

**City of Gainesville
Water Management Advisory Committee**

November 28, 2000

Dear Mayor Delaney and City Commissioners:

The Water Management Advisory Committee (WMAC) developed recommended language for the City's Land Development Code with respect to protection of wetlands and surface waters. These recommendations were in response to a City Commission referral in November 1999 and are the result of considerable deliberation of the WMAC and input from professional biologists and engineers that are not members of the WMAC.

The WMAC also developed wetlands protection language proposed for inclusion in the Conservation, Open Space and Groundwater Recharge Element of the City of Gainesville 2000-2010 Comprehensive Plan. The WMAC-recommended language was finalized in November 2000 and is attached.

These recommendations are being forwarded to you for your review and consideration for adoption. The WMAC is available to discuss the recommendations and answer any questions at your request.

Sincerely,

A handwritten signature in cursive script that reads "JC Higman".

James Higman, Chairman
City of Gainesville Water Management Advisory Committee

cc: Wayne Bowers
Marion Radson

**Recommendations to the City of Gainesville for the Protection
of Surface Waters and Wetlands**

Proposed by:

City of Gainesville Water Management Advisory Committee

James Higman, Chair

November 28, 2000

1. City policy shall be to avoid loss of function or degradation of wetland habitat and/or wetland hydrology. Degradation that is unavoidable shall be minimized. Where degradation is anticipated due to a proposed activity, the applicant must demonstrate that the cause of the degradation is clearly in the public interest as per Item 5. Such degradation must be mitigated consistent with the following provisions:
 - a. The following mitigation ratios shall be applied in determining the amount of area that must be mitigated in exchange for impacting wetlands:

<u>Mitigation Type</u>	<u>Mitigation Ratio</u>
Creation	
Forested Wetland (swamp)	50:1
Herbaceous Wetland (marsh)	20:1
Restoration	
Forested Wetland (swamp)	10:1
Herbaceous Wetland (marsh)	5:1
Preservation	
Wetland	20:1
Upland Associated with Wetlands	5:1

- b. Wetlands creation is the least acceptable mitigation alternative, and shall be considered solely when the applicant can demonstrate that the proper hydrology and geology exists to make a created wetland sustainable. The applicant will further agree to enforceable monitoring to ensure that the created wetland continues to function.

- c. Any mitigation shall include long term monitoring and maintenance. Appropriate and specific bonding shall be provided by the applicant to ensure performance.
 - d. Off-site mitigation shall be performed within the same sub-basin and basin in which the impact occurred, unless it is shown that mitigation outside the sub-basin is more appropriate. The order of preference for the location of the mitigated area(s) in relation to the impacted area(s) will be:
 - 1) In the same basin and sub-basin;
 - 2) In an adjacent sub-basin within the basin;
 - 3) In an adjacent sub-basin outside the basin; and
 - 4) In an adjacent basin.
 - e. Mitigation will be performed within the city limits of Gainesville. Where special circumstances prohibit this option, mitigation must remain within Alachua County.
2. Development shall not cause hydrological or wetland impacts off-site.
 3. A minimum buffer distance of 50 ft shall be required between the landward extent of any wetland or surface water and the developed area. In some instances larger buffers may be warranted.
 4. The above protection shall be extended to all water bodies and wetlands, regardless of whether they are currently mapped.
 5. In determining whether or not a proposed activity is clearly in the public interest, the City must balance, and the applicant must address, the following criteria:
 - a. Whether the activity is consistent with the City of Gainesville Comprehensive Plan;
 - b. Whether adequate and reasonably proximate infrastructure is available to serve the project;
 - c. Whether the activity will adversely affect the public health, safety, or welfare or the property of others;
 - d. Whether the activity will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats;
 - e. Whether the activity will adversely affect the flow of water or cause harmful erosion or shoaling;

- f. Whether the activity will adversely affect fishing or recreational values in the vicinity of the activity;
- g. Whether the activity will be of a temporary or permanent nature;
- h. Whether the activity will adversely affect or will enhance significant historical and archaeological resources; and
- i. Whether the current condition and relative value of functions being performed will be affected by the proposed activity.

Proposed Wetlands Protection Language
to be Included in the Conservation Element of the City of Gainesville
Comprehensive Plan

Proposed by:

City of Gainesville Water Management Advisory Committee

James Higman, Chair

November 28, 2000

Projects within the City of Gainesville must comply with all regulatory protections that exist for surface waters and wetlands. City policy shall be to avoid loss of function or degradation of wetland habitat and/or wetland hydrology. Degradation that is unavoidable shall be minimized. Where degradation is anticipated due to a proposed activity, the applicant must demonstrate that the cause of the degradation is clearly in the public interest. Such degradation must be mitigated consistent with the City of Gainesville Land Development Regulations and must be reviewed and approved by qualified biological and engineering professionals.

Prior to initiation of the proposed activity causing wetland impacts, all approved mitigation must be completed and inspected to ensure compliance with the proposed plan, or an assurance bond must be submitted by the applicant to the City of Gainesville. The bond must be sufficient to cover the cost of mitigation and monitoring as proposed in the approved mitigation plan.

Individuals who have provided substantial information and comments to the Water Management Advisory Committee are:

Barbara Hatchitt, St. Johns River Water Management District

Erik Lewis, St. Johns River Water Management District

Michael Drummond, Alachua County Environmental Protection Department

Dean Mimms, City of Gainesville Planning Department

Dink Henderson, Professional Engineer