

**Appendix C Application and Neighborhood Workshop information**

**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

<b>OFFICE USE ONLY</b>	
Petition No. <u>PB-14-120 LUC</u>	Fee: \$ <u>1653.75</u>
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) [ ]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit [ ]	

<b>Owner(s) of Record (please print)</b>
Name: Alachua County Board of County Commissioners
Address: 12 SE 1 <sup>st</sup> Street Gainesville, FL 32601
Phone: 352-374-5204 Fax: 352-338-7363
(Additional owners may be listed at end of applic.)

<b>Applicant(s)/Agent(s), if different</b>
Name: Holly Banner, Planner, Alachua County Growth Management Department
Address: 10 SW 2 <sup>nd</sup> Avenue Gainesville, FL 32601
Phone: 352-374-5249 Fax: 352-338-3224

*Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.*

**REQUEST**

Check applicable request(s) below:

Future Land Use Map <input checked="" type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map [ ]
Present designation: RMD	Present designation: RMF-6	Other [ ] Specify:
Requested designation: CON	Requested designation: CON	

**INFORMATION ON PROPERTY**

1. Street address: N/A – located at intersection of Williston Road & SE 16 <sup>th</sup> Ave north of Paynes Prairie
2. Map no(s):
3. Tax parcel no(s): 15970-000-000
4. Size of property: <u>4.4</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

**Certified Cashier's Receipt:**

5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
  - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
  - c. Must correctly describe the property being submitted for the petition.
  - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North: **Residential (Gainesville Housing Authority)**

South: **Conservation (remainder of Sweetwater Preserve owned by County)**

East: **Public (Evergreen Cemetery – City of Gainesville)**

West: **Public – City of Gainesville & Vacant Residential**

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO \_\_\_\_\_ YES X \_\_\_\_\_ If yes, please explain why the other properties cannot accommodate the proposed use?

**A similar Preservation designation exists on the remaining portion of the Sweetwater Branch Preserve property to the south owned by Alachua County. Changing this parcel to Conservation will make the land use and zoning consistent with the existing use of the property as a public conservation preserve.**

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets: N/A

Noise and lighting: N/A

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO  YES  (If yes, please explain below)

**Changing the designation to Conservation will protect the natural resources onsite. The preserve will be managed to protect, preserve and enhance the unique natural and cultural resources found on the property and to provide an enjoyable and educational passive recreational experience as detailed in the attached management plan for the property.**

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO  YES

- b. Property with archaeological resources deemed significant by the State?

NO  YES

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment

Urban Infill

Activity Center

Urban Fringe

Strip Commercial

Traditional Neighborhood

**The purpose of the Paynes Prairie Sweetwater Preserve project is to protect, preserve, and enhance the unique natural and cultural resources found on the property, to provide an enjoyable and educational passive recreational experience, and to provide a buffer to Paynes Prairie Preserve State Park. Paynes Prairie Sweetwater Preserve will be managed only for the conservation, protection, and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection, and enhancement of the site.**



Explanation of how the proposed development will contribute to the community.

**The Paynes Prairie Sweetwater Preserve will be managed as a natural area with a nature-based recreation component that is compatible with preservation and protection of resources on-site. Management goals are aimed at improving the condition of the site. Natural communities that are in good to excellent condition will be maintained. Those that are in less than good condition will be improved using management activities including, but not limited to, solid waste removal, protection of cultural resources, invasive exotic plant removal, prescribed fire, and re-vegetation.**

**The Paynes Prairie Sweetwater Preserve is part of a matrix of conservation and recreation lands including Paynes Prairie Preserve State Park and Boulware Springs Park. It lies along the newly paved Downtown Connector of the Gainesville-Hawthorne State Trail; a popular paved trail that links Gainesville to Hawthorne as it passes through various conservation areas along the way. Recreational opportunities at the Paynes Prairie Sweetwater Preserve will include a trailhead with bike racks and an interpretive kiosk located along the Gainesville-Hawthorne State Trail, and a network of interpretive hiking trails and wildlife observation platforms extending from the trailhead.**

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

**The property will remain in Conservation and will benefit the local economy as an ecotourism destination with opportunities for resource-based recreation.**

H. What impact will the proposed change have on level of service standards?

**Roadways: The property has sufficient ingress and egress for the visitors anticipated for the Preserve, including a trailhead along the Gainesville-Hawthorne State Trail. The proposed change will result in decreased potential impacts to roadways than could occur with the existing multifamily residential designation.**

**Recreation: The proposed change maintains the property in its use as a preserve providing resource based recreation uses to the area as described above.**

**Water and Wastewater: The proposed change will result in decreased potential impacts to water and wastewater than could occur with the existing multifamily residential designation.**

**Solid Waste: The proposed change will result in decreased potential impacts to solid waste level of service than could occur with the existing multifamily residential designation.**

140471E

Mass Transit: **The proposed change will result in decreased potential impacts to mass transit than could occur with the existing multifamily residential designation.**

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO YES  (please explain)

**The property is accessible by transit along Williston Road via RTS Route 16 and has a trailhead along the Gainesville-Hawthorne State Trail and a network of interpretive hiking trails and wildlife observation platforms extending from the trailhead for bicycles and pedestrians.**

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: Alachua County Board of County Commissioners (Betty Baker - County Manager)	
Address: 12 SE 1 <sup>st</sup> Street Gainesville, FL 32601	
Phone: 352-374-5204 Fax: 352-338-7363	
Signature: <i>Holly M. Baker</i> 9/16/14	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.



*Holly M. Baker*  
 \_\_\_\_\_  
 Owner/Agent Signature  
 9/16/14  
 \_\_\_\_\_  
 Date

STATE OF FLORIDA  
COUNTY OF Alachua

Sworn to and subscribed before me this 14<sup>th</sup> day of September 2014, by (Name)  
Holly Banner

*Patricia A. McAllister*  
 \_\_\_\_\_  
 Signature – Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_ (Type) \_\_\_\_\_

Sweetwater – ACF

That part of Section 9, Township 10 South, Range 20 East, Alachua County, Florida, and being more particularly described as follows.

Commence at the Southeast corner of the D. L. Clinch Grant for a Point of Reference; thence North 4 deg. 29 min. 56 sec. East, a distance of 1551.12 feet to a 4" by 4" concrete monument (no identification [ID]) on the west line of Section 16, Township 10 South, Range 20 East; thence North 04 deg. 23 min. 53 sec. East along the said west line of Section 16, and along the east line of the said Clinch Grant, a distance of 1720.75 feet to a 4" by 4" concrete monument (No ID) at an intersection with the southeasterly right of way line of State Road No. 331 ( a 150.0 foot right of way); thence North 27 deg. 29 min. 16 sec. East along the said southeasterly right of way line, a distance of 2456.11 feet to a 5/8" rebar and cap (LB 2389 at the most westerly corner of the City of Gainesville property, as per Official Record Book 3339, page 1428 of the public records of said Alachua County, and also being the Point of Beginning; thence South 58 deg. 39 min. 44 sec. East along the southwesterly boundary line of the said City property, a distance of 417.13 feet to a 5/8" rebar and cap (LB 2389); thence South 00 deg. 00 min. 00 sec. West along the westerly boundary line of the said City property, a distance of 309.22 feet to a 5/8" rebar and cap (LB 2389); thence North 00 deg. 00 min. 00 sec. West on a westerly prolongation of the south boundary line of the said City property, a distance of approximately 460 feet to an intersection with the southeasterly right of way line of a City of Gainesville Electrical Transmission line, as per deed recorded in Official Record Book 839, page 902 of the said public records of Alachua county; thence North 27 deg. 29 min. 55 sec. East along the said southeasterly right of way line, a distance of approximately 140 feet to a concrete monument and cap (LB 2389) at the most easterly corner of the said Transmission line right of way; thence North 62 deg. 30 min. 05 sec. West along the most northerly right of way line of the said Transmission line, a distance of 150.0 feet to a concrete monument and cap (LB 2389) at an intersection with the said southeasterly right of way line of State Road No. 331; thence North 27 deg. 29 min. 16 sec. East along the said southeasterly right of way line of State Road No. 331, a distance of 375.19 feet to the said 5/8" rebar and cap (LB 2389) that marks the said Point of Beginning.

Containing approximately 4.4 acres.

**PAYNES PRAIRIE SWEETWATER PRESERVE NEIGHBORHOOD WORKSHOP SUMMARY**

The neighborhood workshop for the small scale comprehensive plan amendment and rezoning for the 4.4 acre portion of the Paynes Prairie Sweetwater Preserve property owned by Alachua County was held Tuesday, September 2, at the Cone Park Branch Library at 6:00 PM. The workshop was held by Holly Banner, Planner for Alachua County Growth Management Department, and Sandra Vardaman, Land Conservation Biologist for Alachua County Environmental Protection Department. Staff brought copies of the Management Plan, the Conceptual Site Plan, and an aerial of the property and surrounding area. Staff was prepared to present basic information about the use of the property and the proposed land use change and rezoning, however there were no attendees. The meeting was properly advertised and notice was mailed to surrounding properties according to the City's guidelines for neighborhood workshops. This is not uncommon for conservation and preservation amendments where no development is proposed on the site. There is often a larger amount of participation during the time when the management plan for the property is under development, and once the property is proposed for land use and zoning amendments any potential issues have usually been resolved.







STATE OF FLORIDA  
COUNTY OF ALACHUA

Published Daily and Sunday  
Gainesville, Florida

Before the undersigned authority personally appeared Eryka Rollins

Who on oath says that he/she is Advertising Account Manager of THE

GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida, that the attached copy of advertisement, being a Public Notice

In the matter of A Small Scale Comprehensive Plan Amendment and Rezoning

In the Cone Park Branch Public Library, was published in said newspaper in the issue of, August 18, 2014.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this 18 Day of Aug, A.D. 2014.

Cecile S. Feagle  
(Seal) Notary Public



# PEOPLE

## Aduba and Janney among creative arts Emmy winners

**The Associated Press**  
**LOS ANGELES** — Uzo Aduba is an Emmy winner for her breakout role as a prisoner known as "Crazy Eyes" in Netflix's "Orange Is the New Black."  
 The series received two other awards, for casting and picture editing, at the creative arts Emmy ceremony Saturday honoring technical and other achievements.



Uzo Aduba arrives at creative arts Emmys.

In an emotional speech, Aduba thanked her mother, who came from Nigeria "to make a better life for her family."  
 Aduba won her best guest actress in a comedy series for her portrayal of Suzanne "Crazy Eyes" Warren, while Jimmy Fallon was honored as best guest comedy actor for NBC's "Saturday Night Live."

On the drama side, guest-acting honors went to Joe Morton for ABC's "Scandal" and Allison Janney for Showtime's "Masters of Sex."  
 Janney thanked producers, co-stars and writers on the series, then added one more person: "The crew guy who got me a shot of bourbon before my first sex scene was extraordinarily important to me," she said.  
 Leah Galiliasalis' interview with President

Barack Obama last March on the actor-comedian's "Between Two Ferns" show on the Funny or Die website won the Emmy for best short-format, live-action entertainment program.

Awards in other acting, writing and directing categories will be given at the Aug. 25 ceremony airing on NBC. Janney has a shot at another Emmy for her role in the CBS sitcom "Mom."  
 The biggest awards haul Saturday went to NBC's "Saturday Night Live," with five trophies. Fox's "Cesario: A SpaceTime Odyssey" earned four. Cable dramas "Guns of Thrones" and "True Detective" and PBS' "Sherlock: His Last Vow" also picked up a quartet of honors each.

## Stallone film a disappointment

**The Associated Press**  
**NEW YORK** — Moviegoers continued to shell out for "Teague: Mutant Ninja Turtles," while Sylvester Stallone's action masterpiece "The Expendables 3" was easily out-gunned in its weekend debut.  
 Paramount Pictures' boosted opening took in \$28.4 million in the film's

second weekend, according to studio estimates Sunday. That far surpassed the limp \$16.2 million earned by Stallone's gang of aged but buff warriors.  
 The paltry, fourth-place total for "The Expendables 3" is well below previous debuts in the Lionsgate franchise.

## Surfing could extend their lives

**The Associated Press**  
**SAN CLEMENTE, Calif.** — For three of Rob and Paulette Montelone's five kids, spending the summer surfing in more than just a fun activity. It could also extend their lives.



Michael Montelone, 10, who has cystic fibrosis, rides a wave on July 24 in San Clemente, Calif.

The Montelone siblings are part of a growing number of people with cystic fibrosis who are taking advantage of the health benefits that come with surfing.  
 Since researchers realized that the salt water in the ocean helps clear out the thick mucus that builds up in patients' lungs, organizations have started around the world that teach those with the disease how to "hang 10."

"We have found the silver lining to it all and that has been through surfing," Paulette Montelone said on a recent summer day while her five children were out in the water at San Onofre State Beach in Southern California. "It's helping them breathe better," but it's also helping us, as a family, enjoy something together."

The average lifespan for someone with cystic fibrosis is about 40, but many patients don't make it past their teens. The genetic condition, which must be inherited from both parents, affects 10,000 people worldwide. There is no known cure, but about a decade ago, doctors in Australia noticed that patients who surfed seemed to breathe easier. Subsequent studies resulted in new saline treatments for patients in 2008 based on the salt water discovery.

"They saw a big difference in a lot of things in pulmonary function, in need for hospitalization, in how well they felt," said Dr. Bruce Nickerson, a pulmonary specialist at the Children's Hospital of Orange County.  
 The discovery also led to the development of organizations like the Maui Ola Foundation, which means "breath of life" in Hawaiian. The organization pairs patients with professional surfers, including Kelly Slater and Sunny Garcia.

The entire Montelone clan, who said they have no family history of the disease, found Maui Ola a year after three of the kids were diagnosed. Known as the "Beady bunch" of the cystic fibrosis world, the Montelones have a 12-year-old son named Michael and two sets of twins — Grace and Gavin, 8, and Brooke and Brian, 10. In 2008, Gavin tested positive for the disease after being taken in a specialist for persistent sinus problems. After Gavin's diagnosis, the

## gainesville.com TODAY ON THE WEB

**GALLERIES GALORE:** Check out photo galleries of the Souls to the Polis event, a barbecue fundraiser for the Grace Marketplace and more at [www.gainesville.com](http://www.gainesville.com).

**MOST VIEWED STORIES**  
 1. Urban light has shown resilience  
 2. Mom accused of getting daughter to help steal groceries  
 3. Investigation into tree trimmer's death still underway  
 4. Two employees of Bed Bath & Beyond accused of theft  
 5. Practice report: Gier shows off arm strength

Read these stories at [gainesville.com](http://gainesville.com)

**TODAY'S TOPIC**  
 Answer online at [gainesville.com](http://gainesville.com)  
*How did (or do) you usually get to school?*

**AVAILABLE RESPONSES:**  
 Walking/bike; bus; personal or family car  
**ADDITIONAL FACTORS:** Check out Page 2 for SportsTopic and answer online at [www.gatorsports.com](http://www.gatorsports.com).

**YESTERDAY'S RESPONSE**  
 Skool! full police officers incur personal video courses

**YES, TO PROTECT EVERYONE, INCLUDING THE OFFICERS: 402**  
**NO, IT COULD INHIBIT THEIR EFFECTIVENESS: 88**  
 Results are strictly surveys of those who choose to participate and are not valid statistical samples.

**LOTTERY**  
 Sunday, Aug 17  
 CASH 3  
 Early drawing: 9-1-1  
 Night drawing: 1-4-7  
 PLAY 4  
 Early drawing: 6-4-4-7  
 Night drawing: 5-0-3-1  
**FANTASY 5**  
 9-11-25-28-35

**PREVIOUS RESULTS**  
 LOTTO — Saturday  
 6-4-14-18-23-37  
 Match Payoff: .....  
 6-4-6 \$15 million, 0-Roll over  
 5-4-6 \$3,286,500, ..... 41  
 4-4-6 \$157,500, ..... 1,896  
 3-4-6 \$5, ..... 36,448  
**FANTASY 5** — Saturday  
 1-11-23-32-36  
 Match Payoff: .....  
 5-4-5 \$9, ..... 0  
 4-4-5 \$555, ..... 333  
 3-4-5 \$20,500, ..... 10,080

**The Gainesville Sun**  
 Commitment to accuracy  
 The Gainesville Sun promptly corrects errors of fact appearing in its news columns. If you believe we have made an error, call the news department at (352) 374-5931, days or 374-9344 at night. If you have a question or comment, about coverage, write to Douglas Ray, Executive Editor, 2700 SW 13th Street, Gainesville, Florida, 32608. E-mail: [douglasr@gainesville.com](mailto:douglasr@gainesville.com) or call (352) 374-5935.

**MAIN NUMBER: 370-1411**  
**DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS:**  
 Call Customer Service: 370-1415  
 All bills: (800) 443-8481  
 Monday-Friday 8 a.m.-5 p.m.  
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**Breaking news?**  
 Call 374-5931  
 To subscribe: 370-1418 or toll free (800) 443-8483  
 by carrier: Day 6 Sunday \$3.50 week \$22.50 (rates include sales tax and transportation costs)

**PLEASE NOTE: NON-DAILY SUBSCRIBERS WILL RECEIVE THE FOLLOWING EDITIONS INCLUDED WITH THE REGULARLY SCHEDULED FREQUENCY OF DELIVERY: FRIDAY, 10/21/10; SATURDAY, 10/23/10; SUNDAY, 10/24/10; MONDAY, 10/25/10; TUESDAY, 10/26/10; WEDNESDAY, 10/27/10; THURSDAY, 10/28/10; FRIDAY, 10/29/10; SATURDAY, 10/30/10; SUNDAY, 10/31/10.**

**Place a classified ad**  
 8 a.m. to 5 p.m., 374-4222 (toll-free) (800) 443-8483, or fax 370-1313  
 or by carrier: Day 6 Sunday \$3.50 week \$22.50 (rates include sales tax and transportation costs)  
**Obituaries**  
 Call 377-9304, or fax 370-1313

**NOTABLE DEATH**  
**SOPHIE MASTOFF**, who rose from a tax clerk to become Pittsburg's first female mayor, died Sunday. She was 96. Mastoff took office in May 1988 after the death of Richard S. Caligaris, and she served until January 1994.

**BIRTHDAYS**  
 Former first lady Rosalynn Carter is 87.  
 Movie director Roman Polanski is 83.  
 Actor-director Robert Redford is 78.  
 Actor Donal Donohue is 57.

Actor Christian Slater is 45.  
 Actor Edward Norton is 45.  
 Actor Malcolm-Jamal Warner is 44.  
 Actor-comedian Andy Samberg is 36.

**Want to buy a retail ad?**  
 Contact retail advertising: 374-5956  
 Customer service: 374-5958  
**News coverage questions?**  
 Call Douglas Ray, Executive Editor, 374-5931

**Have a news tip?**  
**LOCAL:** Sam McGraw, Assistant managing editor: 374-5959  
 Gayle Hinkle, Editor: 374-5957  
 Local news desk: 374-5957  
**HELP:** Helen, Publicist/news editor: 374-5944  
**SPORTS:** Arnold Parkman, Sports editor: 374-5955  
 Calmahan, Sports editor: 374-5959  
**BUSINESS:** Anthony Clark, Business editor: 374-5971

**NATIONWIDE:** Paul Jenkins, News editor: 374-5958  
**FEATURES:** Lillian Givens-Castro, Assistant local news editor: 374-5923  
 Heidi Pa... 374-5923  
 Jill Ann, Entertainment editor: 374-5919  
**EDITORIAL OPINION:**  
 Paulina Crable, Editorial page editor: 374-5975  
**MULTIMEDIA:** Joel Aron, Assistant managing editor: 374-5911  
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 For a reprint of a Sun photo appearing in this publication, please contact a Sun photo editor at the phone number on the back of the photo.

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[CDRX441@gmail.com](mailto:CDRX441@gmail.com)

**PUBLIC NOTICE**  
 A Neighborhood Meeting will be held to discuss a Small Scale Comprehensive Plan Amendment and Rezoning to designate a portion of the Paynes Prairie Sweetwater Preserve owned by Alachua County as Conservation future land use with CON (Conservation) zoning on 2.3 acres east of the Williston Road and SE 16th Ave Intersection adjacent to Paynes Prairie Preserve State Park. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.  
 The meeting will be held Tuesday, September 2, at 6:00 PM at the Cone Park Branch Public Library, 2841 E University Ave, Gainesville, FL 32641.  
 Contact: Holly Banner, Planner, Alachua County Department of Growth Management, (352) 374-5249, [hbanner@alachua.com](mailto:hbanner@alachua.com).

**From kites to kaleidoscopes to kayaks...**  
 Buy and sell stuff in The Gainesville Sun and online at [Gainesville.com](http://Gainesville.com)

To get rates & place your ad, go to [Gainesville.com](http://Gainesville.com) or call 352.372.4222

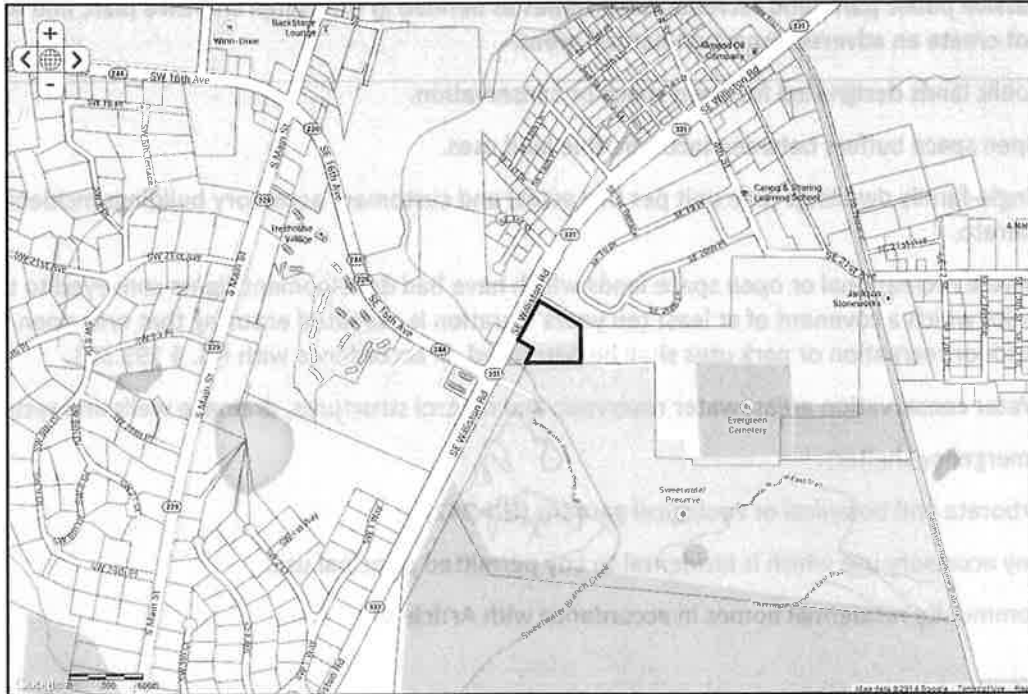
**The Gainesville Sun Classified**





# Notice of Neighborhood Workshop

## Proposed Rezoning of the Paynes Prairie Sweetwater Preserve owned by Alachua County



You are invited to a neighborhood workshop to discuss a request by the **Alachua County Board of County Commissioners, owners**, to the City of Gainesville to change the future land use and zoning designations of parcel #15970-000-000 **from Residential Medium Density Future Land Use and RMF-6 Zoning to Conservation Future Land Use and Zoning** on approximately 3 acres. A complete list of permitted uses in this district is printed on the back of this page. This parcel is a small portion of the 118 acre Paynes Prairie Sweetwater Preserve. Sweetwater Preserve is located east of the Williston Road and SE 16<sup>th</sup> Avenue intersection adjacent to Paynes Prairie Preserve State Park. You are being notified of this change because of the proximity of this parcel to property under your ownership. The proposed rezoning would allow for those uses identified in the approved management plan for the property, including maintenance and restoration of natural communities and opportunities for limited recreation and environmental educational activities consistent with protection of the resource. The approved management plan for the site may be viewed on the Alachua County Forever website at

<http://www.alachuacounty.us/Depts/EPD/LandConservation/Pages/LandConservation.aspx>.

**Date:** Tuesday, September 2<sup>nd</sup>, 2014

**Time:** 6:00 PM

**Location:** Cone Park Library, 2841 E University Ave., Gainesville, FL 32641

**Staff Contact:** Holly Banner, AICP, Planner  
Alachua County Growth Management  
[hbanner@alachuacounty.us](mailto:hbanner@alachuacounty.us)  
(352) 374-5249

**CITY OF GAINESVILLE CONSERVATION DISTRICT (CON)**  
**LIST OF PERMITTED USES**

**Uses by right:**

- Passive public parks and recreational facilities as defined in the comprehensive plan, and which do not create an adverse impact on natural areas.
- Public lands designated for open space or conservation.
- Open space buffers between incompatible land uses.
- Single-family dwellings (one unit per five acres) and customary accessory buildings incidental thereto.
- Private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten years' duration is executed ensuring that only open space, outdoor recreation or park uses shall be permitted, in accordance with F.S. § 193.501.
- Water conservation areas, water reservoirs and control structures, drainage wells and water wells.
- Emergency shelters.
- Arboreta and botanical or zoological gardens (GN-842).
- Any accessory use which is incidental to any permitted principal use.
- Community residential homes in accordance with Article VI.

**Uses by special use permit:**

Transmitter towers.





# Paynes Prairie Sweetwater Preserve Management Plan

Alachua County  
February 28, 2006

Florida Communities Trust Project 05-024-FF5 – Paynes Prairie Sweetwater Addition





**Paynes Prairie Sweetwater Preserve  
Management Plan  
FCT Project #05-024-FF5**

**Submitted By:**

**Alachua County  
Environmental Protection Department  
201 SE 2<sup>nd</sup> Avenue, Suite 201  
Gainesville, FL 32601**



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## Paynes Prairie Sweetwater Preserve

### Management Plan Summary

**Date of Plan:** February 2006

**Management Area:** 113.56 acres

**Location:** Central Alachua County, SE Gainesville

**Date Acquired/Cost:** March 24, 2006 / \$7,703,978.30

**Funding Source:** ACF 25%, FCT 75%

**Summary:** The Paynes Prairie Sweetwater Preserve is located in southeast portion of Gainesville straddling the boundary of the Gainesville city limits, and is adjacent to Paynes Prairie Preserve State Park. It will be acquired with matching funds from Florida Communities Trust (FCT). Outstanding biotic features include: seepage slope forest, seepage stream, baygall, and xeric hammock. The natural communities of the site support at least eight plant and animal species that are protected by the State of Florida. The preserve will be managed to protect, preserve and enhance the unique natural and cultural resources found on the property and to provide an enjoyable and educational passive recreational experience.

#### Key Management Objectives:

1. Maintain or enhance existing natural communities where feasible and appropriate.
2. Inventory natural features of the site, including flora, fauna and natural communities.
3. Protect populations of significant and listed plant and animal species.
4. Develop and implement a prescribed fire management plan.
5. Protect water resource values from adverse impacts, and enhance values where feasible and appropriate.
6. Effectively and responsibly manage historic resources.
7. Promote public outdoor recreation and environmental education consistent with preserving the historic and natural resources of the site.

#### Resource Management Issues:

- RESTORATION - Restore 20 acres of degraded sandhill, and less than 1 acre of baygall.
- FIRE MANAGEMENT - Develop a prescribed fire plan to aid in restoration of degraded sandhill, to discourage non-fire tolerant vegetation and to maintain open habitat for listed species.
- INVASIVE PLANTS - Control or eradicate invasive, non-native plant species.
- HISTORIC RESOURCES - Protect known sites from disturbance, and coordinate with Florida Department of State Division of Historic Resources regarding identification and protection of historic sites.
- MONITORING - Monitor property through field inspections and photopoints to determine relative success of management strategies and impacts of public use on the resources.

#### Site Development and Maintenance

- PHYSICAL IMPROVEMENTS - Develop trailhead facilities, entrance sign, bike rack, interpretive kiosk, and wildlife observation platform.
- RECREATION - Develop network of hiking trails, and work with partners to determine feasibility of off-road biking on the Paynes Prairie Sweetwater Preserve.

- **COORDINATED MANAGEMENT** - Coordinate development and management of Paynes Prairie Sweetwater Preserve with Paynes Prairie State Preserve Park and the City of Gainesville.
- **EDUCATION** - Develop interpretive exhibits (kiosk, trail signs).
- **MAINTENANCE** - Maintain all improvements.
- **SECURITY** - perform regular security patrols, install informational and regulatory signage, and install additional access control.

## I. INTRODUCTION

The Paynes Prairie Sweetwater Preserve is owned and managed by Alachua County as part of the Alachua County Forever (ACF) land acquisition program. Management of the site will be coordinated with Paynes Prairie Preserve State Park and the City of Gainesville. It was acquired with funds from ACF and the Florida Communities Trust (FCT) Program to protect, preserve, and enhance the unique natural and cultural resources found on the property and to provide an enjoyable, educational, and passive recreational experience. This management plan was developed to ensure that the project site will be managed and developed in accordance with the goals of the ACF program and the FCT Grant Contract and in furtherance of the purpose of the grant application (Exhibit A).

FCT provides grants to eligible applicants for the acquisition of land for community-based parks, open spaces, and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans. The requirements imposed by other grant program funds that may be sought for activities associated with the project site shall not conflict with the terms and conditions of the FCT grant award.

The Alachua County Forever Program was approved by Alachua County voters in November of 2000, to acquire, improve and manage environmentally significant lands in Alachua County, to protect water resources, wildlife habitats and natural areas suitable for resource-based recreation. The Paynes Prairie Sweetwater Preserve project epitomizes the goals of the program.

### LOCATION

The 113-acre Paynes Prairie Sweetwater Preserve is located in central Alachua County at the intersection of Williston Road and SE 16<sup>th</sup> Avenue (Exhibit B). It is immediately north of Paynes Prairie Preserve State Park, south of the historic Evergreen Cemetery, and west of Boulware Springs Park, and the Gainesville-Hawthorne State Trail (Exhibit C). The property is included in the Division of State Lands, Paynes PrairieCARL project (FDEP 1995). Most of the property lies within unincorporated Alachua County, except for a seven-acre parcel that is within the City of Gainesville (Exhibit D).

