



090538

**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.**

Item	County's Regulations	City's Regulations	Revisions
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 Significant Ecological Communities overlay zoning district (30-309) or is an area identified as Upland on Environmentally Significant Land and Resources map series (Policy 1.1.1 f of Conservation, Groundwater Recharge, and Open Space Element of Comprehensive Plan).	The Significant Ecological Communities overlay zoning district will be deleted from the code. Assessments will be required for parcels within a Strategic Ecosystem, within the Significant Uplands map, and those that are determined to have potential adverse impact to regulated natural and archaeological resources. Some exemptions apply and parcels cannot be disaggregated.
Significant Plant and Wildlife Habitat	County or applicant must evaluate all parcels ≥2 acres for presence. Set aside is up to 25% of upland area of parcel, permanently protected in a Conservation Management Area.	Not currently regulated in code. (Possibly protected in Significant Ecological Communities overlay district with a set-aside of up to 10% of uplands not in other required buffers or setbacks.)	The Significant Ecological Communities overlay district will be deleted from the code. City or applicant must evaluate all parcels ≥2 acres for presence. Set aside of up to 25% of uplands not in other required buffers or setbacks. Criteria for evaluation have been established in recommended revision.
Significant Uplands	Not currently regulated.	Regulated by Policy 1.1.1 f of Conservation, Groundwater Recharge, and Open Space Element of Comprehensive Plan; not in land development regulations.	Uplands are defined as those indicated in the Future Land Use map of the Comp Plan. City must evaluate for parcel location in reference to said map. Minimum of 25% of significant uplands shall be protected. Criteria for evaluation have been established in recommended revision.
Listed Plant and Animal Species	County or applicant must evaluate all parcels ≥2 acres for presence. Set-aside is up to 25% of upland area of parcel, permanently protected in a Conservation Management Area.	Not currently regulated. (Possibly protected in Significant Ecological Communities overlay district with a set-aside of up to 10% of uplands not in other required buffers or setbacks.)	City or applicant must evaluate all parcels for presence. A management plan will be required if listed species are present. Set-aside of up to 25% of uplands not in other required buffers or setbacks. Criteria for evaluation have been established in recommended revision.

Item	County's Regulations	City's Regulations	Revisions
Strategic Ecosystems	County adopts 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.	Regulations will apply to development proposals, land use changes, or zoning changes for parcels annexed into the City that occur within the boundaries of a County identified Strategic Ecosystem as per the KBN/Golder 1996 report and map. Specific location will be ground truthed. Assessment and management plan are required. Set-aside of up to 50% of uplands not in other required buffers or setbacks. Criteria for evaluation have been established in the recommended revision. Some exemptions apply.
High Aquifer Recharge Areas	County is in process of revising their definition of this. County prohibits certain uses involving hazardous materials in these areas and requires certain design standards for stormwater basins.	Not currently regulated.	Establishes stormwater protections and hazardous materials provisions for development in these areas.
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 archaeological resources.	Surveys for archaeological resources will be required. Impacts to this resource will be avoided, minimized, or mitigated.
Significant Geological Features	County requires specific set-asides and buffers for specific geological features.	Not currently regulated. (Some sinkholes are protected in the Significant Ecological Communities overlay district with a set-aside of up to 10% of uplands outside of other setbacks and buffers around the feature.)	Specific features are listed and have set-asides and buffers depending on the type of feature.
Nature Park District	County has Preservation Management Areas instead which require a buffer of at least 100 feet from the preservation area boundary.	Nature Park District (30-307) currently exists, but only has restrictions to building and lighting heights adjacent to nature parks.	Amends this chapter to include use of the Nature Operations Division-maintained map, a 25-foot buffer from the nature park boundary, and fencing requirements in addition to the existing restrictions.
Conservation Management Areas	County requires that natural or historic resources be placed in conservation management areas with limits on permitted uses. The areas must be permanently protected legally.	Not currently required.	Requires that natural or archaeological resources be placed in conservation management areas with limits on permitted uses. The areas must be permanently protected legally.

Item	County's Regulations	City's Regulations	Revisions
<p>Management Plans</p>	<p>County requires a management plan with development applications for properties with <math>\geq 4</math> acres of regulated natural or historic resources, and may require a plan for properties with <math>&lt; 4</math> acres if impact is proposed.</p>	<p>Not currently required.</p>	<p>Management plans will be required for parcels annexed into the City that also occur within a Strategic Ecosystem. A management plan may be required for other parcels that meet 2 of the 3 following criteria: contain regulated natural or archaeological resources <math>\geq 5</math> acres in size; contain at least 1 listed, uncommon, or endemic species; or contain the opportunity to provide a wildlife corridor adjacent to a nature park.</p>
<p>Avoidance, Minimization, Mitigation, and Monitoring</p>	<p>County requires avoidance, minimization, and mitigation for impacts to all regulated natural and historic resources.</p>	<p>Avoidance, minimization, and mitigation for impacts only required for wetlands.</p>	<p>Requires avoidance, minimization, and mitigation for impacts to all regulated natural and archaeological resources.</p>