

060016

City of  
Gainesville

Inter-Office Communication

Department of Community Development  
Phone 334-5022, FAX 334-2282, Station 11

Item No. 2

**Date:** April 19, 2007

**To:** City Plan Board

**From:** Planning Division Staff

**Subject:** Petition 42ZON-06 PB. City of Gainesville. Amend the City of Gainesville Land Development Code by overlaying the Significant Ecological Communities District on property zoned AGR (Agriculture district), I-1 (Limited industrial district) and I-2 (General industrial district) and RSF-1 (3.5 units/acre single-family residential district) on approximately 787 acres. Generally located at 1300 and 920 Northwest 53<sup>rd</sup> Avenue, 4555 Northwest 6<sup>th</sup> Street, 5300 North Main Street, and 3464 Northwest 21<sup>st</sup> Place.

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**Recommendation**

Staff recommends approval of Petition 42ZON-06 PB.

**Explanation**

These parcels were continued by the City Plan Board at their April 20, 2006 meeting. At that meeting, the Board requested that this petition be continued until additional parcel ranking information could be supplied, and until a qualified environmental professional could attend the Board hearing to answer questions about how the parcels are ranked.

Since the April 20, 2006 Board meeting, the City has hired an environmental consultant to respond to the Board requests regarding this (and other) Significant Ecological Communities petitions. That consultant has prepared detailed summaries of the environmental conditions found at each of the parcels being proposed for inclusion in the Significant Ecological Communities Overlay District, and those summaries are attached for the subject parcels.

There are eight parcels associated with this petition. They are found in the Buck Bay industrial area. Each of the eight parcels, as shown in the attached parcel evaluation summaries, was rated "high" for ecological value in 2001.

Since the April 20, 2006 Board meeting, tax parcel 6415-001 and 07965-002 have been removed from this petition because they have development permits.

The consultant will be in attendance at the April 19, 2007 Board meeting to answer questions about the parcels and the ranking system.

## **Background**

On August 28, 2003, the City Plan Board made a final recommendation for a petition to the City Commission to establish a Significant Ecological Communities ordinance. The City Commission adopted this ordinance on Second Reading at their November 8, 2004 meeting.

The next step necessary to implement this ordinance is to rezone parcels ranked “outstanding” and “high” so that the Significant Ecological Communities regulations become an overlay to the land development regulations that apply to these parcels.

Over the course of the next several months, staff will be presenting additional petitions for the Plan Board to consider regarding the remaining parcels (there are 38 parcels overall) that have been ranked “outstanding” or “high” by staff.

As an overlay district, the Significant Ecological Communities regulations shall operate in conjunction with any underlying zoning district regulations for the subject parcels. The regulations of the underlying zoning district, and all other applicable regulations, will remain in effect and be further regulated by the Significant Ecological Communities regulations. If the provisions of the Significant Ecological Communities regulations conflict with the underlying zoning regulations, the provisions of the Significant Ecological Communities regulations shall prevail.

At the request of the Plan Board, staff is sending a copy of the adopted Significant Ecological Communities ordinance to each of the owners of the subject properties well in advance of this meeting.

Staff does not believe it is desirable or feasible to send to the property owner the original source data describing environmental features found at the subject property.

At its March 16, 2006 meeting, the Board raised questions about the quality or reliability of the parcel ranking system used to rank the parcels in 2001. The criteria used to rank the parcels were modeled after the ranking criteria used in the well-known and well-respected KBN Alachua County Ecological Inventory Project in 1996 (a county-wide evaluation study of environmentally important areas). The scoring criteria used by the City of Gainesville in 2001 were also based on the Dade County Environmentally Endangered Lands Acquisition Program’s Biological Scoring criteria. Finally, several State of Florida reference documents were consulted to develop the City of Gainesville ranking criteria.

Planning staff is therefore confident that the ranking system used by the City of Gainesville in 2001 can be relied upon for delivering quality rankings.

A question was also raised about the maximum score that can hypothetically be given to a ranked parcel. As staff indicated at the March 16<sup>th</sup> meeting, there is no maximum score. This is because two of the criteria—listed species and number of natural communities—are essentially “boundless.” That is, a parcel is given points for each listed species and each community found on site, and since there are hypothetically quite a large number of species and communities, the scoring for these two criteria do not have an absolute upper limit.

## Criteria Used to Assess Ecological Value

The Significant Ecological Communities ordinance contains criteria that are to be used to determine the ecological value of a parcel. These criteria are as follows:

(a) **Criteria used to evaluate parcels for ecological value.** The following criteria are used by the appropriate reviewing board, city manager or designee to evaluate the ecological value of parcels:

- Size of parcel;
- Number of viable FNAI natural communities found at parcel;
- FNAI natural communities state rank;
- Condition of ecological processes found at parcel;
- Typical species found at parcel (based on Guide to Natural Communities in FL);
- Invasive, non-native species found at parcel;
- Connectedness of parcel;
- Water quality protection provided by parcel;
- Listed species found at parcel;
- Potential listed species that could be found at parcel; and
- Management potential of parcel

Attached are findings prepared by City Nature Operations staff which describe how the subject properties meet these criteria and justify their inclusion in the Significant Ecological Communities overlay map.

## Exclusion from Map

The ordinance provides the owner of a parcel proposed for inclusion within this overlay map (or previously approved by the City to be within the overlay map) an opportunity to petition the City to be excluded from the overlay map. The ordinance states that such an exclusion shall be based on the following criteria:

(b) **Exclusion from ecological communities map.** The City assumes that (an) ecological feature(s) on the property demonstrates at least 4 of the following:

- Rarity or exemplary;
- Vulnerability;
- High water quality (either through recharge, surface waters or wetlands);
- Connectedness;

- Viability (with most ecological processes intact)
- Manageability; and
- Nature-oriented human use potential.

Should the owner wish the property to be excluded from the map, the property owner has the burden to rebut this presumption by demonstrating that at least 4 of these attributes do not exist on the property.

### **Summary of Significant Ecological Communities Provisions**

In addition to existing zoning and other regulations that currently apply, parcels within the Significant Ecological Communities overlay that are proposing development requiring site plan review will be required to comply with the following additional provisions:

- Submit an **Environmental Features Report** based on the Environmental Evaluation Policy Manual adopted by the City Commission by resolution.
- **Set aside** up to 10 percent of the parcel, above and beyond other required set-asides, should City and County staff determine that additional protection of sensitive environmental features is needed to protect those features.
- Should they exist on the parcel, protect a majority of Heritage trees on the parcel and provide at least one foot of **buffer for Heritage trees** for each inch of diameter breast height of tree trunk.
- Should they exist on the parcel, avoid disturbance of **sinkholes**.
- Be allowed to voluntarily **cluster** the development as a way to further protect and avoid sensitive environmental features on the parcel.

For this petition, the City Plan Board is being asked to consider evidence presented by City staff and citizens and make a recommendation to the City Commission as to whether these parcels should be included or excluded from the Significant Ecological Communities overlay.

Respectfully submitted,



Ralph Hilliard  
Planning Manager





RW:DM:DN

#### Attachments

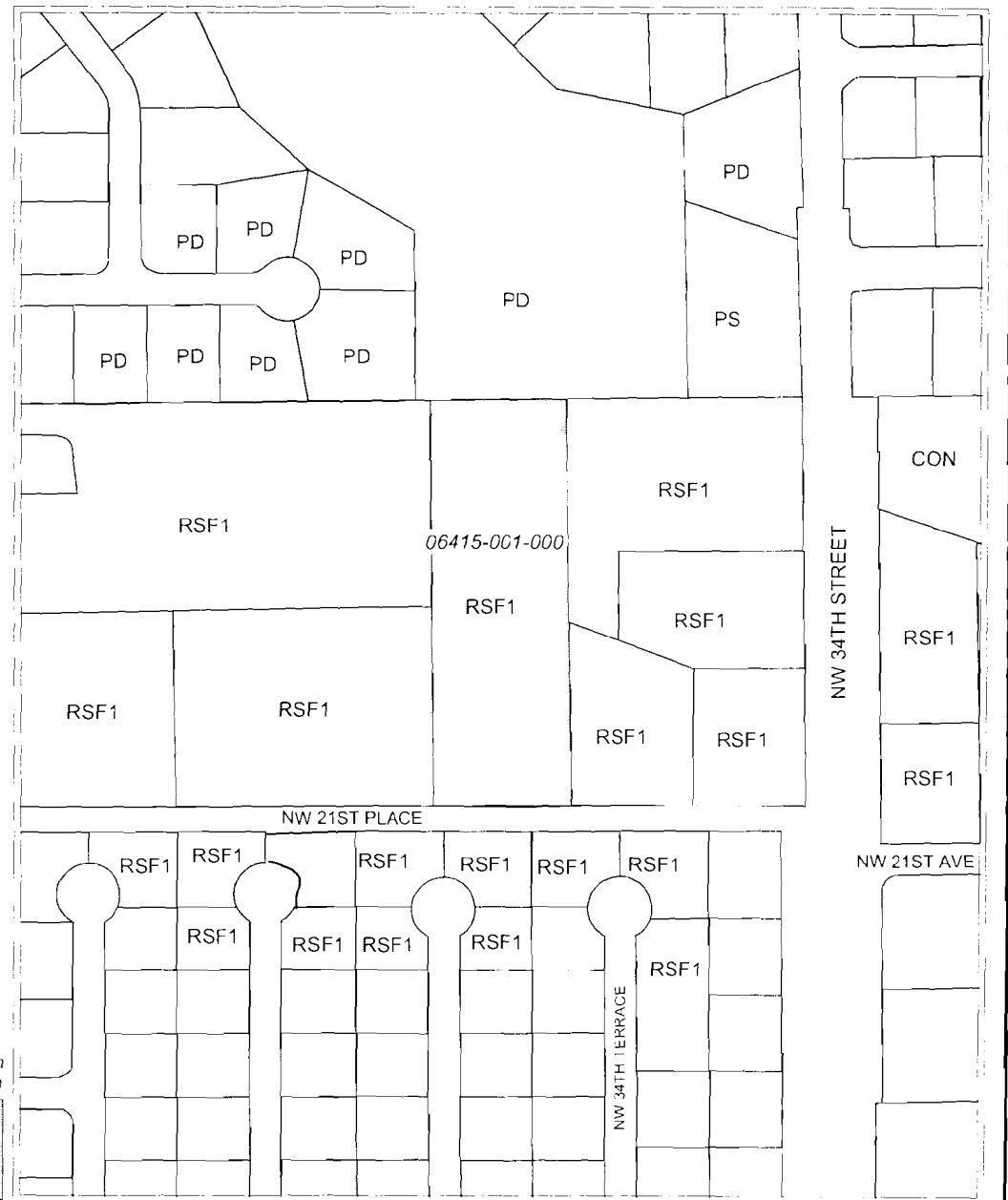
- Sec. 30-309. Significant Ecological Communities District.
- Map of Parcels Proposed for Rezoning.
- Environmental Summary of the Subject Properties.
- History of Public Meetings, Notice Letters Sent, Newspaper Ads Published regarding the Significant Ecological Communities public meetings.

