

RESOLUTION Z-20-10

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA FOR A SPECIAL EXCEPTION TO PERMIT A MAJOR UTILITY (GROUNDWATER RECHARGE WETLAND PARK) ON APPROXIMATELY 76.22 ACRES LOCATED IN AN 'A' (AGRICULTURE) DISTRICT WITH A RURAL/AGRICULTURE LAND USE DESIGNATION (ONE DWELLING UNIT PER FIVE ACRES). THE PROJECT IS LOCATED AT 3602 SW 122ND ST. ON PARCEL NUMBERS 04433-000-000 AND 04433-003-000.

WHEREAS, Zoning Application ZOX-03-20, is a request by CHW, Inc., agent, for Gainesville Regional Utilities, applicant, and Mitchem-Rivers, LLC, owner, for a special exception to permit a major utility (groundwater recharge wetland park) on approximately 76.22 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located at 3602 SW 122nd St. on parcel numbers 04433-000-000 and 04433-003-000 and has been duly filed and was considered by the Alachua County Planning Commission at its regular meeting of November 18, 2020 and;

WHEREAS, the Alachua County Board of County Commissioners considered this zoning item at its regular meeting of December 8, 2020;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Zoning Application ZOX-03-20, a request by CHW, Inc. agent, for Gainesville Regional Utilities, applicant, and Mitchem-Rivers, LLC, owner, for a special exception to permit a major utility (groundwater recharge wetland park) on approximately 76.22 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling

unit per five acres) located at 3602 SW 122nd St. on parcel numbers 04433-000-000 and 04433-003-000, as summarized in the attached exhibits, is hereby approved with the following conditions and bases:

Conditions

1. A minimum 50 feet naturally vegetated setback shall be provided along the northern site boundaries.
2. Groundwater recharge wetland cells wetted bottom shall be located a minimum of 300 feet away from any public or private potable water supply well, unless the applicant can demonstrate reasonable assurance that groundwater will be protected. Individual wetland recharge cells shall not exceed 5 acres in size, and zones with a water depth greater than 18 inches shall be limited to 25% of total wetland unlined recharge area.
3. The initial phase shall be designed to a loading rate of 3 million gallons/day (MGD). Prior to increasing this loading (up to 5.0 MGD), the applicant must demonstrate that adequate water quality treatment is being achieved and that there are no offsite impacts. The goal would be to reduce nitrogen levels below the influent concentration and as close as possible to the 0.35 mg/L nitrate levels in the state water quality standard for the Santa Fe River and associated springs.
4. Groundwater Monitoring Plan Requirements:
 - a. The applicant shall comply with all requirements of the Florida Department of Environmental Protection (FDEP), including any conditions issued as part of the FDEP permit regarding the facility's groundwater monitoring plan (such as monitor well requirements, sampling frequency, monitoring reports, etc.). All required correspondence, groundwater monitoring data

and reports related to the site shall be submitted to the Alachua County Environmental Protection Department. Alachua County will be a stakeholder in the development of the FDEP Groundwater Monitoring Plan, and reserves the right to require additional monitoring beyond the FDEP permit requirements to be determined during the development review process. The monitoring plan should include, at a minimum, chloride, sulfate, total dissolved solids, and nutrients (total nitrogen, ammonia, as N, nitrate + nitrite, phosphorus); it may also include sampling and reporting results of emerging contaminants.

- b. The applicant shall conduct a current inventory of all public and private potable water supply and irrigation wells within a 500-foot radius of property boundaries and an initial sampling of potable supply wells prior to development plan submittal to establish a baseline. Field tests shall include specific conductance, pH, temperature, turbidity, and dissolved oxygen. Laboratory tests shall include, at a minimum, arsenic, bacteria (total and fecal), total nitrogen, ammonia as N, nitrate + nitrite, phosphorus.
 - c. Any violation of the approved groundwater monitoring plan shall be considered a violation of the conditions of this Special Exception
- 5.** At the development review stage, the applicant shall submit the following, subject to county approval:
- a. An inventory of all private potable supply and irrigation wells within 500 feet of the subject property boundaries and initial sampling results for the potable supply wells.

