

Appendix B Supplemental Documents

Exhibit B-1 Existing Land Use Map

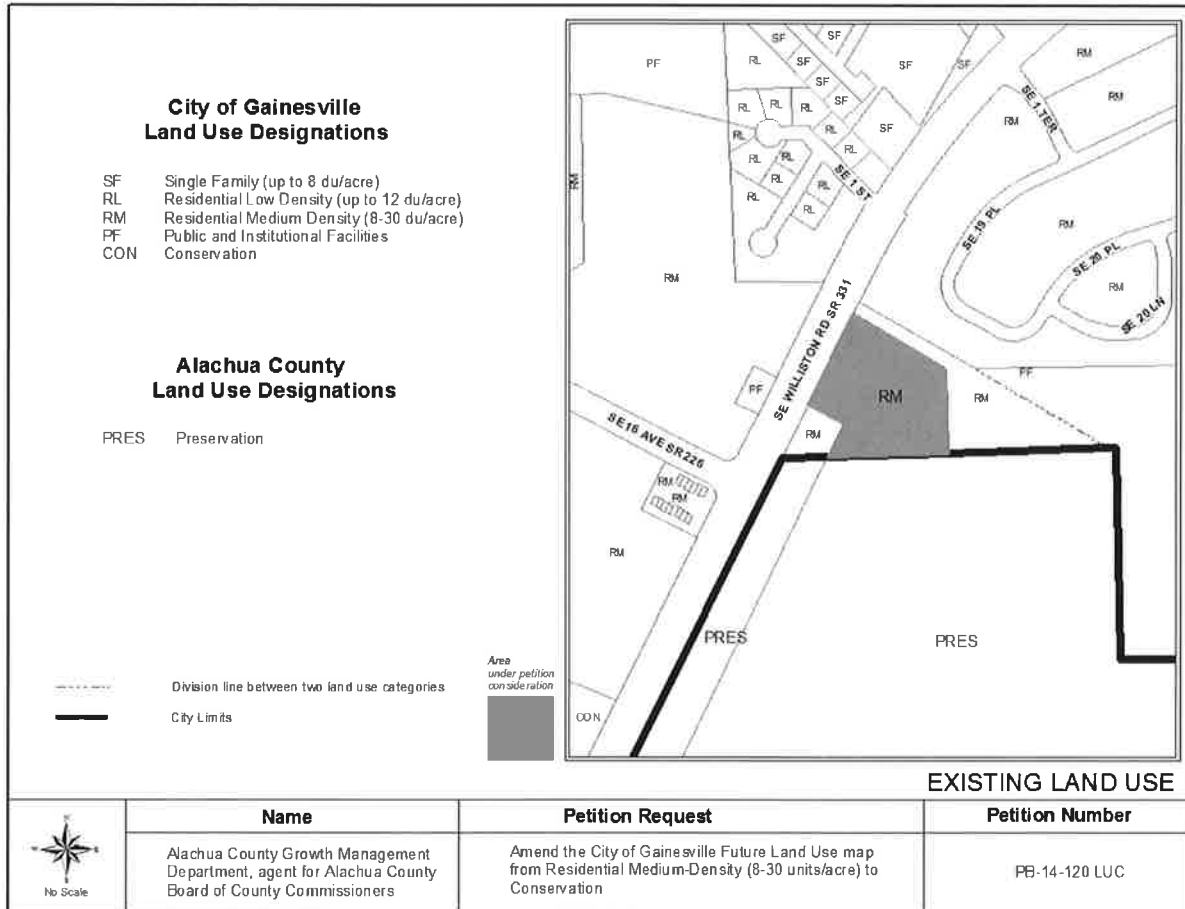


Exhibit B-2 Proposed Land Use Map

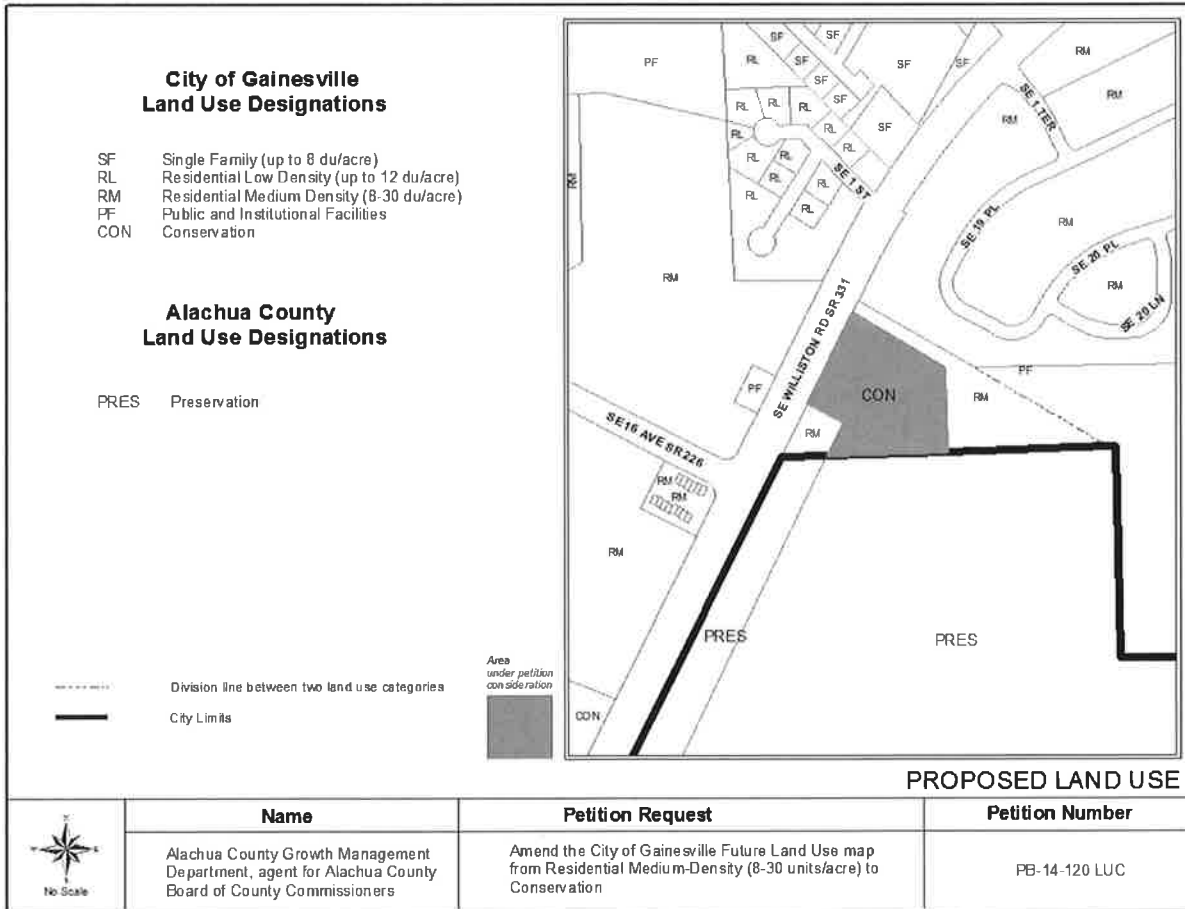


Exhibit B-3 Aerial Map



AERIAL PHOTOGRAPH


	Name	Petition Request	Petition Number
 No Scale	Alachua County Growth Management Department, agent for Alachua County Board of County Commissioners	Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units/acre) to Conservation	PB-14-120 LUC

Exhibit B-4 Environmental Coordinator Interoffice Communication

CITY OF GAINESVILLE

INTEROFFICE COMMUNICATION

TO: Jason Simmons, Planner
Planning and Development Services Department

FROM: John Hendrix, Environmental Coordinator

SUBJECT: Petitions PB-14-120 LUC and PB-14-121 ZON,
4.4 acre property located at the intersection of Williston Road and SE 16th
Avenue north of Payne's Prairie.

DATE: October 7, 2014

The subject petitions for a proposed change in land use and zoning for a 4.4 acre parcel (15970-000-000), have been reviewed for considerations relating to any environmental resources present on or immediately adjacent which might be regulated by City Land Development Code 30-300 *Regulated Surface Waters and Wetlands*, or 30-310 *Regulated Natural and Archaeological Resources*. The petition proposes a land use change from Residential Medium-Density to Conservation (CON), and rezoning from RMF-6 district to Conservation (CON) district. The parcel is located adjacent to Evergreen Cemetery, on the east side of Williston Road, north of the eastern terminus of SE 16th Avenue.

The land was acquired by the petitioner through Alachua County Forever and Florida Communities Trust funding in March 2006, specifically for the purpose of protecting, preserving and enhancing the natural and cultural resources on the property and for providing passive, resource based recreation. The subject 4.4 acre parcel is part of a larger contiguous 113.56 acre land conservation project known as Payne's Prairie Sweetwater Preserve. The balance of the adjoining preserve property lies to the south and southeast, within Alachua County, and the entire project is managed through the Alachua County Forever program.

