

LEGISLATIVE #

110076D

Exhibit 2 - Table 1. Current City and County environmental regulations with recommended revisions to the City of Gainesville Land Development Code. Sources of information are from Alachua County Chapter 406-Unified Land Development Code and City of Gainesville Chapter 30-Land Development Code and City of Gainesville 2000-2010 Comprehensive Plan.

Item	County's Regulations	City's Current Regulations	Proposed Revisions
Nature Parks & Public Conservation/Preservation Areas District	County has Preservation Management Areas instead which require a buffer of at least 100 feet from the preservation area boundary.	<i>Nature Park District</i> (30-307) currently exists, but only has restrictions to building and lighting heights adjacent to nature parks.	Amends this chapter to incorporate the <i>City of Gainesville Nature Park & Public Conservation/Preservation Areas</i> map, a 25-foot buffer from park boundaries, & an alternative for fencing requirements in addition to the existing restrictions.
Generally	County has general information and regulations listed in various other chapters including general development standards in Chapter 407, zoning regulations in Chapter 403, and use regulations in Chapter 404.	Sec 30-250 identifies types of applications requiring environmental review, as well as levels of review.	Amends this chapter to identify types of applications requiring <i>Natural and Archaeological Resource</i> review, as well as levels of review. Date of record for planning parcel is November 13, 1991. Some exemptions apply.
Thresholds for Application of Regulations & Set-Asides	Minimum 2 ac. size of regulated parcel for habitat resources. No minimum for Strategic Ecosystems. Maximum upland set-aside 25% for habitats & 50% for Strategic Ecosystems, but may be exceeded for other resources and buffers.	None applicable to these resource types.	Minimum size for regulated planning parcel > 2.0 ac. Maximum upland set-aside 25%, except 50% for Strategic Ecosystems, not to be exceeded by total of all upland set-asides.
Resource Assessments	County requires assessment of natural and historic resources for all proposals with potential adverse impact to those features.	No assessment required unless parcel is in <i>Significant Ecological Communities</i> overlay zoning district (LDC 30-309) or is an area referenced as <i>Uplands District</i> (LDC 30-275) & mapped in the Environmentally Significant Land and Resources map series (Policy 1.1.1 f of Conservation, Groundwater Recharge, and Open Space Element of Comprehensive Plan).	The <i>Significant Ecological Communities</i> overlay zoning district & the <i>Uplands District overlay references</i> & map will be deleted from the code and comprehensive plan. Assessments will be required for parcels containing strategic ecosystems, significant natural communities, or other regulated natural & archaeological resources. Some exemptions apply & parcels cannot be disaggregated.

Item	County's Regulations	City's Current Regulations	Proposed Revisions
Significant Natural Communities	County uses the terminology <i>Significant Plant and Wildlife Habitat</i> . County or applicant must evaluate all parcels greater than or equal to 2 ac. for presence. Set aside up to 25% of upland area of parcel, permanently protected in a <i>Conservation Management Area</i> .	Currently regulated under <i>Significant Ecological Communities</i> overlay district (LDC 30-309), or <i>Uplands District</i> (LDC 30-275) & mapping per Policy 1.1.1 f of Conservation, Groundwater Recharge, & Open Space Element of Comprehensive Plan.	The <i>Significant Ecological Communities</i> overlay district & the <i>Uplands District</i> overlay references & map will be removed & replaced w/ regulation of significant natural communities. Review required for all parcels > 2 ac. for presence of resource. Criteria for evaluation specified, with provision for set-aside of up to 25% of upland area of parcel.
Listed Plant and Animal Species	County or applicant must evaluate all parcels greater than or equal to 2 acres for presence. Set-aside is up to 25% of upland area of parcel, permanently protected in a <i>Conservation Management Area</i> .	Not currently regulated. (Possibly protected in <i>Significant Ecological Communities</i> overlay district with a set-aside of up to 10% of uplands not in other required buffers or setbacks.)	Review required for all parcels > 2 ac. for presence of resource. <i>Management Plan</i> will be required if listed species are present. Criteria for evaluation specified, with provision for set-aside of up to 25% of upland area of parcel.
Strategic Ecosystems	County adopted the KBN/Golder 1996 report and map for boundaries, but specific location is ground-truthed. Requires assessment and other items. County reviews to see if other restrictions may apply. Set-aside of up to 50% of upland area of parcel including other required buffers.	Not currently regulated.	Review required for all parcels > 2 ac. that contain, wholly or in part, areas identified as <i>Strategic Ecosystems</i> per the KBN/Golder 1996 report. Specific location of qualifying areas will be ground-truthed. Assessment and management plan are required. Criteria for evaluation specified, with provision for set-aside of up to 50% of the upland area of the parcel. Some exemptions apply.
Floridan Aquifer High Recharge Areas	County Hazmat code prohibits certain land uses within unincorporated areas, requires development review for hazmat storage, handling & construction design in both City & unincorporated areas, & for design & management of stormwater systems.	Not currently regulated.	Review & siting approval required for applications involving hazardous materials for existing & new facilities in areas identified as Floridan Aquifer High Recharge Areas on the Floridan Aquifer Recharge Map in the City's Future Land Use Map Series.
Archaeological Resources	County requires surveys for properties known or likely to contain archaeological resources. Resources must be avoided or mitigated for.	Not currently regulated. There is a section for historic preservation/conservation, but this does not apply to <i>Archaeological Resources</i> .	Review required, and if applicable, surveys for <i>Archaeological Resources</i> will be required. Impacts to this resource will be avoided, minimized, or mitigated.

Item	County's Regulations	City's Current Regulations	Proposed Revisions
Significant Geological Resource Features	County requires specific set-asides and buffers for specific geological features.	Not currently regulated. (Some sinkholes are protected in the <i>Significant Ecological Communities</i> overlay district with a set-aside of up to 10% of uplands outside of other setbacks and buffers around the feature.)	Review required for all parcels > 2 ac. for presence of resource. <i>Significant Geological Resource Features</i> are defined, with requirements for protection as conservation management areas, site design, and buffers, depending on the type of feature.
Conservation Management Areas	County requires that natural or historic resources be placed in conservation management areas with limits on permitted uses. Permanent legal protection is required.	Not currently required.	Requires that <i>Natural or Archaeological Resources</i> be placed in <i>Conservation Management Areas</i> with limits on permitted uses. The areas must be given permanent legal protection.
Management Plans	County requires a management plan with development applications for properties with greater than or equal to 4 acres of regulated natural or historic resources, and may require a plan for properties with less than 4 acres if impact is proposed.	Not currently required.	Requires <i>Management Plan</i> for parcels in <i>Strategic Ecosystems</i> , and may be required for other parcels that meet 2 of the 3 following criteria: contain regulated <i>Natural or Archaeological Resources</i> greater than or equal to 5 acres in size; contain at least one <i>listed species</i> ; or contain the opportunity to provide a wildlife corridor adjacent to a <i>nature parks and public conservation/preservation area</i> .
Avoidance, Minimization, Mitigation, and Monitoring	County requires avoidance, minimization, and mitigation for impacts to all regulated natural and historic resources.	Avoidance, minimization, and mitigation for impacts only required for <i>Surface Waters and Wetlands</i> .	Requires avoidance, minimization, and mitigation for impacts to all regulated <i>Natural and Archaeological Resources</i> .
Alternative Compliance	County has nonconforming regulations in Chapter 409 and variance option in Chapter 402.	None.	Identifies types of alternative compliance allowed if unable to meet the regulations.