- b. A groundwater quality monitoring plan.
 - c. A sinkhole monitoring and mitigation plan.
 - d. An invasive, non-native vegetation management plan.
 - e. A development plan demonstrating compliance with the conditions of this Special Exception.
6. Prior to any site work, the applicant shall demonstrate compliance with all applicable requirements of the Florida Fish and Wildlife Conservation Commission regarding gopher tortoises and other state-regulated wildlife species.
7. Results of additional geotechnical investigation to further evaluate the subsurface conditions and sinkhole potential in the areas of the proposed wetland cells shall be submitted to the County at the time of development plan review. A sinkhole monitoring and mitigation plan shall be submitted to the County for approval, and shall include an abandonment plan for any cells that experience a significant subsidence event and cannot or will not be repaired and returned to service.

Bases

1. The proposed major utility (groundwater recharge wetland park) is located on two parcels with Agriculture (A) zoning. The zoning use table (**Chapter 404, Article II of the Unified Land Development Code**) indicates that the proposed use is allowed in this district by means of a special exception.
2. **Sec. 402.113 of the Unified Land Development Code** provides the criteria for special exception approval. Staff has found that the proposed special exception, as

conditioned, meets the criteria for approval.

The special exception is consistent with the Comprehensive Plan and ULDC. The conditions proposed by staff include setbacks from residential wells, wetland cell design standards and require groundwater and sinkhole monitoring plans that serve to ensure that the proposed use of a groundwater recharge wetland park (major utility) is compatible with the existing land use pattern and future uses designated by the comprehensive plan.

Adequate space exists for off-street parking, refuse and loading areas.

Staff has not found any likely effects of noise, glare or odor to surrounding properties that would result from approval of this special exception.

The site is located just outside of the Urban Cluster boundary line (which runs along SW 122nd St. in this location). While utilities are available to serve this site, any extension of potable water or sanitary sewer lines outside of the Urban Cluster must receive Board of County Commissioners approval, consistent with Sec. 402.139 of the Unified Land Development Code.

Any proposed signs and exterior lighting will be reviewed with reference to glare, traffic safety and compatibility with surrounding properties as part of the preliminary and final development plan review process, should this special exception be approved.

The proposed facility would be required to meet the setback requirements of the Agriculture zoning district. Additionally, staff has proposed a 50 ft. vegetated buffer/setback along the northern boundary of the site where residences are located.

Staff has proposed conditions on this special exception to ensure compatibility with surrounding properties. Condition 1 provides a 50 ft. vegetated buffer/setback from residential properties to the north which is greater than the standard side setback of 20 ft. for the Agriculture zoning district. Condition 2 requires that wetland cells be located at least 300 ft. from any public or private well to protect water quality and limits the size of the cells to 5 acres, with a maximum depth of 18 inches for 75% or more of the cell area. This size restriction is to mitigate the potential for sinkhole development. As a further measure to ensure compatibility, Condition 5 requires that the applicant provide a groundwater quality monitoring plan and sinkhole mitigation and monitoring plan as part of the development plan approval process.

The ULDC does not specify any special requirements for major utilities.

3. The applicant submitted an environmental resource assessment report and checklist of natural resources present on site as part of this special exception application. The report and checklist were prepared and signed by a qualified professional. Alachua County Environmental Protection Department staff visited the site and concurred with the environmental consultant findings, as referenced in the staff report.
4. The purpose of **Chapter 406, Article VIII of the ULDC (Springs and High Aquifer**

Recharge Areas), is to preserve, conserve, and protect springs, groundwater, and associated karst features in high aquifer recharge areas. The provisions are intended to “*maintain and improve the quality and quantity of water recharging the Floridan aquifer and discharging from springs.*” Section 406.59.1 (b) reads, “*The use of rapid infiltration basins or percolation ponds for wastewater effluent disposal is prohibited. Use of wetland treatment systems, such as infiltrating wetlands, that are designed to lower nutrient concentrations by denitrification and promote aquifer recharge are allowed.*” The project proposes to use infiltrating wetlands to achieve lower nutrient concentrations and promote aquifer recharge.

5. Policy 4.4.7 of the Conservation and Open Space Element states that:

The County shall establish management strategies for sinkholes and sinkhole-prone areas that protect water quality, hydrologic integrity, and ecological value. Management strategies may include, among other techniques, filling and development restrictions, buffers, runoff diversion, muck and debris removal, berm and weir construction, and filtration.