# Zoning District Categories

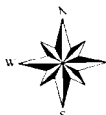
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits

Area  
under petition  
consideration



## EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Apply Ecological Overlay district Over Indicated Parcel (#06415-001-000, 3464 NW 21st Place)	3745	42ZON-06PB

# Land Use Designations

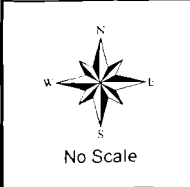
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

----- Division line between two land use districts  
**—** City Limits



Area under petition consideration

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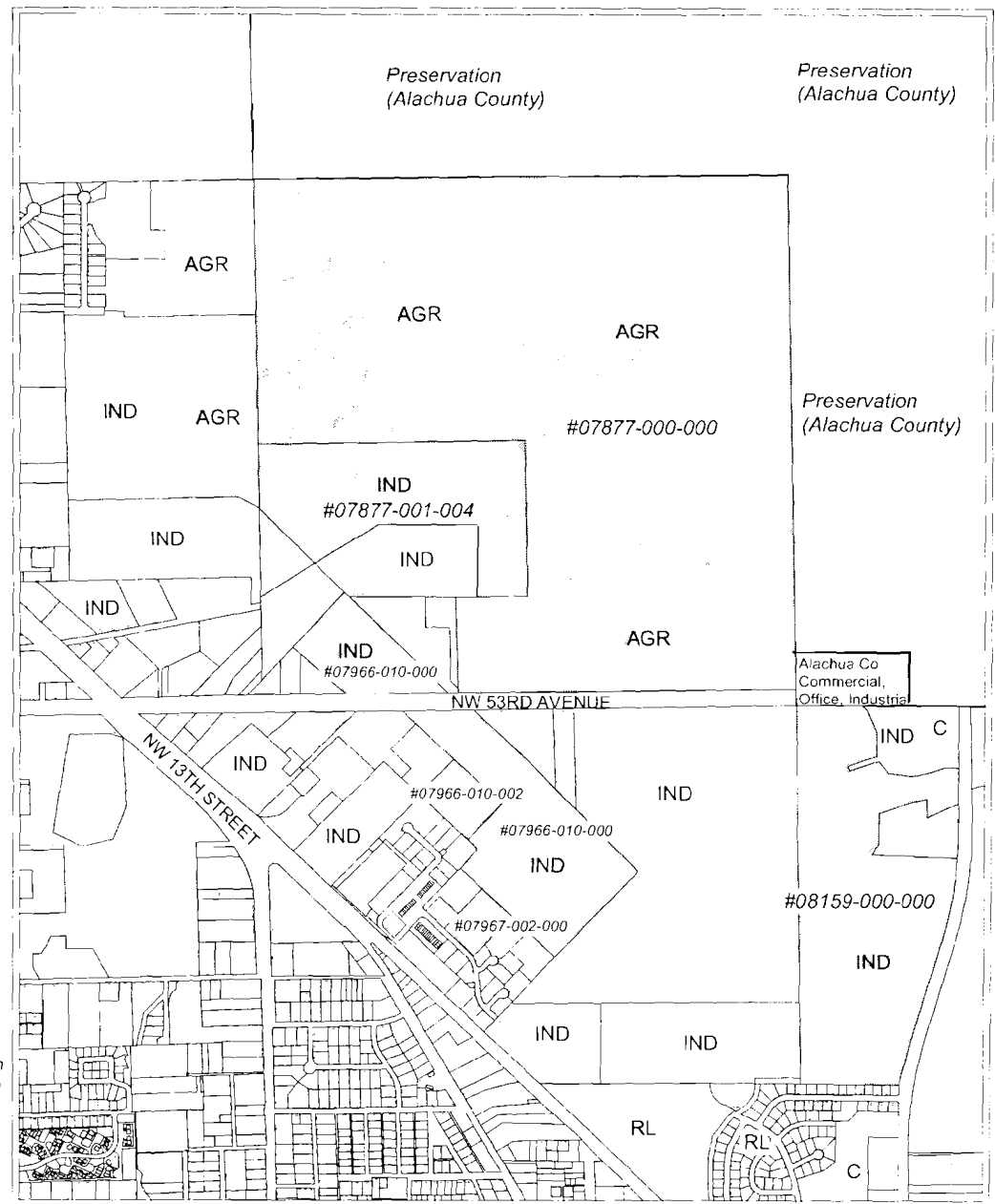
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----- Division line between two land use districts  
**—** City Limits

*Area under petition consideration*



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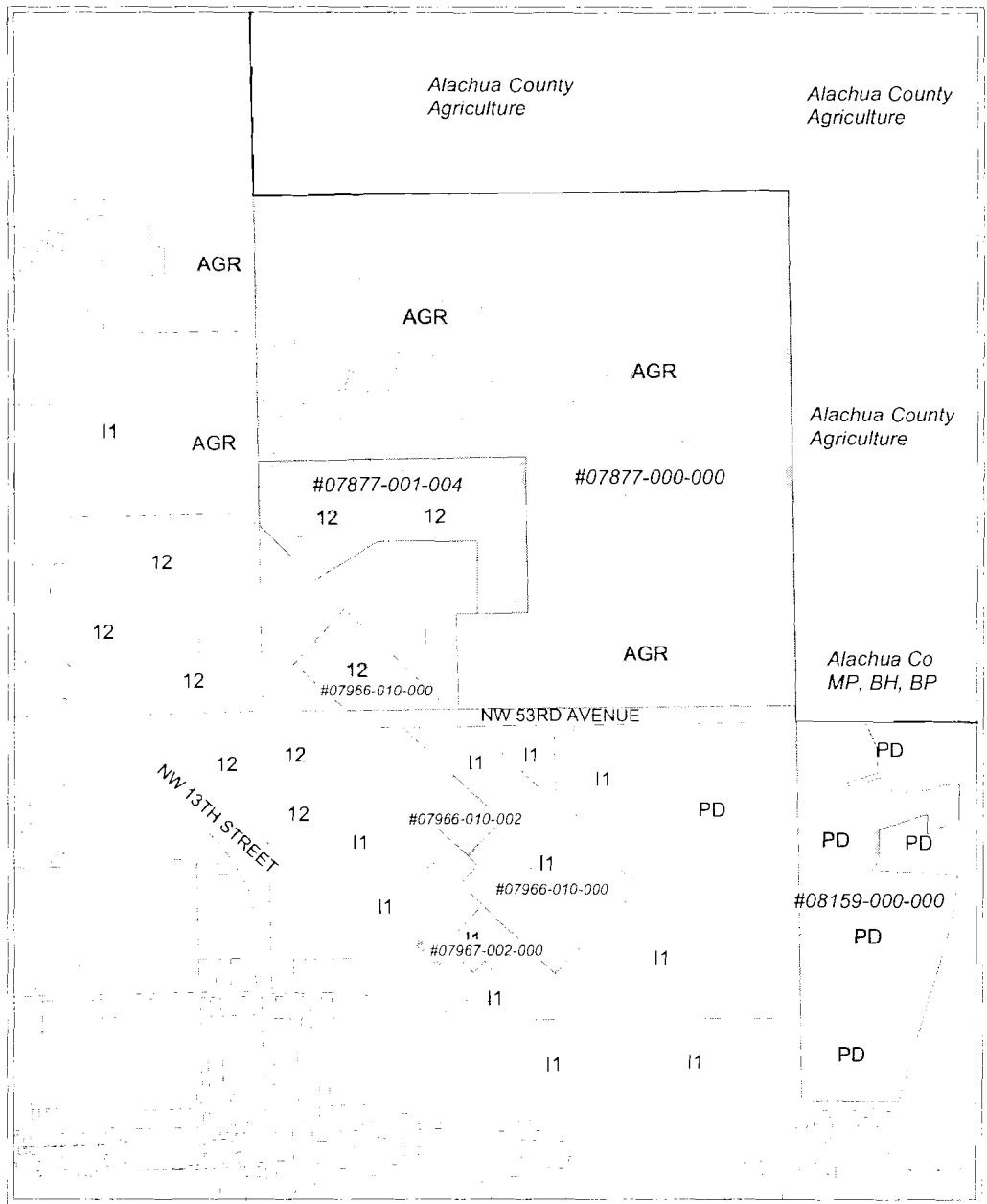
 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Apply Ecological Overlay district Over Indicated Parcels	3150, 3151, 3250, 3251, 3350, 3351, 3450, 3451	42ZON-06PB

# Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
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Area under petition consideration



## EXISTING ZONING



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corridor may also be considered as open space in calculations of lot coverage.

(b) *Demonstration of compliance for developments requiring development plan review.* If a proposed development requires development plan review pursuant to article VII of this chapter, the showing of compliance with the requirements of this section shall be made in development plan review. The petition for development plan review shall provide both a hydrological report prepared by a qualified engineer registered in the State of Florida, as well as a map showing the location of the greenway corridor as it passes through the subject property.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3911, § 10, 10-4-93; Ord. No. 4090, § 1, 6-12-95; Ord. No. 950600, § 2, 9-25-95)

### **Sec. 30-309. Significant ecological communities district.**

(a) *Purpose and intent.* This section is established to codify standards to protect and restore significant ecological communities in the city while not eliminating all economically viable use of a parcel. The city hereby establishes a permit procedure for development of parcels that are located within this district. This section provides the standards and criteria by which applications for permits for development on these parcels are considered so as to provide enhanced protection to the environmental features of the parcels.

An important element of this section is the requirement that an environmental inventory be prepared as a condition for development approval. Such a requirement ensures identification of vital environmental communities on the property proposed for development, thereby increasing the likelihood that such communities will be protected or restored, and enabling use of a more customized set of regulations, instead of more generalized regulations that may not be appropriate for a given property.

(b) *Effect of classification.* The significant ecological communities district is an overlay zoning district. It shall operate in conjunction with any underlying zoning district on the property. The regulations of the underling zoning district, and

all other applicable regulations, remain in effect and are further regulated by significant ecological communities district standards. If provisions of the significant ecological communities district standards conflict with the underling zoning, the provisions of the significant ecological communities district standards shall govern and prevail.

(c) *Definitions.* For purposes of this section and section 30-309.1 the following definitions apply:

*Completeness* is defined as the extent to which an ecological feature exhibits the species, physical structure, and ecological processes typical of that feature type.

*Connectivity or connectedness* is defined as the extent to which a parcel is adjacent to or near protected lands, and the degree to which intervening properties could hinder wildlife movement or other ecological processes that contribute to the overall health of the ecological community.

*Exemplary* is defined as a parcel having species composition and structure characteristic of an unusually high quality example of the natural community type in question.

*High water quality* is defined as a parcel contributing to aquifer recharge, water filtration, or flood control; or lacking substantial inputs of pollutants; or a combination of these.

*Manageability* is defined as the feasibility of carrying out any active management, which is necessary to maintain the natural values of the site.

*Nature-oriented human use potential* is defined as the extent to which amenities necessary for passive recreation (access, parking areas, trails, boardwalks) are present or can feasibly be developed on a site.

