plan of a planned development approved prior to April 12, 2004, if the development plan depicts the location of the buildings and structures on the site or if special consideration has been given to the issue of creek, lake or wetland protection as evidenced by specific limitations and/or restrictions having been placed on the lots or buildings during the approval process.

6. Construction of public or private nature trails if the proposed plan is consistent with the intent of these sections and complies with each of the following restrictions:
 - a. There is no significant alteration of creek, lake or wetland drainage patterns or special protection species population reduction or habitat alteration due to the trail.
 - b. The natural grade within the buffer area is maintained to the maximum feasible extent.
 - c. The maximum width for private trails within 35 feet of the break in slope at the top of the bank of a regulated creek or within 50 feet of a wetland is 50 inches. The maximum width for private trails within 75 feet of a regulated lake is 50 inches. A private trail greater than 50 inches in width that is located between 35 feet and 150 feet from the break in slope at the top of the bank of a regulated creek, is presumed detrimental to the creek unless the trail plan demonstrates otherwise. The width of public trails shall be set during site plan review.
 - d. Materials used for the trails construction are limited to asphaltic concrete, concrete, wood, compacted earth, mulch, crushed shells or other materials that will not result in the creek receiving significant amounts of sediment or other adverse material harmful to the creek water quality. If materials other than asphaltic concrete or concrete are used, such materials shall be stabilized to prevent washouts or soil erosion.
 - e. Developers, their successors and assigns of private trails shall provide the city with a maintenance agreement which is acceptable to the city attorney and provide for maintenance and preservation of the trail to ensure there is no adverse impact to creek, lake or wetland vegetation, water quality, or creek or lake bank soils.
 7. The reestablishment of native vegetation. When the reestablishment of native vegetation is for any property other than a single-family residential dwelling, a vegetative reestablishment plan shall be subject to the approval of the city manager or designee to ensure the appropriateness of the vegetation proposed and to ensure the incorporation of proper sediment control measures.
 8. All human-built impoundments, lakes, streams, ponds, and artificial or created wetlands, provided that development activities in these areas will not adversely impact natural or mitigation surface waters and wetlands. If these facilities were required as a mitigation project, they shall not be exempt from the provisions of these sections. If any surface waters or wetlands are part of a stormwater management facility approved by the city, the same functions shall be provided and any modifications shall be subject to approval by the public works department.
 9. Stormwater management facilities are allowed within wetland buffers provided that: The stormwater management facility will not adversely impact natural or mitigation surface waters and wetlands; the hydroperiod of the wetland will be maintained or restored; the stormwater management facility will have a maximum slope of 4:1; littoral zones will be established and maintained in all wet detention facilities; and that landscaping of stormwater management facilities will conform to section 30-8.3 and all other applicable requirements of chapter 30, and to the Design Manual. Stormwater management facilities are not exempt from the buffer requirements of section 30-8.20 for regulated creeks or lakes.
- B. All development, even if exempt or otherwise granted an exemption from any other provisions of these sections, shall incorporate either the city's general criteria for controlling erosion and sediment or equivalent practices.

Sec. 30-8.19. - Surface waters and wetlands review.

- A. *Scope of review.* The following types of applications shall be reviewed to determine whether the proposed development impacts regulated surface waters or wetlands, and if so, whether the proposed development complies with the Comprehensive Plan, the Land Development Code and other applicable law with respect to surface waters and wetlands:

1. Future land use map amendments (including large-scale and small-scale);
 2. Rezoning and amendments to zoning ordinances;
 3. Development plans (including minor plan, minor plan II, intermediate plan and major plan);
 4. Subdivisions/plats;
 5. Special use permits;
 6. Commercial tree removal permits; and
 7. Other development applications, including without limitation special exceptions and variances.
- B. *Reviewing authority.* The city manager or designee is authorized to conduct all reviews pursuant to this section.
- C. *Level of review.* The level of review shall be classified as follows:
1. *Basic review.* All applications shall undergo basic review. Basic review shall consist of determining, from available data sources and site visits (where necessary), the potential presence of any regulated surface waters and wetlands. If the basic review indicates the presence of any regulated surface waters or wetlands, then a level 1 review is required.
 2. *Level 1 review.* Level 1 review shall consist of more detailed review of the project data and the potential impacts identified in the basic review, including coordination with appropriate regulatory agencies, site visits and recommendation of modifications to the development proposal in order to avoid or minimize impacts to the regulated surface waters or wetlands. If during environmental review it is determined that a mitigation plan for impacts to the regulated surface waters and wetlands is required, then a level 2 review is required.
 3. *Level 2 review.* Level 2 review shall consist of extensive review of the potential environmental impacts, including coordination with appropriate regulatory agencies, recommendation of modifications to the development proposal in order to avoid and minimize potential impacts; and review of and comment on the mitigation plan to address remaining impacts.
- D. *Review report.* Upon reviewing an application, the reviewing authority shall issue a written report that describes: The scope of the review conducted; the presence (or absence) of regulated surface waters and wetlands; whether the proposed development complies with the Comprehensive Plan, the Land Development Code and other applicable law with respect to the regulated surface waters and wetlands; the potential (or actual) impacts that the development will have on the environmental features of concern and the reviewing authority's recommendations to address the impacts.
- E. *Review fees.* The fees for all reviews are set forth in appendix A, schedule of fees, rates and charges. The fee will cover up to three reviews within a two-year period for the same project. By way of example, a single project that is required to undergo basic and level 1 reviews due to three applications filed within a two-year period for a PD rezoning, a special use permit and a development plan will be charged one level 1 review fee, not three level 1 review fees. The fees shall be paid within five business (excludes weekends and city holidays) days of the date of written notice from the city that a level 1 or level 2 review is required. Failure to timely pay the review fees shall result in the application being deemed incomplete and returned to the applicant.
- Sec. 30-8.20. - General requirements and procedures.
- A. Wetlands and required wetland buffers shall not be included within any platted lots or blocks of any subdivision (not including lot splits and minor subdivisions) that is approved after April 12, 2004.
 - B. Except as otherwise provided, there shall be no development in, on or over a surface water or wetland, or within 75 feet of the landward extent of a regulated lake, or within 35 feet of the break in slope at the top of the bank of any regulated creek.
 - C. A minimum buffer distance of 35 feet and an average minimum buffer distance of 50 feet shall be required between the developed area and the landward extent of any wetland or surface water, other

than (as provided in the preceding paragraph) a regulated lake or creek. Figure 1 depicts the minimum 50-foot buffer distance without encroachment. Wherever the buffer distance is less than 50 feet, the amount of such encroachment along the 50-foot buffer line shall be mitigated along an equal length of buffer line contiguous to the encroachment. Such mitigation shall consist of increasing the minimum buffer distance so that the average minimum buffer distance of 50 feet is maintained at that location. Figures 2 and 3 depict encroachment of the 50-foot distance with required mitigation contiguous to the encroachment. The required increase in minimum buffer distance can be provided along an equal length of buffer line not contiguous to the encroachment only if greater protection of wetland resources can be attained, subject to the approval of the city manager or designee or appropriate reviewing board. See Figure 4 for depiction of increased minimum buffer distance along equal length of buffer line not contiguous to the encroachment.

- D. The average minimum distance of 50 feet shall be maintained under all circumstances unless it is established, prior to permitting, by competent, substantial evidence that a distance greater than 50 feet is required for the protection of wetland functions, as required by this article. Buffers shall remain in an undisturbed condition except for drainage features that will not adversely affect wetland functions and public infrastructure exempted by section 30-8.18. Outfall structures from stormwater retention or detention basins can be allowed within required buffers. The buffer shall not apply to surface waters or wetlands created by humans, except those wetlands that are created for mitigation. The buffer shall be clearly delineated with permanent markers.
- E. Within required wetland or surface water buffers, there shall be no placement of impervious surfaces or sod, except as otherwise allowed pursuant to this article. All invasive, non-native plant species listed in section 30-8.3 shall be removed prior to issuance of the certificate of occupancy. All plants listed on the Noxious Weed List, Section 5B-57.007, Florida Administrative Code, shall be removed prior to issuance of the certificate of occupancy. Native vegetation shall be retained and/or installed in order to protect wetland and surface water environmental features.

