



Southwest Nature Park Neighborhood Workshop
Alachua County Preliminary/Final Development Plan Application
October 26, 2023

Welcome & House Keeping

- We are glad you are here!
- The webinar will be recorded
- Your microphone will be muted
- To ask a question:
 - 'Raise your hand' to verbally ask
 - Use the chat box
 - We recommend that you hold your questions to the end as they may be answered during the presentation



Neighborhood Workshop

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a combined Preliminary/Final Development Plan to develop the GRU Southwest Nature Park on Alachua County tax parcel numbers 04433-000-000 and 04433-003-001 on approx. 76.22 acres located at 3488 SW 122nd St. The future land use map designation is Rural/Agriculture and the zoning is 'A' (Agriculture). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal and to seek their comments. The meeting will be held virtually as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Thursday, October 26, 2023
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (386) 347-5053

Contact:
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(352) 373-3541

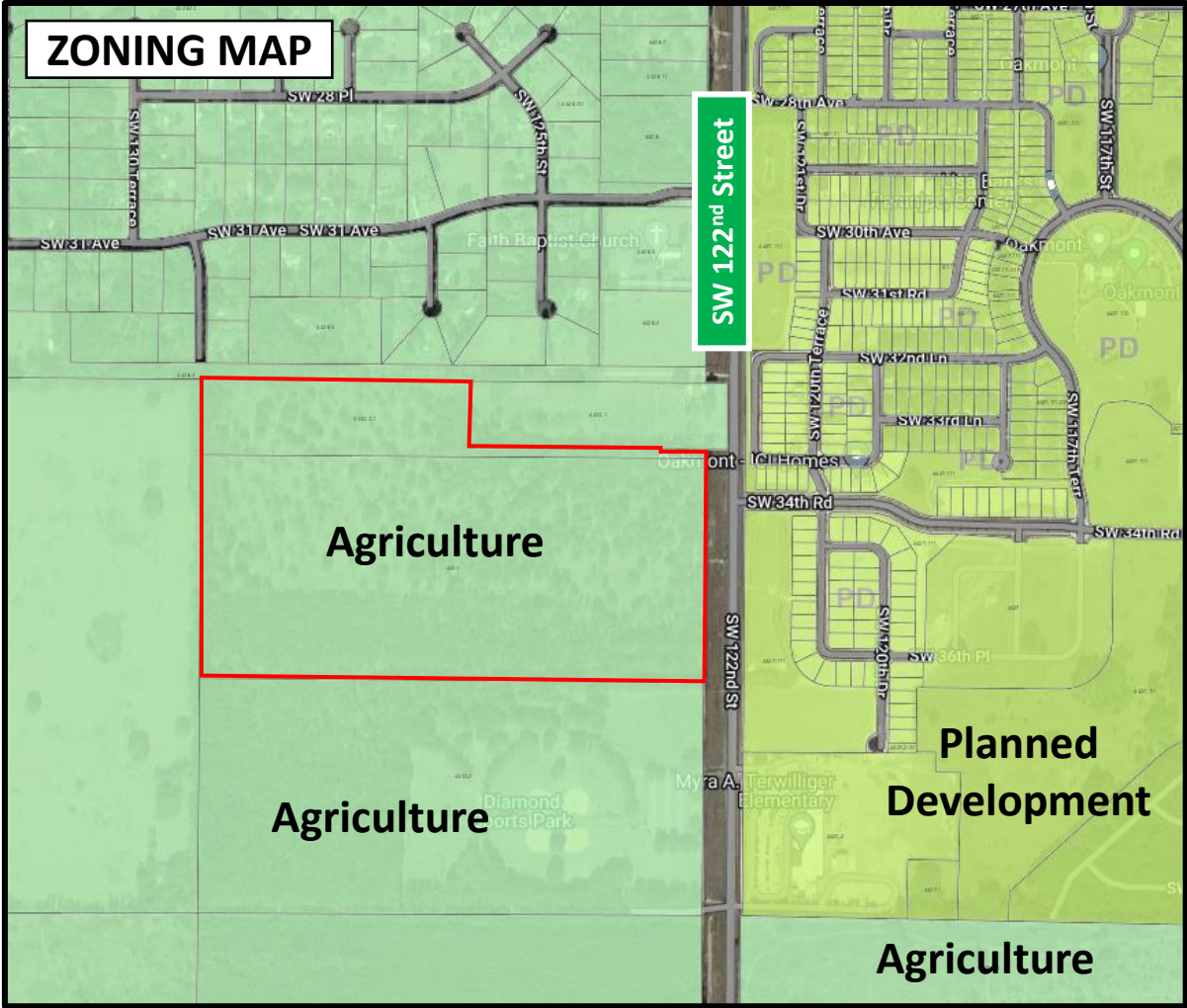
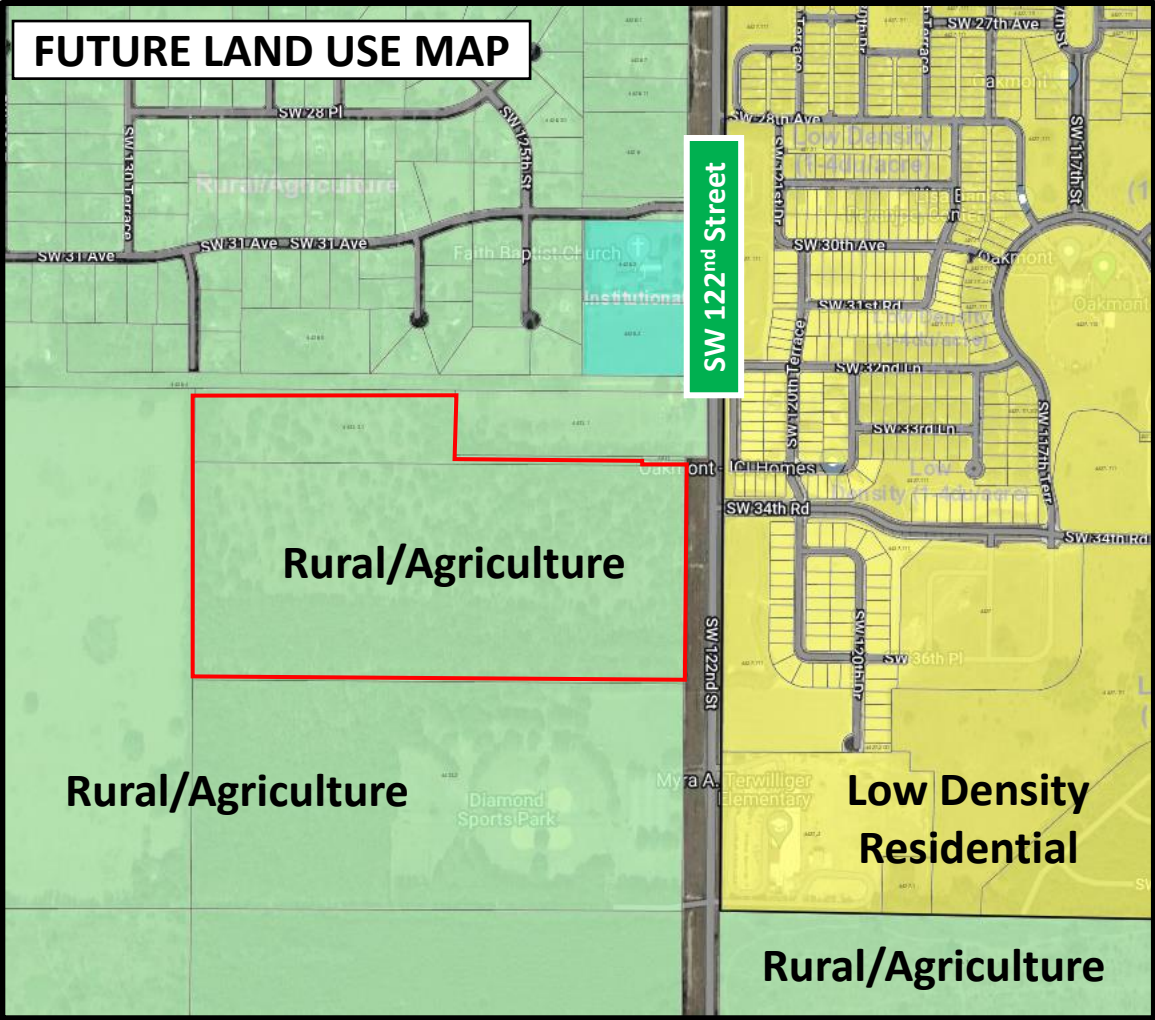


Property Location Map

- Tax Parcel Numbers:
 - 04433-000-000
 - 04433-003-001
- Location: 3488 SW 122nd St.
- Approx. 76 Acres (+/-)
- Land Use Designation: Rural/Agriculture
- Zoning District: 'A' (Agriculture)
- Proposed Nature Park