The project site is located in western Alachua County just south of SW 24th Avenue on the west side of SW 122nd Street (Parker Road). The subject site is located within the western Coastal Lowlands geological area of the County. The topography of this area consists of a nearly flat plain underlain by the limestone of the Crystal River Formation. The surface consists of a relatively flat layer of sand and soil. Karst features are numerous in the Lowlands and this area is recognized as a karst sensitive area of the county. The Sensitive Karst Area is defined as the areas designated as

“high vulnerability” or “vulnerable” zones of the Floridan Aquifer and with soil types classified as “excessively drained,” “somewhat excessively drained,” or “well drained” as defined by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) Database for Florida.

The western plains region is dotted with sinks and limestone mines. While the Ocala Limestone is essentially near the surface in this region, many of the old sinks have become filled with sand, clayey sand, and sandy clay. These soil materials come from marine submergence, soil creep and slumping, and stream transport from the Northern Highlands. The residual sediments occur most frequently as sinkhole fillings and tend to mask the great irregularities of the limestone surface.

Management strategies to prevent and reduce the risk of sinkhole formation will be reviewed at the development plan submittal stage. A Sinkhole Monitoring and Mitigation Plan will also be required at that time (Condition 7).

6. The applicant assembled a team of local geologists and geotechnical engineers to conduct a preliminary evaluation of site conditions, and submitted a geotechnical report titled “Summary Report of a Sinkhole Susceptibility Study” for parcel 04433-000-000 with the initial application materials. The summary report presented an extensive preliminary investigation of the 63.83 acre parcel, which included Ground Penetrating Radar (GPR) survey at regular intervals, Electrical Resistivity Imaging (ERI) transects along areas of anomalies identified by GPR, as well as a number of

Standard Penetration Test (SPT) borings.

Upon review of the initial application materials, staff requested additional information and geotechnical investigations to also include preliminary geotechnical data for parcel 04433-003-000, the 12.66 acre parcel to the north. The subsequent studies submitted for review, titled “Sinkhole Susceptibility Study and Near Surface Geotechnical Exploration” and “Limited Subsurface Site Evaluation,” included auger borings and piezometer results for the 63+ acre parcel as well as GPR and SPT borings for the 12+ acre site, respectively.

Preliminary findings indicate that, overall, the site does not have an abundance of sinkhole susceptibility that would make it unsuitable for a groundwater recharge wetland. As part of the site design and development plan approval process, additional geotechnical exploration will be conducted to guide selection of the most appropriate location for the proposed wetland cell areas by further characterizing subsurface conditions and potential for sinkhole development.. Areas found to be susceptible to sinkhole development will be avoided. Conditions have been proposed to prevent and reduce potential impacts of sinkhole formation, including:

- Condition 3; specifying limitations on siting of groundwater recharge wetland cells, size and depth;
- Condition 7; requiring additional geotechnical investigations in the areas of the proposed wetland cells, as well as a sinkhole monitoring

and mitigation plan outlining sinkhole response and remediation methods.

DULY ADOPTED in regular session this 8th day in December, A.D., 2020

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

Ken Cornell, Chair

ATTEST:

Jesse K. Irby, II, Clerk

APPROVED AS TO FORM

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL
AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

LEGAL DESCRIPTION

(**PARCEL 1**)(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO.: 20-160, DATED: FEBRUARY 19, 2020)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES, 26 MINUTES 37 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION, 150.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 110 FOOT CITY OF GAINESVILLE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 890, PAGES 34-36, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES, 38 MINUTES, 15 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1155.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198 OF THE PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 38 MINUTES 15 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1153.35 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 24 MINUTES 07 SECONDS WEST, 1179.85 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45, AND THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 38 MINUTES 18 SECONDS WEST, 329.64 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45, AND THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS WEST, 1329.86 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 00 DEGREES 38 MINUTES 21 SECONDS EAST, ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, A DISTANCE OF 1481.03 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198; THENCE NORTH 89 DEGREES 26 MINUTES 37 SECONDS EAST, ALONG THE NORTH LINE OF SAID CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198 A DISTANCE OF 2509.67 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ROAD RIGHT OF WAY.