### ACQUISITION HISTORY

Alachua County placed Paynes Prairie Sweetwater Preserve on the ACF Active Acquisition List on March 22, 2005 and purchased the fee simple interest in the Property from Sweetwater LTD on March 24, 2006 for \$7,703,978.30. Appendix A contains a copy of the deed for the Paynes Prairie Sweetwater Preserve. Twenty-five percent of the funds used to purchase the property came from ACF bond funds and 75% from a Florida Communities Trust Grant. Florida Communities Trust is funded primarily through the Florida Forever Program, an initiative to protect important conservation and recreation lands throughout the state.

### NATURAL RESOURCES SUMMARY

Paynes Prairie Sweetwater Preserve contains a diverse assemblage of natural communities. Wetlands occupy the core and lower elevations of the site, and include baygall, sinkhole lake, floodplain forest and seepage streams. Significant topographic changes occur across the site. Some of the steeper areas are occupied by seepage slope forest characterized by water seeping out of the face of the slope after percolating through the soils of the surrounding sandy uplands. Upslope of the wetlands and seepage slope forest are xeric hammock, upland

mixed forest, mesic flatwoods and sandhill. One stream, Sweetwater Branch, flows through the site to Paynes Prairie Preserve State Park to the south. A tributary stream is formed on-site and drains wetlands of the site before entering Sweetwater Branch.

At least eight listed species of plants and animals are known to occur on the site. The Paynes Prairie Sweetwater Preserve contains habitat recognized as typically suitable for 23 listed animal species as modeled by the Florida Fish and Wildlife Conservation Commission. Approximately 30 acres of the site lie within a “Strategic Habitat Conservation Area” (SHCA) for wading birds as designated by the Florida Fish and Wildlife Conservation Commission.

#### PREVIOUS USES

The site is near and was perhaps part of Rancho de la Chua, the oldest known cattle ranch in Florida. Approximately half of the site was already cleared by the time the 1938 aerial photographs were taken. Much of the area that was cleared remained treeless until the late 1970’s suggesting that the site was used for agriculture or ranching. One known archaeological site on the property (Sweetwater Scatter, AL4989) provides evidence of human use of the property extending back into the prehistoric period.

#### RECREATION

The Paynes Prairie Sweetwater Preserve is part of a matrix of conservation and recreation lands including Paynes Prairie Preserve State Park and Boulware Springs Park. It lies along the newly paved Downtown Connector of the Gainesville-Hawthorne State Trail; a popular paved trail that links Gainesville to Hawthorne as it passes through various conservation areas along the way. Recreational opportunities at the Paynes Prairie Sweetwater Preserve will include a trailhead with bike racks and an interpretive kiosk located along the Gainesville-Hawthorne State Trail, and a network of interpretive hiking trails and wildlife observation platforms extending from the trailhead.

#### SPECIAL DESIGNATION

The project site is located within a Low Income Community as defined by Rule 9K-7.002(20), F.A.C, an urban redevelopment area known as the Plan East Gainesville Study Area and is within the Orange Creek Basin Surface Water Management Plan. It is also adjacent to the Outstanding Florida Waters within Paynes Prairie Preserve State Park.

#### POTENTIAL CONFLICTS

There is a dedicated right of way for SE 16th Avenue that extends from Williston Road east through the property. The previous owners built a 400-foot section of the road to vest their right to develop an 803-unit residential development. Construction of SE 16th Avenue through the middle of the property would negatively impact the ecological and recreational value of the site; therefore, staff will pursue vacating this right of way.

The acreage figures in the purchase documents for the property do not include the acreage within the dedicated right of way, already publicly owned land. In the following sections of the plan, however, acreage figures include area within the publicly owned right of way.

## **II. PURPOSE**

The purpose of the Paynes Prairie Sweetwater Preserve project is to protect, preserve, and enhance the unique natural and cultural resources found on the property, to provide an enjoyable

and educational passive recreational experience, and to provide a buffer to Paynes Prairie Preserve State Park. Paynes Prairie Sweetwater Preserve will be managed only for the conservation, protection, and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection, and enhancement of the site.

Paynes Prairie Sweetwater Preserve will be identified in all literature and advertising as acquired with funds from the Florida Communities Trust and Alachua County Forever, and operated as a natural conservation area and outdoor nature-based recreation area.

The Paynes Prairie Sweetwater Preserve will be managed as a natural area with a nature-based recreation component that is compatible with preservation and protection of resources on-site. Management goals are aimed at improving the condition of the site. Natural communities that are in good to excellent condition will be maintained. Those that are in less than good condition will be improved using management activities including, but not limited to, solid waste removal, protection of cultural resources, invasive exotic plant removal, prescribed fire, and re-vegetation.

#### PRIORITIZED MANAGEMENT ACTIVITIES

1. Maintain or enhance existing natural communities where feasible and appropriate.
2. Inventory natural features of the site, including flora, fauna and natural communities.
3. Protect populations of significant and listed plant and animal species.
4. Develop and implement a prescribed fire management plan.
5. Protect water resource values from adverse impacts, and enhance values where feasible and appropriate.
6. Effectively and responsibly manage historic resources.
7. Promote public outdoor recreation and environmental education consistent with preserving the historic and natural resources of the site.

#### COMPREHENSIVE PLAN CONSISTENCY

Alachua County Comprehensive Plan directives that will be furthered by managing the site as proposed include the following (Alachua County Department of Growth Management, 2005):

- Conservation and Open Space Element Objective 6.3 is to develop a linked open space network, or greenways system, that can be managed to support the protection, enhancement and restoration of functional and connected natural systems while providing unique opportunities for recreation, multi-modal transportation, and economic development. Policy 6.3.2 directs that greenways shall be designed to interconnect existing greenways components.
- Conservation and Open Space Element Objective 4.9 is to maintain and enhance plant and animal species diversity and distribution within Alachua County by protecting significant plant and wildlife habitats, providing for habitat corridors, and preventing habitat fragmentation. Policy 4.9.1 directs protection of significant plant and wildlife habitats, which are defined as contiguous stands of natural upland plant communities which have been documented to support, and which have the potential to maintain, healthy and diverse populations of plants or wildlife.

- Conservation and Open Space Element Objective 6.6 is to improve the environmental stewardship of all preservation, conservation and recreation areas within Alachua County. Policy 6.6.5 directs restoration and enhancement of degraded natural areas on County-owned preservation, conservation and recreation lands, including removal of invasive non-native plants and animals, reforestation, re-establishment of burn regimes for fire-adapted ecosystems, and restoration of shorelines and natural hydrology.
- Historic Preservation Element Objective 3 is to evaluate, and where appropriate, conserve, protect, or acquire sites and areas of archaeological significance. Policy 3.2 directs that significant archaeological sites shall be protected from destruction.
- Future Land Use Element Objective 7.1 is to establish standards through the adopted goals, objectives, and policies of the Comprehensive Plan in conjunction with the adopted maps within the Future Land Use Element and within the other elements to guide decisions affecting land use and development. To provide for implementation of the Comprehensive Plan through land development regulations and an ongoing Capital Improvements Program. To provide a process for Plan revision, Map amendments, and establishment of Special Area Plans, incorporation citizen participation. Policy 7.1.31 directs completion of the “Plan East Gainesville” study, which identifies strategies for economic redevelopment of blighted areas, transportation improvements, and acquisition of resource-based recreational facilities.

#### LAND USE AND ZONING

Upon acquisition of the property, staff will initiate the procedure to change the future land use for tax parcel 15970-000-000, located within the City of Gainesville, from Residential Medium Density (10-30 units per acre) to Conservation. Once the future land use change is complete, staff will initiate the procedure to change the zoning from RMF-6 (Multiple Family Residential with 8-15 units per acre) to Conservation.

The future land use designation for tax parcel 16246-003-000, located in unincorporated Alachua County is preservation; therefore no future land use change is necessary. There are three different zoning designations on this parcel; Planned Development (109 acres), Industrial Manufacturing and Services (7 acres), and Conservation (13 acres). Staff will initiate the procedure to re-zone the entire parcel to Conservation. See Exhibit D for the land use and zoning at the time of acquisition.

### **III. NATURAL AND CULTURAL RESOURCES**

#### NATURAL COMMUNITIES

There are nine natural communities within the Paynes Prairie Sweetwater Preserve (Exhibit E) (See Table 1, Classification follows the Florida Natural Areas Inventory (FNAI) except where noted). The central portion of the site is made up of wetlands including baygall, seepage slope forest, sinkhole lake, and floodplain forest surrounded by uplands including former sandhill, xeric hammock and upland mixed forest. The seepage wetlands, produced by the combination of elevation changes and confining layers, are significant resources on the site. This parcel contains the only preserved example of the unique seepage slope forest in this portion of Alachua County including within the adjacent Paynes Prairie Preserve State Park. Much of the nearby area that was formerly similar to the seepage slope forest is now in residential use.

The upland portions of the site appear to have a long history of land use. Historical use of the site likely included ranching and perhaps farming. The site is near and was perhaps part of Rancho de la Chua, the oldest known cattle ranch in Florida. Because of the long land use history, most of the uplands and some wetlands have been cleared sometime in the past, presumably for agriculture (approximately half of the site). Despite the clearing history, some areas of the property, particularly the wetter areas, have well-developed second growth forests that provide good habitat for various forest animals.

### Seepage Stream

Sweetwater Branch flows through the site entering from the west and exiting along the southern boundary of the parcel into Paynes Prairie Preserve State Park. Prior to the development of urban Gainesville, this stream was an intermittent seepage stream draining wetlands and flatwoods in what would become northeast Gainesville. The portion of Sweetwater Branch that flows through the Paynes Prairie Sweetwater Preserve today is straight with deeply incised banks. It has likely been dredged and artificially straightened. This stream receives large volumes of urban stormwater runoff because it drains portions of Gainesville that were developed prior to regulations requiring stormwater detention and retention. Debris and solid waste are transported onto the site and even through the site onto the adjoining portions of Paynes Prairie Preserve State Park during storm events. The invasive plants Mexican petunia (*Ruellia tweediana*), wild taro (*Colocasia esculenta*), wax begonia (*Begonia cucullata*), and Japanese climbing fern (*Lygodium japonicum*) are established along the creek banks.

Water quality in the stream is impaired and hydrology has been altered. This stream receives storm water from Gainesville, discharges of advanced secondary effluent from the Gainesville Regional Utilities Main Street Wastewater Treatment Plant and additional industrial wastewater. Though the stream has somewhat elevated nutrient and metal levels, the basis on which the stream is classified as impaired is fecal coliform. Unnatural sediment loads and increased nutrients are believed to have altered the biological community inhabiting the stream (FDEP 2003). Wastewater discharges alone are at approximately seven times the base flows of the stream (FDEP 2003) with stormwater adding to the flow. In addition, it is likely that the elevation of the stream bottom has been scoured lowering its elevation over time. This change has likely affected the hydrology of adjacent natural communities.

Sweetwater Branch has long been recognized as a threat to Paynes Prairie Preserve State Park. Inputs of water from Sweetwater Branch with elevated nutrients and high sediment loads have caused vegetation changes on the prairie basin. These problems are being addressed by the Orange Creek Basin Partnership whose members include the St. Johns River Water Management District (lead agency), Gainesville Regional Utilities, City of Gainesville Department of Public Works, Alachua County Environmental Protection Department, Alachua County Public Works Department, and the Florida Department of Environmental Protection. A number of solutions such as adding sediment traps at various locations, adding riparian zones to the upper reaches of the creek and the retrofitting of stormwater treatment facilities such as the construction of the Depot Avenue Stormwater Park are being implemented.

A good to excellent quality seepage stream drains from the baygalls in the eastern portion of the property to the west. A channel forms just down slope from the eastern-most baygall and enters the second baygall. Water sheet flows across the second baygall before entering a narrow and winding channel that eventually merges with Sweetwater Branch. Little or no aquatic

vegetation grows in the stream itself; however vegetation is present on portions of the stream banks.

### Baygall

Two areas of baygall (totaling approximately nine acres) are situated in the eastern portion of the property. The eastern-most area is just down slope from sandhill, a narrow band of mesic flatwoods and xeric hammock. The other baygall is located down-drainage and to the west of the first. An intermittent seepage stream flowing out of the first and into the second baygall supplements seepage in the second. The wettest portions of the baygalls are in excellent condition. Common plants include sweet bay magnolia (*Magnolia virginiana*), fetter bush (*Lyonia lucida*), swamp azalea (*Rhododendron canescens*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), chain fern (*Woodwardia virginica*), and various wetlands sedges.

The exotic coral ardisia (*Ardisia crenata*) has established at the margins of the wetland and occurs as scattered individuals or dense stands. A few individuals are also establishing on hummocks in the baygalls. Coral ardisia and other exotics encountered in baygall will be removed.

A portion of the western-most baygall extends off of the Paynes Prairie Sweetwater Preserve property to the north. Soil has been deposited on the northern edge of the westernmost baygall. This soil appears to be waste soil from excavating graves on the adjacent City of Gainesville Evergreen Cemetery. County staff will work with cemetery staff to stop further deposition of soil in the baygall and to remove existing soil.

### Floodplain Forest

Floodplain forest covers approximately 26 acres of the site. Much of the floodplain forest has a fairly open aspect lacking a dense midstory. Common native plants include muscle wood (*Carpinus caroliniana*), box elder (*Acer negundo*), swamp chestnut oak (*Quercus michauxii*), cedar (*Juniperus virginiana*), sweetgum (*Liquidambar styraciflua*), loblolly pine (*Pinus taeda*) and sabal palm (*Sabal palmetto*) in the overstory. Midstory and groundcover plants include yaupon holly (*Ilex vomitoria*), giant cane (*Arundinaria gigantea*), basket grass (*Oplismenus hirtellus*), twinberry (*Mitchella repens*), and scattered saw palmetto (*Serenoa repens*).

The portions of the floodplain forest closest to Sweetwater Branch are in worse condition than portions farther away from the branch. The portions closest to the current path of the branch were once cleared presumably for agriculture. Portions further from the current path of the branch may never have been completely cleared. These portions were forested at the time of the earliest aerial photographs (1938) and have remained forested to the present day. The deficiencies in condition of the floodplain forest are attributable to past land use history and to floodwaters transporting exotic plant propagules and solid waste into the floodplain forest. Solid waste from abandoned homeless camps are scattered through floodplain forest southwest of the branch. The removal of solid waste and installation of a proposed debris trap where the branch enters the Preserve at Williston Road will improve the condition of the floodplain forest.

Numerous exotics were observed within the floodplain forest near Sweetwater Branch: coral ardisia, air potato (*Dioscorea bulbifera*), white flowered wandering jew (*Tradescantia fluminensis*), glossy privet (*Ligustrum lucidum*), heavenly bamboo (*Nandina domestica*), chinaberry (*Melia azedarach*), camphor (*Cinnamomum camphora*), and Chinese



tallow (*Sapium sebiferum*). Floodplain forest will be a major target of the invasive exotic plant control program within the Paynes Prairie Sweetwater Preserve.

### Mesic Flatwoods

A narrow band of mesic flatwoods occupies the transition zone from sandhill to baygall. Species found in this narrow strip of flatwoods include saw palmetto, fetter bush, rusty blackhaw (*Viburnum rufidulum*), and large gallberry (*Ilex coriacea*). Due to a lack of fire, this community is somewhat overgrown; however, the reintroduction of fire should improve its condition.

### Seepage Slope Forest

Seepage slope forest occurs along the northwestern portion of the property at Williston Road and arcing south through the central portion of the parcel to the sinkhole lake (approximately 18 acres). This parcel contains the only preserved example of seepage slope forest in this portion of Alachua County including within the adjacent Paynes Prairie Preserve State Park. This community type was adapted from FNAI natural community types as part of the Alachua County Ecological Inventory Project (KBN 1996). Seepage slope forest differs from the FNAI seepage slope in that it is not a grassy pineland community type, but a deciduous forested community type. It is fed by groundwater seepage that occurs along entire slopes rather than in discrete pockets like baygall (KBN 1996). It also resembles the FNAI slope forest except that some slope forest plant species are not present in the seepage slope forest (notably absent are spruce pine (*Pinus glabra*), American beech (*Fagus grandiflora*), and oak leaf hydrangea (*Hydrangea quercifolia*)). In addition, seepage and saturated soils are not a feature of slope forest.

Common overstory plants of the Paynes Prairie Sweetwater Preserve seepage slope forest include swamp chestnut oak, sweetgum, cabbage palm, southern magnolia (*Magnolia grandiflora*) and red maple (*Acer rubrum*). The understory includes Virginia chain fern, netted chain fern, cinnamon fern, woodoats (*Chasmanthium laxum*), southern shield fern (*Thelypteris kunthii*), beaksedge (*Rhynchospora* sp.), southern lady fern (*Athyrium asplenoides*), lizards tail (*Saururus cernuus*), smooth Solomon's seal (*Polygonatum biflorum*), cardinal flower (*Lobelia cardinalis*) and jack-in-the-pulpit (*Arisaema triphyllum*).

This forested area may never have been completely cleared. It was forested on the 1938 aerial photographs and has been forested since. It occurs down slope of upland mixed forest and grades into floodplain forest. Apart from a sizable infestation of coral ardisia, this forest is in excellent condition. Invasive plant control is a primary goal in the management of the slope forest and in the protection of listed plant species in this seepage slope forest.

### Sinkhole Lake

A small sinkhole lake is present near the southern boundary. It is in good condition. Dominant vegetation includes buttonbush (*Cephalanthus occidentalis*), Tupelo (*Nyssa* sp.), and maidencane (*Panicum hemitomon*). Monitoring the site for invasive plants will be completed on a periodic basis.

### Upland Mixed Forest

Upland mixed forest covers approximately 31 acres of the site. It ranges from fair to good condition depending on the land use history. Only a small portion of what is classified as upland mixed forest has been continuously forested since the 1930's. This portion, which

adjoins the sinkhole lake, is in good condition. Overstory species include sweetgum, laurel oak, cedar, cabbage palm, sugarberry (*Celtis* sp.), loblolly pine, winged elm (*Ulmus alata*), southern magnolia, live oak (*Quercus virginiana*), and hophornbeam (*Ostrya virginiana*).

The remainder was open and presumably in agriculture until as recently as the 1970's and is currently in various stages of succession. These areas are in fair condition. Some areas have remnant pasture grasses in the understory with laurel oak, sweetgum, black cherry (*Prunus serotina*), and loblolly pine dominant in the canopy. With time these areas will naturally re-vegetate and pasture grasses will likely be shaded out. Other areas are brushy in nature with laurel oak, Carolina laurel cherry (*Prunus caroliniana*), and various vines. Other areas have more well developed canopies of characteristic trees with an understory of giant cane. Assessments will be made of various disturbed upland mixed forest areas and steps to aid re-vegetation will be taken if deemed necessary (see Restoration below).

Chinese wisteria (*Wisteria sinensis*), camphor, white flowered wandering jew, air potato, Chinese tallow, coral ardisia, glossy privet and other exotics are present in portions of upland mixed forest. Solid waste from abandoned homeless camps are scattered through upland mixed forest primarily southwest of Sweetwater Branch. An unauthorized two-track road enters the upland mixed forest from the spur road off Williston Road. Trash dumping along portions of the unauthorized road is a problem. Management of the upland mixed forest will involve solid waste removal, exotic plant removal, assessments of successional trajectories within former old fields and eliminating vehicular access to the site on the unauthorized two-track road.

#### Xeric Hammock

A good condition xeric hammock is located in the eastern portion of the property along the southern boundary (approximately 16 acres). Sand live oak (*Quercus geminata*), pignut hickory (*Carya glabra*), yaupon holly, Chapman's oak (*Quercus chapmanii*), rusty lyonia (*Lyonia ferruginea*), bracken fern (*Pteridium aquilinum*), red bay (*Persea borbonia*), winged sumac (*Rhus copallinum*), goldenrod (*Solidago* sp.), and saw palmetto are present. Exotics are not prevalent in this community type except where it grades into baygall, where coral ardisia is established in the transition. Xeric hammock will be periodically surveyed for invasive exotic plants.

#### Sandhill

Approximately 20 acres of sandhill lie along the eastern boundary of the site. This area was completely cleared of trees in the 1938 aerial photograph. It remained treeless until at least 1979. The presence of various native forbs and the sandy, extremely poor nature of the soils suggest that it was never intensively row-cropped, but likely grazed over the years when it was treeless. The complete absence of native bunch grasses does suggest that soils were tilled at least once. The present condition of the site is fair to poor. Remnant native overstory trees are present on site and include turkey oak (*Quercus laevis*), southern red oak (*Q. falcata*) and longleaf pine (*Pinus palustris*). In some areas longleaf pines are regenerating. In the years since the late 1970's and early 1980's off-site hardwoods have become established as widely spaced clumps on much of the site. The only observed exotic plants in the area are remnant pasture grasses including centipede grass (*Eremochloa ophiuroides*) and bahiagrass (*Paspalum notatum*). Native plants include sky blue lupine (*Lupinus diffuses*), silkgrass (*Pityopsis graminifolia*), pinewoods milkweed (*Asclepias humistrata*), honeycombhead (*Balduina angustifolia*), pawpaws (*Asimina* sp.) and gopher apple (*Licania michauxii*).

Restoration of the sandhill is addressed in the Restoration section below.

Table 1. A summary of natural communities, acreages, condition and community rarity within the Paynes Prairie Sweetwater Preserve. Classification follows FNAI except where noted.

<b>Paynes Prairie Sweetwater Preserve</b>				
<b>Name</b>	<b>Acres</b>	<b>% of Area</b>	<b>Quality</b>	<b>FNAI Ranking</b>
Baygall	9.1	6.8	Excellent	S4?
Floodplain Forest	25.9	19.5	Fair- Excellent	S3
Mesic Flatwoods	4.4	3.3	Good	S4
Sandhill	19.8	14.9	Fair - Poor	S2
Not an FNAI Community				
Seepage Slope Forest	17.8	13.4	Excellent	Type
Seepage Stream	1.8	1.4	Fair-Excellent	S2
Sinkhole Lake	0.3	0.2	Good	S3
Upland Mixed Forest	31.0	25.6	Fair - Good	S4
Xeric Hammock	16.5	12.4	Good	S3
Power Line Easement	2.7	2.0	N/A	N/A
Spur Road	0.9	0.7	N/A	N/A

#### SOILS

Eight soil types recognized by the Natural Resources Conservation Service are present within the Paynes Prairie Sweetwater Preserve (Exhibit F) (Thomas et al. 1987). These soils range from exceedingly well drained to poorly drained and are typically sandy at least in the upper horizons. Historical aerial photographs show that almost one half of the site has been cleared at some point in the past. This clearing was presumably for some type of agricultural activity. Agricultural practices such as tilling and liming may have altered upper portions of soil profiles. Other than small deposits of phosphatic limestone there are no other known mineral resources on site.

There is currently little to no evidence of erosion problems on site. Land stewards will follow generally accepted best management practices to prevent soil erosion and conserve soil and water resources on site. Slopes and saturated soils in many portions of the preserve may limit recreational or other development.

#### Millhopper Sand 0%-5% slope

This nearly level to gently sloping, moderately well-drained soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. Soils are sandy in upper horizons with sandy clay loam in lower horizons. On the Paynes Prairie Sweetwater Preserve, these soils are predominantly vegetated by upland mixed forest and seepage slope forest.

#### Millhopper Sand 5%-8% slope

This sloping, moderately well-drained soil is in small areas on narrow breaks and on long slopes of rolling uplands. Millhopper soil has a water table at a depth of 40 to 60 inches for 1 to 2 months and at a depth of 60 to 72 inches for 2 to 3 months during most years. Soils are sandy in upper horizons with sandy clay loam in lower horizons. These soils are predominantly vegetated with upland mixed forest within the Paynes Prairie Sweetwater Preserve.

#### Blichton Sand 2%-5% slope

This gently sloping, poorly drained soil is found on gently rolling uplands. Slopes are slightly convex. These soils are sandy with phosphatic limestone and ironstone in the surface layers and have sandy clay loam in lower layers. In this Blichton soil, the subsurface layer and the upper part of the subsoil are saturated by a perched water table for 1 to 4 months during most years. Within the Paynes Prairie Sweetwater Preserve seepage slope forest and floodplain forest grow on Blichton Sand.

#### Pomona Sand

This nearly level, poorly drained soil has smooth slopes that range from 0 to 2 percent. This soil has sandy surface layers with loamy subsoils. In Pomona soil, the water table is within 10 inches of the surface for 1 to 3 months during most years. During dry seasons, the water table recedes to a depth of more than 40 inches. Pomona sands within Paynes Prairie Sweetwater Preserve are predominantly vegetated with floodplain forest.

#### Newnan Sand

This nearly level, somewhat poorly drained soil is nearly level to slightly convex and slopes range from 0 to 2 percent. This Newnan soil has a water table that is at a depth of 18 to 30 inches for 1 to 2 months during most years and at a depth of 30 to 60 inches for 2 to 5 months. During drier periods, it is at a depth of more than 60 inches. At Paynes Prairie Sweetwater Preserve vegetation overlying Newnan Sand is xeric hammock.

#### Bivens Sand 2%-5% slope

This gently sloping, poorly drained soil is on relatively broad flats and at the base of slopes of the rolling uplands. Surface soils are shallow and sandy. Lower soil horizons have a few nodules of ironstone and fragments of phosphatic limestone and are generally sandy clay and sandy clay loam. This Bivens soil has a perched water table that is in the surface and subsurface layers and the upper part of the subsoil for 1 to 4 months during most years. Bivens sands within Paynes Prairie Sweetwater Preserve are vegetated with floodplain forest and upland mixed forest.

#### Lake Sand

This is a nearly level to gently sloping, excessively drained soil that has sandy texture to a depth of more than 80 inches. Slopes are nearly smooth to convex. Available water capacity in this Lake soil is very low to low. The water table is more than 72 inches below the surface. The drier communities, xeric hammock and sandhill are found on Lake Sands within Paynes Prairie Sweetwater Preserve.

#### Mulat Sand

This nearly level, poorly drained soil has a water table that is at a depth of 10 inches for 2 to 4 months and at a depth of 10 to 30 inches for about 2 to 4 months during most years. During

drier seasons, the water table recedes to a depth of more than 30 inches. Upper layers are sandy with a thick loamy sand or sandy loam in the subsoil. This soil type may be in error. It overlaps with the FEMA 100-year floodplain, but ground truthing reveals very dry (xeric hammock) communities on areas mapped as these soils.

#### LISTED SPECIES

##### Listed Plant Species

Thus far, two State Threatened plants and three Commercially Exploited plants are known from Paynes Prairie Sweetwater Preserve (see Table 2). All five plants are wetland plants and are all found in the seepage wetlands on site. Further inventory of seepage wetlands and surrounding forests may reveal more listed plant species. FNAI has identified portions of the site as Priority 1 or Priority 2 Potential Habitat for Rare Species. Plant species identified include Godfrey's privet (*Forestiera godfreyi*).

Coral ardisia occurs in some of the same areas as listed plant species; within the seepage slope forest and around the margins of the baygall. Prior to treatment of exotics on the site, thorough rare plant surveys of the areas to be treated will be conducted in order to protect rare species. Techniques including but not limited to hand pulling exotics in the vicinity of listed plants to protect them from herbicide overspray will be employed.

Table 2. Listed plant species at Paynes Prairie Sweetwater Preserve.

<b>Paynes Prairie Sweetwater Preserve</b>		
<b>Common Name</b>	<b>Scientific Name</b>	<b>State Status</b>
Southern lady fern	<i>Athyrium asplenioides</i>	Threatened (FL)
Cinnamon fern	<i>Osmunda cinnamomea</i>	Commercially exploited (FL)
Sweet pinxter azalea	<i>Rhododendron canescens</i>	Commercially exploited (FL)
Royal fern	<i>Osmunda regalis</i>	Commercially exploited (FL)
Cardinal flower	<i>Lobelia cardinalis</i>	Threatened (FL)

##### Listed Animal Species

Three listed animal species have been observed utilizing habitats within Paynes Prairie Sweetwater Preserve (see Table 3). A snowy egret (*Egretta thula*) (SSC) and an American alligator (*Alligator mississippiensis*) (T/SSC) were observed during visits to the property. Numerous gopher tortoise (*Gopherus polyphemus*) (SSC) burrows were also observed by staff in the sandhill habitat. The diversity of habitats on Paynes Prairie Sweetwater Preserve and its proximity to one of the largest conservation areas within Alachua County indicates that other listed species may utilize the lands within the Paynes Prairie Sweetwater Preserve. Models by

the Florida Fish and Wildlife Conservation Commission show that the Paynes Prairie Sweetwater Preserve contains habitat recognized as typically suitable for 23 listed animal species (see Table 3)(Cox et al. 1994, Cox and Kautz 2000). All of the natural communities on the project site could support listed species. The sinkhole lake, provides important habitat for wading bird species, spotted turtles (*Clemys guttata*) and American alligators. Approximately 30 acres of the site lies within a “Strategic Habitat Conservation Area” (SHCA) for wading birds as designated by the Florida Fish and Wildlife Conservation Commission. The upland habitats: sandhill, upland mixed forest, and xeric hammock, also provide excellent habitat for listed species.

The project site shall be managed in a manner that protects and enhances habitat for listed wildlife species that utilize or could potentially utilize the project site. The development of the management plan shall be coordinated with the Fish and Wildlife Conservation Commission to ensure the preservation and viability of listed and non-listed native wildlife species and their habitat. Periodic surveys shall be conducted of listed species using the project site.

Table 3. Listed and tracked species observed on the site by staff and species that are likely to utilize the site based on Florida Fish and Wildlife Conservation Commission modeled potential habitat and FNAI Potential Habitat for Rare Species.