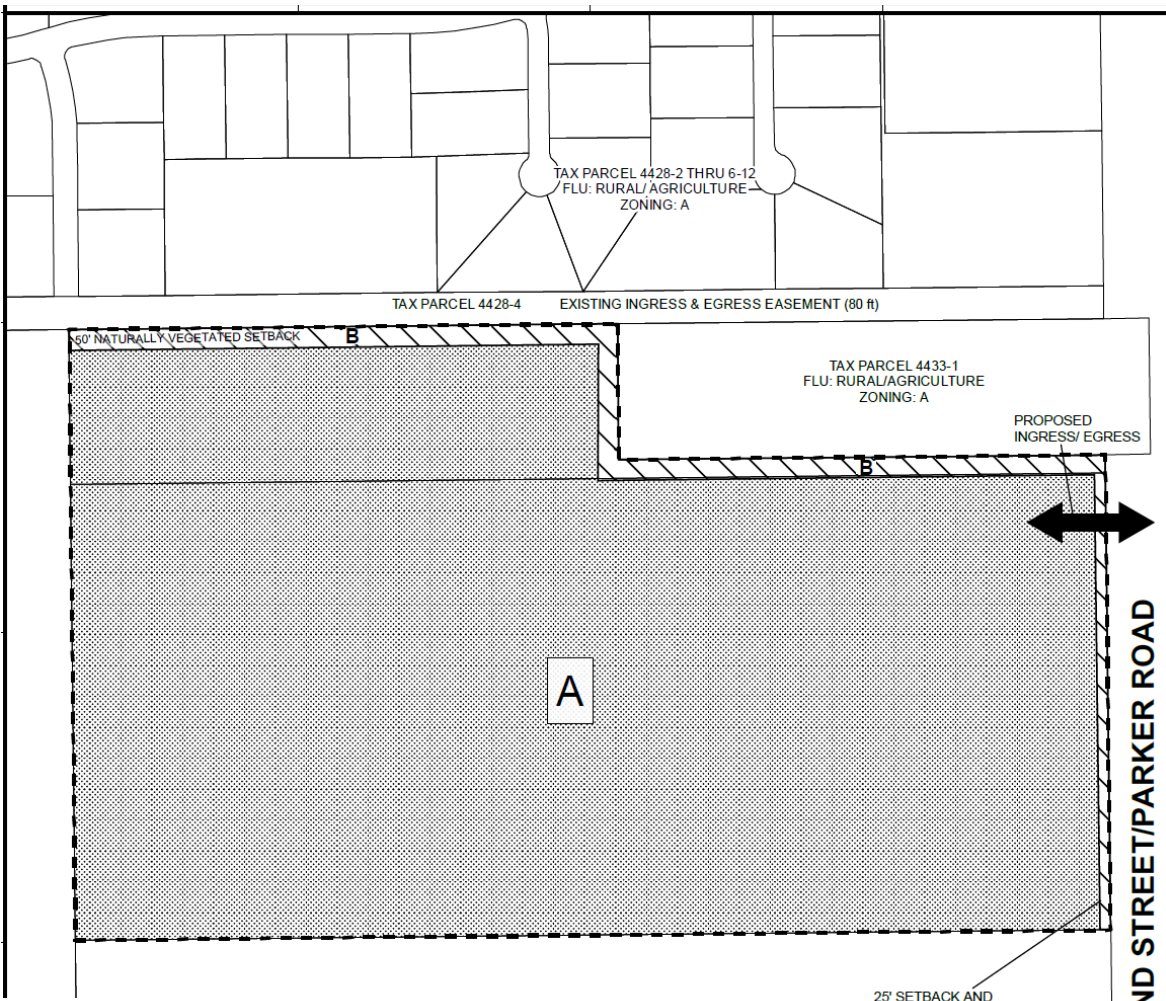


Existing Land Use and Zoning Maps



Special Exception Master Plan

Approved by
Alachua County
Board of County
Commissioners on
12/08/20



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.

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 'X'. FOOD AND BEVERAGE VENDING IS PERMITTED AS A LIMITED AND TEMPORARY USE, ONLY IN CONJUNCTION WITH SPECIAL EVENTS, WITHIN LAND USE AREA 'X'.
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'-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 Turtles 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.
8. FENCING SHALL BE REQUIRED ALONG THE WESTERN BOUNDARY OF THE SITE.
9. NO FLAMMABLE STRUCTURE SHALL BE LOCATED WITHIN 25 FEET OF THE WESTERN BOUNDARY OF THE SITE.