*Rarity* is defined as a parcel exhibiting the frequency of occurrence of a natural community or features in the state or within the City of Gainesville. State rankings come from the Florida Natural Areas Inventory's (FNAI) Guide to the Natural Communities of Florida (1990), Tracking List of Rare, Threatened, and Endangered Plants, Animals and Natural Communities of Florida (FNAI 2000), and Florida's Endangered Species,

Threatened Species and Species of Special Concern, Official Lists (FWCC 2000). Rankings at the city level are based on the number of known occurrences within the city limits.

*Viability* is defined as the extent to which ecological processes necessary to maintaining the natural values of the site can persist over time.

*Vulnerability* is defined as a parcel facing the likelihood of degradation of natural values in the absence of protection or active management or likelihood of destruction due to human influence.

(d) *Procedure for issuance of development order.* In order to obtain a development permit for any parcel within the district, an application for development permit shall include an environmental features report that is prepared for the parcel that is proposed for development. The report shall comply with the requirements stated in the Environmental Features Evaluation Policy Manual, which is adopted separately by resolution.

(e) *Set-aside.* A set-aside of no more than ten percent of the total parcel area, in addition to areas required by Code or law for building setbacks from property lines, landscaping, parking, and stormwater management, or buffers required for surface waters and wetlands, heritage tree preservation, and utilities, may be required to enable the clustering of development on the parcel away from significant ecological features on the parcel. The exact amount and location of property to be set aside shall be determined by the appropriate reviewing board, city manager or designee on a site specific basis and shall be based on objective criteria that the ecological feature(s) on the parcel require additional protection to remain ecologically viable, or to restore ecological function in addition to the intensity, density and design of the proposed development.

After an assessment of the significant environmental feature(s) on the parcel, the appropriate reviewing board, city manager or designee shall apply the following criteria to determine if the aforesaid set-aside is necessary so that the natural communities, ecological processes, species and water quality are protected.

*Criteria:*

- (1) The vulnerability of the significant environmental feature(s) on the parcel;
- (2) The rarity of the significant environmental feature(s) on the parcel;
- (3) The connectivity related to the significant environmental feature(s) on the parcel;
- (4) The completeness of the significant environmental feature(s) on the parcel; and
- (5) The manageability of the significant environmental feature(s) on the parcel.

(f) *Heritage trees.* A plan shall be prepared by the applicant for review and approval by the appropriate reviewing board, city manager or designee that will protect a majority of the high-value heritage trees on the property. High-value heritage trees are defined as those native species that are not Laurel Oaks, Water Oak, Sweetgum, Loblolly Pine, Slash Pine or Sugarberry. Development proposals that call for the removal of more than 50 percent of the high-value Heritage trees on the property shall mitigate the loss of said trees by preserving smaller than heritage-size, high-value trees existing on the property. The total of diameter inches of high-value heritage trees destroyed shall be mitigated by preserving an equal number of diameter inches of smaller high-value trees. To protect the environmental features of the site, the plan shall provide for tree protection zones that are at least one-foot in diameter for each inch of diameter at breast height of the tree. These barriers must meet the requirements of section 30-255.

(g) *Surface waters.* In order to protect water quality, setbacks larger than those required in section 30-302 may be necessary. The criteria provided in subsection (e) above shall apply.

(h) *Protection of sinkholes and other rare natural communities.* Sinkholes are ecologically valuable in that they provide a rapid means for water to flow from the surface to underground aquifers and because sinkholes often provide different temperature and moisture conditions from surrounding areas so support a distinct natural community of plants and animals, many of which are rare or endangered. For these reasons, it is in the

interest of the community to protect sinkholes. Sinkholes and other rare natural communities, as ranked by the Florida Natural Areas Inventory as G1/S1, G2/S2, or G3/S3, found on the property and deemed worthy of protection, based on the following criteria and as recommended by the city manager or designee or appropriate reviewing board, shall not be filled or otherwise disturbed.

- g. Open or rocky bottom in sinkhole. This indicates that there is little possibility for water to be filtered by passage through soil before entering underground aquifers.

(2) Species associated with sinkholes and documented in Alachua County:

(1) Criteria to identify ecologically valuable sinkholes:

- a. Documented occurrence of one or more sinkhole indicator species (see list below). Current or past existence of sinkhole-dependent species indicates that the environmental conditions capable of supporting a distinct sinkhole community are likely to exist at the site.
- b. Steep sides with areas of exposed, shaded limestone. Species that are dependent on sinkholes typically thrive in cooler, moister microhabitats that occur on shaded portions of sinkhole walls. Many sinkhole-associated plants grow directly on the limestone substrate, so exposed limestone is important.
- c. Intact vegetation surrounding the sinkhole. Natural vegetation surrounding the sinkhole acts as a buffer by intercepting rainfall, thereby reducing erosion of the sinkhole walls. In addition, the shade provided by surrounding vegetation may increase the likelihood that the sinkhole provides the temperature and moisture conditions required by sinkhole-dependent species.
- d. Limited human disturbance (such as dumping or erosion) to the sinkhole.
- e. Limited paving or development adjacent to or upslope from the sinkhole.
- f. Low likelihood of agricultural runoff into the sinkhole based on the surrounding environment.

<i>Animals</i>		
<i>Species</i>	<i>Common name</i>	<i>Status</i>
<i>Desmognathus auriculatus</i>	Southern dusky salamander	
<i>Plants</i>		
<i>Species</i>	<i>Common name</i>	<i>Status</i>
<i>Adiantum capillus-venerus</i>	Venus' hair fern	
<i>Adiantum tenerum</i>	Brittle maiden-hair	E
<i>Asplenium monanthes</i>	Single-sorus spleenwort	E
<i>Asplenium pumilum</i>	Dwarf spleenwort	E
<i>Asplenium verecundum</i>	Modest spleenwort	E
<i>Asplenium x curtissii</i>	Curtiss' spleenwort	
<i>Asplenium x heteroresiliens</i>	Morzenti's spleenwort	
<i>Blechnum occidentale</i>	Hammock fern	E
<i>Thelypteris reptans</i>	Creeping star-hair fern	E

E = listed as endangered by the State of Florida

(i) *Clustering away from environmentally significant features*

- (1) *Single-family residential flexibility.* To improve protection of significant ecological communities, single-family residential development may cluster as provided in section 30-190.
- (2) *Non-single-family flexibility.* Development that is not single-family residential development may be planned to reduce any required setbacks (except for setbacks from surface waters as provided herein), street widths, parking, or landscaping requirements if, in the opinion of the city man-

ager or designee, or appropriate reviewing board, such reductions are necessary to improve protection of significant ecological communities through clustering away from such communities. This provision does not permit or allow any violation of any applicable code or change to the existing land use or zoning of the property.

(j) *Administrative remedy.* Any property owner who believes that a specific decision of the appropriate reviewing board, city manager, or designee, rendered under this section has resulted in a taking of the property in violation of law, or is otherwise entitled to compensation under law, shall file an appeal within 30 days of the decision with the clerk of the commission. The city commission shall hear the appeal within 60 days of filing the appeal unless an extension is timely filed, in writing, by the property owner with the clerk of the commission. In this event, the property owner shall be automatically granted a 60-day extension. At the hearing before the city commission, the property owner has the burden to show how or in what respect the specific decision results in a taking or other remedy entitling the owner to payment of compensation under the law. In support of such appeal, the property owner shall submit any plans for the development of the property and show how or in what respect the specific decision results in a taking or other entitlement to payment of compensation to the owner. Additionally, the property owner shall submit, at least 30 days prior to the hearing, a bona fide, valid appraisal that supports the appeal and demonstrates the loss of fair market value to the property. The city shall have an opportunity to rebut any evidence offered by the property owner. At the conclusion, the city commission shall have the power to grant relief and to overturn any specific decision in order to avoid a taking of the property or the payment of compensation to the owner. The action of the city commission shall constitute final administrative action under this section.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3911, § 10, 10-4-93; Ord. No. 960060, § 24, 6-8-98; Ord. No. 020967, § 1, 11-8-04)

**Sec. 30-309.1. Rezoning to significant ecological communities district.**

(a) *Criteria used to evaluate parcels for rezoning.* The following criteria are used by the city to evaluate the appropriateness of imposing this overlay district on properties:

Size of parcel;

Number of viable FNAI natural communities found at parcel;

FNAI natural communities state rank;

Condition of ecological processes found at parcel;

Typical species found at parcel (based on Guide to Natural Communities in FL);

Invasive, non-native species found at parcel;

Connectedness of parcel;

Water quality protection provided by parcel;

Listed species found at parcel;

Potential listed species that could be found at parcel; and

Management potential of parcel.

(b) *Exclusion from rezoning criteria.* Should the owner believe that the property should not be rezoned to this classification, the property owner has the burden of demonstrating to the city commission, at the time of rezoning, that at least four of the following seven criteria do not exist on the parcel:

Rarity or exemplary;

Vulnerability;

High water quality (either through recharge, surface waters or wetlands);

Connectedness;

Viability (with most ecological processes intact);

Manageability; and

Nature-oriented human use potential.

(c) *Notification.* Should the city decide, based upon the criteria stated in subsection (a), to rezone a property for inclusion on the significant ecological communities district map, the city will

notify the property owner(s) by letter that their property may be affected by these regulations and will initiate a petition to rezone the property within this district.

(Ord. No. 020697, § 2, 11-8-04)

DIVISION 4. RELIEF AND ENFORCEMENT

**Sec. 30-310. Relief for reasonable or beneficial use.**

(a) *Landscape and tree management.* As regards the provisions of the landscape and tree management sections of this article:

- (1) *Generally.* In addition to the relief provisions of this chapter, and pursuant to the terms of article X, pertaining to the board of adjustment, the board of adjustment may grant variances to the landscape and tree management sections, based on demonstrated hardship, to the minimum 20 percent of areas devoted to landscape materials requirement of section 30-251.
- (2) *Preserving existing trees.* The preservation of any existing regulated tree on the Gainesville Tree List may be considered as a basis for the granting of a variance pursuant to the procedures established in article X.

(b) *Flood control.* As regards to provisions of the flood control sections of this article the board of adjustment may issue a variance in accordance with article X and the provisions as follows:

- (1) *Criteria for relief.* In addition to the relief provisions of this chapter, the following criteria for relief shall apply:
  - a. The danger that materials may be swept onto other lands to the injury of others;
  - b. The danger to life and property due to flooding or erosion damage;
  - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

- d. The importance of the services provided by the proposed facility to the community;
- e. The necessity to the facility of a waterfront location, where applicable;
- f. The compatibility of the proposed use with existing and anticipated development;
- g. The relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
- h. The availability of alternative locations not subject to flooding or erosion damage for the proposed use;
- i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- j. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

(2) Upon consideration of the factors of subsection (b)(1) of this section, and the purpose of the flood control sections of this article, the board of adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of these sections.

(3) The city manager or designee shall maintain the records of all appeal actions, including technical information, and report any variances to the federal insurance administrator (Federal Emergency Management Administration), upon request.