<b>Paynes Prairie Sweetwater Preserve</b>				
<b>Common Name</b>	<b>Endemic/ Large Home range</b>	<b>Fed/State Status</b>	<b>FCREPA/FNAI Designation</b>	<b>Observed</b>
<b>Amphibians</b>				
Striped Newt	-/-	-/-	R/S2S3	SM
<b>Reptiles</b>				
American Alligator	-/-	T/SSC	-/S4	O, SM
Eastern Diamondback Rattlesnake	-/-	-/-	-/S3	SM
Eastern Indigo Snake	-/-	T/T	SSC/S3	SM, F
Florida Pine Snake	-/-	-/SSC	SU/S3	SM
Gopher Tortoise	-/-	-/SSC	T/S3	O, SM
Peninsula Mole Skink	-/-	-/-	-/-	SM
Short-tailed Snake	X/-	-/T	T/S3	SM, F
Spotted Turtle	-/-	-/-	R/S3?	SM
Southern Hognose Snake	-/-	-/-	-/S2	F
<b>Birds</b>				
Black-Crowned Night Heron	-/-	-/-	SSC/S3?	SM
Cooper’s Hawk	-/-	-/-	SSC/S3	SM
Great Egret	-/-	-/-	SSC/S4	SM
Hairy Woodpecker	-/-	-/-	SSC/S3	SM
Florida Sandhill Crane	X/L	-/T	T/S3	SM, F
Limpkin	-/-	-/SSC	SSC/S3	SM
Little Blue Heron	-/-	-/SSC	SSC/S4	SM
Snowy Egret	-/-	-/SSC	SSC/S3	O, SM
Southern Bald Eagle	-/L	T/T	T/S3	F
Swallow-tailed Kite	-/L	-/-	T/S2	SM
Tricolored Heron	-/-	-/SSC	SSC/S4	SM
Wild Turkey	-/L	-/-	-/-	SM
Wood Stork	-/-	E/E	E/S2	SM
<b>Mammals</b>				
Bobcat	-/L	-/-	-/-	SM
Florida Black Bear	X/L	-/T	T/S2	SM

Notes: FCREPA= Florida Committee on Rare and Endangered Plants and Animals, E=Endangered, T=Threatened, SSC=sp. of Special Concern, SU=Status, Unknown, R=Rare, O=Observed by Alachua County staff, SM=documented as potential habitat through the Fish and Wildlife Conservation Commission's Species Models, 2002, F=documented as priority habitat by the Florida Natural Areas Inventory

### Listed Species Strategies

- Report listed species occurrence data to FNAI using the appropriate Field Reporting Form (Exhibit G).
- Coordinate review of management plan with the FWC.
- Survey Paynes Prairie Sweetwater Preserve for listed species and document population locations and habitats.
- Re-introduce fire to fire-maintained communities to enhance tortoise habitat and promote groundcover diversity.

### INVENTORY OF NATURAL COMMUNITIES AND BIOTA

The flora, fauna and natural communities will be surveyed and qualitatively described. Any tracked species will be reported to FNAI using the appropriate data forms (Exhibit G). All major management and restoration activities will be monitored on an annual basis or as needed using strategically placed photopoints. The locations and data will be linked to a Geographic Information System (GIS) where changes will be documented. Baseline photos will be taken prior to initiating any management activities.

### Inventory Strategies

- Survey flora, fauna and natural communities.
- Continue to compile lists and maintain spatial data (See Exhibit H for the plant list).
- Develop GIS database for tracking monitoring activities.
- Establish photopoints and monitor annually or as needed.

### RESTORATION

Approximately 21- 31 acres of the preserve require active intervention to achieve restoration of the natural communities. The areas that require active restoration include restoration of the entire sandhill community and a very small portion of the baygall community that has been filled. Some areas within upland mixed forest may also require additional plantings (up to an estimated 10 acres) to increase diversity. An estimated 85 acres of the site will be the subject of invasive exotic plant removal. Supplemental plantings may be necessary following the removal of very dense infestations of invasive plants.

### Sandhill

The sandhill natural community, approximately 20 acres in size, was already cleared by the 1930's. This clearing history has resulted in sparse groundcover vegetation and widely spaced overstory, some of which is not characteristic of sandhill. Native animals including gopher tortoises and fence lizards (*Sceloporus undulatus undulatus*) appear to be utilizing the area despite the alterations to the native groundcover and overstory. In some sections of the sandhill the structure of the vegetation approximates good quality sandhill, i.e., widely spaced longleaf pine with various age classes regenerating, no midstory, but with an overly sparse grassy groundcover. Though there are a number of native sandhill forbs present, the fine fuels (i.e., native grasses) that carry fires that maintain sandhill are largely absent. The absence of fires throughout the sandhill has allowed off-site oaks such as laurel oaks (*Quercus*

*hemisphaerica*) and live oaks to become established. In some areas of the sandhill pasture grasses are present.

Restoration of the sandhill community will be done in phases. Because restoration of native groundcover is expensive and involves relatively new technologies, demonstration and trial areas will be used to determine which techniques are most effective on the Sweetwater site. Restoration of the sandhill will begin with reintroduction of fire. Reintroduction of fire will invigorate remnant sandhill species, create a receptive seed bed for native forbs and longleaf pines, and discourage non-fire tolerant vegetation. Control of pasture grasses and elimination of off-site hardwoods will also be initiated. Native groundcover does not compete well with non-native pasture grasses nor does native groundcover tolerate excessive shading. The reintroduction of native groundcover through direct seeding or planting, and supplemental plantings of longleaf pine will provide fuels for frequent fires that maintain sandhills.

#### Sandhill Restoration Strategies

- Devise detailed plans and budgets for each phase.
- Establish and implement monitoring protocols, including photo-monitoring.
- Reintroduce prescribed fire.
- Pursue funding for restoration activities.
- Eliminate remnant pasture grasses.
- Eliminate off-site hardwoods.
- Re-introduce native groundcover.
- Plant longleaf pine.

#### Upland Mixed Forest

The upland mixed forest that was previously cleared is in the process of naturally regenerating. The primary issue within these forests is the presence of non-native invasive plants and in some areas low species diversity. Invasive plant species, including air potato, coral ardisia, glossy privet, Chinese wisteria, and Chinese tallow tree will be controlled through appropriate chemical and mechanical measures (see the section Invasive Exotic Plants for details on management priorities and techniques).

Assessments will be made to determine if natural shading will eliminate pasture grasses or if control measures are necessary. Upland mixed forest species will be planted if necessary to enhance forest diversity.

#### Upland Mixed Forest Restoration Strategies

- Control invasive species.
- Direct seed or plant native upland mixed forest species as needed.

#### Baygall

A very small portion of the baygall community (< 1 acre) has been degraded by dumping of soil by an adjacent landowner. Fill soil will be removed from the wetland.

#### Baygall Restoration Strategies

- Control invasive species.
- Establish and implement monitoring protocols.



- Work with adjacent land owner to have fill soil removed from the baygall.

### Sweetwater Branch

The water quality and quantity problems of Sweetwater branch are being addressed on a community level by a number of concerned citizens, and state and local agencies. Several projects are underway to help improve water quality and hydrology in the Sweetwater Branch watershed. A large stormwater park, the Depot Avenue Stormwater Park, is being constructed upstream of the Paynes Prairie Sweetwater Preserve that will treat stormwater and remove debris. Other projects in the lower portion of the Branch include installation of baffle boxes to remove debris and sediments (Alachua County EPD 2004). The primary stream restoration issues that will be addressed on site include clean-up of solid waste and removal of invasive exotic plants. Care will be taken in the removal of invasive plants such that removal methods do not create erosion and water quality problems.

Staff will investigate the possibility of restoring the stream channel itself. Sweetwater Branch appears to have been straightened sometime prior to the 1938 aerial photograph. Staff will attempt to determine the original path of the creek. Because the channel currently conveys large quantities of storm water, any restoration of the natural sinuous stream path will need to be coordinated with and approved by agencies managing storm water in the Sweetwater Branch watershed.

### Sweetwater Branch Restoration Strategies

- Research the historical path of Sweetwater Branch.
- Coordinate with the Orange Creek Basin Advisory Council and Orange Creek Basin Partnership.
- Determine the feasibility of restoration of the stream path.
- If feasible, pursue funding through grants, mitigation programs or other funding sources.

### Solid Waste

Solid waste will be removed from the Preserve. Techniques utilized for removal will take the sensitive nature of the wetlands into account. Methods used will not inadvertently impact wetlands.

Some of the solid waste on site is from abandoned homeless camps. The remnants of these camps will be removed.

### Solid Waste Removal Strategies

- Recruit labor to aid in waste removal (volunteers or inmate labor).
- Augment with contracted labor.

### PRESCRIBED BURNING

Fire is a tool that will be used in the restoration and maintenance of a portion of the Paynes Prairie Sweetwater Preserve. The only natural communities that are maintained by very frequent fires are sandhill and mesic flatwoods. Though other communities within the tract are influenced by fire, they are not typically thought of as fire-maintained. These communities

include xeric hammock, baygall and other wetland communities. The degraded sandhill area on the eastern portion of the property is the primary focus of the fire program at Paynes Prairie Sweetwater Preserve. Mesic flatwoods occur as an ecotone area between sandhill and baygall. Preservation of ecotone areas is a goal of the management of Paynes Prairie Sweetwater Preserve. Where weather and fuel conditions permit, a system of natural fire breaks will be utilized (i.e., fires will be allowed to travel from the sandhill area downslope through mesic flatwoods before reaching the baygall). Where fuel conditions do not allow the use of natural fire breaks, alternatives to plowed lines will be investigated and implemented where feasible. If hard breaks are necessary they will be designed such that ecotones will not be disrupted and the mesic flatwoods fringe can be burned under suitable fuel moistures, separately from the bulk of the sandhill. In this case the baygall will be used as a natural fire break.

#### Fire Management Goals:

1. To further restoration of degraded sandhill through stimulation of native plants,
2. To discourage non-fire tolerant vegetation (i.e., vegetation not characteristic of sandhill communities), and
3. To maintain open habitat for listed species.

Fires naturally occur at a frequency of 2 to 5 years in sandhill communities and every 1-8 years in flatwoods communities (FNAI 1990). In the pre-settlement period, low-intensity fires burned through sandhill and flatwoods and covered the most acreage in the growing season. Where possible, fire will be applied in the growing season on a 2 to 5 year rotation. Fuels are sparse on the majority of the area to be burned, therefore a strict 2 year return interval may be difficult to achieve until native bunch grasses are reintroduced and more fuels are available. Managers will strive to apply fire as frequently as possible (i.e., every 2-3 years as opposed to every 5 years). Fires will be applied in the growing season unless specific management goals necessitate burning in other seasons (ex: seedbed preparation for native groundcover, site preparation for planting, or other goals). Mesic flatwoods will be burned with sandhill, where possible. A burn regime in the flatwoods fringe slightly less frequent than the sandhill is acceptable.

A detailed fire management plan will be drafted by ACF staff and the Alachua County Fire Rescue Department in coordination with the Florida Division of Forestry. The plan will address smoke management, safety, wildfire incident protocol, fuel loading, and neighbor relations.

A neighborhood outreach program will be developed to inform neighbors when and why prescribed fires are being used. Burned areas will be accessible to visitors because of their proximity to the trail system. Informational signs within burned areas will be utilized to explain the benefits of the prescribed burn program.

#### Prescribed Burn Program Strategies

- Develop a prescribed burn plan for the Paynes Prairie Sweetwater Preserve.
- Implement prescribed burn plan.
- Continue to participate in the North Central Florida Prescribed Fire Working Group.
- Educate neighbors and visitors about the natural role of fires in Florida.

### INVASIVE EXOTIC PLANTS

Twelve plants listed as Florida Exotic Pest Plant Council (FLEPPC) Category I species and five FLEPPC Category II species are currently known from the Paynes Prairie Sweetwater Preserve (see Table 4, and Exhibit I, the Florida Exotic Pest Plant Council's 2005 List of Invasive Species). Some exotics have likely established after being transported to the site via floodwaters of Sweetwater Branch, while others have established by other means (animal transported, wind, household debris, other).

An integrated pest management program will be implemented on Paynes Prairie Sweetwater Preserve to control invasive plants. It will include physical removal, chemical control, biocontrol as applicable and public education. Control techniques for invasive exotic plants will follow accepted current control technologies. The extent of the exotic problem necessitates a phased approach to control. The first phases will focus on plants that are high priorities for control. Priorities are based on invasiveness, the extent of the infestation, the availability of successful techniques for killing plants, and the potential to eradicate nascent populations. Priorities will also be influenced by management priorities of the State Park areas downstream of the Paynes Prairie Sweetwater Preserve.

A monitoring program will be implemented that will include photopoints and qualitative inspections. Monitoring intervals will be sufficiently frequent to determine effectiveness of treatments and to determine schedules for follow-up treatments (on a yearly or more frequent basis). Follow-up treatments of previously treated areas will take priority over initiation of treatment of new species or areas. The importance of follow-up treatments cannot be overstated when control of exotic plants is the project goal.

Because of topography and slopes on the Paynes Prairie Sweetwater Preserve, potential soil erosion will be considered when planning exotic plant control activities. In most areas treated for invasive plants, native plants are expected to re-establish naturally. However, all areas treated for invasive exotic plants will be monitored on a yearly basis to ensure that natural vegetation re-establishes on site. If re-establishment does not occur or if other problems such as erosion become apparent, plantings of appropriate native species will be undertaken. Species selected for planting will include commercially available native plants that are present in the same natural community in other portions of the site.

The most frequent and widespread exotic species at the site is coral ardisia. This plant occurs in at least four of the six non-aquatic natural communities of the preserve. In these areas, coral ardisia occurs as small to large patches of nearly pure stands and as scattered individual plants. Coral ardisia is particularly problematic in portions of the seepage slope forest and along margins of the baygall. Because of its frequency, percent cover and its affinity for sites potentially utilized by listed plant species, coral ardisia is a high priority for control. Both air potato and wild yam (*Dioscorea alata*) occur on the site. Air potato is much more widespread than wild yam. These species are primarily found along and near Sweetwater Branch and are high priority for control. Control of air potato requires many successive treatments; depending on funding availability, treatment of discrete areas may be undertaken in phases. Several species appear to have very limited populations on the Paynes Prairie Sweetwater Preserve and thus represent nascent populations that have a high likelihood of eradication. These include: heavenly bamboo, Japanese honeysuckle (*Lonicera japonica*), Japanese climbing fern and paper mulberry (*Broussonetia papyrifera*).

### Invasive Plant Strategies

- Survey invasive exotic plants, produce maps and qualitatively describe populations.
- Seek funding to implement invasive plant control program.
- Treat known invasive plant infestation using appropriate techniques based on priority for control.
- Monitor treated sites and institute a follow-up treatment program.
- Replant as needed.
- Develop exotic species database for property.

Table 4. Invasive exotics listed by the Florida Exotic Pest Plant Council occurring at Paynes Prairie Sweetwater Preserve.

<b>Paynes Prairie Sweetwater Preserve</b>			
<b>Common Name</b>	<b>Latin Name</b>	<b>FLEPPC Category</b>	<b>Site Specific Control Priority</b>
Mexican petunia	<i>Ruellia tweediana</i>	I	Medium
Wild taro	<i>Colocasia esculenta</i>	I	Medium
Chinese tallow	<i>Sapium sebiferum</i>	I	High
Camphor	<i>Cinnamomum camphora</i>	I	Medium
Coral ardisia	<i>Ardisia crenata</i>	I	High
Air potato	<i>Dioscorea bulbifera</i>	I	High
Wild yam	<i>Dioscorea alata</i>	I	High
Japanese honeysuckle	<i>Lonicera japonica</i>	I	High
White flowered wandering jew	<i>Tradescantia fluminensis</i>	I	Medium
Japanese climbing fern	<i>Lygodium japonicum</i>	I	High
Heavenly bamboo	<i>Nandina domestica</i>	I	Medium
Glossy privet	<i>Ligustrum lucidum</i>	I	Medium
Chinaberry	<i>Melia azedarach</i>	II	Medium
Paper mulberry	<i>Broussonetia papyrifera</i>	II	High
Wax begonia	<i>Begonia cucullata</i>	II	Medium
Cesar weed	<i>Urena lobata</i>	II	Low
Chinese wisteria	<i>Wisteria sinensis</i>	II	Medium

### FERAL ANIMALS

Currently, there is very little evidence of feral animals on the Paynes Prairie Sweetwater Preserve. If surveys reveal feral animal populations (hogs, dogs, cats, muscovy ducks, etc.) on the property, staff will initiate a removal program.

## CULTURAL RESOURCES

The Paynes Prairie Sweetwater Preserve is located in an area rich in cultural resources. Though only one archaeological site listed with the Florida Master Site file is known from the Paynes Prairie Sweetwater Preserve (Sweetwater Scatter, AL4989), there are three other listed sites within ¼ mile of the Preserve. They include Sweetwater Branch Hill (AL00081) and Sweetwater Branch Flint (AL00080), both within the State Park, and Boulware Springs Pistol Range (AL00229). Both the density of known sites and the periods represented by those sites make the Paynes Prairie region culturally important. Within the adjacent Paynes Prairie Preserve State Park there are 85 listed sites that span all known prehistoric cultural periods from Paleo-Indian to European contact and several historic period sites (FDEP 2002).

The Paynes Prairie Sweetwater Preserve has never been subject to a comprehensive cultural resource survey, but its proximity to the rim of Paynes Prairie, the water resources on site and the extensive historic period use of the site indicate a high archaeological site potential. The cultural significance of the Paynes Prairie region will be interpreted to the public through educational signage.

The one known archaeological site within the Preserve, Sweetwater Scatter, (Florida Master Site File Number AL4989) was discovered during an environmental evaluation of the Paynes Prairie Sweetwater Preserve. It is a site that has ongoing disturbance by artifact hunters. Lithics passed over by artifact hunters provide the only material evidence for the site.

Several measures will be taken to protect archaeological sites within the Paynes Prairie Sweetwater Preserve from unauthorized illegal artifact hunting. As part of the protection plan for cultural resources, staff will coordinate with the Florida Department of State, Division of Historical Resources (DHR) and local law enforcement agencies to both inform the public about the illegalities of artifact hunting and to discourage the practice. In addition, staff will work with DHR to stabilize sites that have been disturbed. Locations of known sites will not be identified on public maps of the property. The County will prohibit the collection of artifacts or the disturbance of archaeological and historical sites on the Paynes Prairie Sweetwater Preserve unless authorization is obtained from the County and prior authorization has been obtained from DHR. All management of the archaeological and historical resources will comply with the provisions of Chapter 267, Florida Statutes specifically Sections 267.061 2(a) and (b).

Prior to the commencement of any proposed development activities, measures will be taken to determine the presence of any archaeological sites. All planned activities involving known archaeological sites or potential site areas will be closely coordinated with DHR in order to prevent the disturbance of significant sites. If additional sites or evidence of sites are found, DHR will be contacted immediately.

### Cultural Resource Protection Strategies

- Develop and implement a protection plan for archaeological and historical resources.
- Routinely visit known sites and note any disturbance.
- Coordinate the protection of cultural resources with Paynes Prairie Preserve State Park, local law enforcement agencies and DHR.
- Survey the areas for additional cultural or historical resources before any ground disturbing or other development activities occur, coordinate findings with DHR.
- Evaluate all land management activities for potential disturbance to cultural sites.
- Interpret the cultural and historical resources to the public.

- Encourage local archaeologists and historians to survey the site for the presence of significant archaeological or historical resources.

#### **IV. SITE DEVELOPMENT AND IMPROVEMENT**

##### ACKNOWLEDGEMENT SIGN

A permanent recognition sign will be erected and maintained at the entrance area of the Paynes Prairie Sweetwater Preserve. The sign will acknowledge that Paynes Prairie Sweetwater Preserve was purchased with funds from the Florida Communities Trust Program and Alachua County. The sign will be at least 3' x 4' in size and include the FCT and Alachua County logos and the year Paynes Prairie Sweetwater Preserve was acquired. If feasible, the sign will be manufactured with recycled materials.

##### Acknowledgement Sign Strategies

- Design, fabricate and install entrance sign.

##### EXISTING PHYSICAL IMPROVEMENTS

The physical improvements on the site include a paved spur road, a power line easement, a channelized portion of Sweetwater Branch, a ~6" diameter pipe, and pre-1938 agricultural clearing. The 400-foot paved spur road is an extension of SE 16<sup>th</sup> Avenue that extends from Williston Road east on to the property. This spur road is associated with a dedicated right of way for SE 16<sup>th</sup> Avenue that if built, would run through the middle of the preserve. It was built by the previous owners to vest the right to build an 803-unit residential development. The County will initiate the process to vacate this right of way. If the vacation of the right of way is successful, the county will work with its partners to determine what to do with the existing spur road. Possible options include using it as an additional entrance to the preserve, a staging area for restoration activities or removing the road and restoring the area.

The portion of Sweetwater Branch that runs through the property is fairly straight with deeply incised banks. It is likely that the creek was manipulated in the past to facilitate the conveyance of stormwater out of Gainesville after storm events. Staff will explore the possibility of restoring the creek channel and taking actions that will improve the quality of water entering Paynes Prairie (see Restoration Section).

There is a large power line easement, approximately 1,400-foot in length, which runs along Williston Road on the southwest side of the parcel, and a ~6" diameter pipe of unknown origin and destination running in an east-west direction on the north side of the parcel near Williston Road. The pipe appears to be quite old and non-functional. The origin and historical use of this pipe will be explored. There are also dirt trails throughout the property.

An aerial review of the property revealed that prior to the 1938 aerial, approximately 60 acres of the site were cleared presumably for agriculture (grazing or possibly row crops). These areas were allowed to revegetate sometime after the 1979 aerial. Approximately 25 acres of the former agricultural lands are upland mixed forest in fair to good condition, 9 acres are floodplain forest in fair to good condition, and 20 acres are sandhill in fair to poor condition.

##### PROPOSED PHYSICAL IMPROVEMENTS

Development of the master site plan and physical improvements shall be coordinated with Paynes Prairie Preserve State Park and the City of Gainesville's Park and Recreation Department. Public comment on the management plan indicated an interest in creating off-road

biking opportunities on the Paynes Prairie Sweetwater Preserve or elsewhere along the Gainesville-Hawthorne State Trail (Trail). The County will work with its partners to determine the feasibility of off-road biking on the Sweetwater Preserve or elsewhere along the Trail.

Proposed physical improvements to Paynes Prairie Sweetwater Preserve include a bicycle friendly facility along the Downtown Connector of the Gainesville-Hawthorne State Trail. This area will be less than a ¼ acre in size and serve as the trailhead. It will include a bike rack, interpretive kiosk and entrance sign. Parking, trash cans and a water fountain are available at the parking area at Boulware Springs Park, a City of Gainesville park that serves as one of the major trailheads/parking areas for the Gainesville-Hawthorne State Trail. Should trash become a problem, trash cans will be provided at the Paynes Prairie Sweetwater Preserve Trailhead. A network of interpretive hiking trails more than a mile in length, will extend from this area to two wildlife observation platforms. Loop trails will be developed where feasible. These facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the project site without causing harm to those resources. Exhibit J shows the conceptual site plan and improvements. A master site plan will be developed that delineates the size, location and details of the improvements. A copy of the master site plan will be provided to FCT for review and approval prior to implementation.

A survey of the natural communities, and plant and animal species on the project site shall be conducted prior to the development of the project site. The survey shall be used during development of the site to ensure protection, restoration, and preservation of the natural communities and listed species. To the greatest extent possible, trails will follow existing pathways and the wildlife observation platforms and interpretive exhibits will be situated in a manner that minimizes disturbance to surrounding resources.

A review of all proposed development sites shall be sought from DHR prior to the commencement of proposed development activities in that area. Development will be sited to the greatest extent possible to avoid known archaeological sites.

Alachua County acknowledges that any proposed modifications to the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the approved Management Plan requires prior FCT review and approval.

#### Improvement Strategies

- Coordinate master site plan development with Paynes Prairie Preserve State Park and the City of Gainesville Parks and Recreation Department.
- Work with partners to determine feasibility of off-road biking on the Sweetwater Preserve or elsewhere along the Trail.
- Develop a master site plan.
- Construct trailhead facilities.
- Establish trails.
- Construct wildlife observation platforms.
- Design, fabricate and install interpretive exhibits.

#### WETLAND BUFFER

A 100-foot buffer will be provided between the trailhead facility and any wetlands.

#### PARKING

Parking will be available at the nearby Boulware Springs Park, thus additional parking is not necessary. Should on-site parking facilities become a desirable amenity, the location and

design of any parking facility shall be designed to have minimal impacts on natural and cultural resources. The parking area shall incorporate pervious material wherever feasible.

#### STORMWATER FACILITIES

Should stormwater facilities be necessary, they will be designed with shallow slopes and to provide recreational open space or wildlife habitat in a park-like setting, and will not be fenced.

#### HAZARD MITIGATION

The trailhead facility will be located outside the 100-year floodplain.

#### EDUCATION SIGNS

Interpretive signage will be provided to educate visitors about the natural environment of the site and the cultural significance of the general area. Signs will be placed along the trail at points of interest. Staff will investigate grant opportunities for funding the interpretive signs.

#### PERMITS

Alachua County Forever has identified a number of potential permits for proposed development and restoration work. These include:

- General building permit from Alachua County for construction of the interpretive kiosk and entrance sign.
- Development order issued by the Alachua County Development Review Committee for any activities not specifically exempted by the Unified Land Development Code.
- Noticed General Environmental Resources Permit issued by the St. Johns River Water Management District in conjunction with the Florida Department of Environmental Protection for stream restoration activities.
- Nationwide Permit 27 for stream and wetland restoration activities issued by the U.S Army Corps of Engineers.

As part of the FCT grant conditions, and to ensure that other requirements are not missed, ACF staff will also contact the following agencies prior to initiating any site development activities:

- Florida Fish and Wildlife Conservation Commission.
- Florida Department of Environmental Protection.
- Florida Department of Agriculture and Consumer Services, Division of Forestry.
- Florida Department of State, Division of Historic Resources.

#### Permit Strategies

- Apply for required permits prior to initiating physical improvements and restoration activities.

#### EASEMENTS, CONCESSIONS, AND LEASES

There are no concessions, or leases on Sweetwater Preserve, nor are there any proposed for the property. There are two easements on the property; a power line easement along Williston Road, and a dedicated right of way for SE 16<sup>th</sup> Avenue that extends from Williston Road east through the property. A 400-foot section of SE 16<sup>th</sup> Avenue was constructed by the



previous owners to vest the right to develop an 803-unit residential development. Construction of SE 16<sup>th</sup> Avenue through the property would negatively impact the ecological value of the site. Staff will pursue vacating this right of way.

Alachua County will provide FCT with 60-days written notice and information regarding lease of any interest, the operation of any concession, any sale or option, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public, and no document will be executed without the prior written approval of FCT. Research and collecting permits may be issued by ACF for scientific research.

Should any fees be collected in the future, monies will be placed in a segregated account solely for the upkeep and maintenance of the project site.

#### Easement, Concession and Lease Strategies

- Vacate SE 16<sup>th</sup> Avenue right of way.

## **V. MANAGEMENT NEEDS**

### COORDINATED MANAGEMENT

Paynes Prairie Sweetwater Preserve is adjacent to Paynes Prairie Preserve State Park, the Gainesville-Hawthorne State Trail (Trail) and Boulware Springs, a City of Gainesville Park (Exhibit C). As such, coordinating the management of the Preserve with the adjacent publicly owned lands is crucial to providing the optimal experience for Paynes Prairie Sweetwater Preserve users and benefits to the natural and cultural resources in the area.

The development and management of the project site shall be coordinated with agencies managing the adjacent Paynes Prairie Preserve State Park and the agencies managing the multi-jurisdictional recreational trails in Alachua County. This will ensure the project site is protected and managed as part of an ecological corridor and as part of a linked trail system.

Recreational access management will involve the City of Gainesville and the State of Florida (Paynes Prairie Preserve State Park). Access to Paynes Prairie Sweetwater Preserve will be by foot or bicycle from the Trail, with vehicular parking at one of the Trail parking areas. Boulware Springs is the closest parking area to the Paynes Prairie Sweetwater Preserve. The Paynes Prairie Sweetwater Preserve will provide new bicycle racks along the Trail for visitors, an interpretive kiosk, two wildlife observation platforms and hiking trails that interpret the natural and cultural resources of the area. These new trails will open up additional educational and recreational opportunities to Alachua County residents and visitors.

The City of Gainesville has been actively restoring the sandhill portion of Boulware Springs adjacent to the project area through a combination of hardwood removal, longleaf pine and wiregrass plantings, and prescribed burns. Restoration efforts on the Paynes Prairie Sweetwater Preserve will extend the sandhill habitat by 20 acres, allowing a more sustainable restoration effort.

The Paynes Prairie Sweetwater Preserve has been on the Florida Department of Environmental Protection Additions and Inholdings List as part of the Optimum Park Boundary for Paynes Prairie (FDEP 1995). According to the Paynes Prairie Preserve Unit Management Plan (2002), "The Optimum Boundary Map reflects lands identified as desirable for direct management by the Division as part of Paynes Prairie Preserve State Park."

ACF Staff is working with Paynes Prairie Preserve State Park and the City of Gainesville to explore a coordinated management program that would include security, maintenance, site development, invasive plant control, restoration, prescribed fire, and enhanced water quality

protection to the Paynes Prairie basin, in addition to coordinated public access and recreational opportunities. Based on public comment on the management plan, the possibility of including off-road biking on the Paynes Prairie Sweetwater Preserve or elsewhere along the trail will also be explored.

<<Include comments from adjacent land managers on plan>>

#### Coordinated Management Strategies

- Coordinate development and management of Paynes Prairie Sweetwater Preserve with Paynes Prairie State Preserve Park and the City of Gainesville.

#### TRAIL NETWORK

The Paynes Prairie Sweetwater Preserve will enhance land-based recreational trail systems at the local, regional, and statewide level. The project site is located adjacent to the Gainesville-Hawthorne State Trail (Trail). The recently paved portion of the Trail, the Downtown Connector, links the Trail near Boulware Springs to Depot Avenue Park, a previously funded City FCT project, and the Depot Avenue Rail Trail, near downtown Gainesville (Exhibit C). This trail system is of high priority at the state level, and was adopted by the Florida Legislature in 1999. The trail prioritization designation was approved by the Florida Greenways and Trails Council in May 2004.

At the local level, this trail has been designated by the North Central Florida Regional Planning Council in the Alachua Countywide Bicycle Master Plan as a Priority 1 Trail (Sprinkle Consulting Inc. 2001) and was adopted by the City of Gainesville and Alachua County into the Transportation Mobility Elements of their respective comprehensive plans.

Trailside bicycle and pedestrian friendly facilities will be developed along the Gainesville-Hawthorne State Trail for access to the site. Facilities will include bicycle racks, an interpretive kiosk, interpretive hiking trails, and two wildlife observation platforms (Exhibit J). The County will coordinate with both the City and the State on the development and management of the facilities on the Paynes Prairie Sweetwater Preserve.

#### GREENWAYS

The Sweetwater Project is within the Florida Ecological Greenways Network, in a Priority Seven Ecological Greenway (Exhibit K). The Florida Ecological Greenways Network is a decision support model to help identify the best opportunities to protect ecological connectivity statewide. It was developed by the University of Florida for the Florida Department of Environmental Protection. GIS data on land use and significant ecological areas were integrated in a process that identified a statewide Ecological Greenways Network containing all of the largest areas of ecological and natural resource significance and the landscape linkages necessary to link these areas together in one functional statewide network (Hector et al. 2002).