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%

CH2M HILL

1" = 300'

0 100 200

SCALE: AS SHOWN

1

Outline

- Team Introductions
- Background & Drivers
- Project Overview
- Site Study
- Next Steps



Team Members



Kristen Sealey, PE
Project Manager



Alan Foley, PE
Senior Manager



Sergio Reyes, PE
Community Engineer



Jennifer McElroy, PE
Regulatory Compliance



Pranjali Kumar, PE
Water Quality Expert



Amy Goodden, PE
Ecological Design Engineer



Rick Hutton, PE
Regulatory Affairs



GRU Overview

Water Service

- 200,000 people
- UF, SFC, hospitals & businesses

Water Reclamation

- Receives wastewater from 185,000 people throughout the community
- Collect, treat, and beneficially reuse

Protect public health and safety



Water Challenges

- Expect 40,000 to 50,000 new residents to the region over next 20 years
(20-25% population increase)
- Need to protect springs, lakes, and rivers



Water Resource Strategy

Water Conservation

Water Reuse

- Irrigation - instead of groundwater
- Environmental restoration
- Aquifer recharge



Project Drivers

- Increases beneficial reuse
- Provides aquifer recharge
- Supports flows at the Santa Fe and Ichetucknee Rivers and their springs
- Cost Share partnership with Florida Department of Environmental Protection (FDEP) & Suwannee River Water Management District (SRWMD)



Project Details

- Property 75-acres
- Wetland areas will receive high-quality reuse water from Kanapaha Water Reclamation Facility
- Tree selection & vegetated buffer
- No offsite drainage
- Site monitoring
- Public access planned to be managed by Alachua County Parks & Open Space
- Stakeholder engagement & collaboration