The parcel is situated on the north side of Sweetwater Branch. The creek enters the property through culverts under Williston Road, flowing in its southerly course from urban headwaters in eastern and downtown Gainesville toward Payne's Prairie. The heavily wooded parcel is characterized by a distinct seepage slope which climbs northerly from the stream and floodplain to an upland crest at the boundary with Evergreen Cemetery. Sweetwater Branch and any wetlands which may occur on its associated riparian fringe and floodplain, as well as any seepage wetlands which may be present on the slope to the north, are regulated surface waters/wetlands, and any development activity proposed within the regulatory boundaries of these areas would be required to comply with Section 30-300 *Regulated Surface Waters and Wetlands*.

Based on information available from prior inventory by Alachua County, several regulated natural and archaeological resources or resource areas are known to be present on the larger preserve property, although not necessarily on the subject 4.4 acre area. Listed plant and animal species are present on the larger preserve area, as well as significant natural communities, and possibly significant archaeological resource areas. An excellent seepage slope forest covers much of the slope rising to the north from Sweetwater Branch through the subject parcel. Pursuant to Section 30-310 *Regulated Natural and Archaeological Resources*, any land use and development activity proposed on the subject parcel must provide assessment, protection, and management of the regulated natural and archaeological resources which are present. As the acquisition purpose of this project was the establishment of a nature preserve, and management of the property has been formalized through an approved plan, it is expected that any specific development plans for this part of the Preserve will generally comply with 30-310 regulations. However, specific development activities proposed within this part of the Preserve must be coordinated with the City Environmental Coordinator for a specific determination of compliance.

The proposed land use and zoning would be optimal in providing for maintenance and potential enhancement of surface water quality in the watershed, and for protection of the variety of significant natural and archaeological resources on and adjacent to the parcel. Conservation uses of this parcel will support and expand the natural resource base and recreational assets associated with the extensive parklands and nature preserves existing in this area of Gainesville and Alachua County, and ensure the best option for maintenance and enhancement of the resource values intended for protection under the City's comprehensive plan and land development regulations for protection of surface waters and wetlands, and natural and archaeological resources.