Figure IX-1. Minimum 50-foot buffer

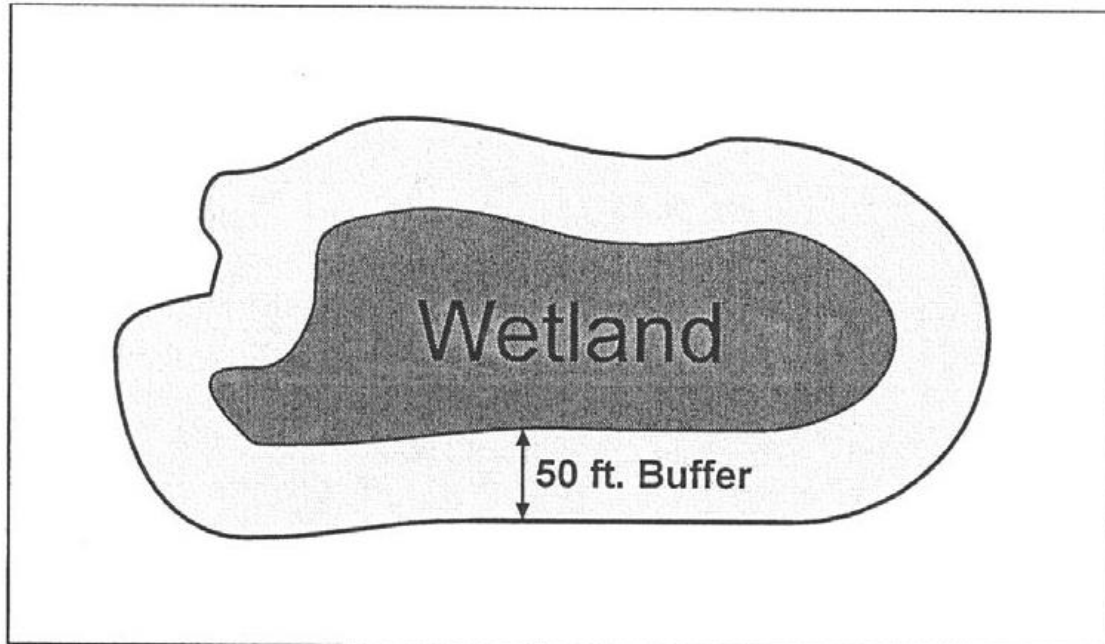


Figure IX-2. Buffer encroachment with contiguous increase

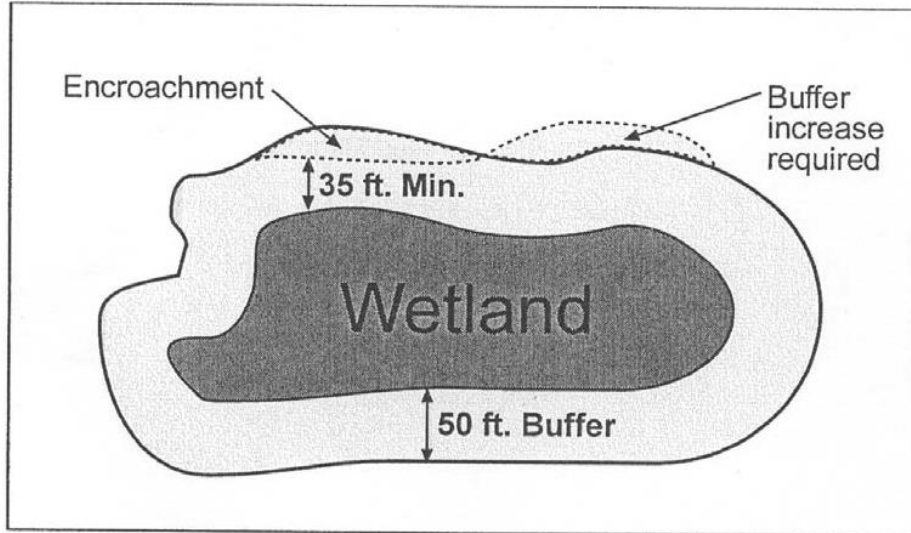


Figure IX-3. Buffer encroachment with contiguous increases

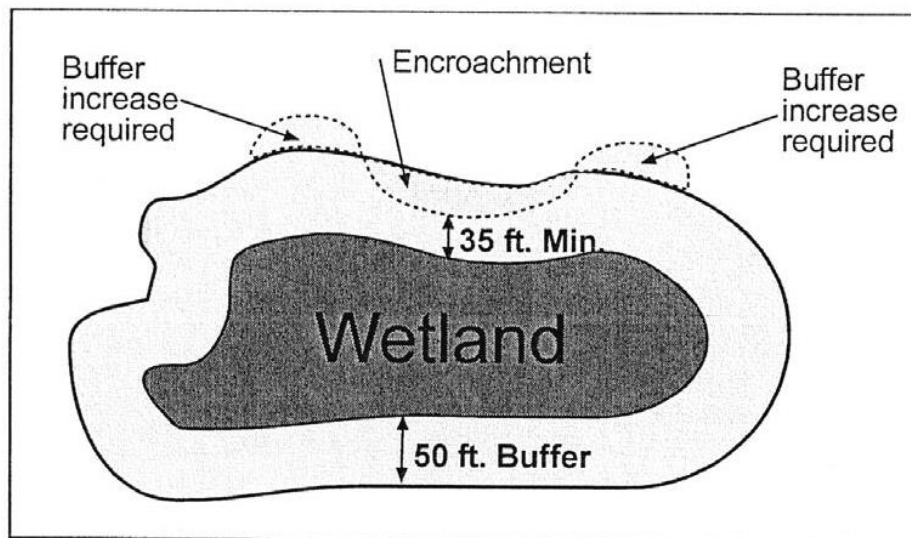
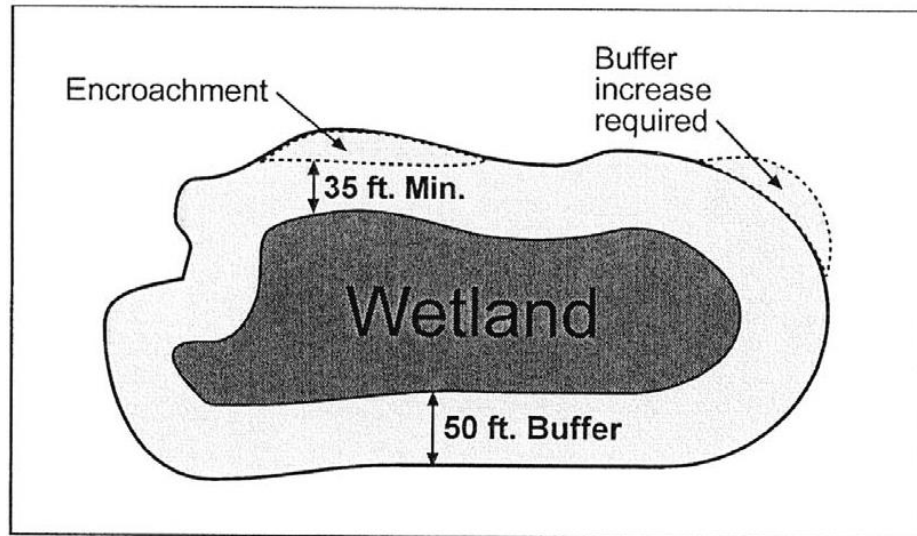


Figure IX-4. Buffer encroachment with non-contiguous increase



- F. Outstanding Florida Waters, as listed in Section 62-302.700, Florida Administrative Code, shall have a minimum buffer of 200 feet.
- G. For development activity between 35 and 150 feet from the break in slope at the top of the bank of any regulated creek, it is a rebuttable presumption that the development activity is detrimental to the regulated creek and is therefore prohibited unless approval is granted as set forth below.
- H. Development plans for lots within 150 feet of any regulated creek shall demonstrate compliance with the following standards (standards (2) and (3) shall not be applied to residential single-family lots):
1. The development will not introduce erosion and sediment pollution to the creek both during and after construction;
 2. The first one inch of runoff or appropriate water management district standards, whichever is greater, will either be retained or detained through filtration on the project site;
 3. There will be no net increase in the rate of runoff from the site;
 4. There is no threat to the stability of the creek bank; and
 5. There will be no placement of buildings, structures, impervious surfaces, or sod that would require the removal of vegetation integral to the creek's ecological value. All invasive, non-native plant species listed in section 30-8.3 shall be removed prior to issuance of the certificate of occupancy. All plants listed on the Noxious Weed List, Section 5B-57.007, Florida Administrative Code shall be removed prior to issuance of the certificate of occupancy. Native vegetation shall be installed and/or retained to protect surface water or wetland environmental features.
- I. The development will not modify groundwater levels so as to have an adverse impact on the hydrological regime of a surface water or wetland. For the purposes of this provision, adverse impact is defined as a change that prevents the surface water or wetland from maintaining a structure and function equivalent to pre-development levels.
- J. If a proposed development requires development plan review pursuant to article III, the showing of compliance with the requirements of the surface waters and wetlands sections of article VIII shall be made in development plan review. The petition for development plan review shall provide both a hydrological report and construction plans prepared by a qualified engineer registered in the state.
- K. If a proposed development does not require development plan review, a showing of compliance shall be certified by the city manager's designee prior to issuance of any building permit. To demonstrate

compliance with the requirements concerning quality and control of erosion and sediment pollution, the development plan may employ the city's "General Criteria for Controlling Erosion and Sediment," in the design manual, or equivalent practices, rather than employing the more elaborate hydrological and soil reports used in development plan review. Compliance with the measures required by "General Criteria for Controlling Erosion and Sediment" shall be presumed sufficient to meet the standards in subsections 30-8.20.H.1., 2. and 3. The development plan shall provide enough information to demonstrate compliance with the remaining standards, but need not ordinarily be prepared by a registered engineer. A professional land surveyor certified by the state shall provide the lot boundaries survey and topographical information.

- L. On-site transfer of development intensity and density. In order to protect surface water features of a site, development intensity and density for building areas may be transferred from a lower to a higher elevation within the same property or adjacent property under the same ownership and zoning category. Intensity and density may be apportioned over the property by reserving the surface water and its buffer area as common open space. If all of the intensity and density is transferred to the adjacent property, the owner shall record a restriction in the chain of title of the transferor property, prior to issuance of a final development order, to restrict the use of the land in perpetuity to non-development uses, with such restrictions being expressly enforceable by the city.
- M. The installation of new septic tanks is prohibited within 150 feet of the landward extent of a regulated lake or wetland, or within 150 feet from the break in slope at the top of the bank of a regulated creek.

Sec. 30-8.21. - Avoiding loss or degradation of wetlands.

Wetlands within and around the City of Gainesville provide environmental benefits such as water quality improvement, floodplain and erosion control, groundwater recharge and wildlife habitat, especially for species listed as endangered, threatened or of special concern by state and federal agencies, plus recreational, aesthetic and educational opportunities for people. These functions may be provided regardless of wetland size. Wetlands damaged or degraded shall either be restored to their function and condition prior to such damage, or mitigated pursuant to the mitigation requirements in the Comprehensive Plan, this Code, and in accordance with appropriate water management district standards.

- A. *Purpose and intent.* The purpose of this section is to avoid loss or degradation of wetland functions, to minimize unavoidable degradation or loss of wetland functions and to require mitigation that fully offsets any unavoidable loss or degradation of wetland functions. In addition, it is the purpose of this section to ensure that development activities that cause the unavoidable degradation or loss of wetland function are clearly in the public interest and fully offset any degradation or loss of wetland functions through sustainable mitigation. This section should contribute to the restoration of wetlands functions in the city.
- B. *Applicability.* Except as provided below this section shall be applicable to all wetlands within the City of Gainesville. This section shall not apply to the maintenance of permitted stormwater systems.
- C. *Delineation.* Wetlands shall be delineated pursuant to Rule 62-340.300, Florida Administrative Code. Delineations performed by the State of Florida pursuant to Rule 62-340.300, Florida Administrative Code, shall be binding on the city for the purposes of this section.
- D. *Avoidance through minimization.* Avoidance of loss of wetland function and wetland habitat is of the highest priority. The owner shall avoid loss of wetland function and wetland habitat by implementing practicable design alternatives to minimize adverse impacts to wetlands, except as permitted in this section.

The adverse impacts remaining after practicable design modifications have been made shall be offset by mitigation as provided herein. A development activity cannot cause a net adverse impact on wetland functions, wetland habitat, or surface water functions, if such activity is not offset by mitigation.

Avoidance through practicable design modifications is not required when the ecological value of the function provided by the area of wetland is low and the proposed mitigation will provide greater long-term ecological value than the area of wetland to be affected.