Paynes Prairie Sweetwater Preserve adds an additional 113+ acres of natural area to the corridor of conservation lands extending from Paynes Prairie through the Lochloosa Wildlife Conservation Area and beyond (Exhibit L). Paynes Prairie Sweetwater Preserve will be managed to protect and enhance wildlife habitats and water resources in conjunction with activities occurring on Paynes Prairie Preserve State Park and Boulware Springs. The planned 20 acre sandhill restoration area will enhance the sandhill restoration at Boulware Springs, and the invasive plant control activities planned for Paynes Prairie Sweetwater Preserve will assist

both Boulware and Paynes Prairie in their invasive plant control efforts by controlling a large source of invasive plants on a neighboring property. It is anticipated that prescribed burning activities will be coordinated between the agencies.

#### PUBLIC INVOLVEMENT

Public involvement and local government participation was sought in the development of the Payne Prairie Sweetwater Preserve Management Plan through a noticed public meeting and public review period for the draft management plan. See Exhibit M for the Alachua County Forever Paynes Prairie Sweetwater Preserve Management Planning Meeting Minutes and the Summary of Comments Received.

#### MAINTENANCE

Alachua County Forever staff is working with Paynes Prairie Preserve State Park and the City of Gainesville to investigate a management partnership for the preserve. In the interim, ACF staff will conduct all maintenance activities using County staff, volunteers and contractors, with possible assistance from the State and City. Maintenance activities include solid waste removal, follow-up invasive species control, and maintenance of trails, fences, gates and signs.

##### Maintenance Strategies

- Work with Paynes Prairie State Preserve Park and the City of Gainesville to investigate a management partnership.
- Conduct maintenance activities using County staff, volunteers, contractors, and partners as possible.

#### SECURITY

Alachua County Forever staff is working with Paynes Prairie Preserve State Park and the City of Gainesville to investigate a management partnership for the preserve. In the interim, ACF staff will coordinate security through County staff, Alachua County Sheriff's Office (ASO), Florida Fish and Wildlife Conservation Commission (FWC), contractors, and volunteers, with assistance from the State and City if feasible. Security issues on Paynes Prairie Sweetwater Preserve include archaeological looting, homeless habitation, solid waste removal, and poaching. ACF staff will work with the ASO, FWC law enforcement staff, and possibly the Florida Park Patrol to perform routine security patrols on the property. The Division of Historic Resources will be asked for assistance controlling archaeological looting on the Preserve. ACF staff is working with the Alachua County Homeless Coalition, Alachua County Poverty Reduction, Alachua County Community Support Services, and the City of Gainesville to determine why the individuals living on the property are homeless, and to provide resources to enable them to leave the site. Any homeless individuals who refuse assistance will be evicted.

Unauthorized access will be evaluated and appropriate measures to discourage it will be implemented. These may include additional or more secure fencing or gates, placement of boulders or bollards and additional security patrols. Informational and regulatory signage will be posted on the site. Design and placement of these signs will be coordinated with the Alachua County Sheriff's Office (ASO) and FWC law enforcement staff.

##### Security Strategies

- Provide regular security patrols.

- Coordinate design and placement of informational and regulatory signage with ASO and FWC.
- Fabricate and install informational and regulatory signage.
- Request assistance from DHR to control archaeological looting on the Preserve.

#### STAFFING

Alachua County Forever staff will coordinate the management of Paynes Prairie Sweetwater Preserve, with assistance from other County departments, contractors, volunteers and partners.

#### **VI. MONITORING AND REPORTING**

Alachua County Forever staff will prepare an Annual Stewardship Report on or before April 30<sup>th</sup> of each year. This report will evaluate the implementation of the management plan.

Any proposed modification of the management plan and/or undertaking any site alterations or physical improvements that are not addressed in the Paynes Prairie Sweetwater Preserve Approved Management Plan requires prior FCT review and approval.

## VII. REFERENCES

- Alachua County Department of Growth Management. 2001. Alachua County Comprehensive Plan 2001-2020, Effective May 2, 2005.
- Alachua County Environmental Protection Department. 2004. Gainesville Creeks: A Status Report on Baseflow Water Quality, Stormwater and Ecosystem Health for the Orange Creek Basin. Prepared for the St. Johns River Water Management District.
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- Cox, J. and R. Kautz. 2000. Habitat Conservation Needs of Rare and Imperiled Wildlife in Florida. Office of Environmental Services, Florida Fish and Wildlife Conservation Commission, Tallahassee, Florida.
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<ftp://ftp.dep.state.fl.us/pub/water/basin411/ocklawaha/assessment/Ocklawaha-GPIAR-WEBX.pdf>
- Florida Department of Environmental Protection, Florida Greenways Coordinating Council. 1999. Connecting Florida's Communities with Greenways and Trails, A Summary of the Five Year Implementation Plan of the Florida Greenways and Trails System.
- Florida Natural Areas Inventory. 1990. Guide to the Natural Communities of Florida. Florida Department of Natural Resources. Tallahassee, FL.
- Hoctor, T.S., J. Teisinger, M.G. Carr., P.C. Zwick. 2002. Identification of Critical Linkages Within the Florida Ecological Greenways Network. Final Report. Office of Greenways and Trails, Florida Department of Environmental Protection. Tallahassee, FL.
- KBN, A Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, Gainesville, Florida

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SJRWMD. 2003. Orange Creek Basin Surface Water Management Plan. St. Johns River Water Management District

Thomas, B.P., E. Cummings and W.H. Wittstruck. 1985. Soil Survey of Alachua County, Florida. USDA Soil Conservation Service.

## VIII. MANAGEMENT PLAN IMPLEMENTATION CHART

<b>Task</b>	<b>Time schedule</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Potential Cooperators</b>
<b><u>Land Use and Zoning</u></b>				
Amend future land use on parcel in Gainesville to Conservation	6/06	Staff time	ACF	COG
Amend zoning on parcel in Gainesville to Conservation	1/07	Staff time	“ ”	COG
Amend zoning on parcel in unincorporated Alachua County to Conservation	6/06	Staff time	“ ”	ACGMD
<b><u>Natural Resource Protection</u></b>				
Inventory plant, animal and natural communities	Initiated 5/04 and ongoing	Staff time	“ ”	
Survey Paynes Prairie Sweetwater Preserve for listed species and document population locations and habitats.	Initiated 5/04 and ongoing	Staff time	“ ”	
Report Tracked species occurrence data to FNAI	ongoing	Staff time	“ ”	
Coordinate review of management plan with the FWC	2/06	Staff time	“ ”	FWC
Develop GIS database for tracking monitoring activities	5/06 and ongoing	Staff time	“ ”	
Establish photopoints in significant areas	9/06 and ongoing	Staff time, \$250	“ ”	
<b><u>Restoration</u></b>				
Develop plan and budget for sandhill restoration.	11/07	Staff time	“ ”	
Pursue grant funding for sandhill restoration activities.	11/08	Staff time	“ ”	
Implement initial phases of sandhill restoration plan.	11/09	TBA	TBA Grants / ACF Funds	FDEP, COG, DOF, SJRWMD, FNPS
Direct seed or plant native upland mixed forest species as needed.	TBA	TBA	Grants /ACF	FNPS, Volunteers
Work with adjacent land owner to have fill soil removed from the baygall.	8/06	Staff time	TBA	SJRWMD, FDEP, COG, ACEPD
Research the historic path of Sweetwater Branch	6/08	Staff time	TBA	ACEPD, COG, PPP, SJRWMD, FDEP, ACOE
Determine the feasibility of restoration of the stream path.	2011	Staff time	TBA	GRU, COG, SJRWMD, ACOE, FDEP, ACEPD

<b>Task</b>	<b>Time schedule</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Potential Cooperators</b>
If feasible, pursue funding for stream path restoration	2012	Staff time	TBA	SJRWMD, FDEP
Remove solid waste	6/07	\$4,000	ACF	FDOC, Contractor, Volunteers
<b><u>Invasive Plant Control</u></b>				
Survey invasive exotic plants, produce maps and qualitatively describe populations.	4/06 and ongoing	Staff time	“ ”	
Seek funding to implement invasive plant control program.	5/06 recurring	Staff time	“ ”	FDEP
Initiate first phase of exotic plant treatment program.	8/06-04/07	\$6,000 ACF funds \$54,000 BIPM funds	BIPM/ ACF Funds	BIPM, Contractor
Monitor treated sites and institute a follow-up treatment program.	6/07 and ongoing	\$2,000 ACF funds \$18,000 BIPM Funds and \$2000/yr ACF recurring	BIPM/ ACF Funds	BIPM, Contractor
Initiate subsequent phases of invasive plant treatment program	8/08	\$4,000 ACF funds \$36,000 BIPM Funds	BIPM/ ACF Funds	BIPM, Contractor
Develop exotic species database for property.	Initiated 5/04 and ongoing	Staff time	ACF	
Replant as needed after invasive plant control	TBA	TBA	ACF/grants	
<b><u>Prescribed Fire</u></b>				
Develop a prescribed burn plan for Paynes Prairie Sweetwater Preserve	9/06	Staff time	ACF	ACFR, DOF
Implement prescribed burn plan	9/07	\$500/yr	“ ”	ACFR, ACF, DOF, FDEP
<b><u>Feral Animals</u></b>				
Monitor and remove feral animal species.	ongoing	Staff time		
<b><u>Cultural Resource Protection</u></b>				
Routinely visit any known sites and note any disturbance such as looting	ongoing	Staff time	“ ”	ASO, PPP
Coordinate protection of cultural resources from unauthorized artifact hunting	4/06 and ongoing	Staff time	“ ”	FDEP, COG, ACSO, DHR, PPP
Survey for cultural or historical resources before any ground disturbing or other development activities occur, coordinate findings with DHR.	As needed	TBA	“ ”	DHR, Contractor
<b><u>Site Development &amp; Improvement</u></b>				
Vacate SE 16 <sup>th</sup> Avenue right of way easement	6/06	Staff time	“ ”	ACPW, ACGMD, ACEPD
Coordinate development of master site plan with partners	7/06	Staff time	“ ”	PPP & COG



<b>Task</b>	<b>Time schedule</b>	<b>Cost</b>	<b>Funding Source</b>	<b>Potential Cooperators</b>
Develop a final master site plan	1/07	\$1,000	“ ”	Contractor
Seek grant funds for trailhead & interpretive exhibits	3/07	Staff time	“ ”	Volunteers
Develop plans & obtain permits for trailhead	7/07	\$300	“ ”	Contractor
Investigate alternative construction opportunities (i.e. Scouts, community service workers)	7/07	Staff time	ACF	Volunteers
Construct trailhead facilities including access from State Trail, bike rack & kiosk	2/08	\$4,000	“ ”	Contractor
Design, fabricate & install entrance sign	2/08	\$1,000	“ ”	Contractor
Design & establish trails	2/08	Staff time	“ ”	Volunteers
Construct wildlife observation platform	2/08	\$550	“ ”	Volunteers, Contractor,
Design, fabricate, and install interpretive exhibits	2/08	Dependant on Grant funds	ACF/Grants	Contractor, Volunteers
<b><u>Management Needs</u></b>				
Investigate management partnership	4/06	Staff time	“ ”	PPP& COG
<b><u>Maintenance</u></b>				
Coordinate maintenance activities through county staff volunteers, or contractors	6/06 ongoing	Staff time	“ ”	Volunteers, Contractors, PPP & COG
Develop agreement with contractor or partner to provide solid waste removal and general site maintenance	ongoing	\$2,500/year	“ ”	Volunteers, Contractors, PPP & COG
Maintain improvements	1/08	\$2,000/year	“ ”	Volunteers, Contractor, PPP & COG
<b><u>Security</u></b>				
Perform regular security inspections	ongoing	\$2,500 / year	“ ”	Volunteers, contractors, PPP, FWC, ASO
Coordinate design & placement of informational & regulatory signage with ASO & FWC	4/06	Staff time	“ ”	ASO, FWC
Fabricate and install informational & regulatory signage	1/07	\$500	“ ”	Volunteers, Public Works, community service, contractors
Consult DHR about archaeological looting	4/06	Staff time	“ ”	DHR

ACEPD Alachua County Environmental Protection Department  
ACF Alachua County Forever  
ACFRD Alachua County Fire Rescue Department  
ACGMD Alachua County Growth Management Department  
ACSO Alachua County Sheriff's Office  
ACOE United States Army Corps of Engineers  
ACPW Alachua County Public Works  
BIPM Florida DEP, Bureau of Invasive Plant Management  
COG City of Gainesville

DHR Department of State Division of Historic Resources  
FDEP Florida Department of Environmental Protection  
FDOC Florida Department of Corrections  
FDOF Florida Division of Forestry  
FWC Florida Fish and Wildlife Conservation Commission  
FNPS Florida Native Plant Society  
PPP Paynes Prairie Preserve State Park  
SJRWMD St. Johns River Water Management District



**EXHIBIT A: GRANT CONTRACT**

FCT Contract Number     -CT-      
 FLORIDA COMMUNITIES TRUST  
 05-024-FF5  
 PAYNES PRAIRIE SWEETWATER ADDITION  
 CSFA # 52002

**GRANT CONTRACT**

THIS AGREEMENT is entered into by and between the FLORIDA COMMUNITIES TRUST (“FCT”), a non-regulatory agency within the State of Florida Department of Community Affairs, and ALACHUA COUNTY, a local government of the State of Florida (“Recipient”).

THIS AGREEMENT IS ENTERED INTO BASED ON THE FOLLOWING FACTS:

WHEREAS, the intent of this Agreement is to impose terms and conditions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds (“Project Site”), that are necessary to ensure compliance with applicable Florida law and federal income tax law and to otherwise implement the provisions of Sections 259.105, 259.1051 and Chapter 380, Part III, Florida Statutes;

WHEREAS, Chapter 380, Part III, Fla. Stat., the Florida Communities Trust Act, creates a non-regulatory agency within the Department of Community Affairs (“Department”) which will assist local governments in bringing into compliance and implementing the conservation, recreation and open space, and coastal elements of their comprehensive plans or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments and nonprofit environmental organizations to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, FCT is funded through either Section 259.105(3)(c), Fla. Stat. of the Florida Forever Act, which provides for the distribution of twenty-two percent (22%), less certain reductions, of the net Florida Forever Revenue Bond proceeds to the Department, or any other revenue source designated by the Florida Legislature to provide land acquisition grants to local governments and nonprofit environmental organizations for the acquisition of community-based projects, urban open spaces, parks and greenways to implement local comprehensive plans;

WHEREAS, the Florida Forever Revenue Bonds are issued as tax-exempt bonds, meaning the interest on the bonds is excluded from the gross income of bondholders for federal income tax purposes;

WHEREAS, Rule 9K-7, Florida Administrative Code (“F.A.C.”) sets forth the procedures for the evaluation and selection of lands proposed for acquisition and Rule 9K-8, F.A.C. sets forth the acquisition procedures;

WHEREAS, on **September 15, 2005** the FCT Governing Board scored, ranked and selected projects to receive approval for funding;

05-024-05  
 October 11, 2005  
 Reimbursement

WHEREAS, the Recipient's project, described in an application submitted for evaluation, was selected for funding in accordance with Rule 9K-7, F.A.C., and by executing this Agreement the Recipient reaffirms the representations made in its application;

WHEREAS, Rule 9K-7.009(1), F.A.C. authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding;

WHEREAS, Rule 9K-7.003(5) F.A.C., recognizes real property owned by the Recipient and included in the application as part of the Project Site as an eligible source of Match, provided that the real property is acquired by the Recipient within 18 months after the application deadline for which the application was made. The date of this application deadline was **May 5, 2005**;

WHEREAS, the Recipient will acquire fee simple title to the entire Project Site prior to \_\_\_\_\_ (*Insert date[s]*) from \_\_\_\_\_ (*Insert name[s]*);

WHEREAS, the Recipient will request disbursement of FCT Florida Forever Bond proceeds, subsequent to acquiring the Project Site, for the reimbursement of Project Costs expended by the Recipient for the acquisition of the Project Site; and

WHEREAS, the purpose of this Agreement is to set forth the conditions that must be satisfied by the Recipient prior to the disbursement of any FCT Florida Forever funds awarded, as well as the restrictions that are imposed on the Project Site subsequent to reimbursing the Recipient for Project Costs.

NOW THEREFORE, FCT and the Recipient mutually agree as follows:

## **I. PERIOD OF AGREEMENT**

1. This Agreement shall begin upon the Recipient's project being selected for funding and shall end **June 15, 2006** ("Expiration Date"), unless extended as set forth below or unless terminated earlier in accordance with the provisions of Article XIII of this Agreement.

2. FCT may extend this Agreement beyond the Expiration Date if the Recipient demonstrates that significant progress is being made toward Project Plan approval or that extenuating circumstances warrant an extension of time. A request for an extension shall fully explain the reason for the delay and why the extension is necessary and shall be provided to FCT in accordance with paragraph V.1. prior to the Expiration Date. If the Recipient does not request an extension, or if a requested extension is not granted by FCT, the Recipient's award shall be rescinded and this Agreement shall terminate.

## **II. MODIFICATION OF AGREEMENT**

05-024-05  
October 11, 2005  
Reimbursement

4. In the event that different representatives or addresses are designated for either paragraph 2. or 3. above after execution of this Agreement, notice of the changes shall be rendered to FCT as provided in paragraph 1. above.

5. The Recipient hereby notifies FCT that the Recipient's Federal Employer Identification Number(s) is \_\_\_\_\_.

## **VI. PROJECT PLAN APPROVAL; PRE-CLOSING REQUIREMENTS**

1. Prior to the final disbursement of the FCT Award, the Recipient shall submit to FCT and have approved a Project Plan that complies with Rule 9K-8.011, F.A.C. The Project Plan shall not be considered by FCT unless it is organized with a table of contents and includes all of the following documents to ensure that the interest of the State of Florida will be protected:

- a. Closing documents associated with the parcel(s):
  - (1) A copy of the Purchase Agreement(s) for sale and purchase of the parcel(s) between Recipient and \_\_\_\_\_ (Insert name[s] of Seller[s]).
  - (2) A copy of closing statements from Buyer(s) and Seller(s) for the purchase of the parcel(s).
  - (3) A copy of the recorded deed(s) evidencing conveyance of title to the parcel(s) to the Recipient.
  - (4) Certified survey(s) of the parcel(s) that meets the requirements of Rule 9K-8.006, F.A.C., and is dated within ninety (90) days of the date of acquisition of the parcel(s) by Recipient.
  - (5) A copy of the title insurance policy(s) evidencing marketable title in Recipient to the parcel(s) and effective the date of acquisition of the parcel(s) by the Recipient, including a statement from the title insurer as to the minimum promulgated rate if premium was paid by Recipient, and all documents referenced in the title policy(s).
  - (6) Environmental site assessment(s) of the parcel(s) certified to the Recipient, which meets the standards and requirements of ASTM Practice E 1527, and with a date of certification within ninety (90) days of the date of acquisition of the parcel(s) by Recipient, together with the statement required by Rule 9K-8.012(4), F.A.C.

1. Either party may request modification of the provisions of this Agreement at any time. Changes which are mutually agreed upon shall be valid only when reduced to writing and duly signed by each of the parties hereto. Such amendments shall be incorporated into this Agreement.

### III. DEADLINES

1. At least two original copies of this Agreement shall be executed by the Recipient and returned to the FCT office at 2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100, as soon as possible and before **November 14, 2005**. If the Recipient requires more than one original document, the Recipient shall photocopy the number of additional copies needed and then execute each as an original document. Upon receipt of the signed Agreements, FCT shall execute the Agreements, retain one original copy and return all other copies that have been executed to the Recipient.

2. The Recipient and its representatives shall know of and adhere to all project deadlines and devise a method of monitoring the project. Deadlines stated in this Agreement, as well as deadlines associated with any FCT activity relating to the project, shall be strictly enforced. Failure to adhere to deadlines may result in delays in the project, allocation of time or resources to other recipients that respond timely or the termination of this Agreement by FCT.

3. The Recipient shall submit the documentation required by this Agreement to FCT as soon as possible so that the Project Costs may be reimbursed in an expeditious manner.

4. The Recipient shall provide a monthly status report to FCT of its progress towards reimbursement of the Project Costs.

5. The Recipient shall provide the appraisal(s) required by 9K-8.007, F.A.C. to FCT for review by a date not to exceed ninety (90) days after the Recipient's project is selected for funding. The appraisals shall be reviewed and, upon approval, the Maximum Approved Purchase Price ("MAPP"), as provided in Rule 9K-8.007(5) and (6), F.A.C., shall be determined.

### IV. FUNDING PROVISIONS

1. The FCT Florida Forever award granted to the Recipient ("FCT Award") will in no event exceed the lesser of Seventy-Five Percent (75%) of the final Project Costs, as defined in Rule 9K-7.002(29), F.A.C., or Four Million Five Hundred Sixty Thousand Dollars And Zero Cents (\$4,560,000.00), unless FCT approves a different amount after determination of the MAPP, which shall be reflected in an addendum to this Agreement.

The FCT Award is based on the Recipient's estimate of final Project Costs in its application, as well as the Limitation of Award provided in Rule 9K-7.003(3), F.A.C. and advertised in the Notice of Application. When disbursing the FCT Award, FCT shall recognize only those Project Costs consistent with the definition in Rule 9K-7.002(29), F.A.C. FCT shall participate in the

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land cost at either the actual purchase price or the MAPP, whichever is less, multiplied by the percent stated in the above paragraph.

2. The FCT Governing Board selected the Recipient's application for funding in order to acquire the entire Project Site identified in the application. FCT reserves the right to withdraw or adjust the FCT Award if the acreage that comprises the Project Site is reduced or the project design is changed so that the objectives of the acquisition cannot be achieved. FCT shall consider any request for Project Site boundary modification in accordance with the procedures set forth in Rule 9K-7.010, F.A.C.

If the Project Site is comprised of multiple parcels and multiple owners, an Acquisition Plan, as defined in 9K-7.002(2), F.A.C., was required in the application. FCT reserves the right to withdraw or adjust the FCT Award if the priority parcel(s) or a significant portion of the Project Site identified in the Acquisition Plan cannot be acquired.

3. The FCT Award shall be delivered either in the form of Project Costs prepaid by FCT to vendors or in the form of a State of Florida warrant to the Recipient. The FCT Award shall only be delivered after FCT approval of the Project Plan and Project Site acquisition terms. FCT shall prepare a grant reconciliation statement prior to the reimbursement that evidences the amount of Match provided by the Recipient, if any is required, and the amount of the FCT Award. Funds expended by FCT for Project Costs shall be recognized as part of the FCT Award on the grant reconciliation statement.

4. If a Match is required, it shall be delivered in an approved form as provided in Rule 9K-7.002(22), F.A.C. If the value of Pre-acquired land, as defined by Rule 9K-7.002(28), F.A.C., or donated land is the source of the Match, the MAPP shall determine the value of the Match. Funds expended by the Recipient for Project Costs shall be recognized as part of the Match on the grant reconciliation statement.

5. By executing this Agreement, the Recipient affirms that it is ready, willing and able to provide a Match, if any is required.

6. If the Recipient is the local government having jurisdiction over the Project Site, and an action by the Recipient subsequent to the FCT Governing Board selection meeting results in a governmentally derived higher Project Site land value due to an enhanced highest and best use, this Agreement shall be terminated unless the Recipient agrees that the appraisal(s) will be based on the highest and best use of the Project Site on or before the FCT Governing Board selection meeting.

7. FCT's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Florida Legislature, and is subject to any modification in accordance with Chapter 216, Fla. Stat. or the Florida Constitution.

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**V. NOTICE AND CONTACT**

1. All notices provided under or pursuant to this Agreement shall be in writing and delivered either by hand delivery or first class, certified mail, return receipt requested, to:

Florida Communities Trust  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

2. All contact and correspondence from FCT to the Recipient shall be through the key contact. Recipient hereby notifies FCT that the following administrator, officer or employee is the authorized key contact on behalf of the Recipient for purposes of coordinating project activities for the duration of the project:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

3. The Recipient authorizes the administrator, employee, officer or representative named in this paragraph to execute all documents in connection with this project on behalf of the Recipient, including, but not limited to, the Grant Contract or any addenda thereto, grant reconciliation statement, statements submitted as a part of the Project Plan and Declaration of Restrictive Covenants.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_



4. In the event that different representatives or addresses are designated for either paragraph 2. or 3. above after execution of this Agreement, notice of the changes shall be rendered to FCT as provided in paragraph 1. above.

5. The Recipient hereby notifies FCT that the Recipient's Federal Employer Identification Number(s) is \_\_\_\_\_.

## **VI. PROJECT PLAN APPROVAL; PRE-CLOSING REQUIREMENTS**

1. Prior to the final disbursement of the FCT Award, the Recipient shall submit to FCT and have approved a Project Plan that complies with Rule 9K-8.011, F.A.C. The Project Plan shall not be considered by FCT unless it is organized with a table of contents and includes all of the following documents to ensure that the interest of the State of Florida will be protected:

- a. Closing documents associated with the parcel(s):
  - (1) A copy of the Purchase Agreement(s) for sale and purchase of the parcel(s) between Recipient and \_\_\_\_\_ (Insert name[s] of Seller[s]).
  - (2) A copy of closing statements from Buyer(s) and Seller(s) for the purchase of the parcel(s).
  - (3) A copy of the recorded deed(s) evidencing conveyance of title to the parcel(s) to the Recipient.
  - (4) Certified survey(s) of the parcel(s) that meets the requirements of Rule 9K-8.006, F.A.C., and is dated within ninety (90) days of the date of acquisition of the parcel(s) by Recipient.
  - (5) A copy of the title insurance policy(s) evidencing marketable title in Recipient to the parcel(s) and effective the date of acquisition of the parcel(s) by the Recipient, including a statement from the title insurer as to the minimum promulgated rate if premium was paid by Recipient, and all documents referenced in the title policy(s).
  - (6) Environmental site assessment(s) of the parcel(s) certified to the Recipient, which meets the standards and requirements of ASTM Practice E 1527, and with a date of certification within ninety (90) days of the date of acquisition of the parcel(s) by Recipient, together with the statement required by Rule 9K-8.012(4), F.A.C.

- b. A letter from FCT indicating approval of the Management Plan written in accordance with Rule 9K-7.011, F.A.C. and as described in Article VII below.
- c. A statement of the Project Costs.
- d. A statement of the amount of the award being requested from FCT.
- e. Supporting documentation that the conditions imposed as part of this Agreement have been satisfied.
- f. A signed statement by the Recipient that the Recipient is not aware of any pending criminal, civil or regulatory violations imposed on the Project Site by any governmental agency or body.
- g. A signed statement by the Recipient that all activities under this Agreement comply will all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the applicable adopted and approved comprehensive plan.
- h. Additional documentation as may be requested by FCT to provide Reasonable Assurance, as set forth in paragraph VII.4. below.

2. FCT shall approve the terms under which the interest in land is acquired pursuant to Section 380.510(3), Fla. Stat. Such approval is deemed given when FCT approves the Project Plan containing a copy of the document(s) vesting title to the Project Site in the Recipient.

**3. All real property shall be obtained through a Voluntarily-Negotiated Transaction, as defined in Rule 9K-7.002(41). The use of or threat of condemnation is not considered a Voluntarily-Negotiated Transaction.**

4. All invoices for Project Costs, with proof of payment, shall be submitted to FCT and be in a detail sufficient for a proper audit thereof.

5. The Recipient may, and is strongly encouraged to, request a courtesy review of its Project Plan prior to its submission for approval.

6. Reimbursement for Project Costs shall not occur until after FCT approval of the Project Plan.

## **VII. MANAGEMENT PLAN; ANNUAL STEWARDSHIP REPORT**

1. Prior to approval of the Project Plan and final disbursement of the FCT Award, the Recipient shall submit to FCT and have approved a Management Plan that complies with Rule

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9K-7.011, F.A.C. and addresses the criteria and conditions set forth in Articles VII, VIII, IX, X, and XI herein.

2. The Management Plan explains how the Project Site will be managed to further the purposes of the project and meet the terms and conditions of this Agreement. The Management Plan shall include the following:

- a. An introduction containing the project name, location and other background information relevant to management.
- b. The stated purpose for acquiring the Project Site as proposed in the application and a prioritized list of management objectives.
- c. The identification of known natural resources including natural communities, listed plant and animal species, soil types, and surface and groundwater characteristics.
- d. A detailed description of all proposed uses including existing and proposed physical improvements and the impact on natural resources.
- e. A detailed description of proposed restoration or enhancement activities, if any, including the objective of the effort and the techniques to be used.
- f. A scaled site plan drawing showing the Project Site boundary, existing and proposed physical improvements and any natural resource restoration or enhancement areas.
- g. The identification and protection of known cultural or historical resources and a commitment to conduct surveys prior to any ground disturbing activity, if applicable.
- h. A description of proposed educational displays and programs to be offered, if applicable.
- i. A description of how the management will be coordinated with other agencies and public lands, if applicable.
- j. A schedule for implementing the development and management activities of the Management Plan.
- k. Cost estimates and funding sources to implement the Management Plan.

3. If the Recipient is not the proposed managing entity, the Management Plan shall include a signed agreement between the Recipient and the managing entity stating the managing

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entity's willingness to manage the site, the manner in which the site will be managed to further the purpose(s) of the project and the identification of the source of funding for management.

In the event that the Recipient is a partnership, the Recipient shall also provide FCT with the interlocal agreement that sets forth the relationship among the partners and the fiscal and management responsibilities and obligations incurred by each partner for the Project Site as a part of its Project Plan.

4. To ensure that future management funds will be available for the management of the site in perpetuity pursuant to Section 259.105 and Chapter 380, Part III, Fla. Stat., the Recipient(s) shall be required to provide FCT with Reasonable Assurance, pursuant to Rule 9K-7.002(32), F.A.C., that it has the financial resources, background, qualifications and competence to manage the Project Site in perpetuity in a reasonable and professional manner. Where the Recipient does not include at least one Local Government, FCT may require the Recipient to do one, or more, of the following: post a performance or other bond in an amount sufficient to ensure that the Project Site shall be reasonably and professionally managed in perpetuity; establish an endowment or other fund in an amount sufficient to ensure performance; provide a guaranty or pledge by the Local Government, in whose jurisdiction the Project Site is located, which shall require the Local Government to take over the responsibility for management of the Project Site in the event the Recipient is unable to, and may require the Local Government to be a named co-signer on the Declaration of Restrictive Covenants; or provide such other assurances as the Governing Board may deem necessary to adequately protect the public interest.

5. The Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the Management Plan approved by FCT.

6. All buildings, structures, improvements and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. FCT's approval of the Recipient's Management Plan addressing the items mentioned herein shall be considered written approval from FCT.