# Significant Ecological Communities

History of Public Meetings, Notice Letters Sent, Newspaper Ads Published

Date	Event
6/28/99	At a public meeting, CC refers to staff the idea of eco overlay regs for remaining sensitive, vacant land in city
10/25/99	At a public meeting, CC refers added items for staff to consider for proposed ordinance
10/22/01	At a public meeting, CC approves Community Development Committee review of proposed ordinance
12/3/01	At a public meeting, the Community Development Committee reviews proposed eco ordinance
1/7/02	At a public meeting, the Community Development Committee reviews proposed eco ordinance
2/7/02	At a public meeting, the Community Development Committee reviews proposed eco ordinance
2/25/02	At a public meeting, CC approves review of proposed ordinance
3/5/02	Newspaper ad for 3/21/02 PB public meeting for 22TCH-02.
3/21/02	PB public meeting for proposed ordinance. 22TCH-02. Continued.
4/2/02	Newspaper ad for 4/18/02 PB public meeting for 22TCH-02.
4/9/02	PB public meeting for proposed ordinance. 22TCH-02.
4/18/02	PB public meeting for proposed ordinance. 22TCH-02. Continued.
4/30/02	Newspaper ad for 5/16/02 PB public meeting for 22TCH-02.
5/16/02	PB public meeting for proposed ordinance. 22TCH-02. Continued.
6/4/02	Newspaper ad for 6/20/02 PB public meeting for 22TCH-02.
6/20/02	PB public meeting for proposed ordinance. 22TCH-02. Continued.
7/31/02	Newspaper ad for 8/15/02 PB public meeting for 22TCH-02.
8/7/02	Owners of affected properties mailed notice letter for 8/15/02 PB meeting about ordinance
8/15/02	PB public meeting for proposed ordinance. 22TCH-02.
11/22/02	Newspaper ad for 12/9/02 PB public meeting for 22TCH-02.
12/9/02	CC public meeting for proposed ordinance
1/17/03	Owners of affected properties mailed notice letter for 2/4/03 PB meeting about ordinance
1/20/03	Newspaper ad for 2/4/03 PB public meeting about ordinance. 22TCH-02.
2/4/03	PB public meeting for proposed ordinance. 22TCH-02.
7/1/03	Newspaper ad for 7/17/03 PB public meeting for 22TCH-02.
7/2/03	Owners of affected properties mailed notice letter for 7/17/03 PB meeting about ordinance (meeting continued)
7/17/03	PB public meeting for proposed ordinance. 22TCH-02. Continued.
8/12/03	Newspaper ad for 8/28/03 PB public meeting about ordinance. 22TCH-02.
8/13/03	Owners of affected properties mailed notice letter for 8/28/03 PB meeting about ordinance. 22TCH-02.
8/28/03	PB public meeting for proposed ordinance. Final PB recommendation to CC. 22TCH-02.
6/11/04	Owners of affected properties mailed notice letter for 6/28/04 CC meeting about ordinance. 22TCH-02.
6/13/04	Newspaper ad for 6/28/04 CC public meeting about ordinance. 22TCH-02.
6/28/04	CC public hearing for proposed ordinance at public meeting. 22TCH-02.

10/1/04	Newspaper ad for CC 1 <sup>st</sup> Reading of ordinance on 10/25/04. 22TCH-02.
10/25/04	CC passes ordinance on 1 <sup>st</sup> Reading at public meeting. 22TCH-02.
11/8/04	CC passes ordinance on 2 <sup>nd</sup> Reading at public meeting. 22TCH-02.
11/22/04	CC adopts Significant Ecological Communities Environmental Report Policy Manual at public meeting.
7/6/05	Newspaper ad for 7/21/05 PB public meeting about ordinance. 109ZON-05.
7/6/05	Owners of affected properties near Ironwood mailed notice letter for 7/21/05 PB meeting about applying overlay to their properties. 109ZON-05.
7/21/05	PB public meeting to apply Ecological Communities overlay to properties near Ironwood Golf Course. 109ZON-05.
8/26/05	Owners of affected properties near Ironwood mailed notice letter for 9/12/05 CC meeting about applying overlay to their properties. 109ZON-05.
8/28/05	Newspaper ad for 9/12/05 CC public meeting about ordinance. 109ZON-02.
9/12/05	CC public hearing at public meeting to apply Ecological Communities overlay to properties near Ironwood Golf Course. 109ZON-05.
10/17/05	Newspaper ad for CC 1 <sup>st</sup> Reading of ordinance on 10/24/05. 109ZON-05.
10/24/05	CC 1 <sup>st</sup> Reading public meeting to apply Ecological Communities overlay to properties near Ironwood Golf Course. 109ZON-05.
11/9/05	Newspaper ad for CC 2 <sup>nd</sup> Reading of ordinance on 11/14/05. 109ZON-05.
11/14/05	CC 2 <sup>nd</sup> Reading public meeting to apply Ecological Communities overlay to properties near Ironwood Golf Course. 109ZON-05.
1/3/06	Newspaper ad for PB public meeting on 1/19/06 to apply Ecological Communities overlay to properties near NE 15 <sup>th</sup> St and NE 39 <sup>th</sup> Ave. 171ZON-05.
1/4/06	Owners of affected properties near NE 15 <sup>th</sup> St and NE 39 <sup>th</sup> Ave mailed notice letter for 1/19/06 PB meeting about applying overlay to their properties. 171ZON-05.
1/19/06	PB public meeting to apply Ecological Communities overlay to properties near NE 15 <sup>th</sup> St and NE 39 <sup>th</sup> Ave. 171ZON-05.
1/31/06	Newspaper ad for PB public meeting on 2/16/06 to apply Ecological Communities overlay to properties near NE NE 39 <sup>th</sup> Ave and the airport. 15ZON-06.
2/1/06	Owners of affected properties near NE 39 <sup>th</sup> Ave and the airport mailed notice letter for 2/16/06 PB meeting about applying overlay to their properties. 15ZON-06.
2/16/06	PB public meeting to apply Ecological Communities overlay to properties near NE NE 39 <sup>th</sup> Ave and the airport. 15ZON-06.
2/28/06	Newspaper ad for PB public meeting on 3/16/06 to apply Ecological Communities overlay to properties near the wastewater plant, Boulware Springs and Cone Park. 23ZON-06.
3/1/06	Owners of affected properties in SE Gainesville near the wastewater plant, Boulware Springs and Cone Park mailed notice letter for 3/16/06 PB meeting about applying overlay to their properties. 23ZON-06.
3/10/06	Owners of affected properties near NE 39 <sup>th</sup> Ave and the airport mailed notice letter for 3/27/06 CC meeting about applying overlay to their properties. 15ZON-06.
3/16/06	PB public meeting to apply Ecological Communities overlay to properties in SE Gainesville near the wastewater plant, Boulware Springs and Cone Park. 23ZON-06.
3/27/06	CC public meeting to apply Ecological Communities overlay to properties near NE NE 39 <sup>th</sup> Ave and the airport. 15ZON-06.
4/20/06	PB public meeting to apply Ecological Communities overlay to properties in north Gville industrial area. 42ZON-06.
5/8/06	CC public hearing to apply Ecological Communities overlay to properties in SE Gville near the wastewater plant, Boulware Springs and Cone Park. 23ZON-06.

CC = City Commission

PB = Plan Board

\*\*GROUP SCORE SHEET\*\*

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
(ranking criteria under each variable with possible score in parentheses)

Parcel Nos.: 07877-000-000; 07877-001-004; 07966-010-000; 07966-010-002; 07967-002-000; 07965-002-000; 08159-000-000			
Group No.: 5			
	Sub Score	Score	Description and Feature Summary
<b>Size</b>		<b>10</b>	Group 5 consists of seven parcels that make up a total of 867.55 acres. Parcel No. 06415-001-000 was not included as it has been developed. Many parcels were north and east of the intersection of 441 and NW 53rd Avenue (parcels 7877,7877-1, 7877-1-2, and 7877-1-4). Parcels 7965-2 and 7966 are south of 53rd Avenue and east of the intersection of 441 and NW 6th Street. Parcel 08159 is near the intersection of North Main Street and NW 53rd Avenue.
501-1000 acres or greater (10)			
101-500 acres (8)			
51-100 acres (5)			
11-50 acres (3)			
1-10 acres (1)			
<b>No. of FNAI Communities</b>		<b>8</b>	According to the City provided [overlay-readonly.xls] spreadsheet there are 5 vegetation communities within Group 5. They all appear to be viable FNAI communities: dome swamp, basin swamp, mesic flatwoods, upland mixed forest, and wet flatwoods. The rest of the parcel is either cleared or in pine silviculture (cultivated-CUL). Using this methodology the score should be a 10.
5 or more (10)			
4 (8)			
3 (6)			
2 (2)			
1 (1)			
<b>List of Communities</b>		<b>11</b>	The FNAI state rank for mesic flatwoods is S4, dome swamp S3, upland mixed forest S4, basin swamp S4, and wet flatwoods S4.
FNAI S1 (5)			
FNAI S2 (4)			
FNAI S3 (3)			
FNAI S4 (2)			
FNAI S5 (1)			
<b>Ecological Processes</b>		<b>2</b>	City staff notes, recent aerial photography, and personal site knowledge indicate that the score should be at least 2, possibly 4, primarily due to the ecological condition of the wetland communities on site and the uplands on certain site (08159-000-000).
Intact (10)			
Intact, Some Restoration Needed (7)			
Moderately Altered, Major Restoration Needed (4)			
Highly Altered, Some Restoration Possible (2)			
Highly Altered, Restoration Impossible (0)			
<b>Typical Species</b>		<b>5</b>	This score was likely determined by the disturbed nature of the uplands due to the silvicultural practices, and the wetland communities due to their relatively intact ecological condition.
Most Typical Species Present (10)			
Some Typical Species Present (5)			
Few Typical Species Present (1)			
<b>Exotic Species</b>		<b>4</b>	There was no documentation to support this score, although the presence of some exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
No INS, Not Conducive for Introduction (10)			
No INS, Conducive for Introduction (8)			
Moderate INS, Control Needed (4)			
Many INS, Extensive Control Needed (1)			
<b>Connectedness</b>		<b>7</b>	The score for Part A reflects the site's proximity (within one-half mile) to the large (3.994 acre??) GRU wellfield conservation easement.
Score = Parts (A+B+C) divided by 3			
<b>Part A - Within 1 Mile of Public Conserv. Land</b>			
1001 acres or greater (10)	10		
501-1000 acres (8)			
101-500 acres (5)			
11-100 acres (3)			
1-10 acres (1)			
<b>Part B - Distance to Public Conserv. Land</b>			
Widely Contiguous (1/2 mile or greater) (10)			
Narrowly Contiguous (< 1/2 mile) (8)			
Separated by two-lane road (5)	5		
Separated by four-lane road (3)			
Less than one-half mile (2)			
Greater than one-half mile (1)			
<b>Part C - Intervening Matrix</b>			
High Quality Natural Areas (10)			
Low Quality Natural Areas (8)			
Agriculture with Natural Areas or Corridors (6)	6		
Agriculture (4)			
Rural or Agriculture/Residential (2)			
Urban (1)			
<b>Water Quality Protection</b>		<b>7</b>	There were no data presented to support the overall score. For Part A the FNAI community types present on site indicate that the score of 8 may be a little high.
Score = Parts (A + B) divided by 2			
<b>Part A - Recharge</b>			
Karst Watershed, Stream to Sink (10)			
High Recharge, Some Karst Features (8)	8		
Moderate Recharge (4)			
Low Recharge (2)			



