



December 3, 2009

City of Gainesville Environmental Ordinance Petition PB-09-125 TCH

(City Legistar 090536)

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Environmental Coordinator

Background

- Problems with existing Significant Ecological Communities overlay district
 - Legal challenges regarding rezoning efforts
 - Parcel aggregation is not addressed
 - Significant features can be missed on low or un-ranked properties
 - Newly annexed parcels are not addressed

Background

- **Concept for Revisions**
 - Provide protections for the environmental features themselves
 - Provide protections more similar to County regulations
 - Address newly annexed parcels that occur within Strategic Ecosystems
 - Protect features but also maintain ability to develop

Background

- Presented concept to Community Development Committee – February 26, 2009
 - Approved and recommended to City Commission
- Presented concept to City and County Commissions – April 16 & 30, 2009
 - Approved staff to move forward with draft ordinance
- Ordinance drafted – Summer 2009
- Presented draft ordinance to Plan Board – September 24, 2009
 - Approved and recommended to City Commission
- Goal = Ordinance adoption and implementation by February 2010

Chapter 30 Revision Impacts

- Existing overlay district will be removed from code
- Additional staff time required for reviews
 - Worked into normal position duties of Environmental Coordinator with assistance from Nature Operations staff as needed

Chapter 30 Revisions

- Assessments
- Significant Plant and Wildlife Habitat
- Significant Uplands
- Listed Plant and Animal Species
- Strategic Ecosystems
- High Aquifer Recharge Areas
- Archaeological Resources
- Significant Geological Features
- Nature Park District
- Conservation Management Areas
- Management Plans
- Avoidance, Minimization, Mitigation, and Monitoring

Assessments

- Required for parcels within
 - Strategic Ecosystems
 - Significant Uplands
 - Parcels determined to have potential adverse impact to regulated natural and archaeological resources
- Some exemptions apply
- Parcels cannot be disaggregated

Significant Plant and Wildlife Habitat

- Evaluation of all parcels ≥ 2 acres
- Set aside of up to 25% of uplands not in other required buffers or set backs
- Evaluation criteria are listed

Significant Uplands

- Evaluate parcel location to specified upland map
- Minimum of 25% of significant uplands shall be protected
- Evaluation criteria are listed

Listed Plant and Animal Species

- Evaluate all parcels for presence
- Management plan required if present
- Set aside up to 25% of uplands not in other required buffers or set backs
- Evaluation criteria are listed

Strategic Ecosystems

- Applies to development and LU/Zoning changes on those parcels located within identified SE on KBN/Golder map
 - Ground truthing required to verify habitat locations
- Assessment and management plan required
- Set aside up to 50% of uplands not in other required buffers or set backs
- Evaluation criteria are listed
- Some exemptions apply

High Aquifer Recharge Areas

- Stormwater protections established
- Hazardous materials provisions listed

Archaeological Resources

- Survey required
- Impacts will be avoided, minimized, or mitigated

Significant Geological Features

- Specific geological features are identified
 - Caves, sinkholes, spring heads, etc...
- Set asides/buffers dependant on the feature

Nature Park District

- Specifies map used to identify where nature parks are located
- 25 foot buffer required
- Fencing requirements
- Building and lighting requirements
 - Existing requirements remain in effect

Conservation Management Areas

- Regulated natural and archaeological resources required to be placed in these
- Permanently protected

Management Plans

- Required for parcels annexed into the City that occur within Strategic Ecosystems
- Required for parcels that meet 2 of the 3 listed criteria
 - Contain regulated resources ≥ 5 acres
 - Contain at least 1 listed, uncommon, or endemic species
 - Contain the opportunity to provide a wildlife corridor adjacent to a nature park

