

TECHNICAL MEMORANDUM

UF Health Springhill

21-0340



To: Brad Pollitt, VP Facilities

From: CHW

Date: March 27, 2023

RE: UF Health Springhill

This Technical Memorandum is created for an approximately 10.21 acre review area consisting of portions of Alachua County tax parcels 06041-002-004, 06041-002-005 and 06041-002-002 within the Santa Fe Health Park, Section 20, Township 09 South, Range 19 East (Review Area) (Exhibit 1). An aerial with review boundary is attached as Exhibit 2.

CHW ecologists conducted a site inspection on March 23, 2023. No wetlands or other surface waters were identified in the Review Area. However, an isolated wetland was observed just west of the Review Area, north of the existing parking lot. Wetland limits observed outside the Review Area were not delineated but have been depicted and are shown in St. Johns River Water Management District (SJRWMD) Permit No. 23414-1 and 23414-2. The wetland area to the west is included as an area of preserve on the plans in these permits (Exhibit 3). The Review Area also includes a natural depression in the southern/central area of the site that is being utilized as a stormwater management feature.

The soils on the Review Area consists of Arredondo fine sand, 0 to 5 percent slopes, Millhopper sand, 0 to 5 percent slopes, and Arredondo fine sand, 5 to 8 percent slopes (Exhibit 4). None of these soils have a hydric rating according to the Natural Resources Conservation Service (NRCS) Soil Survey (Table 1).

Table 1: Soils Summary

Map Unit	Soil Description	Hydric Rating
3	Arredondo fine sand, 0 to 5 percent slopes	No
8	Millhopper sand, 0 to 5 percent slopes	No
69	Arredondo fine sand, 5 to 8 percent slopes	No

The Review Area does not lie within any Alachua County strategic ecosystems. The site is mostly developed and/or managed as open and is unlikely to be classified as significant habitat. No listed species or their signs were observed in the Review Area. No significant geological features were identified on-site. The site is not within any wellfield protection areas or mineral resource areas. The Review Area is located in an area of the county where the Floridan aquifer is considered vulnerable (Exhibit 5).

Groundtruthing to map the vegetative communities was conducted utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance by exotic vegetation species, or habitats managed to reduce understory and groundcover vegetation. To

quantify the degree of exotic vegetation infestation, “E” codes were used. AutoCAD 2022 was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map for the Project. The FLUCFCS map with acreages is provided as Exhibit 6. Three land uses were identified within the Review Area. Table 2 summarizes the identified FLUCFCS codes, descriptions, and acreages.

Table 2: Summary of Habitat Types and Acreages

Code	Description	Acres	% of Total
174	Medical Facilities	0.53	5.19
190	Open Land	1.65	16.16
4208	Hardwood Forest, Managed	3.22	31.54
4348	Hardwood/Conifer Mixed, Managed	1.76	17.24
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	0.31	3.04
534	Storm Water Management Facility	0.61	5.97
814	Roads and Parking Lots	2.13	20.86
Total		10.21	100.00

Medical Facilities (FLUCFCS Code 174)

This land use includes a building associated with the AvMed Center. Surrounding landscape plants include azalea (*Rhododendron sp.*), coontie (*Zamia integrifolia*), and cape honey suckle (*Tecomaria capensis*).

Open Land (FLUCFCS Code 190)

This upland habitat type includes a canopy and sub canopy that are open. The groundcover includes bahia grass (*Paspalum notatum*), witchgrass (*Dichanthelium sp.*), common carpetgrass (*Axonopus fissifolius*), and trampweed (*Facelis retusa*). This Habitat type is regularly mowed and maintained as recreational and outdoor event space.

Hardwood Forest, Managed (FLUCFCS Code 4208)

This upland land use type includes naturally generated stands of laurel oak (*Quercus laurifolia*), southern red oak (*Quercus falcata*), Carolina laurel cherry (*Prunus caroliniana*), and loblolly pine (*Pinus taeda*) in the canopy and is regularly mowed and maintained in the understory to be free of shrubs and tall groundcover. The sub canopy is primarily open but does include scattered laurel oak. The ground cover includes bahia grass, witchgrass, spurge nettle (*Cnidoscolus stimulosus*), greenbriar (*Smilax sp.*), common yellow woodsorrel (*Oxalis corniculata*), Pennsylvania cudweed (*Gamochaeta pensylvanica*), Chinese tallow (*Triadica sebifera*), and Saint Augustine grass (*Stenotaphrum secundatum*).