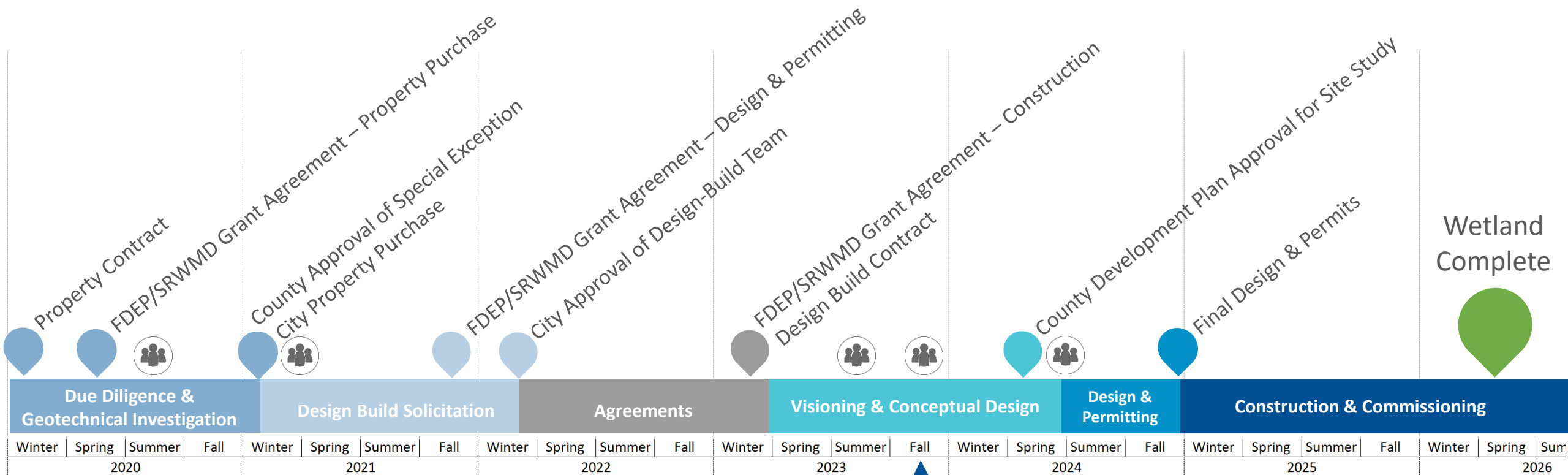


Ocala Wetland Recharge Park, Ocala-News

Artistic Rendering



Project Schedule



We Are Here



Site Study

Purpose

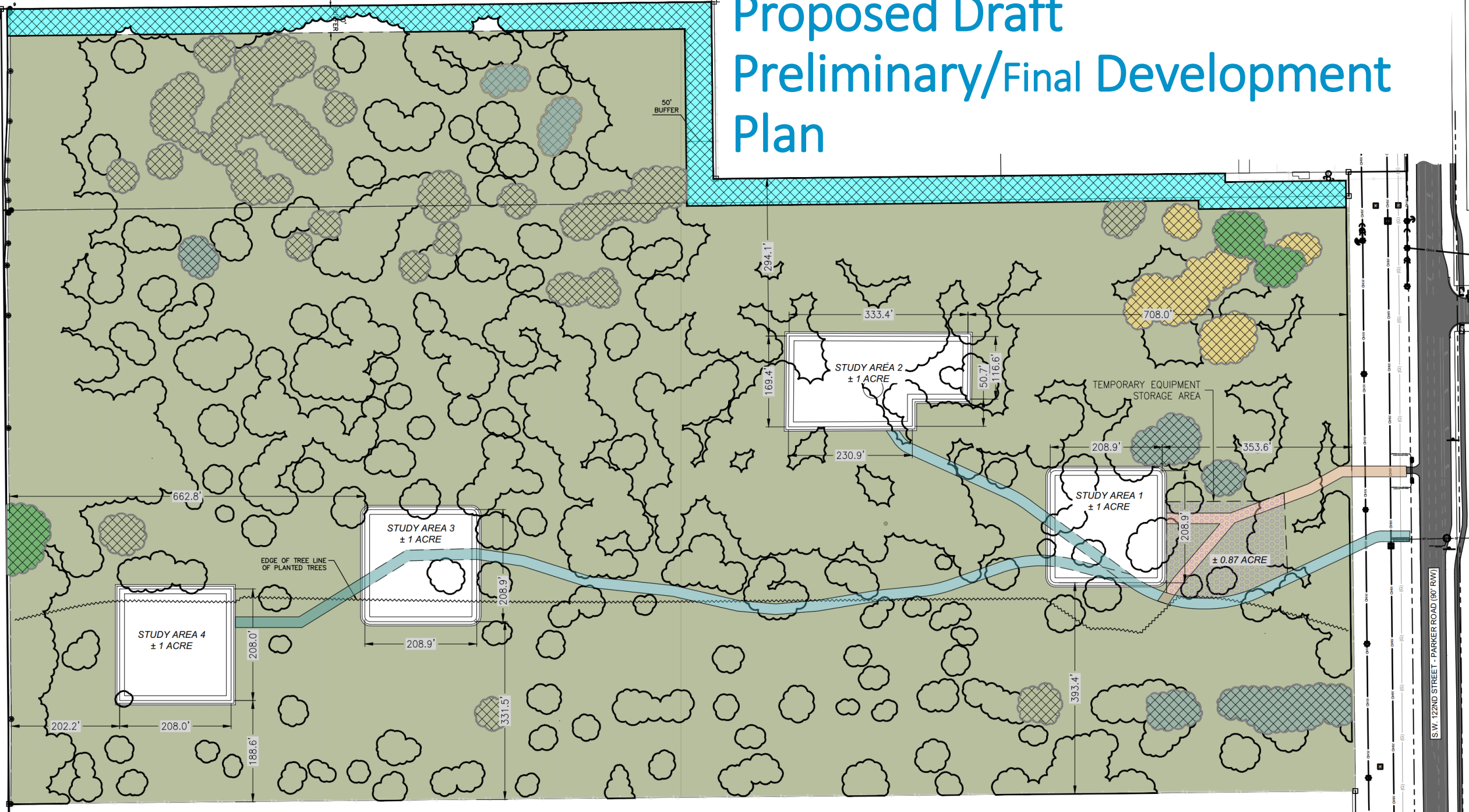
- Determine site-specific percolation rates that will be used to design and size wetland areas

Test Description

- Study areas approx. 1 acre
- Study areas operated to simulate wetland operation
- Potable water from GRU's drinking water system will be used to fill the study areas and maintain water levels
- Monitoring equipment to measure percolation rates