**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel Nos.: 07877-000-000; 07877-001-004; 07966-010-000; 07966-010-002; 07967-002-000; 07965-002-000; 08159-000-000		
Group No.: 5		
<b>Part B - Surface Water</b>		There were no data presented to support this score. A score of 6 would be consistent (for most parcels) with City staff notes, aerial photography, and personal knowledge.
<i>High Quality Wetlands or Surface Water (10)</i>		
<i>Moderate Quality Wetlands or Surface Water (6)</i>	6	
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>		0 There was no documented occurrence of a listed species noted.
Sum Scores		
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C, or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>		1 The score appears low as the wetland communities would likely attract more than one species of listed wading bird.
<i>Ten or More Species Possible (5)</i>		
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>		4 Although most of the uplands are in dense pine silviculture, the relatively intact wetland communities likely warrant at least a 4.
<i>High (10)</i>		
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>		<b>59</b>
<b>Additional Notes</b>		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 12/11/06

\*\*INDIVIDUAL SCORE SHEET\*\*

City of Gainesville Significant Ecological Communities - Ecological Features Summary

(ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07877-000-000			
Group No.: 5			
	Sub Score	Score	Description and Feature Summary
<b>Size</b>		8	This parcel consists of 493 acres and is located north and east of the intersection of North Main Street and NW 53rd Avenue. Parcel 07877-001-004 is adjacent to the west
<i>501-1000 acres or greater (10)</i>			
<i>101-500 acres (8)</i>			
<i>51-100 acres (5)</i>			
<i>11-50 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>No. of FNAI Communities</b>		0	According to the City provided [overlay-readonly.xls] spreadsheet there are 4 vegetation communities on site. Three appear to be viable FNAI communities: dome swamp, mesic flatwoods, and upland mixed forest. The rest of the parcel is either cleared or in pine silviculture (cultivated-CUL). Using this methodology the score should be a 6.
<i>5 or more (10)</i>			
<i>4 (8)</i>			
<i>3 (6)</i>			
<i>2 (2)</i>			
<i>1 (1)</i>			
<b>List of Communities</b>		0	This score appears to be low. The FNAI state rank for mesic flatwoods is S4, dome swamp S3, and upland mixed forest S4. The score (based on previous methodology used by City staff) would be 7.
<i>FNAI S1 (5)</i>			
<i>FNAI S2 (4)</i>			
<i>FNAI S3 (3)</i>			
<i>FNAI S4 (2)</i>			
<i>FNAI S5 (1)</i>			
<b>Ecological Processes</b>		0	There are no data to support this score. Recent aerial photography and personal site knowledge indicate that the score should be at least 2, possibly 4, due to the ecological condition of the wetland communities on site.
<i>Intact (10)</i>			
<i>Intact, Some Restoration Needed (7)</i>			
<i>Moderately Altered, Major Restoration Needed (4)</i>			
<i>Highly Altered, Some Restoration Possible (2)</i>			
<i>Highly Altered, Restoration Impossible (0)</i>			
<b>Typical Species</b>		1	This score is likely correct for the uplands, due to the silvicultural practices. The wetland communities, due to their ecological condition, would likely score 5 based on recent aerial photography and personal knowledge of the site.
<i>Most Typical Species Present (10)</i>			
<i>Some Typical Species Present (5)</i>			
<i>Few Typical Species Present (1)</i>			
<b>Exotic Species</b>		4	There was no documentation to support this score, although the presence of some exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
<i>No INS, Not Conducive for Introduction (10)</i>			
<i>No INS, Conducive for Introduction (8)</i>			
<i>Moderate INS, Control Needed (4)</i>			
<i>Many INS, Extensive Control Needed (1)</i>			
<b>Connectedness</b>		1.66	The overall score appears low. The score for Part A appears low as portions of the site are within the large (3,994 acre??) GRU wellfield conservation easement. There appears to be no other conservation areas within a mile. No individual scores were provided by the City staff, only the average of the three.
<i>Score = Parts (A+B+C) divided by 3</i>			
<b>Part A - W/1 Mile of Public Conserv. Land</b>			
<i>1001 acres or greater (10)</i>			
<i>501-1000 acres (8)</i>			
<i>101-500 acres (5)</i>			
<i>11-100 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>Part B - Distance to Public Conserv. Land</b>			The site is within and contiguous to the GRU wellfield conservation easement.
<i>Widely Contiguous (1/2 mile or greater) (10)</i>			
<i>Narrowly Contiguous (&lt; 1/2 mile) (8)</i>			
<i>Separated by two-lane road (5)</i>			
<i>Separated by four-lane road (3)</i>			
<i>Less than one-half mile (2)</i>			
<i>Greater than one-half mile (1)</i>			

City of Gainesville Significant Ecological Communities - Ecological Features Summary  
(ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07877-000-000		
Group No.: 5		
	<b>Sub Score</b>	<b>Score</b>
<b>Part C - Intervening Matrix</b>		
<i>High Quality Natural Areas (10)</i>		Based on recent aerial photography, this score should be 6 due to relatively intact and contiguous wetland ecosystems.
<i>Low Quality Natural Areas (8)</i>		
<i>Agriculture with Natural Areas or Corridors (6)</i>		
<i>Agriculture (4)</i>		
<i>Rural or Agriculture/Residential (2)</i>		
<i>Urban (1)</i>		
<b>Water Quality Protection</b>		<b>5.5</b>
Score = Parts (A + B) divided by 2		There were no data presented to support the overall score. A score of 4 for Part A, due to the FNAI community types present on site, would not be unreasonable.
<b>Part A - Recharge</b>		
<i>Karst Watershed, Stream to Sink (10)</i>		
<i>High Recharge, Some Karst Features (8)</i>		
<i>Moderate Recharge (4)</i>		
<i>Low Recharge (2)</i>		
<b>Part B - Surface Water</b>		
<i>High Quality Wetlands or Surface Water (10)</i>		City staff, recent aerial photography, and personal site knowledge indicate that this score would likely be a 3 or 6.
<i>Moderate Quality Wetlands or Surface Water (6)</i>		
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>		<b>0</b>
Sum Scores		There was no documented occurrence of a listed species noted.
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C. or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>		<b>1</b>
<i>Ten or More Species Possible (5)</i>		The score appears low as the wetland communities would likely attract more than one species of listed wading bird.
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>		<b>1</b>
<i>High (10)</i>		The low score was probably given because of the intense silviculture on site; however, the relatively intact wetland communities likely warrant at least a 4.
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>		<b>22.16</b>
Additional Notes: Large amounts of pine silviculture and clearing on site. Note that the City provided [overlay-readonly.xls] spreadsheet has the final score as 22.10.		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 12/07/06

**\*\*INDIVIDUAL SCORE SHEET\*\***

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
(ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07877-001-004			
Group No.: 5			
	Sub Score	Score	Description and Feature Summary
<b>Size</b>		5	This parcel is 62 acres and located northeast of the intersection of 441 and NW 53rd Avenue. The parcel is adjacent to parcel 07877.
<i>501-1000 acres or greater (10)</i>			
<i>101-500 acres (8)</i>			
<i>51-100 acres (5)</i>			
<i>11-50 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>No. of FNAI Communities</b>		1	According to the City provided (overlay-readonly.xls) spreadsheet there are 4 vegetation communities on site. Three appear to be viable FNAI communities: dome swamp, mesic flatwoods, and upland mixed forest. The rest of the parcel is either cleared or in pine silviculture (cultivated-CUL). Using this methodology the score should be a 6.
<i>5 or more (10)</i>			
<i>4 (8)</i>			
<i>3 (5)</i>			
<i>2 (2)</i>			
<i>1 (1)</i>			
<b>List of Communities</b>		3	This score appears to be low. The FNAI state rank for mesic flatwoods is S4, dome swamp S3, and upland mixed forest S4. The score (based on previous methodology used by City staff) would be 7.
<i>FNAI S1 (5)</i>			
<i>FNAI S2 (4)</i>			
<i>FNAI S3 (3)</i>			
<i>FNAI S4 (2)</i>			
<i>FNAI S5 (1)</i>			
<b>Ecological Processes</b>		2	Recent aerial photography and personal site knowledge indicate that the score should be at least 2, possibly 4, primarily due to the ecological condition of the wetland communities on site.
<i>Intact (10)</i>			
<i>Iniact, Some Restoration Needed (7)</i>			
<i>Moderately Altered, Major Restoration Needed (4)</i>			
<i>Highly Altered, Some Restoration Possible (2)</i>			
<i>Highly Altered, Restoration Impossible (0)</i>			
<b>Typical Species</b>		1	This score is likely correct for the uplands, due to the silvicultural practices. The wetland communities, due to their ecological condition, would likely score 5 based on recent aerial photography and personal knowledge of the site.
<i>Most Typical Species Present (10)</i>			
<i>Some Typical Species Present (5)</i>			
<i>Few Typical Species Present (1)</i>			
<b>Exotic Species</b>		4	There was no documentation to support this score, although the presence of some exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
<i>No INS, Not Conducive for Introduction (10)</i>			
<i>No INS, Conducive for Introduction (8)</i>			
<i>Moderate INS, Control Needed (4)</i>			
<i>Many INS, Extensive Control Needed (1)</i>			
<b>Connectedness</b>		1.66	The overall score appears to be low. The score for Part A appears low as the site is within one-half mile of the large (3.994 acre??) GRU wellfield conservation easement. No individual scores were provided, only the average of the three.
<i>Score = Parts (A+B+C) divided by 3</i>			
<b>Part A - W/ 1 Mile of Public Conserv. Land</b>			
<i>1001 acres or greater (10)</i>			
<i>501-1000 acres (8)</i>			
<i>101-500 acres (5)</i>			
<i>11-100 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>Part B - Distance to Public Conserv. Land</b>			
<i>Widely Contiguous (1/2 mile or greater) (10)</i>			
<i>Narrowly Contiguous (&lt; 1/2 mile) (8)</i>			
<i>Separated by two-lane road (5)</i>			
<i>Separated by four-lane road (3)</i>			
<i>Less than one-half mile (2)</i>			
<i>Greater than one-half mile (1)</i>			
<b>Part C - Intervening Matrix</b>			Based on recent aerial photography, this score should be 6 due to relatively intact and contiguous wetland ecosystems.
<i>High Quality Natural Areas (10)</i>			
<i>Low Quality Natural Areas (8)</i>			
<i>Agriculture with Natural Areas or Corridors (6)</i>			
<i>Agriculture (4)</i>			
<i>Rural or Agriculture/Residential (2)</i>			
<i>Urban (1)</i>			
<b>Water Quality Protection</b>		7	There were no data presented to support the overall score. A score of 4 for Part A, due to the FNAI community types present on site, would not be unreasonable
<i>Score = Parts (A + B) divided by 2</i>			
<b>Part A - Recharge</b>			
<i>Karst Watershed, Stream to Sink (10)</i>			
<i>High Recharge, Some Karst Features (8)</i>			
<i>Moderate Recharge (4)</i>			
<i>Low Recharge (2)</i>			