LESS AND EXCEPT THAT LANDS AS CONVEYED IN OFFICIAL RECORDS BOOK 2298, PAGE 1371 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT (NO I.D.) FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF

THE ARREDONDO GRANT, AND RUN THENCE SOUTH 00 DEGREES 38'42" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 374.85 FEET; THENCE NORTH 89 DEGREES 23'46" EAST, A DISTANCE OF 2509.87 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A 110' CITY OF GAINESVILLE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 890, PAGE 34 ET SEQ. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 38'07" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 44.85 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4, ALSO KNOWN AS THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 24'13" WEST, ALONG SAID SOUTH LINE, 1179.86 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45); THENCE NORTH 00 DEGREES 37'45" WEST, 329.64 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE NORTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45) LYING ON THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 24'18" WEST, ALONG SAID NORTH BOUNDARY, 1330.00 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS CONTAINED IN THAT CERTAIN FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, FOR THE POINT OF BEGINNING, AND RUN S.00 DEGREES 38'59"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1481.25 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89 DEGREES 26'39"E, ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, A DISTANCE OF 1.7 FEET, MORE OR LESS, TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCE RUN NORTHERLY, ALONG SAID FENCE LINE AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1481 FEET, MORE OR LESS, TO THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 14; THENCE RUN S.89 DEGREES 24'21"W, ALONG SAID NORTH LINE, A DISTANCE OF 18.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(PARCEL 2)(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NO.: 20-160 A, DATED: JULY 20, 2020)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT (NO I.D.) FOUND AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, INSIDE OF THE ARREDONDO GRANT, AND RUN THENCE SOUTH 00 DEGREES 38'42" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4, A DISTANCE OF 374.85 FEET; THENCE NORTH 89 DEGREES 23'46" EAST, A DISTANCE OF 2509.87 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A 110' CITY OF GAINESVILLE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 890, PAGE 34 ET SEQ. OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 38'07" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 44.85 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4, ALSO KNOWN AS THE

SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 701, PAGE 45 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 24'13" WEST, ALONG SAID SOUTH LINE, 1179.86 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE SOUTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45); THENCE NORTH 00 DEGREES 37'45" WEST, 329.64 FEET, TO A CONCRETE MONUMENT (LB 2389) FOUND AT THE NORTHWEST CORNER OF SAID PARCEL (O.R. 701, PG. 45) LYING ON THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 24'18" WEST, ALONG SAID NORTH BOUNDARY, 1330.00 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS CONTAINED IN THAT CERTAIN FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2331, PAGE 312 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 14, TOWNSHIP 10 SOUTH, RANGE 18 EAST, FOR THE POINT OF BEGINNING, AND RUN S.00 DEGREES 38'59"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 14, A DISTANCE OF 1481.25 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89 DEGREES 26'39"E, ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1794, PAGE 198, A DISTANCE OF 1.7 FEET, MORE OR LESS, TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCE RUN NORTHERLY, ALONG SAID FENCE LINE AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1481 FEET, MORE OR LESS, TO THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 14; THENCE RUN S.89 DEGREES 24'21"W, ALONG SAID NORTH LINE, A DISTANCE OF 18.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

