

Conservation Element July 26, 2001 Workshop Proposed Changes

Draft Document: Changes to Conservation, Open Space and Groundwater Recharge Element (Proposed City of Gainesville 2000 – 2010 Comprehensive Plan) Suggested at 7/26/01 Workshop by Members of the Public. This draft document is for the purpose of showing what staff understood to have been the majority opinion of members of the general public (including residents of the City and of unincorporated Alachua County) that attended the workshop.

Policies

- 1.1.1 At a minimum the following standards and guidelines shall be used:
 - b. Wetlands: Developments containing wetlands must avoid loss of function or degradation of wetland habitat and/or wetland hydrology as the highest priority.
 - c. Lakes: Developments containing or adjacent to a lake (or lakes) must not adversely impact the condition of the lake or its associated wetland. Dredge and fill shall be prohibited. Development shall be prohibited within 50 feet of the landward extent of a lake.
 - f. Upland Areas: Developments within an area identified as Upland must submit an ecological inventory of the parcel. Based on the inventory, development may be restricted on the parcel.
- 1.1.2 The City shall use the environmentally significant properties inventory/ranking to identify viable populations of native plant and animal species, environmentally significant areas, and unique geological or historic features that shall be preserved, and show connectivity with other public lands and environmentally significant areas that shall be maintained. The inventory shall also be used to update the environmental management ordinance.
- 1.1.3 The City shall continue to have land development regulations that require new developments to dedicate land and easements, particularly for the creation of buffers along and around surface waters and natural reservations and to facilitate the development of greenways, wildlife corridors and other open spaces.

Objective 2.1

Upon adoption of this Plan, natural wetland acreage and functions within City limits shall be maintained through the year 2010.

Policies

- 2.1.1 The City shall continue to update, augment and maintain an inventory of wetlands, and adopt land development regulations designed to preserve existing wetland acreages and their natural functions.
- 2.2.2 The City shall continue to have land development regulations that reduce the amount of impervious parking surface allowed within any environmentally significant area, as compared to impervious allowances outside these areas. In these areas, reduction of impervious surface shall include reduction of required parking spaces, use of pervious surfaces, and/or use of multi-story parking structures to prevent damage to environmentally significant areas and transition zones.
- 2.2.3 The City shall continue to have land development regulations that meet or exceed best management practices for stormwater management.
- 2.3.3 The City shall only allow new development in commercial, institutional, and industrial districts to place septic tanks:
 - b. In areas not shown as regulated creek, lake, and wetland, and upland areas identified in the Environmentally Significant Land and Resources map series of the Future Land Use Map Series.
- 2.3.4 The City shall continue to have a water conservation plan consistent with the Water Management Districts' plans (Sec. 373.175 & 373.246, F.S., and Chap. 40C-21, F.A.C.). The plan shall include strategies to deal with emergency conditions, implement public education campaigns regarding the nature of groundwater resources and the need to protect and conserve them, provide a public information program on water reuse systems, develop potable water rate structures to encourage water conservation, and implement s. 373.62, Florida Statutes provisions with respect to required rain sensor devices or switches that will override the irrigation cycle of automatic lawn sprinkler systems, installed after May 1, 1991, when adequate rainfall has occurred.

Objective 2.4

The City shall amend its land development regulations as necessary to preserve environmentally significant surface waters; major natural groundwater recharge areas; threatened or endangered or listed (or candidates for being listed) plants, animals and

habitats; and prevent the spread of invasive vegetation. The adopted regulations shall be designed to maintain viable populations of these existing plant and animal species and allow development activities which are compatible with identified environmentally significant lands and resources. (See Environmentally Significant Land and Resources map series within the Future Land Use Map Series.)

2.4.11 The City's land development regulations shall protect environmentally significant lands and resources by:

- a. Controlling permissible uses through regulatory overlay districts;
- b. Providing opportunities for alternative and innovative site development;
- c. Providing setback and parking standards;
- d. ~~Provide mandatory mitigation to ensure no net loss of acreage and functions when wetlands are unavoidably lost;~~
- e. Allowing for or requiring the clustering of development away from environmentally significant resources; and
- f. Restricting on-site waste disposal systems.

2.4.12 At a minimum, conservation strategies for significant natural communities shall include:

- a. Preservation of native upland natural communities;

3.1.7 The City shall continue to implement the plan for the establishment and preservation of tree-lined streets. This plan gives priority to high-visibility Gateway Streets and important activity center road segments, as well as segments included on the Metropolitan Transportation Planning Organization (MTPO) Transportation Improvement Plan.

3.1.8 The City shall continue to have land development regulations that protect heritage and champion trees as an important community resource. The regulation at a minimum shall include:

- a. Variances from land development regulations to save and preserve trees;
- b. Financial penalties for the unlawful removal of trees; and
- c. Setback requirements to protect trees before, during and after construction.
- d. Protection of trees 8 inches in diameter (2 feet in circumference) measured at 4.5 feet above ground level.

Objective 4.2

The City shall identify pollution problems and parties responsible, and establish strategies to mitigate, remediate or assist in the mitigation or remediation of these problems in all watersheds within Gainesville's city limits. In consideration of the importance of water quality of the creeks in our community, priority shall be given to improving the quality of water entering Sweetwater Branch, Tumblin Creek and Hogtown Creek.