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07877-001-004		
Group No.: 5		
<b>Part B - Surface Water</b>		City staff, recent aerial photography, and personal site knowledge indicate that this score would likely be a 3 or 6.
<i>High Quality Wetlands or Surface Water (10)</i>		
<i>Moderate Quality Wetlands or Surface Water (6)</i>		
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>	0	There was no documented occurrence of a listed species noted.
<b>Sum Scores</b>		
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C, or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>	0	The score appears low as the wetland communities would likely attract more than one species of listed wading bird.
<i>Ten or More Species Possible (5)</i>		
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>	4	Although the uplands are in dense pine silviculture, the relatively intact wetland communities likely warrant at least a 4.
<i>High (10)</i>		
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>	<b>28.66</b>	
Additional Notes - City notes indicate that the parcel land use is primarily pine silviculture with some low quality wetlands. Note that the City provided [overlay-readonly.xls] spreadsheet has the final score as 35.		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 12/08,11/06

\*\*INDIVIDUAL SCORE SHEET\*\*

City of Gainesville Significant Ecological Communities - Ecological Features Summary  
(ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07965-002-000			
Group No.: 5			
	Sub Score	Score	Description and Feature Summary
<b>Size</b>		5	This parcel is 52.3 acres and located east of the intersection of 441 and NW 6th Street and south of NW 53rd Avenue.
<i>501-1000 acres or greater (10)</i>			
<i>101-500 acres (8)</i>			
<i>51-100 acres (5)</i>			
<i>11-50 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>No. of FNAI Communities</b>		3	According to the City provided [overlay-readonly.xls] spreadsheet there are 4 vegetation communities on site. Three appear to be viable FNAI communities: dome swamp, mesic flatwoods, and upland mixed forest. The rest of the parcel is either cleared or in pine silviculture (cultivated-CUL). Using this methodology the score should be a 6.
<i>5 or more (10)</i>			
<i>4 (8)</i>			
<i>3 (6)</i>			
<i>2 (2)</i>			
<i>1 (1)</i>			
<b>List of Communities</b>		9	The FNAI state rank for mesic flatwoods is S4, dome swamp S3, and upland mixed forest S4. The score (based on previous methodology used by City staff) would be 7.
<i>FNAI S1 (5)</i>			
<i>FNAI S2 (4)</i>			
<i>FNAI S3 (3)</i>			
<i>FNAI S4 (2)</i>			
<i>FNAI S5 (1)</i>			
<b>Ecological Processes</b>		4	City notes and recent aerial photography indicate that the score should be 4. The ecological condition of the wetland communities on site, natural regeneration of cleared areas, swamp, and pond that resembles a Clastic upland lake, were noted along with disturbance and ditching.
<i>Intact (10)</i>			
<i>Intact, Some Restoration Needed (7)</i>			
<i>Moderately Altered, Major Restoration Needed (4)</i>			
<i>Highly Altered, Some Restoration Possible (2)</i>			
<i>Highly Altered, Restoration Impossible (0)</i>			
<b>Typical Species</b>		5	This score was likely determined by the disturbed nature of the uplands due to the silvicultural practices and the wetland communities due to their relatively intact ecological condition. Recent aerial photography and personal knowledge of the site concur.
<i>Most Typical Species Present (10)</i>			
<i>Some Typical Species Present (5)</i>			
<i>Few Typical Species Present (1)</i>			
<b>Exotic Species</b>		4	There was no documentation to support this score, although the presence of some exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
<i>No INS, Not Conducive for Introduction (10)</i>			
<i>No INS, Conducive for Introduction (8)</i>			
<i>Moderate INS, Control Needed (4)</i>			
<i>Many INS, Extensive Control Needed (1)</i>			
<b>Connectedness</b>		2.33	The overall score appears to be low. The score for Part A appears low as the site is within one-half mile of the large (3.994 acre??) GRU wellfield conservation easement. No individual score were provided, only the average of the three.
<i>Score = Parts (A+B+C) divided by 3</i>			
<b>Part A - W/1 Mile of Public Conserv. Land</b>			
<i>1001 acres or greater (10)</i>			
<i>501-1000 acres (8)</i>			
<i>101-500 acres (5)</i>			
<i>11-100 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>Part B - Distance to Public Conserv. Land</b>			The GRU wellfield easement is separated from this parcel by NW 53rd Avenue.
<i>Widely Contiguous (1/2 mile or greater) (10)</i>			
<i>Narrowly Contiguous (&lt; 1/2 mile) (8)</i>			
<i>Separated by two-lane road (5)</i>			
<i>Separated by four-lane road (3)</i>			
<i>Less than one-half mile (2)</i>			
<i>Greater than one-half mile (1)</i>			
<b>Part C - Intervening Matrix</b>			Based on recent aerial photography, this score should be 6 due to relatively intact and contiguous wetland ecosystems.
<i>High Quality Natural Areas (10)</i>			
<i>Low Quality Natural Areas (8)</i>			
<i>Agriculture with Natural Areas or Corridors (6)</i>			
<i>Agriculture (4)</i>			
<i>Rural or Agriculture/Residential (2)</i>			
<i>Urban (1)</i>			

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07965-002-000		
Group No.: 5		
<b>Water Quality Protection</b>	<b>9</b>	There were no data presented to support the overall score. A score of 4 for Part A, due to the FNAI community types present on site, would not be unreasonable.
Score = Parts (A + B) divided by 2		
<i>Karst Watershed, Stream to Sink (10)</i>		
<i>High Recharge, Some Karst Features (8)</i>		
<i>Moderate Recharge (4)</i>		
<i>Low Recharge (2)</i>		
<b>Part B - Surface Water</b>		City staff, recent aerial photography, and personal site knowledge indicate that this score would likely be a 3 or 6.
<i>High Quality Wetlands or Surface Water (10)</i>		
<i>Moderate Quality Wetlands or Surface Water (6)</i>		
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>	<b>0</b>	There was no documented occurrence of a listed species noted.
Sum Scores		
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C, or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>	<b>1</b>	The score appears low as the wetland communities would likely attract more than one species of listed wading bird.
<i>Ten or More Species Possible (5)</i>		
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>	<b>7</b>	Although the uplands are in dense pine silviculture, the relatively intact wetland communities likely warrant at least a 4.
<i>High (10)</i>		
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>	<b>49.33</b>	
Additional Notes - disturbed area, cleared with natural regeneration, swamp exists on-site; pond resembles Clastic upland lake, continuous with parcel 7965. Note that the City provided [overlay-readonly.xls] spreadsheet has the final score as 52.		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 121106

**\*\*INDIVIDUAL SCORE SHEET\*\***  
**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
(rankings criteria under each variable with possible score in parentheses)

Parcel No.: 07966-010-000			
Group No.: 5			
	<b>Sub Score</b>	<b>Score</b>	<b>Description and Feature Summary</b>
<b>Size</b>		<b>5</b>	This 70 acre parcel is south of NW 53rd Avenue and east of the intersection of 441 and NW 6th Street. It is adjacent to parcel No. 07966-010-002.
<i>501-1000 acres or greater (10)</i>			
<i>101-500 acres (8)</i>			
<i>51-100 acres (5)</i>			
<i>11-50 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>No. of FNAI Communities</b>		<b>6</b>	According to the City provided [overlay-readonly.xls] spreadsheet there are 4 vegetation communities on site. Three appear to be viable FNAI communities: dome swamp, mesic flatwoods, and upland mixed forest. The rest of the parcel is either cleared or in pine silviculture (cultivated-CUL).
<i>5 or more (10)</i>			
<i>4 (8)</i>			
<i>3 (6)</i>			
<i>2 (2)</i>			
<i>1 (1)</i>			
<b>List of Communities</b>		<b>8</b>	The FNAI state rank for mesic flatwoods is S4, dome swamp S3, and upland mixed forest S4. The score (based on previous methodology used by City staff) would be 7.
<i>FNAI S1 (5)</i>			
<i>FNAI S2 (4)</i>			
<i>FNAI S3 (3)</i>			
<i>FNAI S4 (2)</i>			
<i>FNAI S5 (1)</i>			
<b>Ecological Processes</b>		<b>4</b>	Notes from City staff, recent aerial photography, and personal site knowledge indicate that the score should be at least 4, possibly 7, primarily due to the ecological condition of the wetland communities on site. City describes wetlands as, "Area has some nice wetlands. Nice dome swamp (huge royal ferns) is separated by 39? Ave".
<i>Intact (10)</i>			
<i>Intact, Some Restoration Needed (7)</i>			
<i>Moderately Altered, Major Restoration Needed (4)</i>			
<i>Highly Altered, Some Restoration Possible (2)</i>			
<i>Highly Altered, Restoration Impossible (0)</i>			
<b>Typical Species</b>		<b>5</b>	This score was likely determined by the disturbed nature of the uplands due to the silvicultural practices and the wetland communities due to their relatively intact ecological condition. Recent aerial photography and personal knowledge of the site concur.
<i>Most Typical Species Present (10)</i>			
<i>Some Typical Species Present (5)</i>			
<i>Few Typical Species Present (1)</i>			
<b>Exotic Species</b>		<b>4</b>	There was no documentation to support this score, although the presence of some exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
<i>No INS, Not Conducive for Introduction (10)</i>			
<i>No INS, Conducive for Introduction (8)</i>			
<i>Moderate INS, Control Needed (4)</i>			
<i>Many INS, Extensive Control Needed (1)</i>			
<b>Connectedness</b>		<b>2.33</b>	The overall score appears to be low. The score for Part A appears low as the site is within one-half mile of the large (3,994 acre??) GRU wellfield conservation easement. No individual scores were provided, only the average of the three.
<i>Score = Parts (A+B+C) divided by 3</i>			
<b>Part A - Will 1 Mile of Public Conserv. Land</b>			
<i>1001 acres or greater (10)</i>			
<i>501-1000 acres (8)</i>			
<i>101-500 acres (5)</i>			
<i>11-100 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>Part B - Distance to Public Conserv. Land</b>			The site is within one-half mile of the GRU wellfield conservation easement and is separated by industrial activities.
<i>Widely Contiguous (1/2 mile or greater) (10)</i>			
<i>Narrowly Contiguous (&lt; 1/2 mile) (8)</i>			
<i>Separated by two-lane road (5)</i>			
<i>Separated by four-lane road (3)</i>			
<i>Less than one-half mile (2)</i>			
<i>Greater than one-half mile (1)</i>			
<b>Part C - Intervening Matrix</b>			Based on recent aerial photography, this score should be 6 due to relatively intact and contiguous wetland ecosystems.
<i>High Quality Natural Areas (10)</i>			
<i>Low Quality Natural Areas (8)</i>			
<i>Agriculture with Natural Areas or Corridors (6)</i>			
<i>Agriculture (4)</i>			
<i>Rural or Agriculture/Residential (2)</i>			
<i>Uroan (1)</i>			
<b>Water Quality Protection</b>		<b>9</b>	There were no data presented to support the overall score. A score of 4 for Part A, due to the FNAI community types present on site, would not be unreasonable.
<i>Score = Parts (A + B) divided by 2</i>			
<b>Part A - Recharge</b>			
<i>Karst Watershed, Stream to Sink (10)</i>			
<i>High Recharge, Some Karst Features (8)</i>			
<i>Moderate Recharge (4)</i>			
<i>Low Recharge (2)</i>			