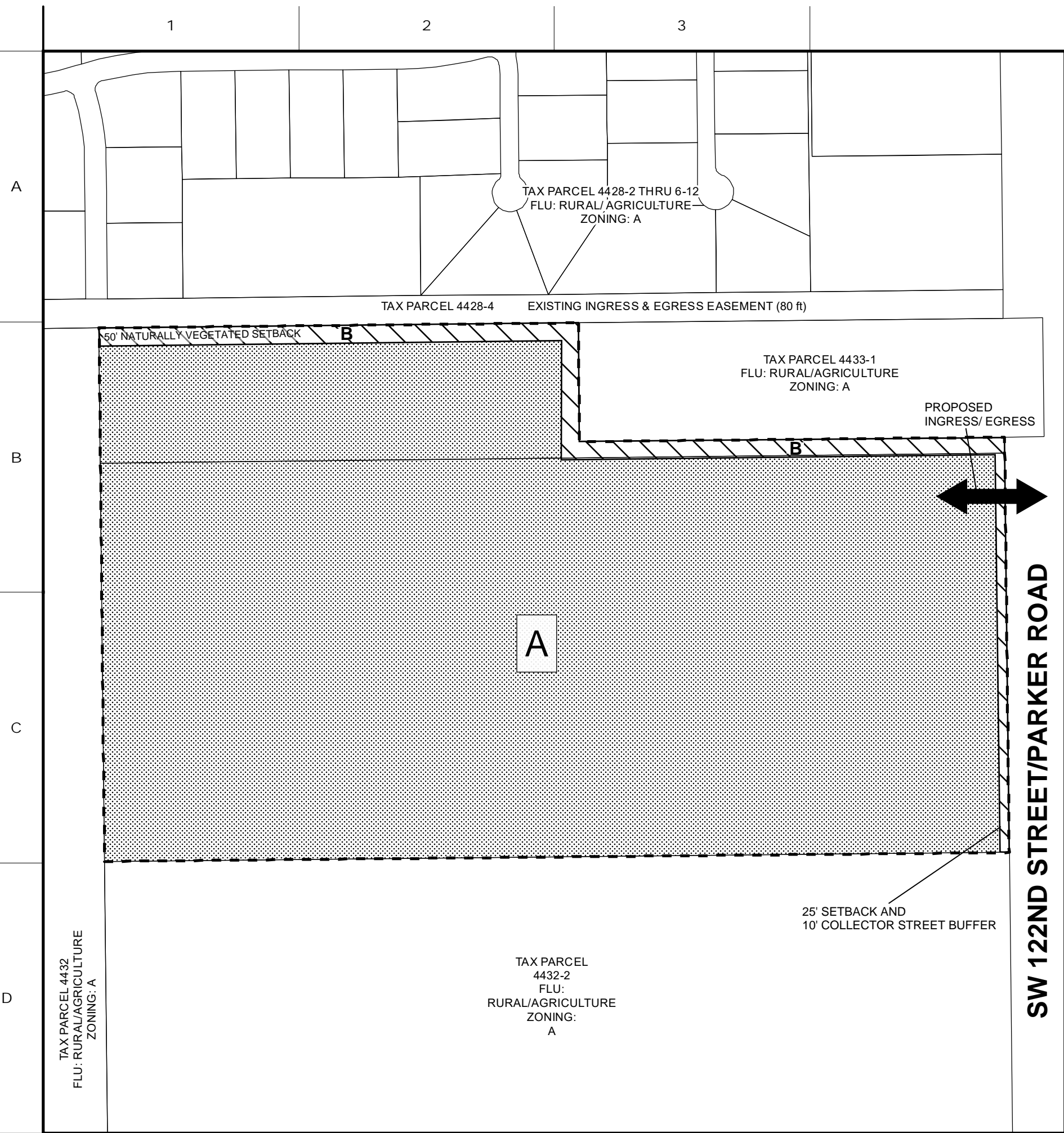


EXHIBIT B

GAINESVILLE REGIONAL UTILITIES
GROUNDWATER RECHARGE
WETLAND PARK
SPECIAL EXCEPTION PLAN

GENERAL NOTES

1. PERMITTED USES INCLUDE, BEYOND THOSE IN THE AGRICULTURE (A) ZONING DISTRICT, OPERATION AND MAINTENANCE OF A WETLAND RECHARGE PARK IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION DEPARTMENT REQUIREMENTS. PASSIVE RECREATION ACTIVITIES, EDUCATIONAL TOURS, AND LIMITED EVENTS ARE ALLOWED IN CONJUNCTION WITH THE AFOREMENTIONED PERMITTED USES DURING DAYLIGHT HOURS (DAWN TO DUSK) UNLESS FOR SPECIFIC SEASONAL EVENTS (IE. SUMMER SOLSTICE, FULL-MOON GUIDED TOURS, OR SIMILAR MIGRATORY FAUNA EVENT). THE OPERATIONS, MAINTENANCE, AND EDUCATIONAL BUILDINGS/STRUCTURE AND ASSOCIATED VEHICULAR PARKING AREAS SHALL BE LOCATED AS CLOSE TO SW 122ND STREET AS PRACTICABLE, WITHIN LAND USE AREA 'A'. FOOD AND BEVERAGE VENDING IS PERMITTED AS A LIMITED AND TEMPORARY USE, ONLY IN CONJUNCTION WITH SPECIAL EVENTS, WITHIN LAND USE AREA 'A'.