- E. *Conditions for the issuance of a development permit for property upon which wetlands are located.* The city manager or designee or appropriate reviewing board shall review all permit applications based on the conditions set forth below. No development of property containing wetlands shall be permitted unless the owner provides reasonable assurance that the activity:
1. Will not adversely impact the value of wetland functions provided to fish and wildlife and listed species;
 2. Will not cause adverse secondary or cumulative impacts to water and wetland resources;
 3. Will be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed;
 4. Will be conducted by an entity with the sufficient financial, legal and administrative capability to ensure that the activity will be undertaken in accordance with the terms and conditions of the permit, if issued;
 5. Will comply with criteria for buffer zones set forth herein;
 6. Is consistent with the owner's stormwater management permit, if required; and
 7. Is clearly in the public interest based on a balancing of the following criteria:
 - a. Whether the development activity requires location in, on, or over wetlands or surface waters in order to fulfill its basic function;
 - b. The effect of the development activity on the public health, safety, or welfare or the property of others;
 - c. The effect of the development activity on fish, wildlife and native plant communities;
 - d. The effect of the development activity on recreation, open space and aesthetic values;
 - e. The effect of the development activity on significant historical and archaeological resources;
 - f. Whether the development activity will be of a temporary or permanent nature;
 - g. The current condition and relative value of wetland functions being performed by areas affected by the proposed activity;
 - h. The type, extent, and geographic location of any mitigation proposed;
 - i. The extent to which the development furthers the goals of the Comprehensive Plan, and the proximity of the development to existing infrastructure.
- F. *Mitigation.* This section applies to development activities in wetlands, which cannot be avoided or minimized, as determined by the criteria stated herein. Mitigation means an action or series of actions to offset the adverse impacts that would otherwise cause a regulated activity to fail to meet the criteria set forth herein.
1. *Types of mitigation; mitigation ratios.* Mitigation consists of creation, preservation, enhancement, restoration, or a combination thereof in accordance with the ratios and preferences set forth in Chapter 62-345, Florida Administrative Code (Uniform Mitigation Assessment Method).
 - a. Preservation means the protection of wetlands, other surface waters or uplands from adverse impacts by placing a conservation easement or other comparable land use restriction over the property, in favor of the governmental entity with the appropriate jurisdiction.
 - b. Enhancement is an improvement in wetland function.

- c. Restoration means converting existing wetlands, surface waters or uplands from a disturbed or altered condition to a previously existing natural condition to the maximum extent possible.
 - d. Creation means the establishment of new wetlands or surface waters by conversion of other landforms. Wetland creation is the least acceptable mitigation alternative and shall be considered only when preservation, restoration or enhancement within the sub-basin, basin or adjacent basin are infeasible at the ratios provided and when the owner can demonstrate that the proper hydrology and geology exist to make a created wetland sustainable.
2. *Location of mitigation.* Any mitigation required pursuant to this section shall be performed within the basins and sub-basins described below, and may be performed on-site. These basins and sub-basins shall be specifically delineated on a map in the data and analysis section of the conservation, open space and groundwater recharge element of the Comprehensive Plan. Sub-basins include but are not limited to those drainage units within basins described below and as determined by the city manager or designee.
- a. *Newnans Lake Basin.* This basin generally includes the areas east of the Hogtown Creek watershed and the Blues Creek watershed and north and east of the Paynes Prairie watershed. It includes Hatchet Creek, Little Hatchet Creek, Gum Root Swamp, Sunnyland Creek, Lake Forest Creek and the Newnans Lake watershed.
 - b. *Paynes Prairie Basin.* The Paynes Prairie Basin generally consists of the area west and south of the Newnans Lake Basin and south of the Hogtown Creek watershed flowing to Paynes Prairie and Alachua Sink. The Paynes Prairie Basin includes Sweetwater Branch, Rosewood Lateral, Tumbler Creek, Bivans Arm, Extension Ditch, Calf Pond Creek, Alachua Sink and the Paynes Prairie watershed.
 - c. *Hogtown Creek Basin.* The Hogtown Creek basin generally includes the watershed for Hogtown Creek and Haile Sink and includes the depression basins that are adjacent to the west side of the watershed and within the Gainesville Community Basin. This Basin includes Hogtown Creek, Rattle Snake Creek, Springstead Creek, Pine Forest Creek, Ridge View Creek, Glenn Springs Creek, Possum Creek, Three Lakes Creek, Millhopper Creek, Monterey Creek, Royal Park Creek, Beville Creek, and the Lake Alice watershed, Lake Kanapaha, Rutledge Drain, Liberty Drain, Unnamed Branch and Unnamed Drain.
 - d. *Blues Creek Basin.* The Blues Creek Basin generally includes the area northwest of the Hogtown Creek Basin. The basin includes Blues Creek, Alachua Slough and Sanchez Prairie.
 - e. Sub-basins may be delineated for each basin.
- G. *Order of mitigation preference.* The order of preference for the location of the mitigation area in relation to the impacted area is as follows:
- 1. In the same sub-basin;
 - 2. In the same basin;
 - 3. In another listed basin.
- The appropriate reviewing board or city manager or designee, in writing, may approve a deviation from this order of preference if greater ecological benefits would be achieved with another order.
- H. *Mitigation plan.* Owners shall submit to the city manager or designee detailed plans describing proposed construction, establishment, and management of mitigation areas. These plans shall include the following information, as appropriate for the type of mitigation proposed by the owner:
- 1. A soils map of the mitigation area and other soils information pertinent to the specific mitigation actions proposed;

2. A topographic map of the mitigation area and adjacent hydrologic contributing and receiving areas;
 3. A hydrologic features map of the mitigation area and adjacent hydrologic contributing and receiving areas;
 4. A description of current hydrologic conditions affecting the mitigation area;
 5. A map of plant communities in and around the mitigation area, including buffer areas;
 6. Construction drawings detailing proposed topographic alterations and all structural components associated with proposed activities;
 7. Proposed construction activities, including a detailed schedule for implementation;
 8. Vegetation planting scheme and schedule for implementation, if planting is proposed;
 9. Sources of plants and soils used in wetland creation;
 10. Measures to be implemented during and after construction to avoid adverse impacts related to proposed activities;
 11. A management plan comprising all aspects of operation and maintenance, including water management practices, plant establishment, exotic and nuisance species control, fire management, and control of access;
 12. A proposed monitoring plan to demonstrate mitigation success;
 13. A description of the activities proposed to control exotic and nuisance species should these become established in the mitigation area. The mitigation proposal shall include reasonable measures to assure that these species do not invade the mitigation area in such numbers as to affect the likelihood of success of the project;
 14. A description of anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented;
 15. A comparison of current fish and wildlife habitat to expected habitat after the mitigation plan is successfully implemented; and
 16. An itemized estimate of the cost of implementing mitigation, if applicable, as set forth herein.
- I. *Monitoring requirements for mitigation areas.* The owner shall monitor the progress of mitigation areas until success can be demonstrated as provided herein. Monitoring parameters, methods, schedules, and reporting requirements shall be specified as conditions within the appropriate permit. At a minimum, the owner shall transmit to the city manager or designee monitoring reports certified by an environmental scientist, biologist, registered engineer or registered landscape architect. These reports shall be submitted no less frequently than every 12 months for at least three years, except as provided herein. At a minimum, the monitoring reports shall include the following:
1. An executive summary;
 2. A table of contents;
 3. A map of the site;
 4. Color photographs of the site and its important features;
 5. A description and analysis of water levels;
 6. A description and analysis of water quality;
 7. A description and analysis of the amount and types of nuisance and exotic plants;
 8. A description and analysis of the amount and types of intended and native plants;
 9. The survival rates of installed plants;
 10. Wildlife observations; and

11. A description of mitigating activities by owner or agent.

Pursuant to the requirements of the Comprehensive Plan, regulatory fees for mitigation plan review and mitigation plan implementation shall be borne by the owner. Similar reporting to and review by the water management district shall be acceptable in lieu of this review.

- J. *Protection of mitigation areas.* The owner shall propose and be responsible for implementing methods to assure that mitigation areas will not be adversely impacted by incidental encroachment or secondary activities which might compromise mitigation success.
- K. *Mitigation success.* After three years of monitoring, the owner shall provide to the city manager or designee a written certification by an environmental scientist, biologist or registered engineer or registered landscape architect that the mitigation meets applicable success criteria as described below. If certification of success is not submitted or is not approved by the city manager or designee, then monitoring shall continue and monitoring reports shall be submitted until the city manager or designee deems the mitigation successful.
1. *Mitigation success criteria.* Mitigation success will be measured in terms of whether the objectives of the mitigation are realized. The success criteria to be included in permit conditions will specify the minimum requirements necessary to attain a determination of success. The city manager or designee shall deem the mitigation successful when all applicable water quality standards are met, the mitigation area has achieved viable and sustainable ecological and hydrological functions, and the specific success criteria contained in the permit are met. If success is not achieved within the time frame specified within the permit, remedial measures shall be required. Monitoring and maintenance requirements shall remain in effect until success is achieved.
- L. *Financial assurances.* As part of compliance with this section, the owner shall provide proof of financial assurance when: 1) conducting the mitigation activities; 2) conducting any necessary management of the mitigation site; 3) conducting monitoring of the mitigation; and 4) conducting any necessary corrective action indicated by the monitoring.
1. *Cost estimates.* The amount of financial assurance provided by the owner shall be an amount equal to 120 percent of the cost estimate for each phase of the mitigation plan. For the purposes of determining the amount of financial assurance that is required by this subsection, the owner shall submit a detailed written estimate, in current dollars, of the total cost of conducting the mitigation, including any maintenance and monitoring activities, and the owner shall comply with the following:
- a. The cost estimate for conducting the mitigation and monitoring shall include all associated costs for each phase thereof, including earthmoving, planting, structure installation, maintaining and operating any structures, controlling nuisance or exotic species, fire management, consultant fees, monitoring activities and reports.
- b. The owner shall submit the estimates, together with comprehensive and verifiable documentation, to the city manager or designee along with the draft of the financial assurance.
- c. The costs shall be estimated based upon a qualified third party performing the work and supplying services and materials at fair market value. All cost estimates shall be supported by comprehensive and verifiable documentation.
2. *Financial responsibility assurances.* Financial responsibility for the mitigation, monitoring, and corrective action for each phase of the project may be established by any of the following methods, at the discretion of the owner:
- a. *Bond.* A performance bond shall be filed with the city manager or designee which is executed by a surety company authorized to do business in the state with a rating of not lower or less than A-XII as rated by A.M. Best Company, Inc., an independent national rating service for performance companies, which bond shall be conditioned to secure the required mitigation, monitoring, and corrective action in a satisfactory manner within 12

months from final plat approval and any extension of such period approved by the city commission, or, in the case of development (site) plan review, prior to final development plan approval. The bond shall be enforceable by and payable to the city in a sum at least equal to 120 percent of the total cost of the required mitigation, monitoring, and corrective action as estimated by the project engineer and verified and approved by the city manager or designee. The bond shall be first approved by the city attorney as to form and legality prior to its submission with the proposed final plat to the city commission for approval and shall be executed by both the owner and the party or parties with whom the owner has contracted to perform the required mitigation, monitoring, and corrective action. In the case of development (site) plan review, the bond shall be first approved by the city attorney as to form and legality prior to submission of the proposed final development plan to the appropriate reviewing entity (board or city manager or designee) and shall be executed by the developer and the party or parties with whom the developer has contracted to perform the required mitigation, monitoring, and corrective action; or