7. As required by Rule 9K-7.013, F.A.C., each year after FCT reimbursement of Project Costs the Recipient shall prepare and submit to FCT an annual stewardship report that documents the progress made on implementing the Management Plan.

## **VIII. SPECIAL MANAGEMENT CONDITIONS**

In addition to the Management Plan conditions already described in this Agreement, which apply to all sites acquired with FCT funds, the Management Plan shall address the following conditions that are particular to the Project Site and result from either commitments made in the application

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that received scoring points or observations made by FCT staff during the site visit described in Rule 9K-7.009(1), F.A.C.:

1. Two or more resource-based outdoor recreational facilities including a nature trail and wildlife observation platform shall be provided. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the project site without causing harm to those resources.
2. A permanent recognition sign, a minimum size of 3' x 4', shall be maintained in the entrance area of the project site. The sign shall acknowledge that the project site was purchased with funds from the Florida Communities Trust and Alachua County.
3. Interpretive signage shall be provided to educate visitors about the natural environment of the site.
4. Bike parking stands shall be installed at the project site to provide an alternative to automobile transportation to the project site.
5. A survey of the natural communities and plant species on the project site shall be conducted prior to the development of the project site. The survey shall be used during development of the site to ensure the protection, restoration, and preservation of the natural communities on the project site.
6. The development and management of the project site shall be coordinated with agencies managing the adjacent Paynes Prairie State Preserve to ensure the project site is protected and managed as part of an ecological corridor.
7. The development and management of the project site shall be coordinated with the agencies managing the multi-jurisdictional recreational trails in Alachua County to ensure the project site is managed as part of a linked trail system.
8. The natural upland and wetland communities that occur on the project site shall be restored and appropriately managed to ensure the long-term viability of these communities.
9. The project site shall be managed in a manner that protects and enhances habitat for listed wildlife species that utilize or could potentially utilize the project site. The development of the management plan shall be coordinated with the Fish and Wildlife Conservation Commission to ensure the preservation and viability of listed and non-listed native wildlife species and their habitat. Periodic surveys shall be conducted of listed species using the project site.
10. Any proposed stormwater facility for the project site shall be designed to provide recreation open space or wildlife habitat.
11. Sidewalk access to the project site shall be provided that links the project site with

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adjacent residential neighborhoods.

12. An ongoing monitoring and control program for invasive vegetation including exotic (non-native) and nuisance native plant species shall be implemented at the project site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The management plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the project site.

13. A feral animal removal program shall be developed and implemented for dogs, cats, hogs, and other non-native wildlife that may be found on the project site.

14. An archaeological survey shall be performed for any area within the project site proposed for development prior to the commencement of proposed development activities in that area. All planned activities involving known archaeological sites or identified site areas shall be closely coordinated with the Department of State, Division of Historic Resources in order to prevent the disturbance of significant sites. A protection plan shall be developed and implemented, in conjunction with the Division of Historic Resources, for the protection of known historical and archaeological resources located on the project site. This plan shall include measures to stabilize sites disturbed by looting. Information on significant historical and archaeological sites shall be provided to the Division of Historic Resources for the purpose of updating the Florida Master Site File.

15. The location and design of any parking facility shall be designed to have minimal impacts on natural resources. The parking area shall incorporate pervious material wherever feasible.

16. The requirements imposed by other grant program funds that may be sought for activities associated with the project site shall not conflict with the terms and conditions of this award.

#### **IX. DECLARATION OF RESTRICTIVE COVENANTS REQUIREMENTS IMPOSED BY CHAPTER 259 AND CHAPTER 380, PART III, FLA. STAT.**

1. Each parcel in the Project Site to which the Recipient acquires title shall be subject to a Declaration of Restrictive Covenants describing the parcel and containing such covenants and restrictions as are, at a minimum, sufficient to ensure that the use of the Project Site at all times complies with Sections 375.051 and 380.510, Fla. Stat.; Section 11(e), Article VII of the Florida Constitution; the applicable bond indenture under which the Bonds were issued; and any provision of the Internal Revenue Code or the regulations promulgated thereunder that pertain to tax exempt bonds. The Declaration of Restrictive Covenants shall contain clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund ("Trustees"), or a nonprofit environmental organization or government entity, upon failure to comply with any of the covenants and restrictions, as further described in paragraph 3. below.

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2. The Declaration of Restrictive Covenants shall also restate the conditions that were placed on the Project Site at the time of project selection and initial grant approval. The Declaration of Restrictive Covenants shall be executed by FCT and the Recipient at the time of reimbursement of Project Costs and shall be recorded by the Recipient in the county(s) in which the Project Site is located.

3. If any essential term or condition of the Declaration of Restrictive Covenants is violated by the Recipient or by some third party with the knowledge of the Recipient, the Recipient shall be notified of the violation by written notice given by personal delivery, registered mail or registered expedited service. The recipient shall diligently commence to cure the violation or complete curing activities within thirty (30) days after receipt of notice of the violation. If the curing activities can not be reasonably completed within the specified thirty (30) day time frame, the Recipient shall submit a timely written request to the FCT Program Manager that includes the status of the current activity, the reasons for the delay and a time frame for the completion of the curing activities. FCT shall submit a written response within thirty (30) days of receipt of the request and approval shall not be unreasonably withheld. It is FCT's position that all curing activities shall be completed within one hundred twenty (120) days of the Recipient's notification of the violation. However, if the Recipient can demonstrate extenuating circumstances exist to justify a greater extension of time to complete the activities, FCT shall give the request due consideration. If the Recipient fails to correct the violation within either (a) the initial thirty (30) day time frame or (b) the time frame approved by FCT pursuant to the Recipient's request, fee simple title to all interest in the Project Site shall be conveyed to the Trustees unless FCT negotiates an agreement with another local government, nonprofit environmental organization, the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection or a Water Management District, who agrees to accept title and manage the Project Site. FCT shall treat such property in accordance with Section 380.508(4)(e), Fla. Stat.

#### **X. GENERAL OBLIGATIONS OF THE RECIPIENT AS A CONDITION OF PROJECT FUNDING**

1. The interest acquired by the Recipient in the Project Site shall not serve as security for any debt of the Recipient.

2. If the existence of the Recipient terminates for any reason, title to the Project Site shall be conveyed to the Trustees unless FCT negotiates an agreement with another local government, nonprofit environmental organization, the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection or a Water Management District who agrees to accept title and manage the Project Site.

3. Following the reimbursement of Project Costs, the Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation or outdoor recreation uses, as appropriate. If an amendment to the applicable

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comprehensive plan is required, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient subsequent to the reimbursement of Project Costs.

4. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the Recipient at the Project Site.

## **XI. OBLIGATIONS OF THE RECIPIENT RELATING TO THE USE OF BOND PROCEEDS**

1. FCT is authorized by Section 380.510, Fla. Stat. to impose conditions for funding on the Recipient in order to ensure that the project complies with the requirements for the use of Florida Forever Bond proceeds including, without limitation, the provisions of the Internal Revenue Code and the regulations promulgated thereunder as the same pertain to tax exempt bonds.

2. The Recipient agrees and acknowledges that the below listed transactions, events, and circumstances, collectively referred to as the “disallowable activities,” may be disallowed on the Project Site as they may have negative legal and tax consequences under Florida law and federal income tax law. The Recipient further agrees and acknowledges that these disallowable activities may be allowed up to a certain extent based on guidelines or tests outlined in the Federal Private Activity regulations of the Internal Revenue Service:

- a. any sale or lease of any interest in the Project Site to a non-governmental person or organization;
- b. the operation of any concession on the Project Site by a non-governmental person or organization;
- c. any sales contract or option to buy or sell things attached to the Project Site to be severed from the Project Site with a non-governmental person or organization;
- d. any use of the Project Site by a non-governmental person other than in such person’s capacity as a member of the general public;
- e. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of Bonds from which the disbursement is to be made;
- f. a management contract for the Project Site with a non-governmental person or organization; or

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- g. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

3. If the Project Site, after its acquisition by the Recipient and/or the Trustees, is to remain subject to any of the disallowable activities, the Recipient shall provide notice to FCT, as provided for in paragraph V.1., at least sixty (60) calendar days in advance of any such transactions, events or circumstances, and shall provide FCT such information as FCT reasonably requests in order to evaluate for approval the legal and tax consequences of such disallowable activities.

4. In the event that FCT determines at any time that the Recipient is engaging, or allowing others to engage, in disallowable activities on the Project Site, the Recipient shall immediately cease or cause the cessation of the disallowable activities upon receipt of written notice from FCT. In addition to all other rights and remedies at law or in equity, FCT shall have the right to seek temporary and permanent injunctions against the Recipient for any disallowable activities on the Project Site.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE RECIPIENT AND OTHER GOVERNMENTAL BODIES, NONPROFIT ENTITIES OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE RECIPIENT OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

## **XII. RECORDKEEPING; AUDIT REQUIREMENTS**

1. The Recipient shall maintain financial procedures and support documents, in accordance with generally accepted accounting principles, to account for the receipt and expenditure of funds under this Agreement. These records shall be available at all reasonable times for inspection, review or audit by state personnel, FCT and other personnel duly authorized by FCT. "Reasonable" shall be construed according to the circumstances, but ordinarily shall mean the normal business hours of 8:00 a.m. to 5:00 p.m., local time, Monday through Friday.

2. If the Recipient expends a total amount of State financial assistance equal to or in excess of \$500,000 in any fiscal year of such Recipient, the Recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, Fla. Stat., the applicable rules of the Executive Office of the Governor and the Comptroller and Chapter 10.550 (local government entities) or Chapter 10.650 (nonprofit organizations), Rules of the Auditor General. In determining the State financial assistance expended in its fiscal year, the Recipient shall consider all sources of State financial assistance, including State funds received from FCT, other state agencies and other non-state entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a non-state entity for Federal

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program matching requirements. The funding for this Agreement was received by FCT as a grant appropriation.

In connection with the audit requirements addressed above, the Recipient shall ensure that the audit complies with the requirements of Section 215.97(7), Fla. Stat. This includes submission of a reporting package as defined by Section 215.97(2)(d), Fla. Stat. and Chapters 10.550 (local government entities) or 10.650 (nonprofit organizations), Rules of the Auditor General.

3. If the Recipient expends less than \$500,000 in State financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Fla. Stat. is not required. If the Recipient elects to have an audit conducted in accordance with the provisions of Section 215.97, Fla. Stat., the cost of the audit must be paid from non-State funds (i.e., the cost of such an audit must be paid from Recipient funds not obtained from a State entity).

4. The annual financial audit report shall include all management letters, the Recipient's response to all findings, including corrective actions to be taken, and a schedule of financial assistance specifically identifying all Agreement and other revenue by sponsoring agency and agreement number. Copies of financial reporting packages required under this Article shall be submitted by or on behalf of the Recipient directly to each of the following:

Department of Community Affairs (at each of the following addresses):

Office of Audit Services  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

and

Florida Communities Trust  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

State of Florida Auditor General at the following address:

Auditor General's Office  
Room 401, Claude Pepper Building  
111 West Madison Street  
Tallahassee, Florida 32302-1450

5. If the audit shows that any portion of the funds disbursed hereunder were not spent in accordance with the conditions of this Agreement, the Recipient shall be held liable for reimbursement to FCT of all funds not spent in accordance with the applicable regulations and Agreement provisions within thirty (30) days after FCT has notified the Recipient of such non-compliance.

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6. The Recipient shall retain all financial records, supporting documents, statistical records and any other documents pertinent to this Agreement for a period of five (5) years after the date of submission of the final expenditures report. However, if litigation or an audit has been initiated prior to the expiration of the five-year period, the records shall be retained until the litigation or audit findings have been resolved.

7. The Recipient shall have all audits completed in accordance with Section 215.97, Fla.Stat. performed by an independent certified public accountant (“IPA”) who shall either be a certified public accountant or a public accountant licensed under Chapter 473, Fla. Stat. The IPA shall state that the audit complied with the applicable provisions noted above.

### **XIII. DEFAULT; REMEDIES; TERMINATION**

1. If the necessary funds are not available to fund this Agreement as a result of action by the Florida Legislature or the Office of the Comptroller, or if any of the events below occur (“Events of Default”), all obligations on the part of FCT to make any further payment of funds hereunder shall, if FCT so elects, terminate and FCT may, at its option, exercise any of its remedies set forth herein, but FCT may make any payments or parts of payments after the happening of any Events of Default without thereby waiving the right to exercise such remedies, and without becoming liable to make any further payment. The following constitute Events of Default:

- a. If any warranty or representation made by the Recipient in this Agreement, any previous agreement with FCT or in any document provided to FCT shall at any time be false or misleading in any respect, or if the Recipient shall fail to keep, observe or perform any of the terms or covenants contained in this Agreement or any previous agreement with FCT and has not cured such in timely fashion, or is unable or unwilling to meet its obligations thereunder;
- b. If any material adverse change shall occur in the financial condition of the Recipient at any time during the term of this Agreement from the financial condition revealed in any reports filed or to be filed with FCT, and the Recipient fails to cure said material adverse change within thirty (30) days from the date written notice is sent to the Recipient by FCT;
- c. If any reports or documents required by this Agreement have not been timely submitted to FCT or have been submitted with incorrect, incomplete or insufficient information; or
- d. If the Recipient fails to perform and complete in timely fashion any of its obligations under this Agreement.

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2. Upon the happening of an Event of Default, FCT may, at its option, upon thirty (30) calendar days from the date written notice is sent to the Recipient by FCT and upon the Recipient's failure to timely cure, exercise any one or more of the following remedies, either concurrently or consecutively, and the pursuit of any one of the following remedies shall not preclude FCT from pursuing any other remedies contained herein or otherwise provided at law or in equity:

- a. Terminate this Agreement, provided the Recipient is given at least thirty (30) days prior written notice of such termination. The notice shall be effective when placed in the United States mail, first class mail, postage prepaid, by registered or certified mail-return receipt requested, to the address set forth in paragraph V.2. herein;
- b. Commence an appropriate legal or equitable action to enforce performance of this Agreement;
- c. Withhold or suspend payment of all or any part of the FCT Award;
- d. Exercise any corrective or remedial actions, including, but not limited to, requesting additional information from the Recipient to determine the reasons for or the extent of non-compliance or lack of performance or issuing a written warning to advise that more serious measures may be taken if the situation is not corrected; or
- e. Exercise any other rights or remedies which may be otherwise available under law, including, but not limited to, those described in paragraph IX.3.

3. FCT may terminate this Agreement for cause upon written notice to the Recipient. Cause shall include, but is not limited to: fraud; lack of compliance with applicable rules, laws and regulations; failure to perform in a timely manner; failure to make significant progress toward Project Plan and Management Plan approval; and refusal by the Recipient to permit public access to any document, paper, letter, or other material subject to disclosure under Chapter 119, Fla.Stat., as amended. Appraisals, and any other reports relating to value, offers and counteroffers are not available for public disclosure or inspection and are exempt from the provisions of Section 119.07(1), Fla. Stat. until a Purchase Agreement is executed by the Owner(s) and Recipient and conditionally accepted by the Trust, or if no Purchase Agreement is executed, then as provided for in Sections 125.355(1)(a) and 166.045(1)(a), Fla. Stat.

4. FCT may terminate this Agreement when it determines, in its sole discretion, that the continuation of the Agreement would not produce beneficial results commensurate with the further expenditure of funds by providing the Recipient with thirty (30) calendar days prior written notice.

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5. The Recipient may request termination of this Agreement before its Expiration Date by a written request fully describing the circumstances that compel the Recipient to terminate the project. A request for termination shall be provided to FCT in a manner described in paragraph V.1.

#### **XIV. LEGAL AUTHORIZATION**

1. The Recipient certifies with respect to this Agreement that it possesses the legal authority to receive funds to be provided under this Agreement and that, if applicable, its governing body has authorized, by resolution or otherwise, the execution and acceptance of this Agreement with all covenants and assurances contained herein. The Recipient also certifies that the undersigned possesses the authority to legally execute and bind the Recipient to the terms of this Agreement.

#### **XV. STANDARD CONDITIONS**

1. This Agreement shall be construed under the laws of the State of Florida, and venue for any actions arising out of this Agreement shall lie in Leon County. If any provision hereof is in conflict with any applicable statute or rule, or is otherwise unenforceable, then such provision shall be deemed null and void to the extent of such conflict and shall be severable, but shall not invalidate any other provision of this Agreement.

2. No waiver by FCT of any right or remedy granted hereunder or failure to insist on strict performance by the Recipient shall affect or extend or act as a waiver of any other right or remedy of FCT hereunder, or affect the subsequent exercise of the same right or remedy by FCT for any further or subsequent default by the Recipient. Any power of approval or disapproval granted to FCT under the terms of this Agreement shall survive the terms and life of this Agreement as a whole.

3. The Recipient agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.), if applicable, which prohibits discrimination by public and private entities on the basis of disability in the areas of employment, public accommodations, transportation, State and local government services, and in telecommunications.

4. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime or on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit lease bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of Category Two for a period of 36 months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.

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Reimbursement

36 months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.

5. No funds or other resources received from FCT in connection with this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

This Agreement embodies the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

ALACHUA COUNTY  
By: [Signature]  
Print Name: Lee Pitkosm  
Title: CYNTHIA MOORE CHESTNUT, CHAIR

FLORIDA COMMUNITIES TRUST  
By: [Signature]  
Kimball Love  
Division Director of Housing &  
Community Development

Date: 11-8-05

Date: 12-20-05

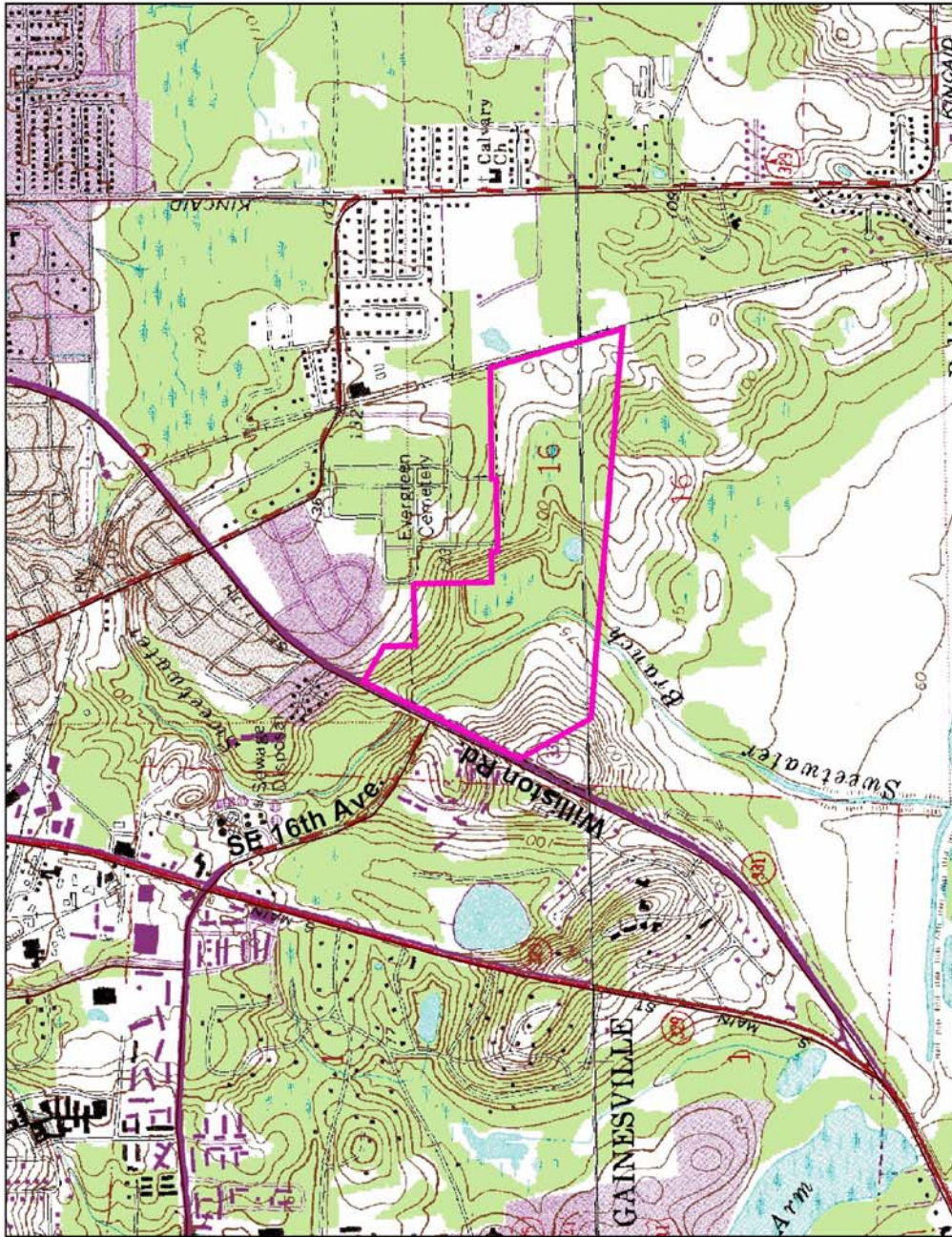
Approved as to Form  
By: [Signature]  
Print Name: \_\_\_\_\_

Approved as to Form and Legality:  
By: [Signature]  
Christine M. Cosby  
Trust Counsel

ATTEST:  
[Signature]  
J.K. "BUDDY" IRBY, CLERK



# Exhibit B Location

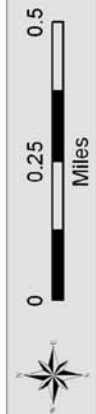


**Location Map**  
USGS Quadrangle Map  
7.5-minute Survey Quadrangle  
"Gainesville East, FLA"  
"Micanopy, FLA"  
Section 15 & 16 Township 16S Range 20 E

 Project Boundary



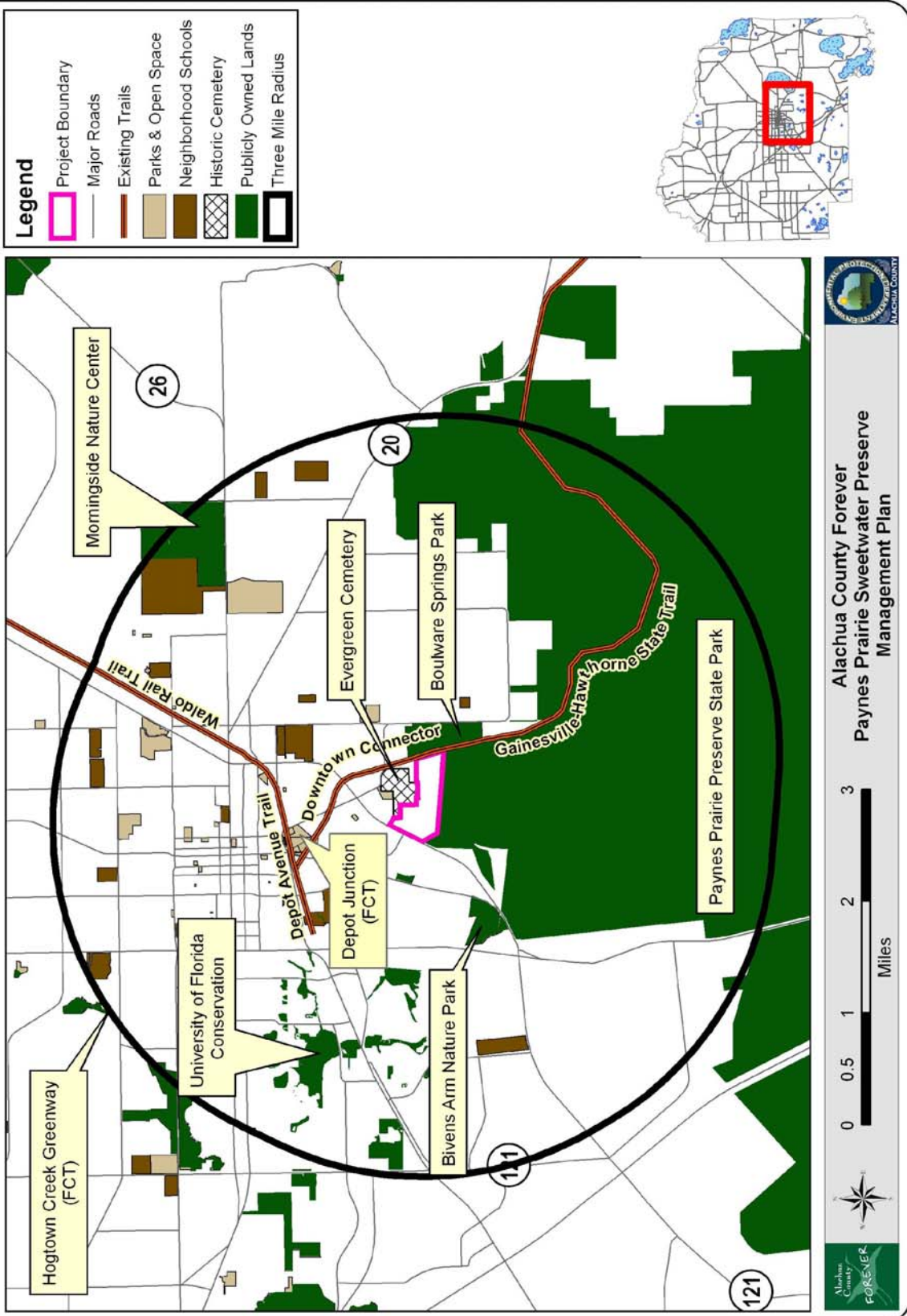
Alachua County Forever  
Paynes Prairie Sweetwater Preserve  
Management Plan