**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07966-010-000		
Group No.: 5		
<b>Part B - Surface Water</b>		City staff, recent aerial photography, and personal site knowledge indicate that this score would likely be 3 or 6.
<i>High Quality Wetlands or Surface Water (10)</i>		
<i>Moderate Quality Wetlands or Surface Water (6)</i>		
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>	<b>0</b>	There was no documented occurrence of a listed species noted.
Sum Scores		
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C, or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>	<b>2</b>	Wetland communities would likely attract several species of listed wading bird.
<i>Ten or More Species Possible (5)</i>		
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>	<b>4</b>	Although the uplands are in dense pine silviculture, the relatively intact wetland communities likely warrant at least a 4.
<i>High (10)</i>		
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>	<b>49.33</b>	
Additional Notes - Area has some nice wetlands; nice dome swamp (huge royal ferns) is separated by 39th (did they mean 53rd Ave?). Mesic flatwoods have been cleared and growing back with thick slash pine. Note that the City provided [overlay-readonly.xls] spreadsheet has the final score as 54.		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 121106

**\*\*INDIVIDUAL SCORE SHEET\*\***

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
(ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07966-010-002			
Group No.: 5			
	<b>Sub Score</b>	<b>Score</b>	<b>Description and Feature Summary</b>
<b>Size</b>		<b>1</b>	This 7.4 acre parcel is located south of NW 53rd Avenue and east of the intersection of 441 and NW 6th Street. It is adjacent to parcel No. 7966-1.
<i>501-1000 acres or greater (10)</i>			
<i>101-500 acres (8)</i>			
<i>51-100 acres (5)</i>			
<i>11-50 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>No. of FNAI Communities</b>		<b>1</b>	According to the City provided [overlay-readonly.xls] spreadsheet there are 4 vegetation communities on site. Three appear to be viable FNAI communities: dome swamp, mesic flatwoods, and upland mixed forest. The rest of the parcel is either cleared or in pine silviculture (cultivated-CUL). This score appears low.
<i>5 or more (10)</i>			
<i>4 (8)</i>			
<i>3 (6)</i>			
<i>2 (2)</i>			
<i>1 (1)</i>			
<b>List of Communities</b>		<b>2</b>	The FNAI state rank for mesic flatwoods is S4, dome swamp S3, and upland mixed forest S4. The score (based on previous methodology used by City staff) would be 7.
<i>FNAI S1 (5)</i>			
<i>FNAI S2 (4)</i>			
<i>FNAI S3 (3)</i>			
<i>FNAI S4 (2)</i>			
<i>FNAI S5 (1)</i>			
<b>Ecological Processes</b>		<b>2</b>	No documentation provided by City staff. It appears, by the City staff description, that the uplands are highly altered by pine silviculture. The state of the wetlands is unknown.
<i>Intact (10)</i>			
<i>Intact, Some Restoration Needed (7)</i>			
<i>Moderately Altered, Major Restoration Needed (4)</i>			
<i>Highly Altered, Some Restoration Possible (2)</i>			
<i>Highly Altered, Restoration impossible (0)</i>			
<b>Typical Species</b>		<b>5</b>	This score was likely determined by the disturbed nature of the uplands due to the silvicultural practices and the wetland communities due to their relatively intact ecological condition.
<i>Most Typical Species Present (10)</i>			
<i>Some Typical Species Present (5)</i>			
<i>Few Typical Species Present (1)</i>			
<b>Exotic Species</b>		<b>4</b>	There was no documentation to support this score, although the presence of some exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
<i>No INS, Not Conducive for Introduction (10)</i>			
<i>No INS, Conducive for Introduction (8)</i>			
<i>Moderate INS, Control Needed (4)</i>			
<i>Many INS, Extensive Control Needed (1)</i>			
<b>Connectedness</b>		<b>2</b>	The overall score appears to be low. The score for Part A appears low as the site is within one-half mile of the large (3,994 acre??) GRU wellfield conservation easement. No individual scores were provided, only the average of the three.
<i>Score = Parts (A+B+C) divided by 3</i>			
<b>Part A - W/1 Mile of Public Conserv. Land</b>			
<i>1001 acres or greater (10)</i>			
<i>501-1000 acres (8)</i>			
<i>101-500 acres (5)</i>			
<i>11-100 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>Part B - Distance to Public Conserv. Land</b>			The site is within one-half mile of the GRU wellfield conservation easement and is separated by industrial activities.
<i>Widely Contiguous (1/2 mile or greater) (10)</i>			
<i>Narrowly Contiguous (&lt; 1/2 mile) (8)</i>			
<i>Separated by two-lane road (5)</i>			
<i>Separated by four-lane road (3)</i>			
<i>Less than one-half mile (2)</i>			
<i>Greater than one-half mile (1)</i>			
<b>Part C - Intervening Matrix</b>			Based on recent aerial photography, this score should be 6 due to relatively intact and contiguous wetland ecosystems within this region.
<i>High Quality Natural Areas (10)</i>			
<i>Low Quality Natural Areas (8)</i>			
<i>Agriculture with Natural Areas or Corridors (6)</i>			
<i>Agriculture (4)</i>			
<i>Rural or Agriculture/Residential (2)</i>			
<i>Urban (1)</i>			
<b>Water Quality Protection</b>		<b>2.5</b>	There were no data presented to support the overall score. A score of 4 for Part A, due to the FNAI community types present on site, would not be unreasonable.
<i>Score = Parts (A + B) divided by 2</i>			
<b>Part A - Recharge</b>			
<i>Karst Watershed, Stream to Sink (10)</i>			
<i>High Recharge, Some Karst Features (8)</i>			
<i>Moderate Recharge (4)</i>			
<i>Low Recharge (2)</i>			

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07966-010-002		
Group No.: 5		
<b>Part B - Surface Water</b>		There were no data presented to support this score. A score of 3 - 6 would be consistent with adjacent parcels.
<i>High Quality Wetlands or Surface Water (10)</i>		
<i>Moderate Quality Wetlands or Surface Water (6)</i>		
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>	<b>0</b>	There was no documented occurrence of a listed species noted.
Sum Scores		
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C, or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>	<b>1</b>	Wetland communities would likely attract several species of listed wading bird.
<i>Ten or More Species Possible (5)</i>		
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>	<b>4</b>	Although the uplands are in dense pine silviculture, the relatively intact wetland communities likely warrant at least a 4.
<i>High (10)</i>		
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>	<b>24.5</b>	
Additional Notes - Disturbed, has been logged. Good connectivity with other larger parcels. Note that the City provided [overlay-readyonly.xls] spreadsheet has the final score as 29.50		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 121106

\*\*INDIVIDUAL SCORE SHEET\*\*

City of Gainesville Significant Ecological Communities - Ecological Features Summary  
(ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07967-002-000			
Group No.: 5			
	<b>Sub Score</b>	<b>Score</b>	<b>Description and Feature Summary</b>
<b>Size</b>		1	This 5 acre parcel is located south of NW 53rd Avenue and east of the intersection of 441 and NW 6th Street. It is adjacent to parcel No. 7966-1.
<i>501-1000 acres or greater (10)</i>			
<i>101-500 acres (8)</i>			
<i>51-100 acres (5)</i>			
<i>11-50 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>No. of FNAI Communities</b>		1	According to the City provided [overlay-readonly.xls] spreadsheet there are 4 vegetation communities on site. Three appear to be viable FNAI communities: dome swamp, mesic flatwoods, and upland mixed forest. The rest of the parcel is either cleared or in pine silviculture (cultivated-CUL). This score appears low.
<i>5 or more (10)</i>			
<i>4 (8)</i>			
<i>3 (6)</i>			
<i>2 (2)</i>			
<i>1 (1)</i>			
<b>List of Communities</b>		2	The FNAI state rank for mesic flatwoods is S4, dome swamp S3, and upland mixed forest S4. The score (based on previous methodology used by City staff) would be 7.
<i>FNAI S1 (5)</i>			
<i>FNAI S2 (4)</i>			
<i>FNAI S3 (3)</i>			
<i>FNAI S4 (2)</i>			
<i>FNAI S5 (1)</i>			
<b>Ecological Processes</b>		2	No documentation provided by City staff. It appears, by the City staff description, that the uplands are highly altered by pine silviculture. The state of the wetlands is unknown.
<i>Intact (10)</i>			
<i>Intact, Some Restoration Needed (7)</i>			
<i>Moderately Altered, Major Restoration Needed (4)</i>			
<i>Highly Altered, Some Restoration Possible (2)</i>			
<i>Highly Altered, Restoration Impossible (0)</i>			
<b>Typical Species</b>		5	This score was likely determined by the disturbed nature of the uplands due to the silvicultural practices, and the wetland communities due to their relatively intact ecological condition.
<i>Most Typical Species Present (10)</i>			
<i>Some Typical Species Present (5)</i>			
<i>Few Typical Species Present (1)</i>			
<b>Exotic Species</b>		1	There was no documentation to support this score, although the presence of some exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
<i>No INS, Not Conducive for Introduction (10)</i>			
<i>No INS, Conducive for Introduction (8)</i>			
<i>Moderate INS, Control Needed (4)</i>			
<i>Many INS, Extensive Control Needed (1)</i>			
<b>Connectedness</b>		1	The overall score appears to be low. The score for Part A appears low as the site is within one-half mile of the large (3,994 acre??) GRU wellfield conservation easement. No individual scores were provided, only the average of the three.
<i>Score = Parts (A+B+C) divided by 3</i>			
<b>Part A - Within 1 Mile of Public Conserv. Land</b>			
<i>1001 acres or greater (10)</i>			
<i>501-1000 acres (8)</i>			
<i>101-500 acres (5)</i>			
<i>11-100 acres (3)</i>			
<i>1-10 acres (1)</i>			
<b>Part B - Distance to Public Conserv. Land</b>			The site is within one-half mile of the GRU wellfield conservation easement and is separated by industrial activities and NW 53rd Avenue.
<i>Widely Contiguous (1/2 mile or greater) (10)</i>			
<i>Narrowly Contiguous (&lt; 1/2 mile) (8)</i>			
<i>Separated by two-lane road (5)</i>			
<i>Separated by four-lane road (3)</i>			
<i>Less than one-half mile (2)</i>			
<i>Greater than one-half mile (1)</i>			
<b>Part C - Intervening Matrix</b>			Based on recent aerial photography, this score should be 6 due to relatively intact and contiguous wetland ecosystems within this region.
<i>High Quality Natural Areas (10)</i>			
<i>Low Quality Natural Areas (8)</i>			
<i>Agriculture with Natural Areas or Corridors (6)</i>			
<i>Agriculture (4)</i>			
<i>Rural or Agriculture/Residential (2)</i>			
<i>Urban (1)</i>			
<b>Water Quality Protection</b>		2.5	There were no data presented to support the overall score. A score of 4 for Part A, due to the FNAI community types present on site, would not be unreasonable.
<i>Score = Parts (A + B) divided by 2</i>			
<b>Part A - Recharge</b>			
<i>Karst Watershed, Stream to Sink (10)</i>			
<i>High Recharge, Some Karst Features (8)</i>			
<i>Moderate Recharge (4)</i>			
<i>Low Recharge (2)</i>			