- b. *Irrevocable letter of credit.* Deposit with the city manager or designee an irrevocable and unconditional letter of credit by a Florida bank that has authority to issue letters of credit and whose letter of credit operations are regulated and examined by a federal or state agency. The letter of credit shall be for an amount equal to 120 percent of the estimated costs of the required mitigation, monitoring, and corrective action. The letter of credit shall remain with the city as a valid letter of credit until the city is satisfied that all of the required mitigation, monitoring, and corrective action has been completed in accordance with plans and specifications, that mitigation success as provided herein has been achieved, and that all other provisions of this chapter relating thereto have been fully complied with; or
 - c. *Insurance certificate.* An insurance certificate from a company authorized to do business in the state and which has a rating of not lower or less than A-XII as rated by A.M. Best Company, Inc. The insurance certificate and its associated insurance policy shall be reviewed and approved by the city manager or designee before the city can accept the certificate as a financial responsibility assurance to secure the mitigation, monitoring and corrective action. The insurance certificate shall name the city named as an additional insured and shall provide not less than 30 calendar days' notice to the city of cancellation; or
 - d. *Cash deposit.* A cash deposit in an amount equal to 120 percent of the estimated costs of the required mitigation, monitoring, and corrective action. The cash deposit shall remain with the city until the city is satisfied that all of the required mitigation, monitoring, and corrective action has been completed in accordance with plans and specifications, that mitigation success as provided herein has been achieved, and that all other provisions of this chapter relating thereto have been fully complied with.
3. *Owners not subject to financial assurance requirements.* Owners whose mitigation is deemed successful pursuant to the mitigation success criteria provided herein prior to undertaking the construction activities authorized under their permit, or owners who purchase credits in a mitigation bank to offset the adverse impacts as required herein, are not subject to the financial assurance requirements of this section.
 4. *General terms for financial assurances.* In addition to the specific provisions regarding financial assurances set forth herein, the following shall be complied with:
 - a. The city attorney shall approve the form and content of all financial assurances prior to the commencement date of the activity authorized by the permit.
 - b. The financial assurance(s) shall name the city as sole beneficiary or shall be payable solely to the city. If the financial assurance is of a type that is retained by the beneficiary according to industry standards, the city shall retain the original financial assurance. For mitigation projects required both by the city and the water management district, the financial assurance(s) shall name the city and the water management district as joint beneficiaries or shall be payable to the city and the water management district jointly,

unless the city and the water management district establish an alternative arrangement in writing with respect to the designated beneficiary or payee.

- c. The financial assurances shall be effective on or prior to the date that the activity authorized by the permit commences and shall continue to be effective through the date of notification of final release by the city, which shall occur within 30 calendar days of the determination that the mitigation is successful.
 - d. The financial assurances cannot be revoked, terminated, or canceled without the owner first providing an alternative financial assurance that meets the requirements of this Code. Once the owner receives actual or constructive notice of revocation, termination, or cancellation of a financial assurance or other actual or constructive notice of cancellation, the owner shall provide such an alternate financial assurance prior to expiration of the financial assurance.
5. *Financial assurance conditions.* For owners subject to the financial assurance requirements of this section, the city manager or designee will include the following conditions in the permit:
- a. An owner shall notify the city attorney by certified mail of the commencement of a voluntary or involuntary proceeding under Title XI (Bankruptcy), U.S. Code naming the permittee as debtor within ten business days of the owner filing of the petition.
 - b. An owner who fulfills the requirements of this section by obtaining a letter of credit or bond will be deemed to be without the required financial assurance in the event of bankruptcy, insolvency or suspension or revocation of the license or charter of the issuing institution. The owner shall reestablish a financial assurance in accordance with this section within 60 calendar days after such event.
 - c. When transferring a permit, the new owner or person with legal control shall submit documentation to satisfy the financial assurance requirements of this section. The prior owner or person with legal control of the project shall continue financial assurance until the city manager or designee has approved the permit transfer and substitute financial assurance.
6. *Releases.*
- a. *Partial releases.* The owner may request the city attorney to release portions of the financial assurance as phases of the mitigation plan, such as earth moving or other construction activities for which cost estimates were submitted in accordance with this section, are successfully completed. The request shall be in writing and include documentation that the phase or phases have been completed and have been paid for, or will be paid for, upon release of the applicable portion of the financial assurance. The city attorney shall authorize the release of the portion requested upon verification that the construction or activities has been completed in accordance with the mitigation plan.
 - b. *Final release.* Within 30 calendar days of successful mitigation, as determined by the city manager or designee and based on the criteria stated herein, the city shall notify the owner and shall authorize the return and release of all funds held or give written authorization to the appropriate party of the cancellation or termination of the financial assurance.
- M. *Application procedure.* An owner seeking a permit for a development activity in an area containing wetlands shall adhere to the application procedure set forth in the development review process provisions of the Land Development Code.
- N. *Density transfers.* The Land Development Code provisions relevant to onsite transfer of development intensity and density shall apply to the transfer of intensity and density of developments within or in an area containing wetlands.
- O. *Exemptions.* The wetlands protection regulations do not apply to owners and applications exempted pursuant to section 30-8.18.

Sec. 30-8.22. - Single-family lots.

- A. *Applicability of standards.* All development of single-family lots shall comply with the surface waters and wetlands sections of this article. If a subdivision plat has satisfied the requirements of these sections, the city may issue a certification of compliance for some or all of the lots in the subdivision at one time. In that case the lots are subject to further compliance review at the time of issuance of a building permit, only for compliance with the construction measures required by general criteria for controlling erosion and sediment.
- B. *Special permits.* In order to allow the reasonable development of a single-family dwelling and customary accessory structures and driveways on platted lots regulated by the surface waters and wetlands sections of this article, the development review board may grant a modification from compliance with the minimum buffer requirements of these sections only to the extent necessary to accommodate such reasonable development. As part of the same proceedings, the board may also grant variances to the yard setbacks required by this chapter in order to facilitate compliance with these sections subject to a finding that such special permits will neither be injurious to adjacent property owners or the neighborhood nor detrimental to the public welfare.
1. *Minimum requirement for special permits.* Special permits may be granted by the Development Review Board for single-family lots located within the 75-foot required minimum buffer for regulated lakes, or within the required average minimum buffer distance of 50 feet from the landward extent of any wetland or surface water, or within 150 feet of the break in slope at the top of bank of a regulated creek for lots which are lawfully created before April 12, 2004.
 2. *Criteria for granting of special permits.* The following criteria shall be used in deciding whether and to what extent a special permit should be granted:
 - a. The development review board shall determine what is reasonable development of a single-family lot, accessory structures and drives and shall consider the following factors:
 - i. The size of existing single-family dwellings in the immediate vicinity should serve as a guide to what is customary and reasonable for the property under review.
 - ii. No special permit shall be granted for the purpose of accommodating a swimming pool, tennis court, racquetball court or similar recreational structure, or to accommodate accessory uses that are not customary on single-family lots or exceed the customary size.
 - b. The Development Review Board shall consider features of the site, including its topography, the width of the creek bed, and the presence or absence of vegetation natural to the creek, lake or wetland, which indicate that a special permit would or would not further the goals of these sections.
 - c. The development review board shall consider building code requirements, including building orientation requirements to meet energy efficiency standards that affect the design and/or orientation of structures on the lot.
 - d. The development review board shall consider presence of trees eight inches or greater in diameter at a point four and one-half feet above the ground level that can only be preserved if a special permit is granted.
 3. The development review board shall consider staff reports as needed in reaching its decision. In granting a special permit the board shall establish measures to ensure that the goals of these sections are substantially met, in particular maintaining natural vegetation where feasible, preventing sedimentation loading to the creek, lake or wetland, maintaining the stability of the creek or lake bank, and preventing the degradation of the water quality of the creek, lake or wetland. To achieve these aims, the Development Review Board shall attach such reasonable conditions and safeguards, such as construction control techniques and other mitigative measures, as it deems necessary.
- C. *Special permit procedures.* Applications shall be processed in accordance with the requirements in this chapter relating to variances, established for the development review board.

DIVISION 5. - FLOODPLAINS

Sec. 30-8.23. - Administration.

- A. *Title.* These regulations shall be known as the Floodplain Management Ordinance of the City of Gainesville, hereinafter referred to as "this subdivision."
- B. *Scope.* The provisions of this subdivision shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.
- C. *Intent.* The purposes of this subdivision and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:
1. Minimize unnecessary disruption of commerce, access and public service during times of flooding;
 2. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
 3. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
 4. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
 5. Minimize damage to public and private facilities and utilities;
 6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
 7. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
 8. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the 44 CFR 59.22.
- D. *Coordination with the Florida Building Code.* This subdivision is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.
- E. *Warning.* The degree of flood protection required by this subdivision and the Florida Building Code, as amended by the City of Gainesville, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This subdivision does not express or imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the flood insurance study and shown on flood insurance rate maps and the requirements of 44 CFR 59 and 60 may be revised by the Federal Emergency Management Agency, requiring the city to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this subdivision.

- F. *Disclaimer of liability.* This subdivision shall not create liability on the part of the City of Gainesville or by any officer or employee thereof for any flood damage that occurs, notwithstanding compliance with this subdivision or any administrative decision lawfully made thereunder.

Sec. 30-8.24. - Definitions.

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this subdivision, have the meanings stated in this section. Where terms are not defined in this subdivision and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in the Florida Building Code. Where terms are not defined in this subdivision or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification that may alter, impede, retard or change the direction or velocity of the riverine flow of water during conditions of the base flood.

Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this subdivision or a request for a variance.

ASCE 24 means a standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood means a flood having a 1% chance of being equaled or exceeded in any given year. The base flood is commonly referred to as the "100-year flood" or the "1% annual chance flood."

Base flood elevation means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM).

Basement means the portion of a building having its floor subgrade (below ground level) on all sides.

Design flood means the flood associated with the greater of the following two areas:

1. Area with a floodplain subject to a 1% or greater chance of flooding in any year; or
2. Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation means the elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet.

Development means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure mean any buildings and structures for which the "start of construction" commenced before October 1, 1971.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before October 1, 1971.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA) means the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.

Flood hazard area means the greater of the following two areas:

1. The area within a floodplain subject to a 1% or greater chance of flooding in any year.
2. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood insurance rate map (FIRM) means the official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) means the official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data.

Floodplain administrator means the office or position designated and charged with the administration and enforcement of this subdivision (may be referred to as the floodplain manager).

Floodplain development permit or approval means an official document or certificate issued by the city, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this subdivision.

Floodway means the channel of a river or other riverine watercourse and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway encroachment analysis means an engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code means the family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code,

Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 11, Historic Buildings.

Letter of map change (LOMC) means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

1. **Letter of map amendment (LOMA):** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
2. **Letter of map revision (LOMR):** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
3. **Letter of map revision based on fill (LOMR-F):** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill shall have been permitted and placed in accordance with the city's floodplain management regulations.
4. **Conditional letter of map revision (CLOMR):** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck means, as defined in 40 CFR 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

1. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle;
2. Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
3. Available with special features enabling off-street or off-highway operation and use.

Lowest floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24.

Manufactured home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this subdivision, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the property appraiser.

New construction means, for the purposes of administration of this subdivision and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after October 1, 1971, and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after October 3, 1971.

Park trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances.

Recreational vehicle means a vehicle, including a park trailer, which is:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light-duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area means an area in the floodplain subject to a 1% or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V.

Start of construction means the date of development permit issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 calendar days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred.

Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred

"substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this subdivision, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this subdivision or the Florida Building Code.

Watercourse means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

Sec. 30-8.25. - Applicability.

- A. *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- B. *Areas to which this subdivision applies.* This subdivision shall apply to all flood hazard areas within the City of Gainesville, as established in subsection C. below.
- C. *Basis for establishing flood hazard areas.* The Flood Insurance Study for Alachua County, Florida and Incorporated Areas dated June 16, 2006, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this subdivision and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the:

City 405 Gainesville, FL 32609	of NW	Gainesville 39th	Public Public	Works Avenue
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Alachua Downtown 401 Gainesville, FL 32601	County East	Public University	Library Headquarters Avenue
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- D. *Submission of additional data to establish flood hazard areas.* To establish flood hazard areas and base flood elevations, pursuant to section 30-8.28 of this subdivision, the floodplain administrator may require submission of additional data.
 1. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the city indicates that ground elevations are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this subdivision and, as applicable, the requirements of the Florida Building Code.
 2. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the city indicates that ground elevations are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.
- E. *Other laws.* The provisions of this subdivision shall not be deemed to nullify any provisions of local, state or federal law.

- F. *Abrogation and greater restrictions.* This subdivision supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this subdivision and any other ordinance, the more restrictive shall govern.
- G. *Interpretation.* In the interpretation and application of this subdivision, all provisions shall be:
1. Considered as minimum requirements;
 2. Liberally construed in favor of the governing body; and
 3. Deemed neither to limit nor repeal any other powers granted under state statutes.

Sec. 30-8.26. - Duties and powers of the floodplain administrator.

- A. *Designation.* The city manager or designee is designated as the floodplain administrator. The floodplain administrator may delegate performance of certain duties to other employees.
- B. *General.* The floodplain administrator is authorized and directed to administer and enforce the provisions of this subdivision. The floodplain administrator shall have the authority to render interpretations of this subdivision consistent with the intent and purpose of this subdivision and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this subdivision without the granting of a variance pursuant to section 30-8.30 of this subdivision.
- C. *Applications and permits.* The floodplain administrator, in coordination with other pertinent offices of the city, shall:
1. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
 2. Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this subdivision;
 3. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
 4. Provide available flood elevation and flood hazard information;
 5. Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
 6. Review applications to determine whether proposed development will be reasonably safe from flooding;
 7. Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this subdivision is demonstrated, or disapprove the same in the event of noncompliance; and
 8. Coordinate with and provide comments to the building official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this subdivision.
- D. *Substantial improvement and substantial damage determinations.* For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:

1. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
 2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
 3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
 4. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this subdivision is required.
- E. *Modifications of the strict application of the requirements of the Florida Building Code.* The floodplain administrator shall review requests submitted to the building official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to section 30-8.30 of this subdivision.
- F. *Notices and orders.* The floodplain administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to promote compliance with this subdivision.
- G. *Inspections.* The floodplain administrator shall make the required inspections as specified in section 30-8.29 of this subdivision for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The floodplain administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.
- H. *Other duties of the floodplain administrator.* The floodplain administrator shall have other duties, including but not limited to:
1. Establish, in coordination with the building official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to subsection D. above;
 2. Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
 3. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the flood insurance rate maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available;
 4. Review required design certifications and documentation of elevations specified by this subdivision and the Florida Building Code and this subdivision to determine that such certifications and documentations are complete; and
 5. Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Gainesville are modified.
- I. *Floodplain management records.* Regardless of any limitation on the period required for retention of public records, the floodplain administrator shall maintain and permanently keep and make available for public inspection records that are necessary for the administration of this subdivision and the flood resistant construction requirements of the Florida Building Code, which shall include: flood insurance rate maps; letters of map change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of

substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this subdivision; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this subdivision and the flood resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at:

City	of	Gainesville	Public	Works
405			39th	Avenue
Gainesville,	NW	FL		32609

Sec. 30-8.27. - Permits.

- A. *Permits required.* Any owner or authorized agent who intends to undertake any development within the scope of this subdivision, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly or partially within any flood hazard area shall first apply to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this subdivision and all other applicable codes and regulations of the City of Gainesville has been satisfied.
- B. *Floodplain development permits or approvals.* Floodplain development permits or approvals shall be issued pursuant to this subdivision for any development not subject to the requirements of the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the floodplain administrator may determine that a floodplain development permit or approval is required in addition to a building permit.
- C. *Buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code:
1. Railroads and ancillary facilities associated with the railroad.
 2. Nonresidential farm buildings on farms, as provided in F.S. § 604.50.
 3. Temporary buildings or sheds used exclusively for construction purposes.
 4. Mobile or modular structures used as temporary offices.
 5. Those structures or facilities of electric utilities, as defined in F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
 6. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
 7. Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
 8. Temporary housing provided by the department of corrections to any prisoner in the state correctional system.
 9. Structures identified in F.S. § 553.73(10)(k), are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on flood insurance rate maps.

- D. *Application for a permit or approval.* To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the city. The information provided shall:
1. Identify and describe the development to be covered by the permit or approval.
 2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
 3. Indicate the use and occupancy for which the proposed development is intended.
 4. Be accompanied by a site plan or construction documents as specified in section 30-8.28 of this subdivision.
 5. State the valuation of the proposed work.
 6. Be signed by the applicant or the applicant's authorized agent.
 7. Give such other data and information as required by the floodplain administrator.
- E. *Validity of permit or approval.* The issuance of a floodplain development permit or approval pursuant to this subdivision shall not be construed to be a permit for, or approval of, any violation of this subdivision, the Florida Building Code, or any other subdivision of the city. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the floodplain administrator from requiring the correction of errors and omissions.
- F. *Expiration.* A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 calendar days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 calendar days after the work commences. Extensions for periods of not more than 180 calendar days each shall be requested in writing and justifiable cause shall be demonstrated.
- G. *Suspension or revocation.* The floodplain administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this subdivision or any other ordinance, regulation or requirement of the city.
- H. *Other permits required.* Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:
1. The St. Johns River Water Management District (SJRWMD), or Suwannee River Water Management District (SRWMD), whichever is applicable; F.S. § 373.036.
 2. Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065, and Chapter 64E-6, Florida Administrative Code
 3. Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; F.S. § 161.055.
 4. Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
 5. Federal permits and approvals.

Sec. 30-8.28. - Site plans and construction documents.

- A. *Information for development in flood hazard areas.* The site plan or construction documents for any development subject to the requirements of this subdivision shall be drawn to scale and shall include, as applicable to the proposed development:
1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.

2. Where base flood elevations, or floodway data are not included on the FIRM or in the flood insurance study, they shall be established in accordance with subsection 30-8.28.B.2. or 3. of this subdivision.
3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the flood insurance study, such elevations shall be established in accordance with subsection 30-8.28.B.1. of this subdivision.
4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
6. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
7. Existing and proposed alignment of any proposed alteration of a watercourse.

The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this subdivision but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this subdivision.

- B. *Information in flood hazard areas without base flood elevations (approximate zone A).* Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator shall:
1. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 2. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source; or
 3. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.
- C. *Additional analyses and certifications.* As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:
1. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in subsection 30-8.28.D. of this subdivision and shall submit the conditional letter of map revision, if issued by FEMA, with the site plan and construction documents.

2. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the flood insurance study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the city. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as zone AO or Zone AH.
 3. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in subsection 30-8.28.D. of this subdivision.
- D. *Submission of additional data.* When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

Sec. 30-8.29. - Inspections.

- A. *General.* Development for which a floodplain development permit or approval is required shall be subject to inspection.
- B. *Development other than buildings and structures.* The floodplain administrator shall inspect all development to determine compliance with the requirements of this subdivision and the conditions of issued floodplain development permits or approvals.
- C. *Buildings, structures and facilities exempt from the Florida Building Code.* The floodplain administrator shall inspect buildings, structures and facilities exempt from the Florida Building Code to determine compliance with the requirements of this subdivision and the conditions of issued floodplain development permits or approvals.
- D. *Buildings, structures and facilities exempt from the Florida Building Code, lowest floor inspection.* Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the floodplain administrator:
 1. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
 2. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with subsection 30-8.28.B.3.B. of this subdivision, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.
- E. *Buildings, structures and facilities exempt from the Florida Building Code, final inspection.* As part of the final inspection, the owner or owner's authorized agent shall submit to the floodplain administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in subsection 30-8.29.D. of this subdivision.
- F. *Manufactured homes.* The building official shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this subdivision and

the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the building official.