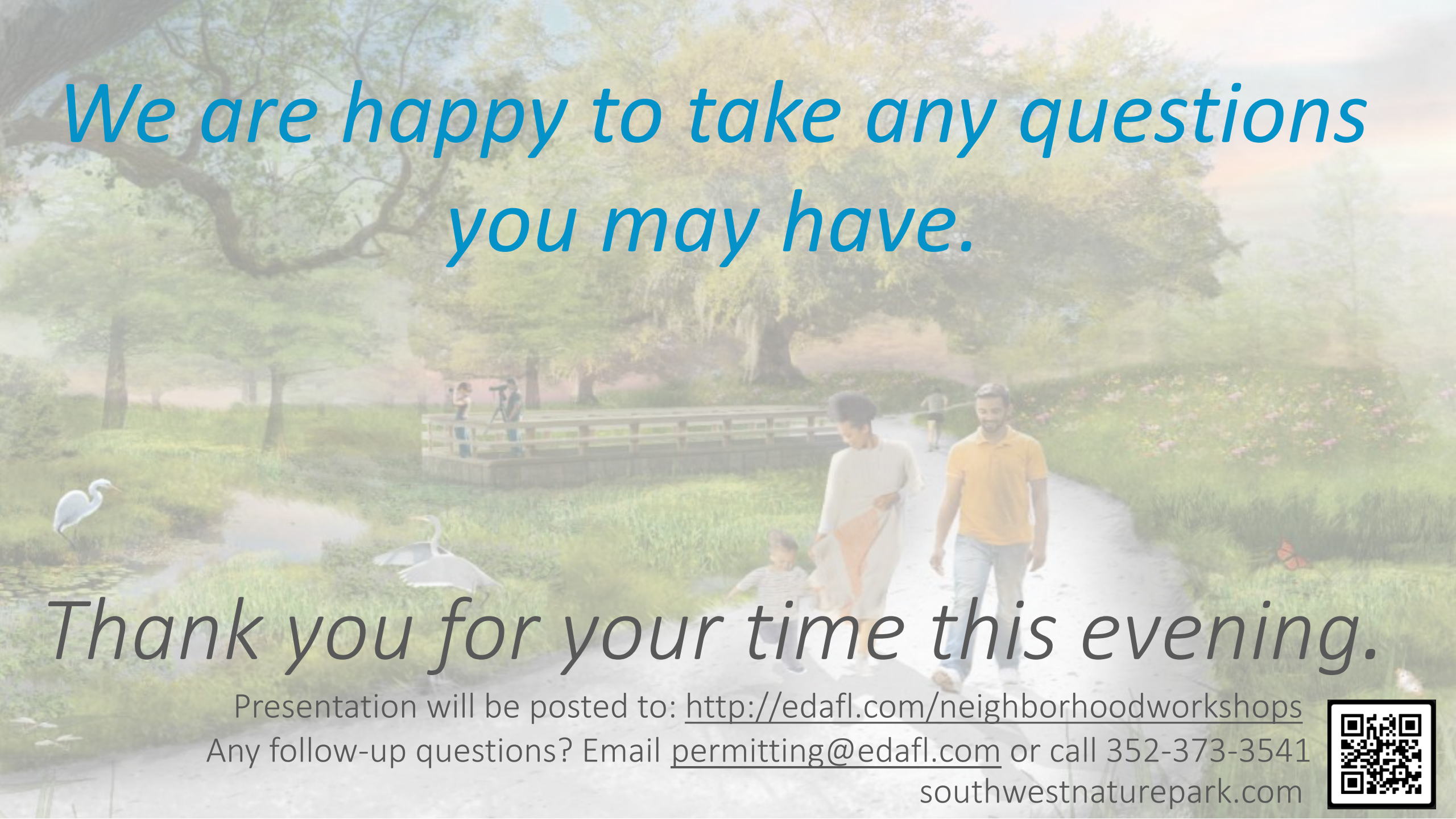
Proposed Draft Preliminary/Final Development Plan



Next Steps

- Neighborhood Workshop – October 26, 2023
- **Preliminary/Final Development Plan – for Site Study**
 - County Submittal – October 2023
 - Approval – Tentatively Jan/Feb 2024
- Neighborhood Meeting for Conceptual Design – Spring/Summer 2024
- **Revised Final Development Plan – for Southwest Nature Park**
 - County Submittal – Tentatively Fall 2024
 - DRC Hearing – Tentatively Fall 2024





*We are happy to take any questions
you may have.*

Thank you for your time this evening.

Presentation will be posted to: <http://edafl.com/neighborhoodworkshops>
Any follow-up questions? Email permitting@edafl.com or call 352-373-3541
southwestnaturepark.com