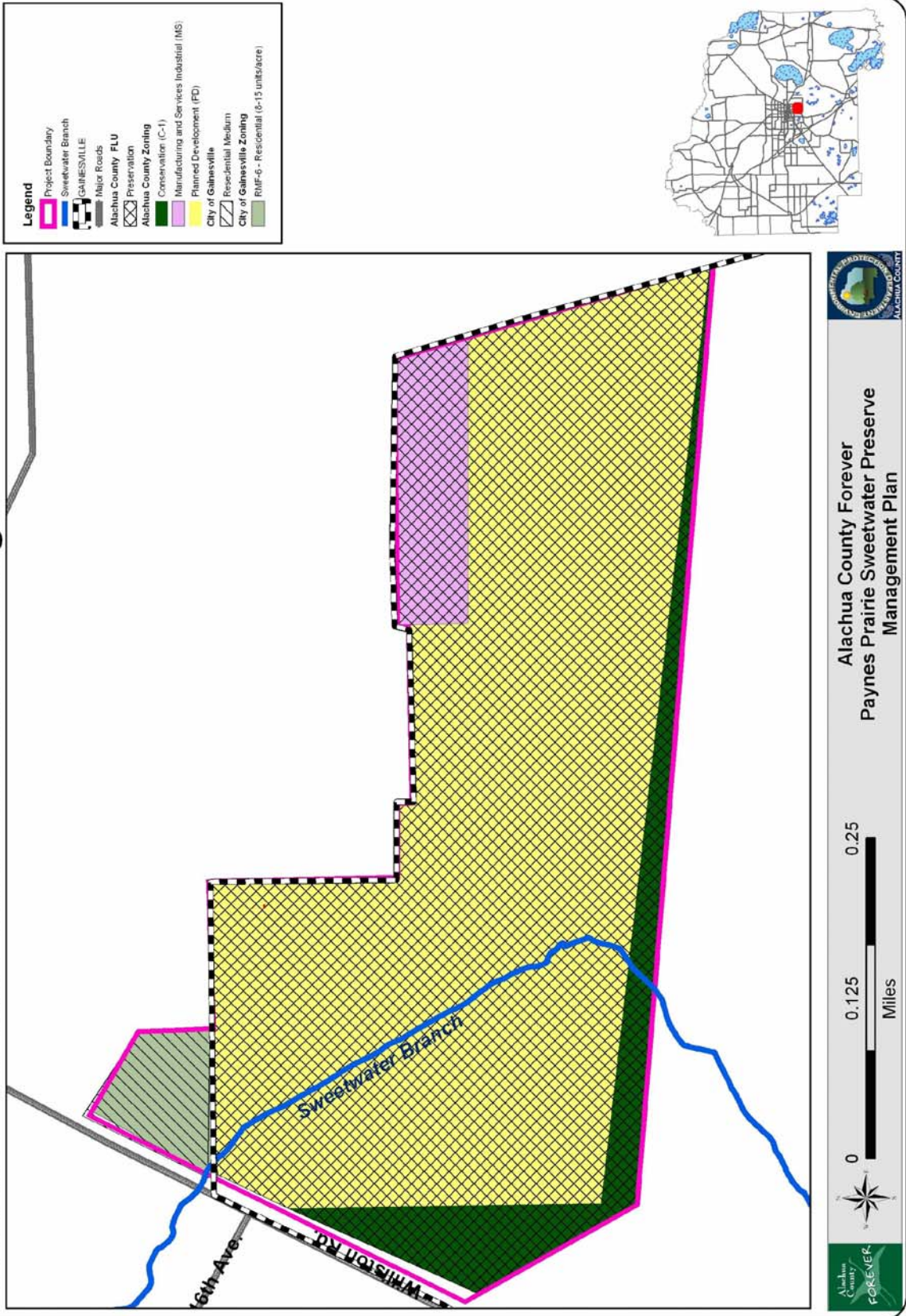


# Exhibit C Public Lands





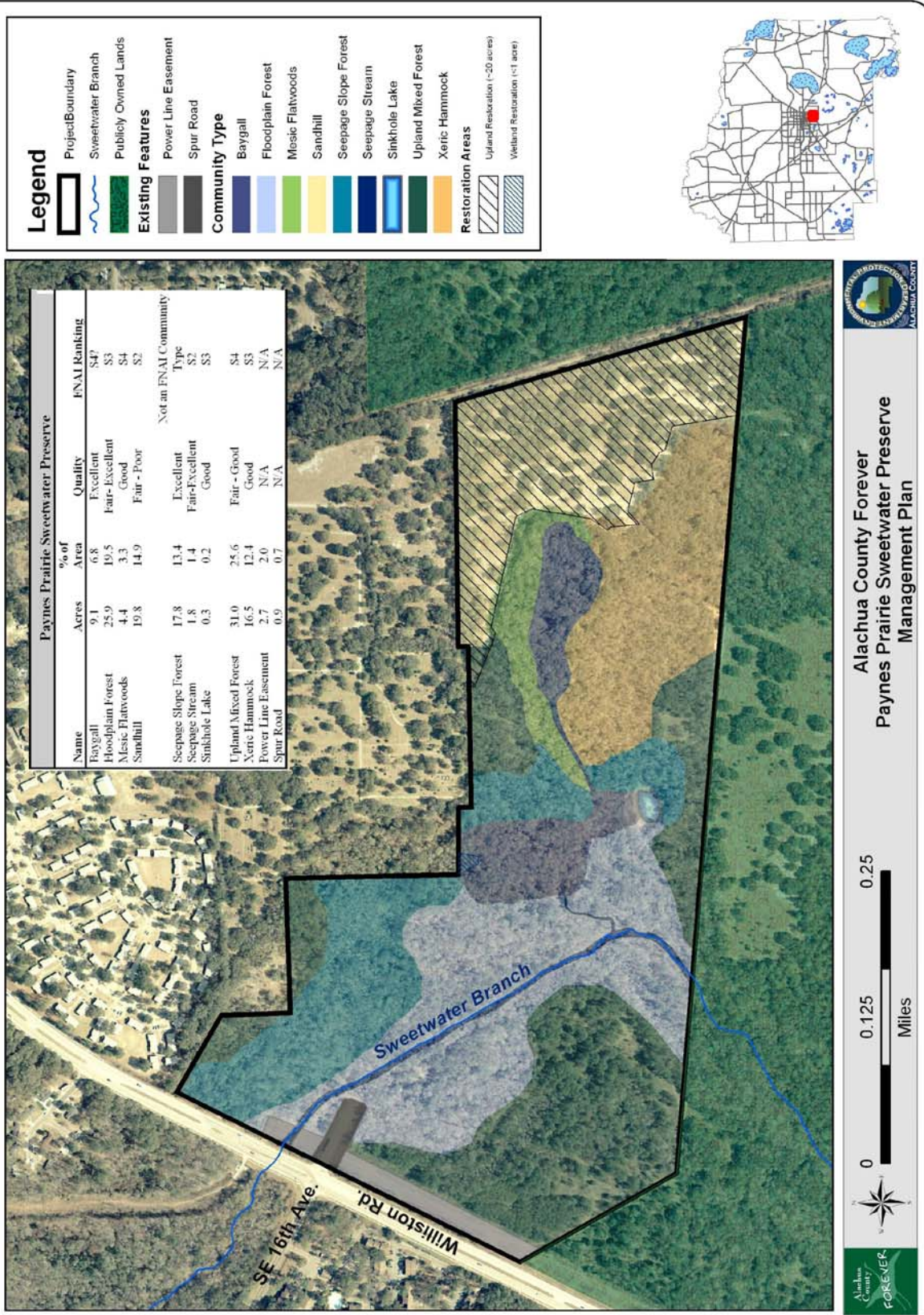
# Exhibit D Future Land Use and Zoning





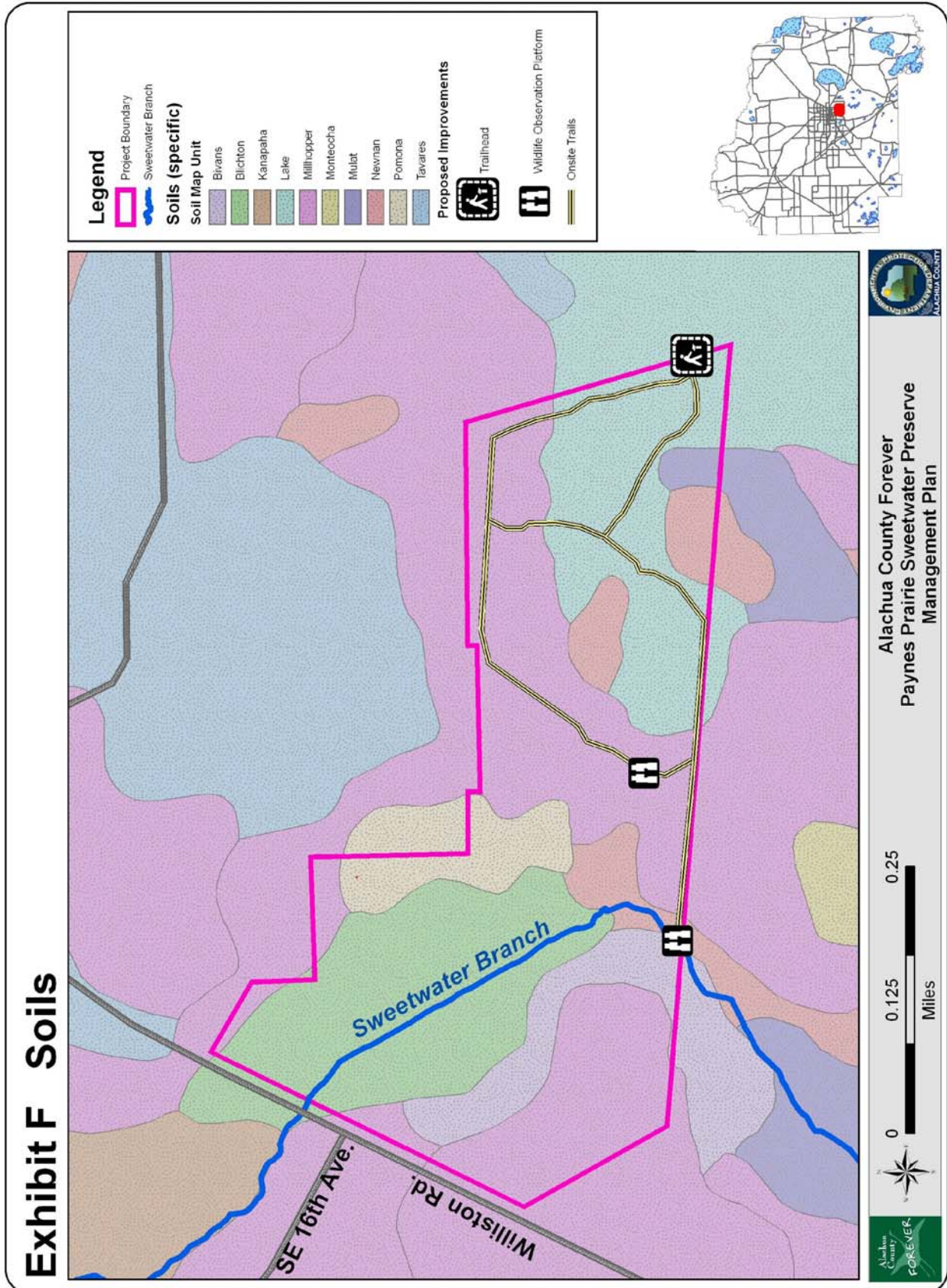


# Exhibit E Natural Communities













**EXHIBIT G: FLORIDA NATURAL AREAS INVENTORY REPORT FORMS****FLORIDA NATURAL AREAS INVENTORY  
FIELD REPORT FORM FOR RARE PLANTS**

Thank you for taking the time to complete and mail this form. Information from knowledgeable individuals such as yourself makes an important contribution to the FNAI Biological Conservation Database. If you need help with this form, or would like additional information, please call the FNAI Botanist at 850-224-8207.

Scientific name: \_\_\_\_\_ Common name: \_\_\_\_\_

Basis for identification or manual used: \_\_\_\_\_ Date(s) seen: \_\_\_\_\_

Photograph taken? \_\_\_\_\_ Specimen deposited at a herbarium? \_\_\_\_\_ Name of herbarium: \_\_\_\_\_

Quad name: \_\_\_\_\_ County: \_\_\_\_\_ Site or managed area name: \_\_\_\_\_

Directions (mark site on copy of USGS 7.5 minute quad map or aerial photo and attach to this form, or draw a detailed map on back of this page that shows boundary of population, and/or give GPS location (latitude/longitude): \_\_\_\_\_

Describe the site: habitat/plant community; topography; hydrology; dominant species in tree, shrub, and ground layers: \_\_\_\_\_

Estimated Size of Population (no. of individuals, size of area occupied, and % of that area occupied by this species): \_\_\_\_\_

Are you confident this is the full extent of the population? Yes\_\_ No\_\_

Is further survey needed? Yes\_\_ No\_\_

Flowering? Yes\_\_ No\_\_ Fruiting? Yes\_\_ No\_\_ In bud? Yes\_\_ No\_\_ In leaf? Yes\_\_ No\_\_ Dormant? Yes\_\_ No\_\_

Have you seen this species at the same location in the past? Yes\_\_ No\_\_ If yes, give dates: \_\_\_\_\_ If yes, describe changes, if any, to site and population since last visit \_\_\_\_\_

Are there disturbances or threats (e.g. vehicle use, trash dumping, fire suppression, exotic species invasion) to the population? If yes, describe: \_\_\_\_\_

Is there evidence (e.g., fire breaks, scorching) of the use of fire at the site? Yes\_\_No\_\_ If yes, describe and give dates of recent fires, if known \_\_\_\_\_

Other useful information concerning the population, its ecological conditions, management history, management needs, names of individuals who might be helpful, etc.: \_\_\_\_\_

Your name: \_\_\_\_\_ Tel no.: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Please include any additional information on the back of this sheet and send this form to: Botanist, Florida Natural Areas Inventory, 1018 Thomasville Rd., Suite 200-C, Tallahassee, FL 32303. THANK YOU!

K:\sci\_info\botany\field form-rare plants\101305 October 13, 2005

**FLORIDA NATURAL AREAS INVENTORY**      **FIELD REPORT FORM - OCCURRENCES OF SPECIAL ANIMALS**

Scientific Name: \_\_\_\_\_ County: \_\_\_\_\_  
 Common Name: \_\_\_\_\_ Date observed: \_\_\_\_\_  
 Basis for Identification: \_\_\_\_\_ Investigator: \_\_\_\_\_

Location of Animal (please attach map and give specific directions; if possible, mark site on copy of USGS 7.5 minute topo map or draw detailed map on back of this page):

\_\_\_\_\_  
 \_\_\_\_\_

Describe habitat/plant community, list dominant species:

\_\_\_\_\_  
 \_\_\_\_\_

Extent of this habitat at site that may support animal (e.g., acres, miles) \_\_\_\_\_

Number of individuals (or nests, burrows, etc.) seen:

Estimated no. of individuals in population:

Age/population structure (adults, young, etc.) \_\_\_\_\_

Ecological/behavioral notes (e.g., reproductive stage, activity type, feeding, flying, nesting):

\_\_\_\_\_  
 \_\_\_\_\_

Have you seen this species at the same location in the past? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please give date(s): \_\_\_\_\_ Previous condition: \_\_\_\_\_

Is there evidence of disturbance at the site? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please describe:

\_\_\_\_\_  
 \_\_\_\_\_

Owner(s) of site: \_\_\_\_\_

Is owner protecting this animal? Yes \_\_\_ No \_\_\_\_\_

Conservation/Management

Needs \_\_\_\_\_

Comments (other useful information concerning this animal and site - e.g., names and addresses of individuals who might be helpful, publications, museum specimen numbers, etc.) \_\_\_\_\_

(please include any additional information on the back of this sheet.)

Additional forms may be obtained upon request. Please send completed field report forms to:

Submitted by: \_\_\_\_\_  
 Affiliation: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone \_\_\_\_\_ Date: \_\_\_\_\_

Zoologist  
 Florida Natural Areas Inventory  
 1018 Thomasville Rd., Suite 200-C  
 Tallahassee, FL 32303; ph. (850) 224-8207  
 Fax (850) 681-9364; dhipes@fnai.org

\*\* note: each form should include only one species, one locality, and one date

Florida Natural Areas Inventory - Natural Community EOR Form (pg 1 of 2)

Surveysite: \_\_\_\_\_ Surveyors: \_\_\_\_\_ Polygon # or ID: \_\_\_\_\_ date: \_\_\_\_\_  
 GPS file #: \_\_\_\_\_ lat: \_\_\_\_\_ long: \_\_\_\_\_ Photo #: \_\_\_\_\_ Comments: \_\_\_\_\_  
 Directions/location comments: \_\_\_\_\_

Community type: \_\_\_\_\_ Soil series: \_\_\_\_\_ Source: \_\_\_\_\_

DOMINANT VEGETATION WITHIN 20M RADIUS OF OBSERVATION POINT:

STRATA	cov cl	ht cl	DOMINANT SPECIES COVER: Scientific name - Braun/Blanquet scale
emergent tree			
canopy			
sub-canopy			
tall shrub/ sapling			
short shrub/ sapl, seedl.			
herbaceous tot.			
graminoid			
forb			
fern			
non-vascular			
epiphyte			
vine / liana			

Cover Class - Use Braun/Blanquet scale: 1=0-1% 2=1-5% 3=5-25% 4=25-50% 5=50-75% 6=75-100%  
 Height Class - 1<0.5m 2=0.5-2m 3=2-5m 4=5-10m 5=10-15m 6=15-20m 7=20-35m 8>35m

SUCCESSION COMMENTS

CANOPY AGE

- 1 old growth
- 2 older mature
- 3 mature
- 4 younger mature
- 5 prereproductive trees
- 6 early successional

SUCCESSION COMMENTS (tree size, structure, age, etc.): \_\_\_\_\_

NATURE OF DISTURBANCE

- 1 firebreaks
- 2 ORV trails or roads
- 3 agriculture
- 4 wildlife food plots
- 5 forestry site prep.
- 6 logging activities
- 7 animal digging
- 8 ditching or hydrologic
- 9 shrub encroachment
- 10 exotics encroachment
- 11 natural disturbances

SEVERITY OF DISTURBANCE

- 1 light
  - 2 moderate
  - 3 heavy
  - 4 severe
- Describe: \_\_\_\_\_

WEEDY SPECIES

- 1 absent
- 2 occasional - <5%
- 3 common - >5%

List: \_\_\_\_\_

EXOTIC SPECIES

- 1 absent
- 2 occasional - <5%
- 3 common - >5%

List: \_\_\_\_\_

Disturbance Comments: \_\_\_\_\_

HYDROLOGIC ALTERATION

- 1 shrub encroachment
- 2 fire breaks
- 3 ditching
- 4 roads
- 5 impoundment
- 6 dams in watershed
- 7 canals
- 8 salt water intrusion
- 9 groundwater drawdown
- 10 cause unknown

COMMENTS (Discuss severity for each type and give overall description): \_\_\_\_\_

PAST FIRE

- 1 not suppressed
- 2 suppressed
- 3 not applicable
- 4 unknown

Comments/evidence: \_\_\_\_\_

MANAGEMENT COMMENTS

\_\_\_\_\_  
 \_\_\_\_\_



## EXHIBIT H: PAYNES PRAIRIE SWEETWATER PRESERVE PLANT LIST

## Plants of Paynes Prairie Sweetwater Preserve

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Acer negundo</i>	BOXELDER				
<i>Acer rubrum</i>	RED MAPLE				
<i>Aralia spinosa</i>	DEVIL'S WALKINGSTICK				
<i>Ardisia crenata</i>	SCRATCHTHROAT	Exotic			
<i>Arisaema triphyllum</i>	JACK-IN-THE-PULPIT				
<i>Arundinaria gigantea</i>	SWITCHCANE				
<i>Asclepias humistrata</i>	PINEWOODS MILKWEED				
<i>Asimina incana</i>	WOOLLY PAWPAW; POLECAT BUSH				
<i>Asimina obovata</i>	BIGFLOWER PAWPAW	Endemic			
<i>Asimina pygmaea</i>	DWARF PAWPAW				
<i>Asplenium platyneuron</i>	EBONY SPLEENWORT				
<i>Athyrium filix-femina</i> subsp. <i>asplenioides</i>	SOUTHERN LADY FERN				T
<i>Balduina angustifolia</i>	COASTALPLAIN HONEYCOMBHEAD				
<i>Begonia cucullata</i>	WAX BEGONIA; CLUB BEGONIA	Exotic			
<i>Broussonetia papyrifera</i>	PAPER MULBERRY	Exotic			
<i>Callicarpa americana</i>	AMERICAN BEAUTYBERRY				
<i>Campsis radicans</i>	TRUMPET CREEPER				
<i>Carpinus caroliniana</i>	AMERICAN HORNBEAM; BLUEBEECH				
<i>Carya glabra</i>	PIGNET HICKORY				
<i>Celtis laevigata</i>	SUGARBERRY; HACKBERRY				
<i>Cephalanthus occidentalis</i>	COMMON BUTTONBUSH				
<i>Chasmanthium laxum</i>	SLENDER WOODOATS				
<i>Chionanthus virginicus</i>	WHITE FRINGETREE; OLD-MAN'S BEARD				
<i>Cinnamomum camphora</i>	CAMPHORTREE	Exotic			
<i>Cnidioscolus stimulosis</i>	TREAD-SOFTLY; FINGER-ROT				
<i>Colocasia esculenta</i>	WILD TARO; DASHEEN; COCO YAM	Exotic			
<i>Commelina diffusa</i>	COMMON DAYFLOWER				
<i>Crataegus uniflora</i>	DWARF HAWTHORN				
<i>Dioscorea alata</i>	WHITE YAM	Exotic			
<i>Dioscorea bulbifera</i>	AIR-POTATO	Exotic			
<i>Diospyros virginiana</i>	COMMON PERSIMMON				
<i>Eremochloa ophiuroides</i>	CENTIPEDEGRASS	Exotic			
<i>Erythrina herbacea</i>	CORALBEAN; CHEROKEE BEAN				
<i>Fraxinus caroliniana</i>	CAROLINA ASH; WATER ASH; POP ASH				
<i>Fraxinus pennsylvanica</i>	GREEN ASH; PUMPKIN ASH				
<i>Gordonia lasianthus</i>	LOBILOLY BAY				
<i>Hedera helix</i>	ENGLISH IVY	Exotic			
<i>Helianthemum georgianum</i>	GEORGIA FROSTWEED				
<i>Hypericum</i> sp.	ST JOHNS WORT				
<i>Ilex cassine</i>	DAHOON				
<i>Ilex coriacea</i>	LARGE GALLBERRY; SWEET GALLBERRY				
<i>Ilex opaca</i>	AMERICAN HOLLY				
<i>Ilex vomitoria</i>	YAUPON				
<i>Juniperus virginiana</i>	RED CEDAR				
<i>Leucothoe racemosa</i>	SWAMP DOGHOBBLE				
<i>Licania michauxii</i>	GOPHER APPLE				
<i>Ligustrum lucidum</i>	GLOSSY PRIVET	Exotic			
<i>Liquidambar styraciflua</i>	SWEETGUM				
<i>Lobelia cardinalis</i>	CARDINALFLOWER				T
<i>Lonicera japonica</i>	JAPANESE HONEYSUCKLE	Exotic			
<i>Lupinus diffusus</i>	SKYBLUE LUPINE				
<i>Lygodium japonicum</i>	JAPANESE CLIMBING FERN	Exotic			

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Lyonia ferruginea</i>	RUSTY STAGGERBUSH				
<i>Lyonia lucida</i>	FETTERBUSH				
<i>Magnolia grandiflora</i>	SOUTHERN MAGNOLIA				
<i>Magnolia virginiana</i>	SWEETBAY				
<i>Melia azedarach</i>	CHINABERRYTREE	Exotic			
<i>Mitchella repens</i>	PARTRIDGEBERRY; TWINBERRY				
<i>Morus rubra</i>	RED MULBERRY				
<i>Myrica cerifera</i>	SOUTHERN BAYBERRY; WAX MYRTLE				
<i>Nandina domestica</i>	SACRED BAMBOO; HEAVENLY BAMBOO	Exotic			
<i>Nyssa sylvatica</i>	BLACKGUM				
<i>Oplismenus hirtellus</i>	WOODSGRASS; BASKETGRASS				
<i>Osmanthus americanus</i>	WILD OLIVE; AMERICAN DEVILWOOD				
<i>Osmunda cinnamomea</i>	CINNAMON FERN				C
<i>Osmunda regalis</i> var. <i>spectabilis</i>	ROYAL FERN				C
<i>Panicum hemitomon</i>	MAIDENCANE				
<i>Paspalum notatum</i> var. <i>saurae</i>	BAHIAGRASS	Exotic			
<i>Passiflora incarnata</i>	PURPLE PASSIONFLOWER				
<i>Peltandra</i> sp.	ARROW ARUM				
<i>Persea borbonia</i>	RED BAY				
<i>Phytolacca americana</i>	AMERICAN POKEWEED				
<i>Pinus palustris</i>	LONGLEAF PINE				
<i>Pinus taeda</i>	LOBLOLLY PINE				
<i>Piptochaetium avenaceum</i>	BLACKSEED NEEDLEGRASS				
<i>Pityopsis graminifolia</i>	NARROWLEAF SILKGRASS				
<i>Polygonatum biflorum</i>	SMOOTH SOLOMON'S SEAL				
<i>Prunus caroliniana</i>	CAROLINA LAURELCHERRY				
<i>Prunus serotina</i>	BLACK CHERRY				
<i>Pteridium aquilinum</i> var. <i>pseudocaudatum</i>	TAILED BRACKEN				
<i>Quercus chapmanii</i>	CHAPMAN'S OAK				
<i>Quercus falcata</i>	SPANISH OAK; SOUTHERN RED OAK				
<i>Quercus geminata</i>	SAND LIVE OAK				
<i>Quercus hemisphaerica</i>	LAUREL OAK				
<i>Quercus laevis</i>	TURKEY OAK				
<i>Quercus laurifolia</i>	LAUREL OAK; DIAMOND OAK				
<i>Quercus michauxii</i>	BASKET OAK; SWAMP CHESTNUT OAK				
<i>Quercus nigra</i>	WATER OAK				
<i>Quercus virginiana</i>	LIVE OAK				
<i>Rhododendron canescens</i>	MOUNTAIN AZALEA				C
<i>Rhus copallinum</i>	WINGED SUMAC				
<i>Rhynchospora mixta</i>	MINGLED BEAKSEDGE				
<i>Rubus</i> sp.	BLACKBERRY				
<i>Ruellia tweediana</i>	BRITTON'S WILD PETUNIA	Exotic			
<i>Sabal palmetto</i>	CABBAGE PALM				
<i>Sapium sebiferum</i>	POPCORNTREE; CHINESE TALLOWTREE	Exotic			
<i>Saururus cernuus</i>	LIZARD'S TAIL				
<i>Serenoa repens</i>	SAW PALMETTO				
<i>Smilax</i> spp	GREENBRIER				
<i>Thelypteris kunthii</i>	SOUTHERN SHIELD FERN				
<i>Tradescantia fluminensis</i>	SMALL-LEAF SPIDERWORT	Exotic			
<i>Ulmus alata</i>	WINGED ELM				
<i>Urena lobata</i>	CAESARWEED	Exotic			
<i>Vaccinium arboreum</i>	SPARKLEBERRY; FARKLEBERRY				
<i>Vaccinium corymbosum</i>	HIGHBUSH BLUEBERRY				
<i>Viburnum dentatum</i>	SOUTHERN ARROWWOOD				

Scientific Name	Common Name	Origin	FDAC	FWS	FNAI
<i>Viburnum rufidulum</i>	RUSTY BLACKHAW				
<i>Wisteria sinensis</i>	CHINESE WISTERIA	Exotic			
<i>Woodwardia areolata</i>	NETTED CHAIN FERN				

Federal Legal Status: E = Endangered species; T = Threatened Species; C = Candidate species for addition to the Threatened or Endangered Wildlife and Plants List

State Legal Status: C = Commercially Exploited; T = Threatened; E = Endangered

FNAI Tracking Status: S1 = Critically imperiled in Florida; S2 = Imperiled in Florida;

S3 = Very rare or locally restricted in Florida; S4 = apparently secure in Florida.





## EXHIBIT I: FLORIDA EXOTIC PEST PLANT COUNCIL 2005 LIST OF INVASIVE SPECIES

### *Florida* Exotic Pest Plant Council's 2005

#### List of Invasive Species

**Purpose of the List:** *To focus attention on --*

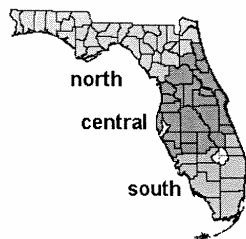
- the adverse effects exotic pest plants have on Florida's biodiversity and plant communities,
- the habitat losses from exotic pest plant infestations,
- the impacts on endangered species via habitat loss and alteration,
- the need to prevent habitat losses through pest-plant management,
- the socio-economic impacts of these plants (e.g., increased wildfires in certain areas),
- changes in the seriousness of different pest plants over time,
- the need to provide information that helps managers set priorities for control programs.

**DEFINITIONS:** *Exotic*—a species introduced to Florida, purposefully or accidentally, from a natural range outside of Florida. *Native*—a species whose natural range included Florida at the time of European contact (1500 AD). *Naturalized exotic*—an exotic that sustains itself outside cultivation (it is still exotic; it has not "become" native). *Invasive exotic*—an exotic that not only has naturalized but is expanding on its own in Florida plant communities.

#### Abbreviations used:

for "Gov. list": P = Prohibited by Fla. Dept. of Environmental Protection, N = Noxious weed listed by Fla. Dept. of Agriculture & Consumer Services, U = Noxious weed listed by U.S. Department of Agriculture.

for "Reg. Dis.": N = north, C = central, S = south, referring to each species' current distribution in general



regions of Florida (not its potential range in the state). See following map.

For additional information on distributions of particular species by county, visit the University of South Florida's Atlas of Florida Vascular Plants web site, [www.plantatlas.usf.edu](http://www.plantatlas.usf.edu). Many of those species entries also have habit and close-up pictures of the species.

Additional images for some species may be found at the "Introduced Species" page on the [Univ. of Florida Herbarium website](#), at Fairchild Tropical Garden's [Virtual Herbarium](#), and the [Godfrey Herbarium database](#), Florida State University.

For other additional information on plants included in this list, see related links and pages at this web site on the [home page menu](#).

**Category I** - Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. *This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.*

Scientific Name	Common Name	EPPC Cat.	Gov. list	Reg. Dist.
<i>Abrus precatorius</i>	rosary pea	I		C, S
<i>Acacia auriculiformis</i>	earleaf acacia	I		S
<i>Albizia julibrissin</i>	mimosa, silk tree	I		N, C
<i>Albizia lebbek</i>	woman's tongue	I		C, S
<i>Ardisia crenata</i> (= <i>A. crenulata</i> )	coral ardisia	I		N, C
<i>Ardisia elliptica</i> (= <i>A. humilis</i> )	shoebutton ardisia	I		S
<i>Asparagus aethiopicus</i> (= <i>A. sprengeri</i> ; <i>A. densiflorus</i> misapplied)	asparagus-fern	I		C, S
<i>Bauhinia variegata</i>	orchid tree	I		C, S
<i>Bischofia javanica</i>	bischofia	I		C, S
<i>Calophyllum antillanum</i> (= <i>C. calaba</i> ; <i>C. inophyllum</i> misapplied)	santa maria (names "mast wood," "Alexandrian laurel" used in cultivation)	I		S
<i>Casuarina equisetifolia</i>	Australian pine	I	P	N,C,S
<i>Casuarina glauca</i>	suckering Australian pine	I	P	C, S
<i>Cinnamomum camphora</i>	camphor-tree	I		N,C,S
<i>Colocasia esculenta</i>	wild taro	I		N,C,S
<i>Colubrina asiatica</i>	lather leaf	I		S
<i>Cupaniopsis anacardioides</i>	carrotwood	I	N	C, S
<i>Dioscorea alata</i>	winged yam	I	N	N,C,S
<i>Dioscorea bulbifera</i>	air-potato	I	N	N,C,S
<i>Eichhornia crassipes</i>	water-hyacinth	I	P	N,C,S
<i>Eugenia uniflora</i>	Surinam cherry	I		C, S
<i>Ficus microcarpa</i> ( <i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i> misapplied)	laurel fig	I		C, S
<i>Hydrilla verticillata</i>	hydrilla	I	P, U	N,C,S
<i>Hygrophila polysperma</i>	green hygro	I	P, U	N,C,S
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass	I		C, S
<i>Imperata cylindrica</i> ( <i>I. brasiliensis</i> misapplied)	cogon grass	I	N, U	N, C, S
<i>Ipomoea aquatica</i>	waterspinach	I	P, U	C
<i>Jasminum dichotomum</i>	Gold Coast jasmine	I		C, S
<i>Jasminum fluminense</i>	Brazilian jasmine	I		C, S

<i>Lantana camara</i>	lantana, shrub verben	I		N, C, S
<i>Ligustrum lucidum</i>	glossy privet	I		N, C
<i>Ligustrum sinense</i>	Chinese privet, hedge privet	I		N, C, S
<i>Lonicera japonica</i>	Japanese honeysuckle	I		N, C, S
<i>Lygodium japonicum</i>	Japanese climbing fern	I	N	N, C, S
<i>Lygodium microphyllum</i>	Old World climbing fern	I	N	C, S
<i>Macfadvena unguis-cati</i>	cat's claw vine	I		N, C, S
<i>Manilkara zapota</i>	sapodilla	I		S
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark	I	P, N, U	C, S
<i>Mimosa pigra</i>	catclaw mimosa	I	P, N, U	C, S
<i>Nandina domestica</i>	nandina, heavenly bamboo	I		N, C
<i>Nephtrolepis cordifolia</i>	sword fern	I		N, C, S
<i>Nephtrolepis multiflora</i>	Asian sword fern	I		C, S
<i>Nevraudia reynaudiana</i>	Burma reed, cane grass	I	N	S
<i>Paederia cruddasiana</i>	sewer vine, onion vine	I	N	S
<i>Paederia foetida</i>	skunk vine	I	N	N, C
<i>Panicum repens</i>	torpedo grass	I		N, C, S
<i>Pennisetum purpureum</i>	Napier grass	I		C, S
<i>Pistia stratiotes</i>	waterlettuce	I	P	N, C, S
<i>Psidium cattleianum</i> (= <i>P. littorale</i> )	strawberry guava	I		C, S
<i>Psidium guajava</i>	guava	I		C, S
<i>Pueraria montana</i> var. <i>lobata</i> (= <i>P.</i> <i>lobata</i> )	kudzu	I	N, U	N, C, S
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle	I	N	C, S
<i>Rhoeo spathacea</i> (see <i>Tradescantia spathacea</i> )				
<i>Rhynchelytrum repens</i>	Natal grass	I		N, C, S
<i>Ruellia tweediana</i> (= <i>R. brittoniana</i> )	Mexican petunia	I		N, C, S
<i>Sapium sebiferum</i> (= <i>Triadeca sebifera</i> )	popcorn tree, Chinese tallow tree	I	N	N, C, S
<i>Scaevola taccada</i> (= <i>Scaevola sericea</i> , <i>S. frutescens</i> )	scaevola, half-flower, beach naupaka	I		C, S
<i>Schefflera actinophylla</i> (= <i>Brassaia actinophylla</i> )	schefflera, Queensland umbrella tree	I		C, S
<i>Schinus terebinthifolius</i>	Brazilian pepper	I	P, N	N, C, S
<i>Senna pendula</i> var. <i>glabrata</i> (= <i>Cassia coluteoides</i> )	climbing cassia, Christmas cassia, Christmas senna	I		C, S
<i>Solanum tampicense</i> (= <i>S. houstonii</i> )	wetland night shade, aquatic soda apple	I	N, U	C, S
<i>Solanum viarum</i>	tropical soda apple	I	N, U	N, C, S