Sec. 30-8.30. - Variances and appeals.

- A. *General.* The appropriate reviewing authority shall hear and decide on requests for appeals and requests for variances from the strict application of this subdivision and, pursuant to F.S. § 553.73(5), the flood resistant construction requirements of the Florida Building Code.
- B. *Appeals.* The appropriate reviewing authority shall hear and decide appeals, as provided in this chapter, when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this subdivision.
- C. *Limitations on authority to grant variances.* The appropriate reviewing board shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in subsection 30-8.30.G. of this subdivision, the conditions of issuance set forth in subsection 30-8.30.H. of this subdivision, and the comments and recommendations of the floodplain administrator and the building official. The appropriate reviewing board has the right to attach such conditions as it deems necessary to further the purposes and objectives of this subdivision.
- D. *Restrictions in floodways.* A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in subsection 30-8.28.C. of this subdivision.
- E. *Historic buildings.* A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 11, Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.
- F. *Functionally dependent uses.* A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, provided the variance meets the requirements of subsection 30-8.30.D., is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.
- G. *Considerations for issuance of variances.* In reviewing requests for variances, the appropriate reviewing board shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this subdivision, and the following:
 - 1. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
 - 2. The danger to life and property due to flooding or erosion damage;
 - 3. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
 - 4. The importance of the services provided by the proposed development to the community;
 - 5. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
 - 6. The compatibility of the proposed development with existing and anticipated development;
 - 7. The relationship of the proposed development to the Comprehensive Plan and floodplain management program for the area;
 - 8. The safety of access to the property in times of flooding for ordinary and emergency vehicles;

9. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.
- H. *Conditions for issuance of variances.* Variances shall be issued only upon:
1. Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this subdivision or the required elevation standards;
 2. Determination by the appropriate reviewing board that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
 - c. The variance is the minimum necessary, considering the flood hazard, to afford relief.
 3. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of the court in such a manner that it appears in the chain of title of the affected parcel of land; and
 4. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the base flood elevation increases risks to life and property.

Sec. 30-8.31. - Violations.

- A. *Violations.* Any development that is not within the scope of the Florida Building Code but that is regulated by this subdivision that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this subdivision, shall be deemed a violation of this subdivision. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this subdivision or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.
- B. *Authority.* For development that is not within the scope of the Florida Building Code but that is regulated by this subdivision and that is determined to be a violation, the floodplain administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.
- C. *Unlawful continuance.* No person shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or an unsafe condition.

Sec. 30-8.32. - Buildings and structures.

- A. *Design and construction of buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to subsection 30-8.27.C. of this subdivision, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance

with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of section 30-8.38 of this subdivision.

Sec. 30-8.33. - Subdivisions.

- A. *Minimum requirements.* Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:
1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
 3. Adequate drainage is provided to reduce exposure to flood hazards; in zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- B. *Subdivision plats.* Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:
1. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats and final plats;
 2. Where the subdivision has more than 50 lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with subsection 30-8.28.B.1. of this subdivision; and
 3. Compliance with the site improvement and utilities requirements of section 30-8.34 of this subdivision.

Sec. 30-8.34. - Site improvements, utilities, and limitations.

- A. *Minimum requirements.* All proposed new development shall be reviewed to determine that:
1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
 3. Adequate drainage is provided to reduce exposure to flood hazards; in zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- B. *Sanitary sewage facilities.* All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, Florida Administrative Code and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.
- C. *Water supply facilities.* All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, Florida Administrative Code and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.
- D. *Limitations on sites in regulatory floodways.* No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in subsection 30-8.28.C.1. of this subdivision demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

- E. *Limitations on placement of fill.* Subject to the limitations of this subdivision, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (zone A only), fill shall comply with the requirements of the Florida Building Code.

Sec. 30-8.35. - Manufactured homes.

- A. *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249, and shall comply with the requirements of Chapter 15C-1, Florida Administrative Code and the requirements of this subdivision.
- B. *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this subdivision.
- C. *Anchoring.* All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.
- D. *Elevation.* Manufactured homes that are placed, replaced, or substantially improved shall comply with subsection 30-8.35.E. or 30-8.35.F. of this subdivision, as applicable.
- E. *General elevation requirement.* Unless subject to the requirements of subsection 30-8.35.F. of this subdivision, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision within which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A).
- F. *Elevation requirement for certain existing manufactured home parks and subdivisions.* Manufactured homes that are not subject to subsection 30-8.35.E. of this subdivision, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:
1. Bottom of the frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential Section R322.2 (Zone A); or
 2. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.
- G. *Enclosures.* Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322 for such enclosed areas.
- H. *Utility equipment.* Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322.

Sec. 30-8.36. - Recreational vehicles and park trailers.

- A. *Temporary placement.* Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:
1. Be on the site for fewer than 180 consecutive days; or

2. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

B. *Permanent placement.* Recreational vehicles and park trailers that do not meet the limitations in subsection 30-8.36.A. of this subdivision for temporary placement shall meet the requirements of section 30-8.35 of this subdivision for manufactured homes.

Sec. 30-8.37. - Tanks.

- A. *Underground tanks.* Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.
- B. *Above-ground tanks, not elevated.* Above-ground tanks that do not meet the elevation requirements of subsection 30-8.37.C. of this subdivision shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
- C. *Above-ground tanks, elevated.* Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.
- D. *Tank inlets and vents.* Tank inlets, fill openings, outlets and vents shall be:
 1. At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
 2. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

Sec. 30-8.38. - Other development.

- A. *General requirements for other development.* All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this subdivision or the Florida Building Code, shall:
 1. Be located and constructed to minimize flood damage;
 2. Meet the limitations of subsection 30-8.34.D. of this subdivision if located in a regulated floodway;
 3. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
 4. Be constructed of flood damage-resistant materials; and
 5. Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.
- B. *Fences in regulated floodways.* Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of subsection 30-8.34.D. of this subdivision.
- C. *Retaining walls, sidewalks and driveways in regulated floodways.* Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of subsection 30-8.34.D. of this subdivision.

- D. *Roads and watercourse crossings in regulated floodways.* Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of subsection 30-8.34.D. of this subdivision. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of subsection 30-8.28.C.3. of this subdivision.

DIVISION 6. - ENVIRONMENTAL PROTECTION AREAS

Sec. 30-8.39. - Applicability and effect.

- A. *Effect of classification.* The wellfield, nature park and public conservation/preservation areas, and greenway districts are overlay district classifications. They are intended to operate in conjunction with the underlying zoning district for the area. The regulations of the underlying zoning district remain in effect except to the extent that they are modified by the provisions of the applicable overlay district(s).
- B. *Administration.* The wellfield, nature park and public conservation/preservation areas, and greenway districts shall be applied and enforced like any other zoning district regulation.
- C. *Extension of district boundaries.* Property owners may apply for inclusion in the environmental overlay districts, regardless of contiguity. Such an extension or inclusion shall be subject to review and consideration according to the applicable terms of this article and shall be processed as a rezoning in accordance with this chapter. The city commission may extend or expand districts from time to time in accordance with the same standards and procedures as for the original district as determined by the Comprehensive Plan.
- D. *Exclusion from district boundaries.* It is a rebuttable presumption that a property qualifies for inclusion within the wellfield district. Qualified properties are those that are within the zone of contribution to the wellfield, as defined by the applicable water management district. Property owners whose land is within the district may apply for exclusion from the district. Such an exclusion shall be based on a determination made by a qualified engineer registered in the State of Florida that the property is not part of the zone of contribution. This determination is subject to review and consideration by the city public works department and the county office of environmental protection and the public utility according to the applicable terms of this article and shall be processed as a rezoning in accordance with this chapter.

Sec. 30-8.40. - Wellfield district.

- A. *Adoption of wellfield district.* The wellfield district is delineated on the map entitled, "Map Displaying Community Wellfields of Gainesville, Florida," on file with the city.
- B. *Requirements and procedures.*
1. All new and existing developments shall comply with the county Murphree Well Field Management, Storage Tank Systems, and Hazardous Materials Management Codes, except that such development shall also comply with subsection B.2. of this section.
 2. In the Murphree wellfield management primary and secondary zone, the installation of new septic tanks in commercial, institutional and industrial districts is prohibited.

Sec. 30-8.41. - Nature park and public conservation/preservation areas district.

- A. *Adoption of nature park and public conservation/preservation areas district.* The nature park and public conservation/preservation areas district is delineated on the map entitled "Nature Parks and Public Conservation/Preservation Areas District Map" on file with the city.
- B. *Applicability.* Property that lies within 400 feet of the boundary of a designated nature park and public conservation/preservation area is regulated as set forth in this section.

C. *Requirements and procedures.*

1. *Development plan requirements.* Refer to article III, pertaining to development plan review process.
2. *Height limits.*
 - a. Maximum building height: 35 feet.
 - b. Maximum lighting height: 45 feet.
 - c. Maximum transmitter tower height: 80 feet.
3. *Exterior lighting control.* All exterior lighting shall be shielded or directed away from the park. No exterior lighting shall cause illumination in excess of four-tenths footcandle measured at the park boundary. Buildings shall not be externally illuminated on the faces fronting the park, except that exterior lighting of building entrances, exits or loading docks is permitted. Downlights shall be used for area lighting instead of full globe lights or any similar type of light which illuminates in all directions.
4. *On-site transfer of development intensity and density.* In order to protect nature parks and public conservation/preservation areas, development intensity and density for building areas may be transferred from areas near the park to areas remote from the park within the same property or adjacent property under same ownership and zoning category.
5. *Buffer/fencing.* In order to avoid encroachment by invasive exotic plants, pets, livestock and fowl, and yard or trash debris, new development on parcels larger than two acres or new subdivisions shall leave a buffer at least 25 feet in width extending from the boundary of the nature park and public conservation/preservation area to be left in a generally undisturbed native plant condition. Buffers shall remain common open space or within the boundaries of a single lot or parcel. As an alternative to the buffer requirement, where sufficient justification is presented (such as, but not limited to, hardship due to configuration of the property, the extensive presence of invasive exotic plants or a need to confine pets) and approved at the time of development review, new development adjacent to a nature park and public conservation/preservation area may be allowed to install and maintain a fence along the property boundary between the nature park and public conservation/preservation area and the development area.