Avoidance, Minimization, Mitigation, and Monitoring

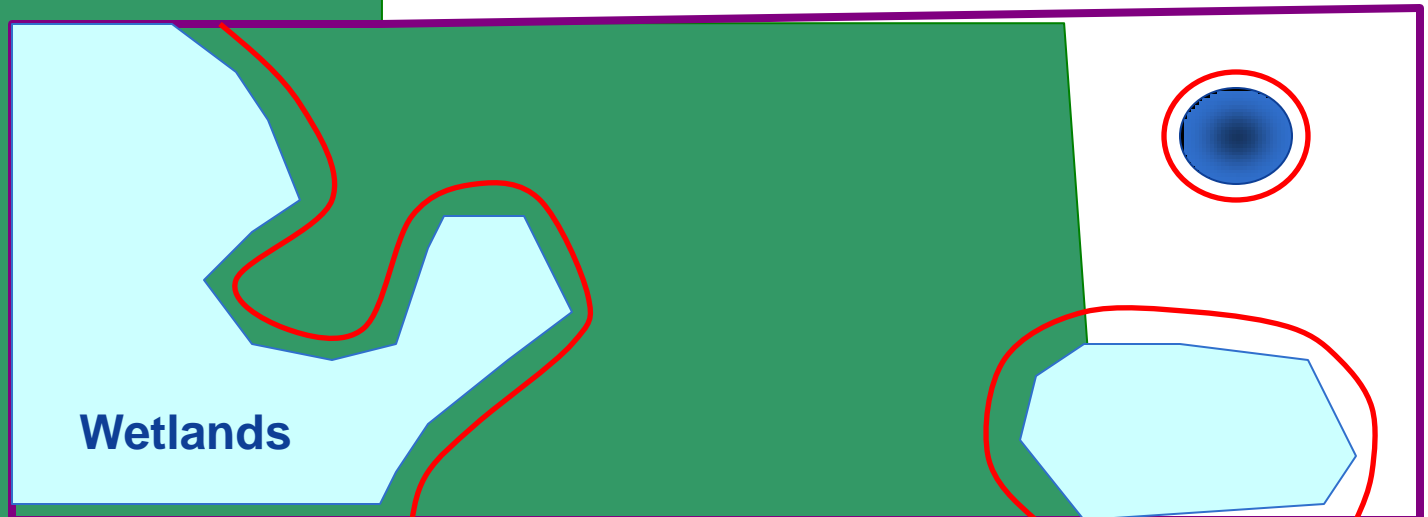
- Impacts to regulated natural and archaeological resources are required to be avoided, minimized, or mitigated

Example – Within Strategic Ecosystem

Strategic Ecosystem

Requirements:

- Environmental Assessment
- Management Plan
- Wetland Buffer
- Sinkhole Buffer
- Up to 50% Upland Set-Aside

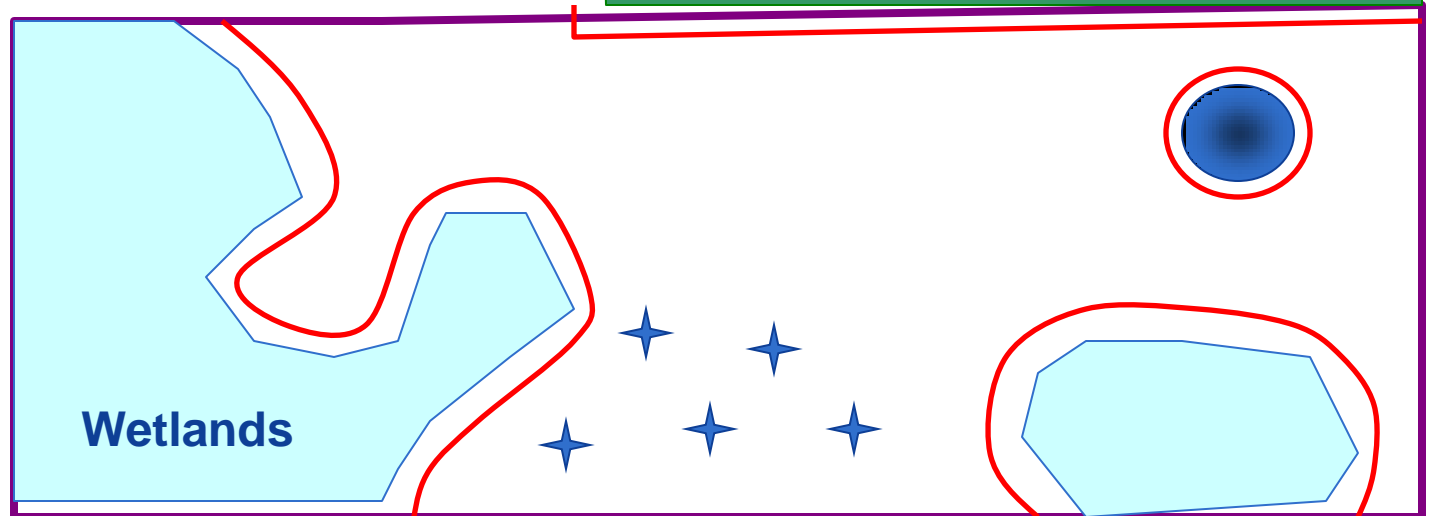


Example – Not within Strategic Ecosystem

Requirements:

- Wetland Buffer
- Sinkhole Buffer
- Nature Park District
- Listed Species
- Up to 25% Upland Set-Aside
- Environmental Assessment

Nature Park





Thank You!

QUESTIONS?