2. SITE INGRESS/ EGRESS LOCATION WILL BE VIA SW 122ND STREET, DETERMINED DURING PRELIMINARY DEVELOPMENT PLAN (PDP) REVIEW AND APPROVAL, AND GATED FOR THE SITE'S AND PUBLIC'S SECURITY. THE EXACT LOCATION WILL BE DETERMINED DURING PDP REVIEW AND APPROVAL BASED ON ADJACENT USES AND ACCESS MANAGEMENT CRITERIA FOR SPACING AND OPERATIONAL SAFETY.

3. PEDESTRIAN PATHS, PATHWAY AND SECURITY LIGHTING, AND STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED ANYWHERE WITHIN AREA A.

4. A 25-FOOT-WIDE SETBACK SHALL BE REQUIRED WHERE THE PROJECT SITE IS ADJACENT TO PUBLIC RIGHTS-OF-WAY, AS SHOWN ON THIS PROPOSED SITE PLAN AS LAND USE AREA 'B'.

ZOX-03-20 CONDITIONS

1. A MINIMUM 50 FEET NATURALLY VEGETATED SETBACK SHALL BE PROVIDED ALONG THE NORTHERN SITE BOUNDARIES.

2. GROUNDWATER RECHARGE WETLAND CELLS WETTED BOTTOM SHALL BE LOCATED A MINIMUM OF 300 FEET AWAY FROM ANY PUBLIC OR PRIVATE POTABLE WATER SUPPLY WELL, UNLESS THE APPLICANT CAN DEMONSTRATE REASONABLE ASSURANCE THAT GROUNDWATER WILL BE PROTECTED. INDIVIDUAL WETLAND RECHARGE CELLS SHALL NOT EXCEED 5 ACRES IN SIZE, AND ZONES WITH A WATER DEPTH GREATER THAN 18 INCHES SHALL BE LIMITED TO 25% OF TOTAL WETLAND UNLINED RECHARGE AREA.

3. THE INITIAL PHASE SHALL BE DESIGNED TO A LOADING RATE OF 3 MGD. PRIOR TO INCREASING THIS LOADING (UP TO 5.0 MILLION GALLONS PER DAY (MGD)), THE APPLICANT MUST DEMONSTRATE THAT ADEQUATE WATER QUALITY TREATMENT IS BEING ACHIEVED AND THAT THERE ARE NO OFFSITE IMPACTS. THE GOAL WOULD BE TO REDUCE NITROGEN LEVELS BELOW THE INFLUENT CONCENTRATION AND AS CLOSE AS POSSIBLE TO THE 0.35 MG/L NITRATE LEVELS IN THE STATE WATER QUALITY STANDARD FOR THE SANTA FE RIVER AND ASSOCIATED SPRINGS.

4. GROUNDWATER MONITORING PLAN REQUIREMENTS:
A. THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), INCLUDING ANY CONDITIONS ISSUED AS PART OF THE FDEP PERMIT REGARDING THE FACILITY'S GROUNDWATER MONITORING PLAN (SUCH AS MONITOR WELL REQUIREMENTS, SAMPLING FREQUENCY, MONITORING REPORTS, ETC.). ALL REQUIRED CORRESPONDENCE, GROUNDWATER MONITORING DATA AND REPORTS RELATED TO THE SITE SHALL BE SUBMITTED TO THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT. ALACHUA COUNTY WILL BE A STAKEHOLDER IN THE DEVELOPMENT OF THE FDEP GROUNDWATER MONITORING PLAN, AND RESERVES THE RIGHT TO REQUIRE ADDITIONAL MONITORING BEYOND THE FDEP PERMIT REQUIREMENTS TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS. THE MONITORING PLAN SHOULD INCLUDE, AT A MINIMUM, CHLORIDE, SULFATE, TOTAL DISSOLVED SOLIDS, AND NUTRIENTS (TOTAL NITROGEN, AMMONIA, AS N, NITRATE + NITRITE, PHOSPHORUS); IT MAY ALSO INCLUDE SAMPLING AND REPORTING RESULTS OF EMERGING CONTAMINANTS.
B. THE APPLICANT SHALL CONDUCT A CURRENT INVENTORY OF ALL PUBLIC AND PRIVATE POTABLE WATER SUPPLY AND IRRIGATION WELLS WITHIN A 500-FOOT RADIUS OF PROPERTY BOUNDARIES AND AN INITIAL SAMPLING OF POTABLE SUPPLY WELLS PRIOR TO DEVELOPMENT PLAN SUBMITTAL TO ESTABLISH A BASELINE. FIELD TESTS SHALL INCLUDE SPECIFIC CONDUCTANCE, PH, TEMPERATURE, TURBIDITY, AND DISSOLVED OXYGEN. LABORATORY TESTS SHALL INCLUDE, AT A MINIMUM, ARSENIC, BACTERIA (TOTAL AND FECAL), TOTAL NITROGEN, AMMONIA AS N, NITRATE + NITRITE, PHOSPHORUS.
C. ANY VIOLATION OF THE APPROVED GROUNDWATER MONITORING PLAN SHALL BE CONSIDERED A VIOLATION OF THE CONDITIONS OF THIS SPECIAL EXCEPTION