D. *Expansion or alteration of existing uses.*

1. Whenever expansion of an existing structure, independently or cumulatively, accomplished after June 10, 1992, totals 2,000 square feet or more than 20 percent of the gross square footage of the existing structure, whichever is less, the entire site shall be brought into compliance with this section. For the purposes of this subsection, repeated expansions or alterations of property, including the construction or erection of separate buildings or accessory structures, constructed over a period of time commencing after November 21, 1983, which meet the above threshold, shall comply with the provisions of this section.
2. Any new use of property that alters the use of existing structures from a residential use to a nonresidential use, or any use of property that alters the use of property from one use to any other use, shall be required to meet all applicable requirements of this section. The city manager's designee shall determine the applicable requirements based on the character and orientation of the proposed mixed-use development. For purposes of this subsection, nonresidential use shall mean any office, commercial, public, semipublic, institutional or industrial use, including motels and hotels.

Sec. 30-8.42. - Greenway district.

- A. *Adoption of greenway district.* All designated greenways will be delineated on the map entitled, "Map Displaying Greenways of Gainesville, Florida" on file with the city. This map is for use only as a

general reference for determining the location of the district. Actual affected properties will be identified by a list of parcels generated from the computerized GIS inventory maintained by the city.

B. *Requirements and procedures.*

1. *Subdivisions.* In addition to compliance with subsection B.3. of this section, subdivisions shall comply with article III. For cluster subdivisions, refer also to section 30-6.7.
2. *Developments other than subdivisions.* For developments requiring development plan review other than subdivisions, where the designated greenway corridors lie inside a floodplain or required surface water or wetlands setback, whichever is more landward, the appropriate review board shall determine if there is a rough proportionality between the projected impact of the development on traffic and recreational needs and the nature and amount of property in the development encompassing the greenway. In making this determination, the board shall consider the factors listed in section 30-6.6. If the board finds the necessary proportionality, the applicant shall dedicate, to the city or a qualified agency designated by the city, a greenway right-of-way which encompasses the designated greenway.
3. *Greenway width and location.* The minimum width of the greenway corridor shall be 15 feet. For properties containing a creek, the corridor shall be at least ten feet landward of the top of bank of the creek. For properties containing a lake or wetland, the corridor shall be at least ten feet landward of the landward extent of the lake or wetland. For creeks, lakes and wetlands, the city manager or designee may require a distance greater than ten feet when necessary to avoid significant harm to creek vegetation, water quality or creek bank soils. Top of bank and landward extent shall be determined by the city manager or designee. Reduced widths may be approved by the city manager or designee when necessitated by environmental or infrastructure constraints. The corridor shall be located so as to correspond with the entire length of the designated greenway as it passes through the subject property, and shall be aligned to connect with existing or potential greenways and other bicycle/pedestrian circulation systems on the parcel and on adjacent parcels.
4. *On-site transfer of development intensity and density.* In order to promote or preserve the integrity of designated greenways, development intensity and density for building areas may be transferred from areas near the greenway to areas remote from the greenway within the same property or adjacent property under the same ownership and zoning category.

C. *Credit awarded for provision of greenway.*

1. *Increased development intensity points.* Refer to the density bonus points manual as adopted by resolution of the city commission.
2. *Landscape credit.* Developments dedicating a greenway corridor as specified by the density bonus points manual are awarded a 30 percent reduction in the amount of tree and vegetation landscaping required by this chapter.
3. *Setback and lot coverage credit.* Developments dedicating a greenway corridor may include the dedicated corridor as part of its setback, if the corridor would have otherwise been part of the setback. The area of the corridor may also be considered as open space in calculations of lot coverage.

- D. *Demonstration of compliance for developments requiring development plan review.* If a proposed development requires development plan review pursuant to this chapter, the showing of compliance with the requirements of this section shall be made in development plan review. The petition for development plan review shall provide both a hydrological report prepared by a qualified engineer registered in the State of Florida, as well as a map showing the location of the greenway corridor as it passes through the subject property.

DIVISION 7. - RELIEF AND ENFORCEMENT

Sec. 30-8.43. - Relief for reasonable or beneficial use.

- A. *Landscape and tree management.* The preservation of any existing regulated tree identified on the Gainesville tree list as being a high quality shade species may be considered as a basis for the granting of a variance pursuant to the procedures established in this chapter.
- B. *Surface waters and wetlands.* As regards the provisions of surface waters and wetlands sections of this article, the following standards and measures of relief shall apply:
1. An applicant may be entitled to relief in the form of a minimum beneficial use if he/she demonstrates that private property rights are vested in accordance with the procedures and provisions set forth in article X. The relief which the applicant may receive shall be as follows:
 - a. The city may purchase the land from the owner for an amount based upon an appraisal completed by an M.A.I. appraiser to be selected and paid by the city. If the owner desires a review of this M.A.I. appraisal, the owner may select a reviewer and the city will provide and pay for such a review. The appraised value of the land shall not be affected by consideration of the provisions of this article; or
 - b. The development review board may grant a variance from the provisions of this article to the minimum extent necessary to allow reasonable development in accordance with the provisions of this chapter.
 2. Emergency procedure for surface waters and wetlands. The owner of any real property affected by this article may file written application with the city manager or designee in order to undertake emergency measures to prevent damage to any of the regulated creeks, lakes or wetlands. The enforcing official may grant authorization to the property owner that will expedite the city's effort to protect the public health, safety and welfare. The authorization for emergency action is temporary only and shall expire within 60 calendar days or upon the next regularly scheduled meeting of the development review board, whichever is sooner. Upon receipt of temporary emergency authorization, the recipient shall apply to the development review board for authorization for any permanent measures. The authorization by the city will not relieve the property owner from securing any necessary state permits prior to commencement of work.
- C. *Floodplain management.* As regards to floodplain management provisions of this article, the development review board may issue a variance in accordance with the provisions of this chapter and the following provisions:
1. *Criteria for relief.* In addition to the relief provisions of this chapter, the following criteria for relief shall apply:
 - a. The danger that materials may be swept onto other lands to the injury of others;
 - b. The danger to life and property due to flooding or erosion damage;
 - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity to the facility of a waterfront location, where applicable;
 - f. The compatibility of the proposed use with existing and anticipated development;
 - g. The relationship of the proposed use to the Comprehensive Plan and floodplain management program of that area;
 - h. The availability of alternative locations not subject to flooding or erosion damage for the proposed use;
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
2. Upon consideration of the factors of subsection C.1. of this section, and the purpose of the floodplain management sections of this article, the development review board may attach such conditions to the granting of variances as it deems necessary to further the purposes of these sections.
3. The city manager or designee shall maintain the records of all appeal actions, including technical information, and report any variances to the federal insurance administrator (Federal Emergency Management Administration), upon request.
4. Variances shall not be issued within any regulatory floodway if any increase in flood levels would result during a base flood discharge. Conditions for variances are as follows:
 - a. Variances may be issued for new construction and substantial improvements to be erected on a lot one-half acre or less in size contiguous to, and surrounded by, lots with existing structures constructed below the base flood level, providing the factors of subsection C.1. of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
 - b. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of these sections upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure.
 - c. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - d. Variances shall only be issued upon:
 - i. A showing of good and sufficient cause;
 - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with the local government's Comprehensive Plan or with other existing local laws or ordinances.
 - e. Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
5. *Special use permit.* The city plan board may grant a special use permit in accordance with the procedures provided in article III to allow any of the permitted use listed in section 30-8.30 regardless of the zoning district in which the parcel is located, provided the board makes the following findings:
 - a. A showing that no use permitted within the applicable zoning district can reasonably be conducted in accordance with the provisions of this chapter;
 - b. A showing that the parcel cannot be combined with a contiguous parcel under the same ownership and thereby used in conformity with the applicable zoning regulations; and
 - c. A determination that the granting of a special use permit will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with other existing laws and ordinances.

The city plan board shall also consider all relevant factors, standards specified in other sections of this chapter, and:

- d. The size of the parcel, and whether it was platted as a lot suitable for development or otherwise established and recognized by the city as an individual lot suitable for development;
- e. The danger that materials may be swept onto other lands causing injury to others;
- f. The danger to life and property due to flooding or erosion damage;
- g. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- h. The relationship of the proposed use to the Comprehensive Plan and floodplain management program of that area;
- i. The safety of access to the property in times of flood for private and emergency vehicles;
- j. The expected heights, velocity, duration, rate of rise and sediment transport of the potential floodwaters and the potential effects of wave action, if applicable, expected at the site;
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as power, gas, electrical and water systems, and streets and bridges; and
- l. The compatibility of the proposed use with nearby properties and uses.

Upon consideration of the factors in this section and the purposes of this chapter, the city plan board may attach such conditions and restrictions upon the special use permit, including a limitation of the extent or type of uses permitted, as it deems necessary to further the purposes of this chapter.

Sec. 30-8.44. - Violations, enforcement and penalties.

A. *Stormwater management.* As regards the provisions of the stormwater management sections of this chapter:

1. Stormwater facilities shall function as per the approved final development plan/final plat. Failure to comply with this provision shall be a violation of this Code.
2. During construction if the city manager or designee observes that the stormwater facilities are not functioning in accordance with the permitted site plan or subdivision construction design plan, in addition to other remedies provided for in this section, no certificate of occupancy shall be issued until such time as the facilities are corrected and are functioning properly.
3. Any stormwater facility that is found by the city manager or designee to be contributing to mosquito control problems is in violation of this article and the property owner shall immediately correct the problem at the owner's expense.
4. Prior to construction of a stormwater facility, a pollution prevention plan shall be submitted to the city manager or designee for approval. The pollution prevention plan shall detail specific best management practices for installation on a construction site and that when installed have the net effect of preventing a deposit, obstruction, damage or process problem to any of the city's stormwater management facilities or to the surface waters of the state. If such deposit, obstruction, damage or process problem occurs this occurrence shall be a violation of this article and the property owner shall cause the deposit or obstruction to be immediately removed or cause the damage or process problem to be immediately repaired.

Discharge from any facility that causes a deposit, obstruction, damage or process problem to any of the city's stormwater management facilities or to the surface waters of the state is a violation of this article and the property owner shall cause the deposit or obstruction to be immediately removed or cause the damage or process problem to be immediately repaired.