<i>Synгонium podophyllum</i>	arrowhead vine	I		C, S
<i>Szygium cumini</i>	jambolan, Java plum	I		C, S
<i>Tectaria incisa</i>	incised halberd fern	I		S
<i>Thespesia populnea</i>	seaside mahoe	I		C, S
<i>Tradescantia fluminensis</i>	white-flowered wandering jew	I		N, C
<i>Tradescantia spathacea</i> (= <i>Rhoeo spathacea</i> , <i>Rhoeo discolor</i> )	oyster plant	I		S
<i>Urochloa mutica</i> (= <i>Brachiaria mutica</i> )	Pará grass	I		C, S

**Category II** - Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. *These species may become ranked Category I, if ecological damage is demonstrated.*

Scientific Name	Common Name	EPPC Cat.	Gov. list	Reg. Dist.
<i>Adenanthera pavonina</i>	red sandalwood	II		S
<i>Agave sisalana</i>	sisal hemp	II		C, S
<i>Aleurites fordii</i> (= <i>Vernicia fordii</i> )	tung oil tree	II		N, C
<i>Alstonia macrophylla</i>	devil-tree	II		S
<i>Alternanthera philoxeroides</i>	alligator weed	II	P	N, C, S
<i>Antigonon leptopus</i>	coral vine	II		N, C, S
<i>Aristolochia littoralis</i>	calico flower	II		N, C
<i>Asystasia gangetica</i>	Ganges primrose	II		C, S
<i>Begonia cucullata</i>	wax begonia	II		N, C
<i>Blechnum pyramidatum</i>	green shrimp plant, Browne's blechnum	II		N, C, S
<i>Broussonetia papyrifera</i>	paper mulberry	II		N, C
<i>Callisia fragrans</i>	inch plant, spironema	II		C, S
<i>Casuarina cunninghamiana</i>	Australian pine	II	P	C, S
<i>Cecropia palmata</i>	trumpet tree	II		S
<i>Cestrum diurnum</i>	day jessamine	II		C, S
<i>Chamaedorea seifrizii</i>	bamboo palm	II		S
<i>Clematis terniflora</i>	Japanese clematis	II		N, C
<i>Cryptostegia madagascariensis</i>	rubber vine	II		C, S
<i>Cyperus involucreatus</i> ( <i>C. alternifolius</i> )	umbrella plant	II		C, S

misapplied)				
<i>Cyperus prolifer</i>	dwarf papyrus	II		C
<i>Dalbergia sissoo</i>	Indian rosewood, sissoo	II		C, S
<i>Elaeagnus pungens</i>	thorny eleanthus	II		N, C
<i>Epipremnum pinnatum</i> cv. Aureum	pothos	II		C, S
<i>Ficus altissima</i>	false banyan, council tree	II		S
<i>Flacourtia indica</i>	governor's plum	II		S
<i>Hemarthria altissima</i>	limpo grass	II		C, S
<i>Hibiscus tiliaceus</i>	mahoe, sea hibiscus	II		C, S
<i>Ipomoea fistulosa</i> (= <i>I.</i> <i>carnea</i> ssp. <i>fistulosa</i> )	shrub morning-glory	II	<b>P</b>	C, S
<i>Jasminum sambac</i>	Arabian jasmine	II		S
<i>Kalanchoe pinnata</i>	life plant	II		C, S
<i>Koelreuteria elegans</i> ssp. <i>formosana</i> (= <i>K.</i> <i>formosana</i> ; <i>K.</i> <i>paniculata</i> misapplied)	flamegold tree	II		C, S
<i>Leucaena leucocephala</i>	lead tree	II		N, C, S
<i>Limnophila sessiliflora</i>	Asian marshweed	II	<b>P</b>	N, C, S
<i>Livistona chinensis</i>	Chinese fan palm	II		C, S
<i>Melia azedarach</i>	Chinaberry	II		N, C, S
<i>Merremia tuberosa</i>	wood-rose	II		S
<i>Murraya paniculata</i>	orange-jessamine	II		S
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	II	<b>P</b>	N, C, S
<i>Nymphoides cristata</i>	snowflake	II		C, S
<i>Panicum maximum</i>	Guinea grass	II		C, S
<i>Passiflora biflora</i>	two-flowered passion vine	II		S
<i>Pennisetum setaceum</i>	green fountain grass	II		S
<i>Phoenix reclinata</i>	Senegal date palm	II		C, S
<i>Pittosporum pentandrum</i>	Philippine pittosporum, Taiwanese cheesewood	II		S
<i>Phyllostachys aurea</i>	golden bamboo	II		N, C
<i>Pteris vittata</i>	Chinese brake fern	II		N, C, S
<i>Ptychosperma elegans</i>	solitary palm	II		S
<i>Ricinus communis</i>	castor bean	II		N, C, S
<i>Sansevieria</i> <i>hyacinthoides</i>	bowstring hemp	II		C, S
<i>Scleria lacustris</i>	Wright's nutrush	II		C, S
<i>Sesbania punicea</i>	purple sesban, rattlebox	II		N, C, S
<i>Solanum diphyllum</i>	Two-leaf nightshade	II		N, C, S
<i>Solanum jamaicense</i>	Jamaica nightshade	II		C
<i>Solanum torvum</i>	susumber, turkey berry	II	<b>N, U</b>	N, C, S
<i>Sphagneticola trilobata</i>	wedelia	II		N, C, S

(= <i>Wedelia trilobata</i> )				
<i>Stachytarpheta urticifolia</i> (= <i>S. cayennensis</i> )	nettle-leaf porterweed	II		S
<i>Syagrus romanzoffiana</i> (= <i>Arecastrum romanzoffianum</i> )	queen palm	II		C, S
<i>Syzygium jambos</i>	rose-apple	II		C, S
<i>Terminalia catappa</i>	tropical almond	II		C, S
<i>Terminalia muelleri</i>	Australian almond	II		C, S
<i>Tribulus cistoides</i>	puncture vine, burr-nut	II		N, C, S
<i>Urena lobata</i>	Caesar's weed	II		N, C, S
<i>Vitex trifolia</i>	simple-leaf chaste tree	II		C, S
<i>Washingtonia robusta</i>	Washington fan palm	II		C, S
<i>Wedelia</i> (see <i>Sphagneticola</i> above)				
<i>Wisteria sinensis</i>	Chinese wisteria	II		N, C
<i>Xanthosoma sagittifolium</i>	malanga, elephant ear	II		N, C, S

**Citation example:**

FLEPPC. 2005. List of Florida's Invasive Species. Florida Exotic Pest Plant Council. Internet: <http://www.fleppc.org/05list.htm>

**The 2005 list was prepared by the FLEPPC Plant List Committee:**

Keith A. Bradley  
The Institute for Regional Conservation  
22601 S.W. 152<sup>nd</sup> Ave.  
Miami, FL 33170

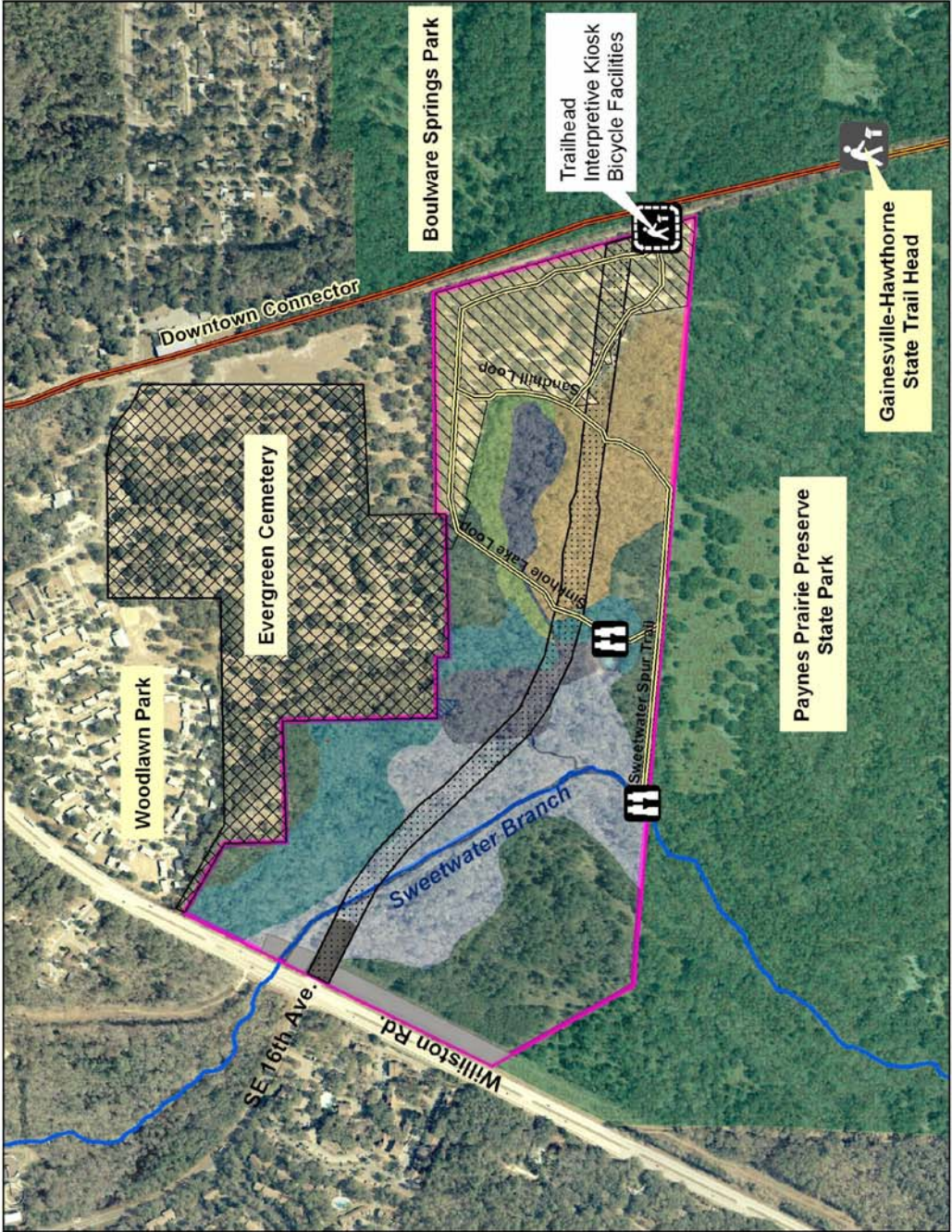
Kathy Craddock Burks (**CHAIR**)  
Florida Natural Areas Inventory  
Florida State University  
1018 Thomasville Rd., Suite 200-C  
Tallahassee, FL 32303

Nancy Craft Coile, Botanist Emeritus  
Division of Plant Industry  
Florida Department of Agriculture and Consumer Services  
22804 N.W. County Road 2054  
Alachua, FL 32615

Janice Duquesnel  
Florida Park Service  
Florida Department of Environmental Protection  
P.O. Box 1052  
Islamorada, FL 33036



# Exhibit J Conceptual Site Plan



**Legend**

- Project Boundary
- Sweetwater Branch
- Existing Features
  - Power Line Easement
  - Spur Road
  - County Right of Way
- Proposed Improvements
  - Trailhead
  - Wildlife Observation Platform
- Community Type
  - Onsite Trails
  - Baygall
  - Floodplain Forest
  - Mesic Flatwoods
  - Sandhill
  - Seepage Slope Forest
  - Seepage Stream
  - Sinkhole Lake
  - Upland Mixed Forest
  - Xeric Hammock
- Restoration Areas
  - Upland Restoration
  - Wetland Restoration
- Publicly Owned Lands
  - Publicly Owned Lands
  - Gainesville-Hawthorne Rail Trail
  - Downtown Connector
  - Parks-City Cemetery



Alachua County Forever  
 FOREVER

Alachua County Forever  
 Paynes Prairie Sweetwater Preserve  
 Management Plan

0 0.125 0.25 Miles

ALACHUA COUNTY FOREVER TECHNICAL CENTER

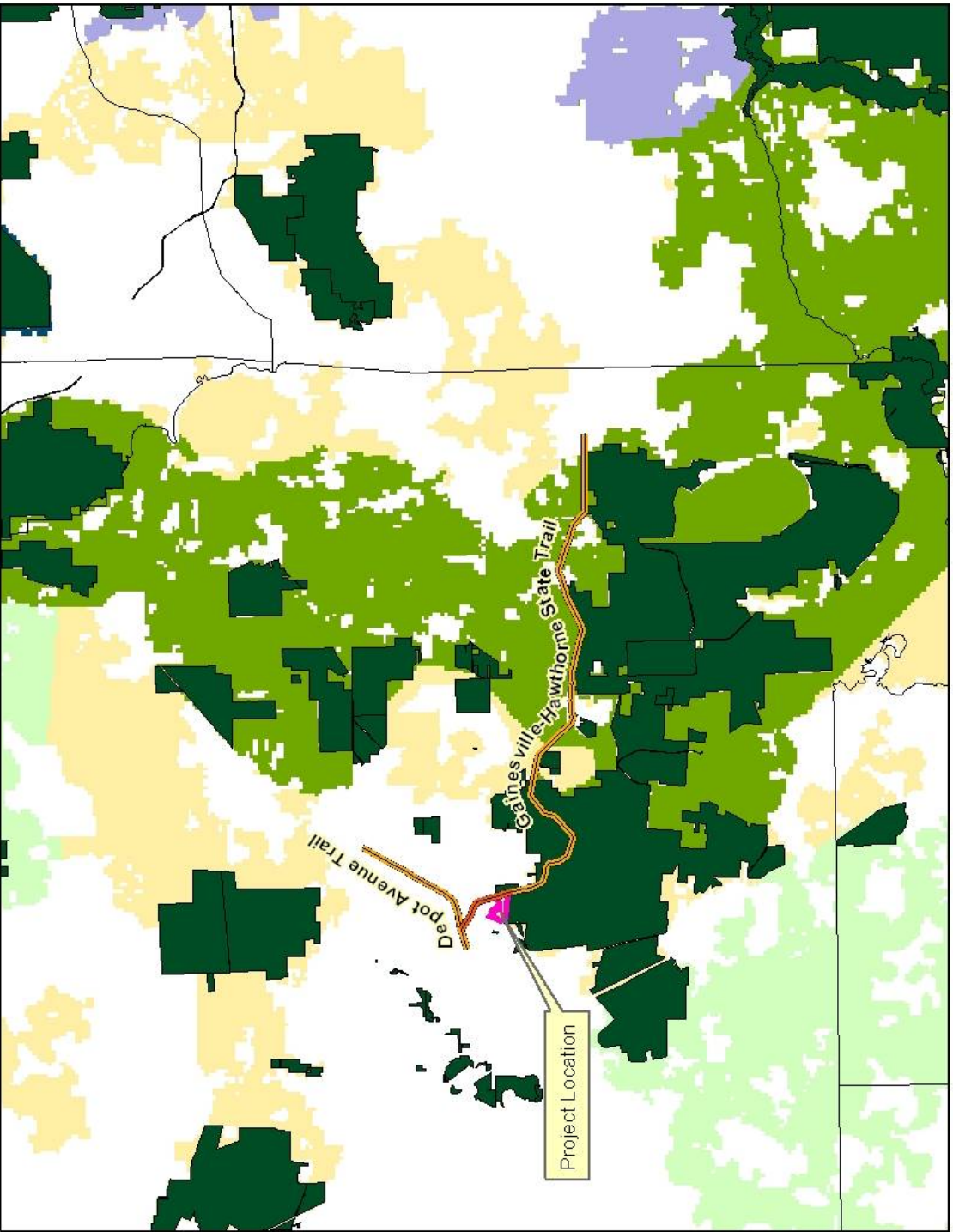








# Exhibit L Greenways and Trails



**Legend**

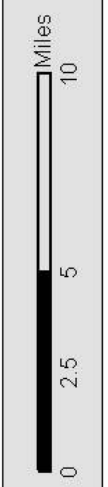
- Project Boundaries
- Trails
- Conservation Lands
- County Boundary

**Ecological Greenways**

- Critical linkage
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6
- Priority 7

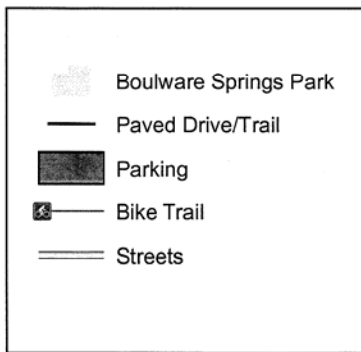
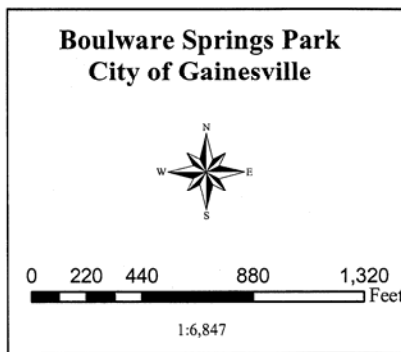
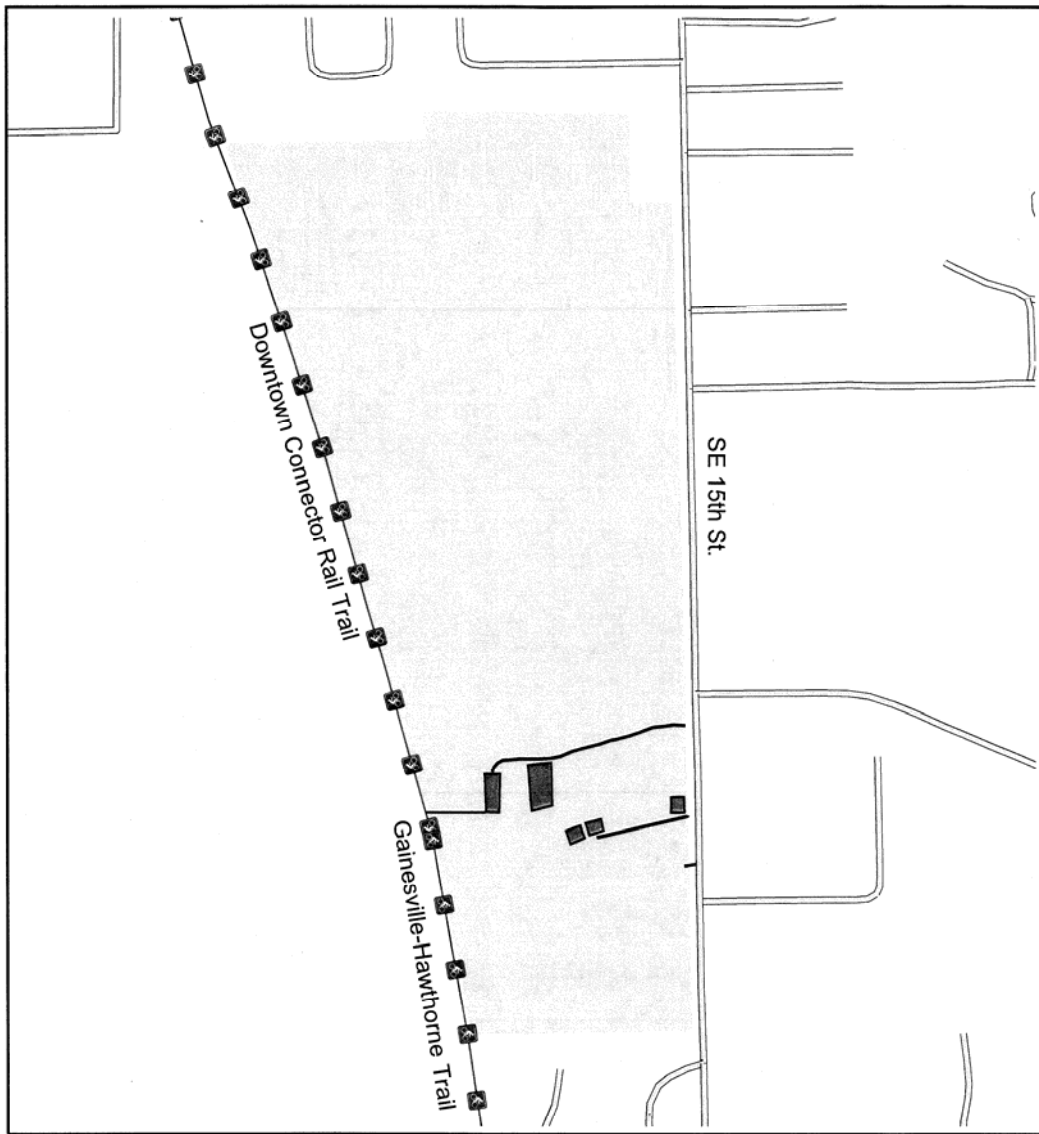


**Alachua County Forever**  
**Paynes Prairie Sweetwater Preserve**  
**Management Plan**





**EXHIBIT M: BOULWARE SPRINGS PARK**



The City of Gainesville prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided "as is". Further documentation of this data can be obtained by contacting:  
 Nature Operations Division,  
 City of Gainesville, Station 66,  
 PO Box 490, Gainesville, FL  
 32602-0490, (352) 334-2231





## EXHIBIT N: PUBLIC INVOLVEMENT

### SUMMARY OF COMMENTS RECEIVED

#### **Robert Hutchinson,**

Sandra:

Thank you for the opportunity to provide input on the draft management plan for the Sweetwater property which Alachua County Forever intends to purchase. Below are my personal comments which amplify those made at your public meeting on January 3:

- 1) Please consider vacating the SE 16th Avenue Bypass right-of-way. Its existence threatens this and many adjacent properties, and as long as this right-of-way is in the public records, it will tempt those who would build new roads through natural areas. I hope you will fence off the stub immediately upon purchasing the property, and eventually remove the pavement unless you intend to provide public parking on this side of the property in the future.
- 2) Please consider extending the trails into the areas impacted by exotics and archeo-looting along the creek. First, people need to be able to see these areas, and authorities need to be able to patrol them. Second, if you intend to have volunteers remove the air potatoes and ardisia, you'll need good access. Finally, there are existing trails and willing volunteers to do much of the work.
- 3) I see little justification for excluding bicyclists from the Sweetwater property. Even when the Florida Park Service was deciding to exclude bicyclists from much of the Prairie, they recognized that it was not the impact of the bicycles on the ground (as the Park Service has trucks and tractors driving all over the Prairie), but it was their opposition to "extending the range of humans" that was the issue. Since 90+% of the users of the Gainesville-Hawthorne Trail are cyclists, there needs to be an accommodation for them somewhere along the Trail, and I urge the City, County, District, and State to come up with truly fine facilities in the appropriate places rather than continue to assume bicyclists don't belong anywhere along this trail in the "most bicycle-friendly community east of the Mississippi."
- 4) Please do not allow Evergreen Cemetery to extend its operation onto the environmentally significant portions of this site. I have no objection to providing a narrow access easement (either from Williston Road or SE 15th Street) which I think could be done to minimize impacts to the hydrology, soils, and vegetation.

The entire Alachua County Forever staff is to be commended on negotiating the purchase of this property, for getting the large FCT grant, and for the planning process that you are engaged in. The property truly is spectacular, and has been a goal of mine to see preserved for two decades. Thank you for keeping the process science-based, transparent, and fair. Please let me know when additional public input will enhance the prospects for this fine addition to the Alachua County Forever portfolio.

With warm regards,  
Robert Hutchinson

affiliations for identification purposes only:

- Project Manager, Alachua Conservation Trust, Inc.
- Member, Flamingo Hammock Community Association (neighboring property)
- Board Member, Friends of Paynes Prairie, Inc.
- Board member, Gainesville Area Chamber of Commerce
- Board member, Sustainable Alachua County, Inc.
- Board member, Florida Community Design Center, Inc.
- Member, East Gainesville Sprout Task Force

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Robert Hutchinson  
3218 SE 27th Street  
Gainesville, Florida 32641  
(352) 256-6043 [cell]  
[HutchRK@aol.com](mailto:HutchRK@aol.com) (<http://HutchRK@aol.com/>)

#### **Justin DeLeo,**

Dear Land,

i attended the meeting tonight and would like to submit my thoughts/comments. first, though, thank you for what you are doing.it is very exciting for our city to have new land preservation happening.

i do have some concern that active recreational use has not been more strongly considered for this land use., particularly off-road cycling. the two reasons that were stated as why off-road cycling on the property would be a bad idea were:

- (1) the three staff members could not manage an "active" recreational usage  
 (2) eco-sensitive areas (wetlands, sandhill) are "too sensitive" for off-road cyclists.

in regards to # 1, i will restate that the majority of off-road trail-users adhere to guidelines or rules of the trail when provided, as well as stay on designated trail systems. in terms of safety management, an off-road cyclist is no more at risk here than on any other trail (example is san felasco, where 2-3 rangers manage a huge area daily).

in regards to #2, see comments for #1. If people are given a designated use area, they will use it and they will stay off extremely sensitive areas. when people are given no useage, they may choose to use it anyway and perhaps damage areas in their meanderings.

Too, the levels of cycling use of "extreme" off-road enthusiasts tearing up trails at high speeds would be minimal in this area, as the technical riding is not a strength. What you would get is tourists and local riders interested in a nature-rich riding experience.

your land use should include off-road cycling. for your management plan, it could mean annual revenues from bicycle tourism development for the area, and perhaps fees for vehicle parking. the trails would generally be self-managed by behavior of responsible cyclists, and volunteer efforts could be developed as well. "our lands. may they be preserved, re-created, and recreated upon..." thank you for listening.

sincerely,  
 justin de leo /member bicycle-pedestrian board

### **Cathy Bester**

To whom it may concern,

I am writing in regards to the status of the Sweetwater Branch Property and its future use. Although I have not visited this piece of land, as a biologist and as an off road cyclist I am concerned with the preservation and passive use of this property. It is my understanding that there is strong support from some individuals to include off-road bike trails through this area. My main concern with this would be the high potential of erosion issues as is being experienced at the San Felasco off-road bike trails. Over the past three years, erosion has caused many roots to become completely exposed above the sand/dirt throughout the trails at San Felasco. In response (I believe it was at least partially in response) to the ongoing erosion, San Felasco has increased the number and mileage of trails to help lessen the heavy use of some areas. Another potential issue is standing water and saturated trails which also leads to increased erosion and ruts. It is also my understanding that a bike trail through the Sweetwater Branch Property would be quite short which would lessen the appeal to bikers whom many of which ride for fitness over many miles of trails.

I do not support the development of off-road bike trails in the Sweetwater Branch Property due to the above mentioned issues - for more information on bike trail erosion and impacts at San Felasco, please contact park officials or ride a bike on the trails to see it first hand. Currently there are plenty of trails at San Felasco for off road bikers to enjoy as well as a new bike park just west of town off Newberry Road (privately owned), I feel the addition of a short trail at Sweetwater Branch would be of little benefit for bikers and well as for the natural environment.

Sincerely,

Cathy Bester

Alachua County Citizen

### **Kathleen Pagan,**

Hello ACF Staff,

I have some brief comments concerning stewardship of this property:

Based on Exhibit K, it seems the only access planned is from the Trailhead to the east. I would urge consideration of pedestrian access from Williston Road near SW 16th Street, especially since there is a large population of students who may wish to recreate in the area. Even if no crossing of the Sweetwater Branch is possible, a small area accessible to the public could provide the opportunity for birdwatching or another passive activity (painting, reading). If there is concern that students may walk dogs in the area resulting in dog waste management problems, I recommend to post appropriate signage restricting this activity. If there is a need for no access until restoration areas are stabilized, please consider future access. I don't suggest it is necessary to provide a car parking area (I actually discourage vehicular access), but I generally agree with the philosophy of one of the members of Franklin Roosevelt's administration who stated, "Although conservation has overtly to do with trees, its underlying purpose is social." Therefore I think people should be allowed limited pedestrian access to the area west of Sweetwater Branch.



I also strongly urge the provision and ongoing maintenance of trash collection bins so any plastic water bottles, candy wrappers, etc. that are ready for disposal may be collected. Otherwise the problem of litter will create an eyesore, and pose a hazard to wildlife and the aquifer. For the past several years I have been participating in volunteer clean ups of Sweetwater Branch on the Paynes Prairie Preserve. Fritz Olsen has data from one such cleanup (almost a ton of debris collected, including household hazardous materials and tires).

I am not certain if allowing pedestrian access in the western portion of the property may have the positive impact of reducing the problem of illegal dumping but it may result in some informal surveillance. This could have a positive impact.

Thanks for considering my views.  
Sincerely,

Kathleen

Kathleen Walston Pagan, AICP, Senior Planner  
Alachua County Dept. of Growth Management  
10-SW 2nd Ave., 3rd Floor  
Gainesville, FL 32601-6294

### **Peter NeSmith,**

I am voicing strong support for bike only and bike/ped trails (not trail) in this area. Due to past disturbance and existing trails (for over 20 years) the area would be ideal for many miles of trail. Once established (clearly marked) the ridership would ensure that the trails would be maintained and kept clear. A citizen support group would also be available (FROGHAT) to police the area and perform routine maintenance. This group has expressed interest in offroad trails in this area and adjacent areas.

The proximity of the rail trail, Gville, etc. makes this an ideal place. As VERY active management would be required to restore the sandhill areas (there is no \$ or personel to accomplish this) and multiple off road trails would ensure that the public could use the area in a sensible manor without deteriorating the site more than it already has.

The area has some wildlife ecological value as is, but without restoration it will not get any better (only worse over time) and offroad trails will not hurt the environment.

Peter NeSmith

### **George Edwards,**

Thanks for forwarding this note to me. As out-going president of a cycling club with the largest organized off-road program in this area, I am naturally interested in any discussions of off-road facilities. I would have enjoyed being part of that meeting.

As far as I know all trails in Paynes Prairie are open to cycling except the La Chua Trail. Check the link to bicycle maps on the Friends website at <http://www.prairiefriends.org/trails/bike.html>.

The Gainesville Cycling Club is always interested in engaging in a dialogue about new off-road facilities in general. Please let me know if I can be of help.