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel No.: 07967-002-000		
Group No.: 5		
<b>Part B - Surface Water</b>		There were no data presented to support this score. A score of 3 - 6 would be consistent with adjacent parcels.
<i>High Quality Wetlands or Surface Water (10)</i>		
<i>Moderate Quality Wetlands or Surface Water (6)</i>		
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>	0	There was no documented occurrence of a listed species noted.
Sum Scores		
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C, or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>	0	Wetland communities would likely attract several species of listed wading bird.
<i>Ten or More Species Possible (5)</i>		
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>	1	Although the uplands are in dense pine silviculture, the relatively intact wetland communities likely warrant at least a 4.
<i>High (10)</i>		
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>	<b>16.5</b>	
Additional Notes - Disturbed, probably was mesic flatwoods, now resemble upland mixed forest. Note that the City provided [overlay-readyonly.xls] spreadsheet has the final score as 21.50		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 121106

**\*\*INDIVIDUAL SCORE SHEET\*\***  
**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel No.: 08159-000-000		
Group No.:		
	<b>Sub Score</b>	<b>Score</b>
		<b>Description and Feature Summary</b>
<b>Size</b>		This 113.7 acre parcel is southwest of the intersection of North Main Street and NW 53rd Avenue. The score would be 8.
<i>501-1000 acres or greater (10)</i>		
<i>101-500 acres (8)</i>		
<i>51-100 acres (5)</i>		
<i>11-50 acres (3)</i>		
<i>1-10 acres (1)</i>		
<b>No. of FNAI Communities</b>		According to the City provided [overlay-readyonly.xls] spreadsheet there are 4 vegetation communities on site. All of them appear to be viable FNAI communities: basin swamp, dome swamp, mesic flatwoods, and wet flatwoods. The score would be 8.
<i>5 or more (10)</i>		
<i>4 (8)</i>		
<i>3 (6)</i>		
<i>2 (2)</i>		
<i>1 (1)</i>		
<b>List of Communities</b>		The FNAI state rank for mesic flatwoods is S4, wet flatwoods S4, dome swamp S3, and basin swamp S4. The score (based on previous methodology used by City staff) would be 9.
<i>FNAI S1 (5)</i>		
<i>FNAI S2 (4)</i>		
<i>FNAI S3 (3)</i>		
<i>FNAI S4 (2)</i>		
<i>FNAI S5 (1)</i>		
<b>Ecological Processes</b>		No specific documentation provided by City staff. It appears, by the City staff description, that the uplands and wetlands are altered by some ditching and some retention ponds (mitigation bank ponds?). Recent aerial photography and personal knowledge indicate that the wetlands and uplands are in a moderately altered state.
<i>Intact (10)</i>		
<i>Intact, Some Restoration Needed (7)</i>		
<i>Moderately Altered, Major Restoration Needed (4)</i>		
<i>Highly Altered, Some Restoration Possible (2)</i>		
<i>Highly Altered, Restoration impossible (0)</i>		
<b>Typical Species</b>		The relatively undisturbed nature of the upland and wetland communities, evident by City staff notes, recent aerial photography, and personal knowledge indicate at least some typical species present.
<i>Most Typical Species Present (10)</i>		
<i>Some Typical Species Present (5)</i>		
<i>Few Typical Species Present (1)</i>		
<b>Exotic Species</b>		There was no documentation for this category, although the presence of exotic/invasive plants (Chinese tallow) or animals (wild pig) is very likely based on personal knowledge of the region.
<i>No INS, Not Conducive for Introduction (10)</i>		
<i>No INS, Conducive for Introduction (8)</i>		
<i>Moderate INS, Control Needed (4)</i>		
<i>Many INS, Extensive Control Needed (1)</i>		
<b>Connectedness</b>		The overall score appears to be low. The score for Part A appears low as the site is within one-half mile of the large (3,994 acre??) GRU wellfield conservation easement.
<i>Score = Parts (A+B+C) divided by 3</i>		
<b>Part A - W/1 Mile of Public Conserv. Land</b>		
<i>1001 acres or greater (10)</i>		
<i>501-1000 acres (8)</i>		
<i>101-500 acres (5)</i>		
<i>11-100 acres (3)</i>		
<i>1-10 acres (1)</i>		
<b>Part B - Distance to Public Conserv. Land</b>		The site is within one-half mile of the GRU wellfield conservation easement and is separated by NW 53rd Avenue.
<i>Widely Contiguous (1/2 mile or greater) (10)</i>		
<i>Narrowly Contiguous (&lt; 1/2 mile) (8)</i>		
<i>Separated by two-lane road (5)</i>		
<i>Separated by four-lane road (3)</i>		
<i>Less than one-half mile (2)</i>		
<i>Greater than one-half mile (1)</i>		
<b>Part C - Intervening Matrix</b>		Based on recent aerial photography, this score should be 6 or 8 due to relatively intact and contiguous wetland ecosystems within this region interspersed with pine silviculture.
<i>High Quality Natural Areas (10)</i>		
<i>Low Quality Natural Areas (8)</i>		
<i>Agriculture with Natural Areas or Corridors (5)</i>		
<i>Agriculture (4)</i>		
<i>Rural or Agriculture/Residential (2)</i>		
<i>Urban (1)</i>		
<b>Water Quality Protection</b>		There were no data presented to support the overall score. A score of 4 for Part A, due to the FNAI community types present on site, would not be unreasonable.
<i>Score = Parts (A + B) divided by 2</i>		
<b>Part A - Recharge</b>		
<i>Karst Watershed, Stream to Sink (10)</i>		
<i>High Recharge, Some Karst Features (8)</i>		
<i>Moderate Recharge (4)</i>		
<i>Low Recharge (2)</i>		

**City of Gainesville Significant Ecological Communities - Ecological Features Summary**  
 (ranking criteria under each variable with possible score in parentheses)

Parcel No.: 08159-000-000		
Group No.:		
<b>Part B - Surface Water</b>		There were no data presented to support this score. A score of 6 would be consistent with City staff notes, aerial photography, and personal knowledge.
<i>High Quality Wetlands or Surface Water (10)</i>		
<i>Moderate Quality Wetlands or Surface Water (6)</i>		
<i>Low Quality Wetlands or Surface Water (3)</i>		
<b>Listed Species On-Site</b>		There was no documented occurrence of a listed species noted.
Sum Scores		
<i>S1, Federal LE or PE, or State LE (5)</i>		
<i>S2, Federal LT or PT, or State LT (4)</i>		
<i>S3, Federal C, or State LS (3)</i>		
<i>S4, S5 (2)</i>		
<b>Potential Listed Species</b>		Wetland communities would likely attract several species of listed wading bird.
<i>Ten or More Species Possible (5)</i>		
<i>Seven to Nine Species Possible (4)</i>		
<i>Four to Six Species Possible (3)</i>		
<i>Two to Three Species Possible (2)</i>		
<i>One Species Possible (1)</i>		
<b>Management Potential</b>		The upland and wetlands are moderately intact and would likely warrant at least a 4 and possibly a 7.
<i>High (10)</i>		
<i>Moderate (7)</i>		
<i>Low (4)</i>		
<i>Too Small or Degraded, Little Hope (1)</i>		
<b>TOTAL:</b>		<b>0</b>
<b>Additional Notes</b>		

City Reviewer and Date:

Water & Air Reviewer and Date:

Peter NeSmith 121106

# DRAFT

**Petition 42ZON-06 PB City of Gainesville. Amend the City of Gainesville Land Development Code by overlaying the Significant Ecological Communities District on property zoned AGR (Agriculture district), (Limited industrial district) and I-2 (General industrial district) and RSF-1 (3.5 units/acre single-family residential district) on approximately 787 acres. Generally located at 1300 and 920 Northwest 53<sup>rd</sup> Avenue, 4555 Northwest 6<sup>th</sup> Street, 5300 North Main Street, and 3464 Northwest 21<sup>st</sup> Place.**

Dom Nozzi, Sr. Planner noted to the Board that a corrected map was distributed this evening showing another parcel that will be affected by this petition. Mr. Nozzi gave the Staff presentation and stated that the City hired a consultant to analyze the parcels to give an understanding of how the ranking system works; and recommended approval of the overlaying application to the parcels in the petition with the exception to parcels 6415-001 and 7965-002.

Lynn Mosura-Bliss, Ecologist from Water & Air Research stated that the score sheet that was included in the Boards' packet explains how the point system was derived and according to that data, the parcels listed for this petition have a high ecological value.

The Board asked questions of Ms. Mosura-Bliss about the point system and the rating factors.

Steve Cullen, Engineer for Cougar & Associates gave a brief presentation and stated he is representing two of the six property owners and has been authorized to speak in opposition to this petition by every other affected land owner. Mr. Cullen further stated that the City notification letter to the property owners was not specific to the owner, nor did it say that the owner's property will be affected; as none of the property owners he spoke with are in favor of this rezoning. Mr. Cullen requested that this petition be denied and would like 90 days to develop more information to bring back to the Board.

The Board discussed the petition.

<b>Motion By:</b> Bob Cohen	<b>Seconded By:</b> David Gold
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> None taken.

Patrice Boyes, Attorney for the White Family Trust, stated the concern she has is that the Plan Board needs to be very careful about exercising its police powers anytime property owners' rights are involved. Ms. Boyes further stated that this type of ordinance involves complex scientific facts, and if the Board will not entertain a denial, then the Board pass a motion that will give 60 days to get the data and define the issues.

Ralph Hilliard, Planner Manger stated that this Board is advisory to the City Commission, as the property owners have the right to ask the City Commission for a 60 day extension.

The Board had further discussion.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.



# DRAFT

<b>Motion By:</b> Bob Cohen	<b>Seconded By:</b> David Gold
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> None taken

Citizen came forward and stated that two parcels that Staff excluded from the petition this evening are still showing as part of the Board's motion.

<b>Motion By:</b> Bob Cohen	<b>Seconded By:</b> David Gold
<b>Moved To:</b> Amend motion to exclude parcels 6415-001 and 07965-002 from the petition.	<b>Upon Vote:</b> 4 – 0. (J. Walls abstained from voting.)

# DRAFT