5. AT THE DEVELOPMENT REVIEW STAGE, THE APPLICANT SHALL SUBMIT THE FOLLOWING, SUBJECT TO COUNTY APPROVAL:
A. AN INVENTORY OF ALL PRIVATE POTABLE SUPPLY AND IRRIGATION WELLS WITHIN 500 FEET OF THE SUBJECT PROPERTY BOUNDARIES AND INITIAL SAMPLING RESULTS FOR THE POTABLE SUPPLY WELLS.
B. A GROUNDWATER QUALITY MONITORING PLAN.
C. A SINKHOLE MONITORING AND MITIGATION PLAN.
D. AN INVASIVE, NON-NATIVE VEGETATION MANAGEMENT PLAN.
E. A DEVELOPMENT PLAN DEMONSTRATING COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL EXCEPTION.

6. PRIOR TO ANY SITE WORK, THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION REGARDING GOPHER TORTOISES AND OTHER STATE-REGULATED WILDLIFE SPECIES.

7. RESULTS OF ADDITIONAL GEOTECHNICAL INVESTIGATION TO FURTHER EVALUATE THE SUBSURFACE CONDITIONS AND SINKHOLE POTENTIAL IN THE AREAS OF THE PROPOSED WETLAND CELLS SHALL BE SUBMITTED TO THE COUNTY AT THE TIME OF DEVELOPMENT PLAN REVIEW. A SINKHOLE MONITORING AND MITIGATION PLAN SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL, AND SHALL INCLUDE AN ABANDONMENT PLAN FOR ANY CELLS THAT EXPERIENCE A SIGNIFICANT SUBSIDENCE EVENT AND CANNOT OR WILL NOT BE REPAIRED AND RETURNED TO SERVICE.

| DEVELOPMENT STANDARDS | |
|--|----|
| MAX BUILDING COVERAGE: 10% GROSS LAND AREA | |
| MINIMUM SETBACK REQUIREMENTS: | |
| FRONT (FT) | 40 |
| INTERIOR SIDE (FT) | 20 |
| STREET SIDE (FT) | 40 |
| REAR (FT) | 40 |

| LAND USE DATA | | | |
|---------------|------------------|------|-------|
| HATCH PATTERN | LAND USE AREA | AREA | |
| | | AC | % |
| | PROJECT SITE | 75.0 | 100% |
| | DEVELOPABLE AREA | 72.6 | 96.8% |
| | SETBACK | 2.4 | 3.2% |

18001 Research Drive
A
0352/331-1976 / 0352/331-2476
WWW.NWR-REC.COM

CHIXI
Professional Consultants

est. 1988 FLORIDA
CA-5075

1" = 300'
0 1"
VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALE ACCORDINGLY.

DATE: 19-06-18

PROJECT NUMBER: 19-06-18

PROJECT TITLE: GAINESVILLE REGIONAL UTILITIES GROUNDWATER RECHARGE WETLAND PARK SPECIAL EXCEPTION PLAN

PROJECT LOCATION: SW 122ND STREET/PARKER ROAD

PROJECT OWNER: GAINESVILLE REGIONAL UTILITIES

PROJECT ENGINEER: [Signature]

PROJECT CHECKER: [Signature]

PROJECT QUALITY CONTROL: [Signature]

PROJECT DATE: 19-06-18

NORTH

SHEET NO. 1