We too applaud the efforts of Alachua County Forever to secure this vital parcel of land. This was an excellent job, and all the community is in their debt.

Regards,  
George Edwards, President  
Gainesville Cycling Club, Inc.  
**Friends of Paynes Prairie, Inc.**

### **Charlie Pederson**

Ms. Vardaman,

Please include these comments into the record for the Paynes Prairie Sweetwater Preserve Management Plan public comment process.

These comments refer to the January 23, 2006 draft of the Paynes Prairie

Sweetwater Preserve Management Plan.

I commend Alachua County for purchasing this property! There are few undeveloped buffer areas left around Paynes Prairie State Park - this is one of the best in the Gainesville area.

1 - Management of this property should creatively explore ways to minimize the urban stormwater impacts on Sweetwater Branch, especially as it affects Paynes Prairie downstream. This is addressed on page 5 of the draft plan, and should continue to be addressed in the future.

2 - I am not in favor of transferring any of this property to Evergreen Cemetery.

3 - I am skeptical of installing an off-road bicycle trail on this property:

a) 129 acres is too small to put in off-road bike trails without having a negative impact on the property.

b) Some of the property is very steep & erodible, and so unsuited for bicycle trails from a resource protection perspective. These same areas may be desirable to riders because of the topography.

c) Much of the conservation value of this property comes from its location - next to Paynes Prairie & Boulware Springs. If off-road bicycle trails are not compatible with the management goals of these conservation neighbors, they should not be installed.

d) Even if an off-road bicycle trail system can be designed to mitigate my prior three concerns (a, b, & c) I don't think it should be the highest initial priority for this property. Alachua County Forever is acquiring a county's worth of fine conservation properties, but only has a handful of people to manage them. A system of hiking trails would be easier and cheaper to install and maintain on this property.

Thanks for all your hard work,

Charlie Pedersen

Gainesville Resident

--

=====  
Charlie Pedersen  
[charliepedersen@gmail.com](mailto:charliepedersen@gmail.com)  
Gainesville, Florida, USA

Simplicity is the ultimate sophistication. -- Leonardo DaVinci

**Dan Rountree**

We should act immediately on this property.

I would like to hear the response from the local land owners as to the restoration of the baygalls.

I think that off road biking would have less impact to water quality at a different location, a good distance from the prairie.

With the Depot St. storm water project up stream, would it be advantageous or permitable to enhance storm water runoff from 16 Ave and lower portions of Sweetwater Branch in junction with the Depot St. project to use as a resource and destination for water quality education. Sweetwater enters the Floridian Aquifer at Alachua Sink. It would be nice to educate citizens as does the SEEPS project on campus by The Center For The Performing Arts.

DAN

## PUBLIC MEETING MINUTES

## Alachua County Forever Paynes Prairie Sweetwater Preserve Management Planning Meeting

## Minutes

Date: January 3, 2006

Location: Jack Durance Auditorium, Room 209 Alachua County Administration Building

Present: Ramesh Buch, Sandra Vardaman, Kelly McPherson, Sara Leitman, Dana Ehret, J. D. Henry, Michael Meisenburg, Richard Hamann, Thomas Fay, Lauren Day, Andy Kratter, Michelle Foley, Geoff Parks, Robert Hutchinson, Francis "Jack" Putz, JulieAnne Tabone, David Jowers, Justin DeLeo,

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- I. Introduction and Welcome by **Ramesh Buch**, including discussion of the Alachua County Forever (ACF) Program and a brief overview of the Paynes Prairie Sweetwater Preserve.
- II. Site overview by **Sandra Vardaman**. The Sweetwater Preserve is between Williston Road and the Gainesville-Hawthorne Trail. It is 121-acres in size and is adjacent to Paynes Prairie Preserve State Park. The property is under contract and ACF will match a 75% grant from the Florida Communities Trust. Potential partners include the City of Gainesville and the Paynes Prairie Preserve. The purpose of the acquisition is to protect, preserve, and enhance the unique natural and cultural resources on the property and to provide an enjoyable and educational passive recreational experience. It is one of the last remaining natural areas along the north side of Paynes Prairie.
- III. Natural resources and land management overview by **Kelly McPherson**. The property includes Sweetwater Branch, which runs through the middle of the property. There is also a significant gradient change over the site. The natural communities found on site include: xeric hammock, sandhill habitat, mesic flatwoods, bay galls, seepage streams, floodplain forest, upland mixed forest, sinkhole lake, and seepage slope forest. This is an important piece of property because it preserves natural topography and seepage of the area. The sandhill habitat will be enhanced in the future to return it to a natural system. Invasive exotics will be managed along Sweetwater Branch. Long-term projects include returning Sweetwater Branch to its original pathway.
- IV. Public Access Overview by **Sandra Vardaman**. Establishing access off the rail trail is a priority. The plan is to have a small trail head area with bicycle racks and an interpretational kiosk for passive recreation. There will also be an interpretive trail with wildlife observation platforms by the sink hole lake and Sweetwater Branch.
- V. Public Comments  
Below is a brief synopsis of the public comments, tapes of the complete dialog are available through the Alachua County Environmental Protection Department

**Jack Putz, University of Florida & President of the Southeast Bike Commuters Association United**, expressed concern about unauthorized access, illegal archaeological excavation, and adequate access for security patrols. “In the interest of providing more people nature experiences, I recommend allowing and even promoting off-road bicycle riding. Although I am not personally an off-road biker, I see this activity as compatible with environmental protection. Furthermore, the presence of bikers might make the area less attractive to campers. Finally, much of the year this area is extremely buggy, but mosquitoes don’t fly as fast as even a slow-moving biker

**Andy Kratter, neighbor**, is concerned about controlling the homeless camps and the illegal hunting/poaching activities. If off-road biking is permitted on site, he would like to see it contained to non-sensitive areas along the creek and the southwest corner of the property.

**Richard Hamann**, “Congratulations on acquiring one of the most significant parcels in Southeast Gainesville. It has great diversity of natural communities and is important to restoration of Sweetwater Branch, as a buffer to the Evergreen Cemetery, and as an area for relatively low impact recreational activities such as hiking, jogging, bicycling and riding horses and mules. Consider working with Paynes Prairie and Gainesville to provide expanded opportunities for activities. Also, provide the possibility of modifying/restoring hydrological conditions of Sweetwater Branch through small weirs etc.

I do not believe any part of the property is suitable for cemetery expansion which would potentially threaten groundwater to the seepage slope.”

**Robert Hutchinson, neighbor**, feels that the SE 16<sup>th</sup> Ave. spur is a top management concern. He stated that in order to remove the idea of ever extending SE 16<sup>th</sup> Ave through the site, the spur should be ripped up and removed. He also thinks there should be a loop trail down along the creek to show people the invasive exotics and help educate the public.

**J.D. Henry, citizen**, wanted to know how the price of the property was arrived at. **Ramesh Buch** responded by saying that property appraisers were selected from the state’s list of approved appraisers. Then based on the appraisals an offer was made. **J.D. Henry** then asked if the appraisals were at \$65,000 an acre. **Ramesh Buch** stated that the appraisal was a little bit higher than that.

**Justin DeLeo, citizen**, would like to see active recreation use, particularly off-road bicycling, on the property. He suggested charging for a yearly access pass, and feels that ecotourism revenues generated from biking opportunities would be good for the area. He feels that biking will not cause degradation of the environment, and that the trails would be self sufficient with help from volunteers. He feels that if no trails are designated, people will still use the property for off-road biking, but will cause more damage by making their own trails.

**Ramesh Buch** asked if there was an off-road bike organization that the Alachua County Forever program could liaison with. **Justin DeLeo** stated that he was on the Bicycle Pedestrian Safety board. **Ramesh Buch** asked if he could provide his email as a liaison and added that the Gainesville Cycling Club and the Friends of the Gainesville-Hawthorne Trail are also options.

**Geoff Parks, City of Gainesville**, “If there are existing road/trails in the uplands, they may be appropriate for a short biking/hiking loop. It would probably be well-used by bikers using the rail trail. I wouldn’t advise a major bike trail that would create new ground disturbance, however.

Also, if there is any construction debris on eastern side, it may contain asbestos. {None was observed by ACF staff}. Be aware that uplands at Boulware contain lots of spiranthes tuberosa, probably also in sandhill at Sweetwater.

**Michael Meisenburg, Alachua Audubon Society**, “I think it would be a shame to lose that “road-to-nowhere”. Can’t you use it for your own purposes? Maybe if you ran a loop trail through the southwest corner, the homeless would not feel inclined to use the property (nor would the artifact diggers either (perhaps)).

Restore the sandhill and bring back some red-cockaded woodpeckers!”

**Sandra Vardaman** concluded that she hoped to have a first-draft management plan for the site finished by January 6, 2006. This would be posted on the website and there would probably be two weeks for the public to review it and make comments before revisions were made. It would then be sent to the County Commission.

**Robert Hutchinson** asked when it would go to the County Commission for vote.

**Ramesh Buch** stated that it would probably occur the last meeting in February or in early March. The property could potentially be owned by the county by the end of March. **Robert Hutchinson** then asked if there was a fund that would support initial improvements to the property. **Ramesh Buch** stated that there is a 10% set aside from the bond for improvements as well as some other funds.

**J.D. Henry** then asked where the funds are coming from. **Ramesh Buch** replied that they are in a 20-year bond.

## VI. Meeting Adjourned

## EXHIBIT O: AGENCY COMMENTS

FEB-13-2006 09:36

FL COMMUNITIES TRUST

850 921 1747 P.02/02



FLORIDA DEPARTMENT OF STATE  
**Sue M. Cobb**  
 Secretary of State  
 DIVISION OF HISTORICAL RESOURCES

**RECEIVED**  
 FEB 10 2006  
 DEPT. OF COMMUNITY AFFAIRS  
 FLORIDA COMMUNITIES TRUST

February 7, 2006

Mr. Hank Vinson  
 Florida Communities Trust  
 Department of Community Affairs  
 2555 Shumard Oak Boulevard  
 Tallahassee, FL 32399-2100

RE: Review and Comment on the *Paynes Prairie Sweetwater Preserve* Management Plan  
 Florida Communities Trust Number 05-024-FF5  
 Alachua County  
 DHR Project File No. 2006-812

Dear Mr. Vinson:

In accordance with this agency's responsibilities under Section 267.061, Florida Statutes, we reviewed the referenced management plan with regard to historic resource concerns. The county knows of one recorded archaeological site on the property and of its management responsibilities for historic resources. The county is correct in stating that this tract has a high archaeological site probability. We concur that any areas proposed for development for park amenities be subjected to a cultural resource assessment survey by a qualified professional archaeologist prior to the commencement of project activities, and look forward to coordinating with Alachua County in the management of this tract.

If you have any questions concerning our comments, please do not hesitate to contact Susan Harp at (850) 245-6333. Thank you for your interest in protecting Florida's historic resources.

Sincerely,

Frederick P. Gaske, Director

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

<input type="checkbox"/> Director's Office (850) 245-6300 • FAX: 245-6436	<input type="checkbox"/> Archaeological Research (850) 245-6444 • FAX: 245-6452	<input checked="" type="checkbox"/> Historic Preservation (850) 245-6333 • FAX: 245-6437	<input type="checkbox"/> Historical Museums (850) 245-6400 • FAX: 245-6433
<input type="checkbox"/> Southeast Regional Office (954) 467-4990 • FAX: 467-4991	<input type="checkbox"/> Northeast Regional Office (904) 825-5045 • FAX: 825-5044	<input type="checkbox"/> Central Florida Regional Office (813) 272-3843 • FAX: 272-2340	

TOTAL P.02





# APPENDIX A

This instrument prepared by:  
Raymond M. Ivey, Esquire  
SCURGGS & CARMICHAEL, P.A.  
4041 NW 37<sup>th</sup> Place, Suite B  
Gainesville, Florida 32606  
(Statutory Form §689.02 F.S.)

**THIS WARRANTY DEED**, made and entered into on this \_\_\_\_\_ day of March 2006, by and between

**SWEETWATER, LTD. a Florida Limited Partnership,**  
3109 Grand Avenue #337  
whose address is ~~3225 Aviation Avenue, 7<sup>th</sup> Floor,~~ Coconut Grove, FL 33133  
hereinafter called Grantor\*, and

**ALACHUA COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners,**  
whose address is Post Office Box 2877, Gainesville, FL 32602-2877  
hereinafter called Grantee(s)\*

**WITNESSETH**, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, the following described land, situated, lying and being in Alachua, Florida, to-wit:

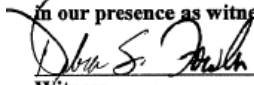
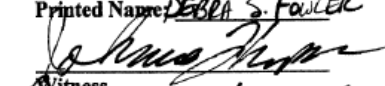
See Exhibit A attached hereto.

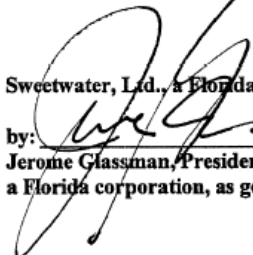
**SUBJECT TO Taxes for 2006 and all subsequent years;**  
**SUBJECT TO easements and restrictions of record, if any;**  
**Tax Parcel Number: 16246-003-000**

and said Grantor(s) does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by through or prior to Grantor.

\*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**IN WITNESS WHEREOF**, the Grantor has executed this deed under seal on the day and year first above written.

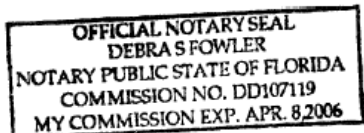
Signed, sealed and delivered  
in our presence as witnesses:  
  
Witness  
Printed Name: DEBRA S. FOWLER  
  
Witness  
Printed Name: Johnnie Thompson


Sweetwater, Ltd., a Florida Limited Partnership,  
by:  (Seal)  
Jerome Glassman, President, Sweetwater, Inc.,  
a Florida corporation, as general partner

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing warranty deed was acknowledged before me this 2<sup>nd</sup> day of March 2006, by Jerome Glassman, as president and on behalf of Sweetwater, Inc., a Florida corporation, as general partner of SWEETWATER, LTD., a Florida Limited Partnership, who is personally known to me.



  
NOTARY PUBLIC

## EXHIBIT "A"

PREPARED FOR TAX PARCELS: 16246-003-000  
PREPARED BY: ALACHUA COUNTY BOCC  
DRAWING FILE: 06-005.DWG

THAT CERTAIN TRACT OF LAND AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 369 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (INCLUDING THAT PORTION LESSED OUT AND EXCEPTED); BEING DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 9 AND 16, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE D. L. CLINCH GRANT FOR A POINT OF REFERENCE; THENCE NORTH 04 DEG. 29 MIN. 56 SEC. EAST ALONG THE EAST LINE OF THE SAID D. L. CLINCH GRANT, A DISTANCE OF 1551.12 FEET TO AN OLD CONCRETE MONUMENT; THENCE NORTH 04 DEG. 23 MIN. 26 SEC. EAST ALONG THE SAID EAST LINE OF THE D. L. CLINCH GRANT, A DISTANCE OF 1720.75 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 331; THENCE NORTH 27 DEG. 29 MIN. 16 SEC. EAST ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 725.00 FEET TO THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING CONTINUE NORTH 27 DEG. 29 MIN. 16 SEC. EAST, ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1781.22 FEET; THENCE SOUTH 58 DEG. 39 MIN. 44 SEC. EAST, A DISTANCE OF 490.59 FEET; THENCE SOUTH 58 DEG. 24 MIN. 17 SEC. EAST, A DISTANCE OF 603.01 FEET; THENCE SOUTH 00 DEG. 03 MIN. 10 SEC. EAST, A DISTANCE OF 766.53 FEET; THENCE SOUTH 88 DEG. 47 MIN. 16 SEC. EAST, A DISTANCE OF 304.58 FEET; THENCE SOUTH 00 DEG. 39 MIN. 16 SEC. EAST, A DISTANCE OF 57.60 FEET; THENCE SOUTH 89 DEG. 58 MIN. 16 SEC. EAST, A DISTANCE OF 723.18 FEET; THENCE NORTH 01 DEG 58 MIN. 44 SEC. EAST, A DISTANCE OF 45.50 FEET; THENCE SOUTH 89 DEG. 27 MIN. 16 SEC. EAST, A DISTANCE OF 1104.35 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAIL ROAD; THENCE SOUTH 15 DEG. 07 MIN. 33 SEC. EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1365.94 FEET; THENCE NORTH 84 DEG. 14 MIN. 10 SEC. WEST, A DISTANCE OF 3879.05 FEET; THENCE NORTH 28 DEG. 22 MIN. 27 SEC. WEST, A DISTANCE OF 813.72 FEET TO AN INTERSECTION WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 331 AND THE SAID POINT OF BEGINNING.

LESS AND EXCEPT:

THAT CERTAIN PARCEL OF LAND PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1286, PAGE 500 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (COUNTY ROAD SE 16<sup>TH</sup> AVENUE EXTENSION)

LESS AND EXCEPT:

THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL NO. 3", RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 902 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (CITY OF GAINESVILLE POWERLINE RIGHT-OF-WAY)

LESS AND EXCEPT

THAT PART OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF D.L. CLINCH GRANT AND RUN NORTH 04 DEG. 29 MIN. 56 SEC. EAST, A DISTANCE OF 1551.12 FEET TO A 4"X4" MONUMENT (NO IDENTIFICATION (ID.)) ON THE WEST LINE OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE NORTH 04 DEG. 23 MIN. 53 SEC. EAST ALONG SAID WEST LINE AND ALONG THE EAST LINE OF THE AFOREMENTIONED D.L. CLINCH GRANT A DISTANCE OF 1720.75 FEET TO A 4"X4" CONCRETE MONUMENT (NO ID.); THENCE NORTH 27 DEG. 29 MIN 16 SEC. EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 331 (150' RIGHT-OF-WAY), A DISTANCE OF 2506.22 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL 15969-003-000 AND THE POINT OF BEGINNING; THENCE SOUTH 58 DEG. 39 MIN. 44 SEC. EAST ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF 490.59 FEET TO A 4"X4" CONCRETE MONUMENT (NO ID.) AT THE WESTERLY MOST POINT OF PARCEL 15967-000-000; THENCE SOUTH 58 DEG. 24 MIN. 17 SEC. EAST, A DISTANCE OF 603.01 FEET TO A 1" IRON PIPE ON THE SOUTH LINE OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE NORTH 90 DEG. 00 MIN. 00 SEC. WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 599.50 FEET; THENCE NORTH 00 DEG. 00 MIN. 00 SEC. EAST, 309.68 FEET; THENCE NORTH 58 DEG. 39 MIN. 44 SEC. WEST, A DISTANCE OF 417.13 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 331 (150' RIGHT-OF-WAY); THENCE NORTH 27 DEG. 29 MIN. 16 SEC. EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES, MORE OR LESS

**AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared Jerome Glassman, President of the Sweetwater, Inc., a Florida corporation, general partner of Sweetwater, Ltd., hereinafter referred to as Sweetwater (includes both singular and plural), who, being by me first duly sworn, on oath and says that:

(1) Sweetwater is the owner of the real property more particularly described in Exhibit A attached hereto.

(2) There are no parties other than Sweetwater in possession to said property and Sweetwater is in undisputed possession thereof.

(3) Sweetwater has incurred no liens, taxes, encumbrances or claims of any kind, nature and description whatsoever, except for real estate and property taxes for the current year.

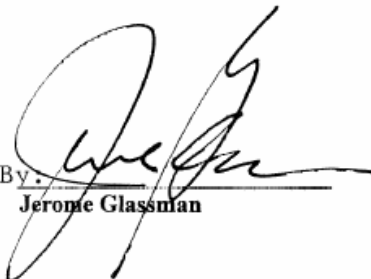
(4) Sweetwater has constructed no improvements, alterations, or repairs to the above-described property for which the costs thereof remain unpaid.

(5) There are no mechanics', materialmen's or laborers' liens against the above-described property for work done or ordered by the Sweetwater.

(6) The personal property contained in or on said property and which is being sold to the purchaser mentioned below, is also free and clear of all liens, encumbrances, claims and demands created by or incurred by the Sweetwater.

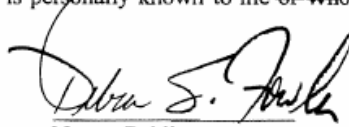
(7) Affiant knows of no violations of municipal, county, or state laws and ordinances pertaining to the above-described property as caused by Sweetwater, or in the use and occupancy thereof.

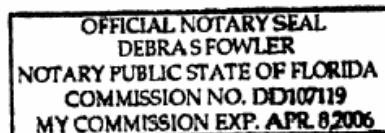
(8) Sweetwater, in ownership and operation of the property, has complied in all respects with all governmental tax laws and regulations.

By:   
Jerome Glassman

**ACKNOWLEDGMENT**

The foregoing affidavit was sworn to or affirmed before me this 22<sup>nd</sup> day of March 2006, by Jerome Glassman, President of Sweetwater, Inc., a Florida corporation, as general partner of SWEETWATER, LTD., a Florida Limited Partnership, who is personally known to me ~~or who~~ ~~produced a~~ as identification.

  
Notary Public



## EXHIBIT "A"

PREPARED FOR TAX PARCELS: 16246-003-000  
PREPARED BY: ALACHUA COUNTY BOCC  
DRAWING FILE: 06-005.DWG

THAT CERTAIN TRACT OF LAND AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 369 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (INCLUDING THAT PORTION LESSED OUT AND EXCEPTED); BEING DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 9 AND 16, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE D. L. CLINCH GRANT FOR A POINT OF REFERENCE; THENCE NORTH 04 DEG. 29 MIN. 56 SEC. EAST ALONG THE EAST LINE OF THE SAID D. L. CLINCH GRANT, A DISTANCE OF 1551.12 FEET TO AN OLD CONCRETE MONUMENT; THENCE NORTH 04 DEG. 23 MIN. 26 SEC. EAST ALONG THE SAID EAST LINE OF THE D. L. CLINCH GRANT, A DISTANCE OF 1720.75 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 331; THENCE NORTH 27 DEG. 29 MIN. 16 SEC. EAST ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 725.00 FEET TO THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING CONTINUE NORTH 27 DEG. 29 MIN. 16 SEC. EAST, ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1781.22 FEET; THENCE SOUTH 58 DEG. 39 MIN. 44 SEC. EAST, A DISTANCE OF 490.59 FEET; THENCE SOUTH 58 DEG. 24 MIN. 17 SEC. EAST, A DISTANCE OF 603.01 FEET; THENCE SOUTH 00 DEG. 03 MIN. 10 SEC. EAST, A DISTANCE OF 766.53 FEET; THENCE SOUTH 88 DEG. 47 MIN. 16 SEC. EAST, A DISTANCE OF 304.58 FEET; THENCE SOUTH 00 DEG. 39 MIN. 16 SEC. EAST, A DISTANCE OF 57.60 FEET; THENCE SOUTH 89 DEG. 58 MIN. 16 SEC. EAST, A DISTANCE OF 723.18 FEET; THENCE NORTH 01 DEG 58 MIN. 44 SEC. EAST, A DISTANCE OF 45.50 FEET; THENCE SOUTH 89 DEG. 27 MIN. 16 SEC. EAST, A DISTANCE OF 1104.35 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAIL ROAD; THENCE SOUTH 15 DEG. 07 MIN. 33 SEC. EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1365.94 FEET; THENCE NORTH 84 DEG. 14 MIN. 10 SEC. WEST, A DISTANCE OF 3879.05 FEET; THENCE NORTH 28 DEG. 22 MIN. 27 SEC. WEST, A DISTANCE OF 813.72 FEET TO AN INTERSECTION WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 331 AND THE SAID POINT OF BEGINNING.

LESS AND EXCEPT:

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LESS AND EXCEPT:

THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL NO. 3", RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 902 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (CITY OF GAINESVILLE POWERLINE RIGHT-OF-WAY)

LESS AND EXCEPT

THAT PART OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF D.L. CLINCH GRANT AND RUN NORTH 04 DEG. 29 MIN. 56 SEC. EAST, A DISTANCE OF 1551.12 FEET TO A 4"X4" MONUMENT (NO IDENTIFICATION (ID.)) ON THE WEST LINE OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE NORTH 04 DEG. 23 MIN. 53 SEC. EAST ALONG SAID WEST LINE AND ALONG THE EAST LINE OF THE AFOREMENTIONED D.L. CLINCH GRANT A DISTANCE OF 1720.75 FEET TO A 4"X4" CONCRETE MONUMENT (NO ID.); THENCE NORTH 27 DEG. 29 MIN 16 SEC. EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 331 (150' RIGHT-OF-WAY), A DISTANCE OF 2506.22 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL 15969-003-000 AND THE POINT OF BEGINNING; THENCE SOUTH 58 DEG. 39 MIN. 44 SEC. EAST ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF 490.59 FEET TO A 4"X4" CONCRETE MONUMENT (NO ID.) AT THE WESTERLY MOST POINT OF PARCEL 15967-000-000; THENCE SOUTH 58 DEG. 24 MIN. 17 SEC. EAST, A DISTANCE OF 603.01 FEET TO A 1" IRON PIPE ON THE SOUTH LINE OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST; THENCE NORTH 90 DEG. 00 MIN. 00 SEC. WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 599.50 FEET; THENCE NORTH 00 DEG. 00 MIN. 00 SEC. EAST, 309.68 FEET; THENCE NORTH 58 DEG. 39 MIN. 44 SEC. WEST, A DISTANCE OF 417.13 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 331 (150' RIGHT-OF-WAY); THENCE NORTH 27 DEG. 29 MIN. 16 SEC. EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES, MORE OR LESS

TRANSFEROR AFFIDAVIT (Individual)

TO: **Alachua County**  
(Buyer)

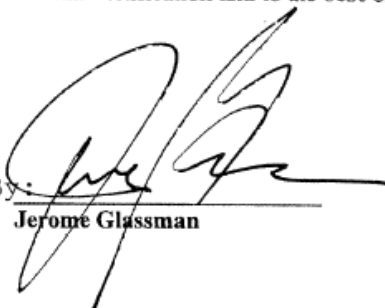
Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon my disposition of U.S. real property interest, the undersigned Seller or Sellers hereby certify the following:

- 1 Sweetwater is not a nonresident alien for purposes of U.S. income taxation;
- 2 Sweetwater's U.S. taxpayer identifying number is: **59-1900727**
- 3 Sweetwater's mailing address is:  
3109 Grand Avenue #337  
~~3225 Aviation Avenue 7th floor~~  
Coconut Grove, FL 33133
- 4 The real property to which these certifications apply is legally described as in Exhibit A attached hereto.

I understand that this certification may be disclosed the Internal Revenue Service by the transferee and that any false statement we have made here could be punishable by fine, imprisonment, or both.

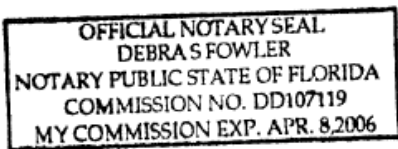
Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete.

Date: March 22, 2006

By:   
 \_\_\_\_\_  
**Jerome Glassman**

ACKNOWLEDGMENT

The foregoing affidavit was sworn to or affirmed before me this 22nd day of March 2006, by Jerome Glassman, President of Sweetwater, Inc., a Florida corporation, as general partner of **SWEETWATER, LTD.**, a Florida Limited Partnership who is personally known to me ~~or who~~ produced a ~~=====~~ as identification.



  
 \_\_\_\_\_  
 Notary Public



## EXHIBIT "A"

PREPARED FOR TAX PARCELS: 16246-003-000  
PREPARED BY: ALACHUA COUNTY BOCC  
DRAWING FILE: 06-005.DWG

THAT CERTAIN TRACT OF LAND AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1157, PAGE 369 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (INCLUDING THAT PORTION LESSED OUT AND EXCEPTED); BEING DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 9 AND 16, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LESS AND EXCEPT:

THAT CERTAIN PARCEL OF LAND PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1286, PAGE 500 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (COUNTY ROAD SE 16<sup>TH</sup> AVENUE EXTENSION)

LESS AND EXCEPT:

THAT CERTAIN PARCEL OF LAND DESCRIBED AS "PARCEL NO. 3", RECORDED IN OFFICIAL RECORDS BOOK 839, PAGE 902 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (CITY OF GAINESVILLE POWERLINE RIGHT-OF-WAY)

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CONTAINING 3.00 ACRES, MORE OR LESS

**INFORMATION FOR REAL ESTATE 1099-S REPORT FILING**  
(as required by the Internal Revenue Service)

Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, requires the report of certain information on every real estate transaction. If you fail to furnish adequate information (in particular, a taxpayer ID number [social security number]), then you will be subject to all I.R.S. Regulations, including the possible withholding of twenty percent (20%) of the current sales price. **THIS IS IMPORTANT TAX INFORMATION AND IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE. IF YOU ARE REQUIRED TO FILE A RETURN, A NEGLIGENCE PENALTY OR OTHER SANCTION WILL BE IMPOSED ON YOU IF THIS INCOME IS TAXABLE AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED.**

Taxpayer ID Type: 2 (1 = Business, 2 = Individual)

SELLER NAME: **Sweetwater, Ltd., a Florida Limited Partnership**

Tax Payer Identification Number: **59-1900727**.

Percentage of sale to be reported if not 100%: **N/A**

MAILING ADDRESS: ~~3325 Aviation Avenue, 7th Floor~~, Coconut Grove, FL 33133.  
3109 Grand Avenue #337

**TRANSACTION INFORMATION:**

Closing Date: March , 2006 Contract Sales Price: **\$7,907,500.00**

Property Description: **See Exhibit A attached hereto**  
(street address or brief form of legal description)

Real Property Tax Proration Paid by Purchaser: \$

Prior to this transaction, was the subject property the seller's principal residence? **Yes**

No

I, **Jerome Glassman** certify that the above information is correct and acknowledge receipt of a copy of this document this \_\_\_\_\_ day of March 2006.

By: 

**Jerome Glassman**, President of Sweetwater, Inc.,  
a Florida corporation, as general partner of  
**SWEETWATER, LTD.**, a Florida Limited Partnership

**CLOSING AGENT INFORMATION:**

FILE NUMBER: 04-1150

**SCRUGGS & CARMICHAEL, P.A.**

**Raymond M. Ivey, Esquire**

**4041-B N.W. 37<sup>th</sup> Place**

**Gainesville, Florida 32606**

**(352) 374-4120**

Taxpayer ID Number: 59-2391595

Owner's Title Policy Number: \_\_\_\_\_

Insured by: **First American Title Insurance Company**

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PREPARED BY: ALACHUA COUNTY BOCC  
DRAWING FILE: 06-005.DWG

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