5. Any temporary or permanent erosion or sedimentation control device that is unable to perform continuous effective control shall be a violation of this article and the property owner shall immediately correct the control device so that it performs continuous effective control. Such correction or repair shall be taken at the owner's expense.
6. If an approved maintenance plan is not being adhered to, the property owner shall be in violation of this article and shall immediately resume adherence to the approved maintenance plan.
7. Should any person violate the provisions of this section, the city manager or designee shall require the violator to take corrective measures. In the event the violator does not immediately correct the violation, the city may, depending upon the severity of the violation, take the following actions:
 - a. If the city manager or designee finds a violation of this article or a violation of any provision of a property owner's pollution prevention plan, which has been provided to the city, is not immediately rectified, the city manager or designee shall notify the property owner of the violation within five calendar days of inspection and shall give the property owner a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the city manager or designee shall issue a notice of violation to the alleged violator and shall notify the code enforcement board to request a hearing. The board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed to the property owner as provided in section 2-390 of the Code of Ordinances. In the case of notice provided under subsection 2-390(a), notice shall be given at least seven calendar days in advance of the hearing, not counting the day of the hearing. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the inspector, the case may be presented to the board even if the violation has been corrected prior to the board hearing.
 - b. Notwithstanding any other provision of this section, if the city manager or designee finds a violation of this article in relation to a city-issued permit or finds a violation of the pollution prevention plan has occurred that presents an imminent risk to the environment, the city manager or designee may issue a cease and desist order for any and all development on the site related to the permit. Any person receiving such an order for cessation of operations shall immediately comply with the requirements thereof. It shall be a violation of this Code for any person to fail to or refuse to comply with a cease and desist order issued once written notice of the cease and desist order is delivered by hand delivery or by certified mail, return receipt requested, to the person to whom the permit is issued.

If the city manager or designee issues a cease and desist order pursuant to this Code, the property owner shall immediately cease all work on the site until the violation is corrected or mitigated. The property owner shall have the right to appeal to the appropriate reviewing authority the administrative decision of the city manager or designee to issue a cease and desist order and shall show cause why the cease and desist order should be lifted. Any appeal shall not stay the cease and desist order.
8. The city manager or designee may enter into consent agreements, assurances or voluntary compliance documents establishing an agreement with any user responsible for noncompliance. Such documents shall include specific action to be taken by the user to correct the noncompliance within the time period as specified in the document. Such documents may provide for judicial enforcement.
9. In addition to all remedies provided above, in the event of failure to comply with any requirement of this section or in the event a violation of this section is occurring in the absence of a city-issued permit, the city manager may request the city attorney's office seek injunctive relief in a court of equitable jurisdiction so that the property owner will cease any and all activity on the site.

10. The remedies provided in this section shall not be exclusive, and are in addition to any other remedies available to the county, state or federal government; and the city may seek whatever remedies are authorized in Code against any person or user for violating the provisions of this section.
- B. *Landscape and tree management.* As regards the provisions of the landscape and tree management sections, the enforcing official shall regularly inspect properties within the city to determine whether the areas devoted to landscape materials are in accordance with the provisions of these sections. Whenever the enforcing official finds any violation of the provisions of the landscape and tree management sections, he/she shall institute enforcement proceedings as follows:
1. *Notice.* The enforcing official shall issue a code violation to the owner of the property which shall be given either by personal delivery or by deposit in the United States mail in an envelope marked certified mail, postage prepaid, addressed to the owner as listed on the current tax assessor's tax roll. The notice of code violation shall include:
 - a. A location of the property either by street address or legal description.
 - b. A statement indicating the nature of the violation and the reason or reasons why the notice of violation is issued.
 - c. A specification of the subsection or subsections of the landscape and tree management sections upon which the notice of violation is based.
 - d. If corrective action will bring the areas devoted to landscape materials into compliance with these sections, a statement of the nature and extent of such action, repairs or alterations necessary to remedy the violation in accordance with the performance standards provided in subsection B.4. of this section.
 - e. If corrective action is necessary for compliance, the city shall specify the time for performing such action, such time not to be less than ten nor more than 90 calendar days.
 - f. The name or names of persons upon whom the notice of violation is served.
 - g. A statement advising that the city may institute legal proceedings as provided herein.
 - h. A statement advising of the procedures available for review of the action of the enforcing official as set out in article III and section 30-8.11.
 2. *Appeals and variances.* An appeal to the appropriate reviewing authority of the decision of the enforcing official or a petition for variance as provided in this chapter, if applicable, shall operate to stay further proceedings by the enforcing official until final disposition.
 3. *Failure to comply.* If corrective action is not taken within the time specified in the notice of violation, or if an appeal is taken and corrective action is not taken in accordance with the decision of the appropriate reviewing authority, then the enforcing official may institute further proceedings as provided by the enforcement provisions of this chapter.
 4. *Performance standards.* Performance standards for regulated trees shall be as follows:
 - a. *Purpose.* In order to assist the enforcing official, the code enforcement board and/or appropriate judicial forum in remedying a violation of the landscape and tree management sections of this article and ordering appropriate corrective action against any violation of these sections, there are adopted the following performance standards which meet the objectives of these sections.
 - b. *Minimum requirements.*
 - i. A tree that was established in compliance with a development order but which has been removed from the site or has died shall be replaced with a tree that meets the requirements of this article. The species should be the same as specified on the approved landscaping plan. If a different species is desired, it shall fill the required function - for example, a small flowering tree cannot replace a high quality shade tree. Whenever required street trees are removed to allow for infrastructure improvement

projects along a street, they shall be replaced by the entity responsible for the improvement project.

- ii. High quality heritage trees shall be used as mitigation trees for any trees that were removed without a permit. Mitigation trees should be planted on site in all the locations that would be required by code to bring the landscaping into compliance with current standards have been filled. The remainder of the mitigation trees may, as determined by the city manager or designee, be established on other appropriate sites within the city limits or may be given to the city tree-planting program.
 - iii. All replacement or mitigation trees shall be nursery-grown trees. They may be balled and burlapped, tree spaded or containerized.
 - iv. Replacement or mitigation trees shall be located in approximately the same location as the regulated tree that has died or has been removed from the site, unless such location does not meet utility separation requirements or would conflict with other requirements in the chapter in which event the location shall be determined by the city manager or designee.
 - v. Replacement or mitigation trees may only be planted during the months of November through March, unless the trees are containerized or the site is served by an automatic irrigation system.
 - vi. The total sum of the caliper inches of replacement or mitigation trees shall equal, at a minimum, to the total sum of the caliper inches of the regulated trees which were removed without a permit. If a tree removed without a permit was a high-quality heritage tree, then the required mitigation shall be double what is required as in mitigation in this article. It shall be assumed that the tree removed without a permit was in fair or better condition.
5. *Reinspection.* The enforcing official shall inspect the property upon completion of all corrective action or order issued pursuant to the landscape and tree management sections of this article to determine compliance. The enforcing official shall then reinspect the property approximately one month thereafter and then at four-month intervals to ensure compliance. If at any time the enforcing official determines that the corrective action is not successful, he/she shall notify the owner and/or resident of the property as provided in subsection B.1. of this section.
- C. *Surface waters and wetlands; natural and archaeological resources.* The city manager or designee shall be responsible for the enforcement of these regulations. Should any person violate the provisions of the surface waters and wetlands or the natural and archaeological resources sections of this chapter, in addition to the provisions, requirements, and penalties stated at article I, division 2 of this chapter, the city will require appropriate corrective measures be taken by the violator. In the event the violation is not corrected by the violator, the city may, depending upon the severity of the violation, take the following actions:
1. For a violation of any condition imposed pursuant to a permit or for a violation of the provisions of the surface waters and wetlands or the natural and archaeological resources sections of this chapter, the city manager or designee may revoke, in whole or in part, any permit issued pursuant to this Code. In the event the city manager or designee chooses to revoke a permit, written notice of the intent of the city manager or designee to revoke such permit shall be provided to the property owner, setting forth the specific reasons for the revocation. The property owner shall have the right to appear before the city manager at a time and date specified in such notice to show cause why the permit issued to the owner should not be immediately revoked.
 2. If the city manager or designee determines to revoke a permit issued pursuant to this Code, after the notice and appearance procedure as provided in subparagraph a., above, the property owner shall immediately cease all work on the site until the violation is corrected or mitigated. The property owner shall have the right to appeal the administrative decision of the city

manager to the appropriate reviewing authority and shall show cause why the permit issued to the owner should be reinstated.

3. If the city manager or designee determines an imminent risk to the environment or natural and archaeological resources exists due to a violation of conditions imposed pursuant to the permit or due to a violation of the provisions of the surface waters and wetlands or the natural and archaeological resources sections of this chapter, the city manager or designee may issue a cease and desist order for any and all development on the site. Any person receiving such an order for cessation of operations shall immediately comply with the requirements thereof. It shall be a violation of this Code for any person to fail to or refuse to comply with a cease and desist order issued once written notice of the cease and desist order is delivered by hand delivery or by certified mail, return receipt requested, to the person to whom the permit is issued or, in the absence of a permit, to the owner of the property.
 4. For any site where work has commenced and a permit has not been obtained but is required pursuant to this Code, the city manager or designee may issue a cease and desist order for any and all development on the site. Any person receiving such an order for cessation of operations shall immediately comply with the requirements thereof. It shall be a violation of this Code for any person to fail to or refuse to comply with a cease and desist order issued once written notice of the cease and desist order is delivered by hand delivery or by certified mail, return receipt requested, to the person to whom the permit is issued or, in the absence of a permit, to the owner of the property.
 5. In the event of failure to comply with the revocation of a permit or a cease and desist order or in the event of failure to comply with the surface waters and wetlands or the natural and archaeological resources sections of this chapter or in the event a violation of these sections is occurring in the absence of a city-issued permit, the city manager may request the city attorney's office seek injunctive or declaratory relief in a court of equitable jurisdiction so that the property owner will cease any and all activity on the site.
 6. The city manager or designee may enter into consent agreements, assurances or voluntary compliance documents establishing an agreement with any property owner responsible for noncompliance, subject to approval by the city attorney as to form and legality. Such documents shall include specific action to be taken by the property owner to correct the noncompliance within the time period as specified in the document. Such documents may provide for judicial enforcement.
 7. The remedies provided in this section are not exclusive and the city may seek whatever remedies are authorized in this code or available in law against any person or entity for violating the surface waters and wetlands or the natural and archaeological resources sections of this chapter. These remedies are also in addition to any remedies available to other local, state or federal regulatory authorities.
- D. *Floodplain management.* As regards the floodplain management provisions of this article, and in addition to the provisions stated in article VIII:
1. Violation of the provisions of this section or failure to comply with its requirements, including violation of conditions and safe guards established in connection with grants of variance or special exceptions, is punishable as provided in section 30-1.9. In addition, the city shall seek all costs and expenses involved in prosecuting the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the city manager or designee from taking such other lawful actions as is necessary to prevent or remedy any violation.