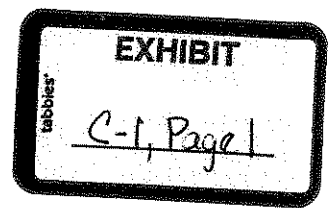


**LEGISLATIVE #**

**120309D**

# **Appendix C**

## **Supplemental Documents**



## MEMORANDUM

TO: Bedez Massey, Planner  
Planning & Development Services Department

FROM: John Hendrix, Environmental Coordinator  
Planning & Development Services Department

DATE: July 5, 2012

SUBJECT: PB-12-74 ZON, Six (6) Parcels in the 6600 Block of State Road 121

The subject application for rezoning has been reviewed for considerations relating to environmental resources which may be present on or immediately adjacent to the subject parcels located on State Road 121 just north of US Highway 441 and the CSX Railway, in north Gainesville. The parcels, with a combined area of approximately 41 acres, are located on each side of SR 121, and are surrounded by a mix of commercial, industrial, and institutional development uses which are present around this transportation corridor and highway intersection.

Located on the east side of State Road 121, the largest parcel (Parcel #07879-000-000 – 22.3 acres) of the parcel group is covered by a pine flatwoods forest which includes approximately 7 acres of basin swamp. These wetlands are dominated by pond cypress, black gum, slash pine and bay trees, with a dense understory of evergreen shrubs, ferns and other native groundcover. The central area within the largest wetland contains a well defined stand of mature cypress and gum, with a normal pool of inundation ranging from one to two feet above ground level around the buttressed tree trunks. Moving out from the center of this distinct, high quality wetland toward the margins, large slash pines increase and become dominant in the canopy, over a dense shrubby understory of gallberry, dahoon holly, and fetterbush. The topography over the entire site ranges only three to four feet from high to low. Very minimal changes in elevation around the periphery of this wetland provide slight variation in vegetative makeup and degree of soil saturation or inundation, making for a very subtle gradient and poorly defined wetland boundary. In addition, approximately half of the 80-foot-wide leg (potential right-of-way) extending southeasterly off this undeveloped, forested parcel is also covered by forested wetlands. The wetlands within this 80-foot-wide leg are adjacent to an existing conservation easement which protects adjacent wetlands on adjacent property to the south of the leg. The road systems and

development surrounding this property do not appear to have significantly drained the site and altered the hydrologic regime supporting these wetlands.

Two of the three smaller parcels (Parcel #07875-007-001 and Parcel #07879-001-000) which lie just north of the previously described large parcel are fully developed, and the third (Parcel #787-007-000) is an open field with rows of recently planted pines. No environmental resource areas are present on these parcels.

The two parcels located on the west side of SR 121 have been historically cleared and disturbed for excavation/fill use, but graded, stabilized, and mowed as open fields in recent years. The flat topography and dense soil material on the ground surface have allowed surface water to saturate and slightly pond on the ground surface for extensive enough periods of time such that aquatic grasses and other herbaceous wetland vegetation have become established over an area of approximately one half acre straddling the common boundary of the two parcels. Willows are also growing on the margins of this wet area where mowing has not been conducted. A shallow layer of water was present over this area following recent heavy rainfall and a spreading growth of alligator weed was noted in the mix of grasses and sedges. The presence of this vegetation generally indicates a condition of extended wetness at the ground surface, even during normal conditions. Whether this area would prove to meet the definition of a regulated wetland area has not been determined and would need to be evaluated prior to any future use of the site. A stormwater basin is located along the west side of these two parcels, on adjacent property. The presence of this basin does not represent an issue relating to environmental or natural resource features which might affect use of the subject parcels.

In summary, forested wetlands are present on the major parcel lying on the east side of SR 121, and a small, poorly drained depression supporting hydrophytic vegetation is present on the two parcels lying on the west side of SR 121. Jurisdictional determinations must be made and the delineation of boundaries of these wetland areas must be performed in accordance with state methodology, and verified by City and state personnel before the final determination of the extent of regulated wetlands will be known. Use and development of this parcel must be planned and constructed to avoid and minimize direct and indirect impacts to these wetland areas pursuant to LDC 30-302.1, and more generally to meet the requirements of LDC 30-301 regarding buffers, and if applicable, for mitigation of unavoidable wetland impacts. No other natural resource features of significance are known to be present on or immediately adjacent to the properties included in this application.