Hardwood/Conifer Managed (FLUCFCS Code 4348)

This upland land use is composed of naturally generated stands of loblolly pine, laurel oak, southern red oak, and southern magnolia (*Magnolia grandiflora*) in the canopy and is regularly mowed and maintained in the understory to be free of shrubs and tall groundcover. The sub canopy is primarily open but does include scattered laurel oak. The ground cover includes bahia grass, witchgrass, spurge nettle, greenbriar, common yellow woodsorrel, Pennsylvania cudweed, and Saint Augustine grass.

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)

The canopy of this upland habitat includes Laurel oak, sweet gum (*Liquidambar styraciflua*), and loblolly pine. The sub canopy includes laurel oak, wax myrtle (*Morella cerifera*), beauty berry (*Callicarpa americana*), cabbage palm (*Sabal palmetto*), Chinese tallow, camphor tree (*Cinnamomum camphora*), and Carolina laurel cherry. The groundcover includes basketgrass (*Oplismenus sp.*), witchgrass, sweetgum, bracken fern (*Pteridium aquilinum*), and beautyberry.

Storm Water Management Facility (FLUCFCS Code 534)

This upland land use type includes a natural depression within the surrounding hardwood forest that is being utilized as a dry storm water management feature. The vegetation composition is similar to FLUCFCS Code 4209 with additional sweetgum and magnolia in the canopy, beautyberry and cabbage palm in the sub canopy, and meadow garlic (*Allium canadense*), windowbox woodsorrel (*Oxalis articulata*), Florida hedgenettle (*Stachys floridana*), common dayflower (*Commelina diffusa*), and small fruit primrose willow (*Ludwigia microcarpa*) in the groundcover.

Roads and Parking Lots (814)

This land use type includes roadways, parking areas, sidewalks and rights of way that are associated with the AvMed Center. The Canopy includes laurel oak, southern red oak, and Chinese elm (*Ulmus parvifolia*). The sub canopy includes Chinese holly (*Ilex cornuta*). The ground cover included bahia grass, and monkey grass (*Liriope spicata*).

Please see the attached maps for the off-site wetland location, and habitat and land uses within the Review Area. Also attached is the Alachua County Environmental Resources Assessment Checklist. Please contact CHW at (352) 331-1976 with any questions about the contents of this memo.

Sincerely,

CHW Professional Consultants, Inc.



Brett Bartek
Ecologist



Alachua County Board of County Commissioners
Department of Growth Management

10 SW 2nd Ave., Gainesville, FL 32601
Website: <https://growth-management.alachuacounty.us>

Submit application to: **Development Review**

Tel. 352.374.5249

Email: developmentreview@alachuacounty.us

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	N/A	Surface Waters (ponds, lakes, streams, springs, etc.)	
Yes	N/A	Wetlands	
Yes	N/A	Surface Water or Wetland Buffers	See Technical Memo for Offsite Preserved Wetland Location
Yes	N/A	Floodplains (100-year)	
Yes	N/A	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc.)	
Yes	N/A	Strategic Ecosystems (within or adjacent to mapped areas)	
Yes	N/A	Significant Habitat (biologically diverse natural areas)	
Yes	N/A	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)	
Yes	N/A	Non-native Invasive Species	See Technical Memo FLUCFCS Descriptions
Yes	N/A	Recreation/Conservation/Preservation Lands	
Yes	N/A	Significant Geological Features (caves, springs, sinkholes, etc.)	
Yes	N/A	High Aquifer Recharge Areas	See Technical Memo for Location in Area mapped as Vulnerable
Yes	N/A	Wellfield Protection Areas	
Yes	N/A	Wells	
Yes	N/A	Soils	See Technical Memo for Description of Soils
Yes	N/A	Mineral Resources Areas	
Yes	N/A	Topography/Steep Slopes	
Yes	N/A	Historical and Paleontological Resources	
Yes	N/A	Hazardous Materials Storage Facilities	
Yes	N/A	Contamination (soil, surface water, ground water)	

Signed: _____ **Project #:** _____ **Date:** _____

For assistance in completing this form, please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://alachuacounty.us/Depts/EPD/Pages/EPD.aspx> or contact ACEPD at (352) 264-6800.

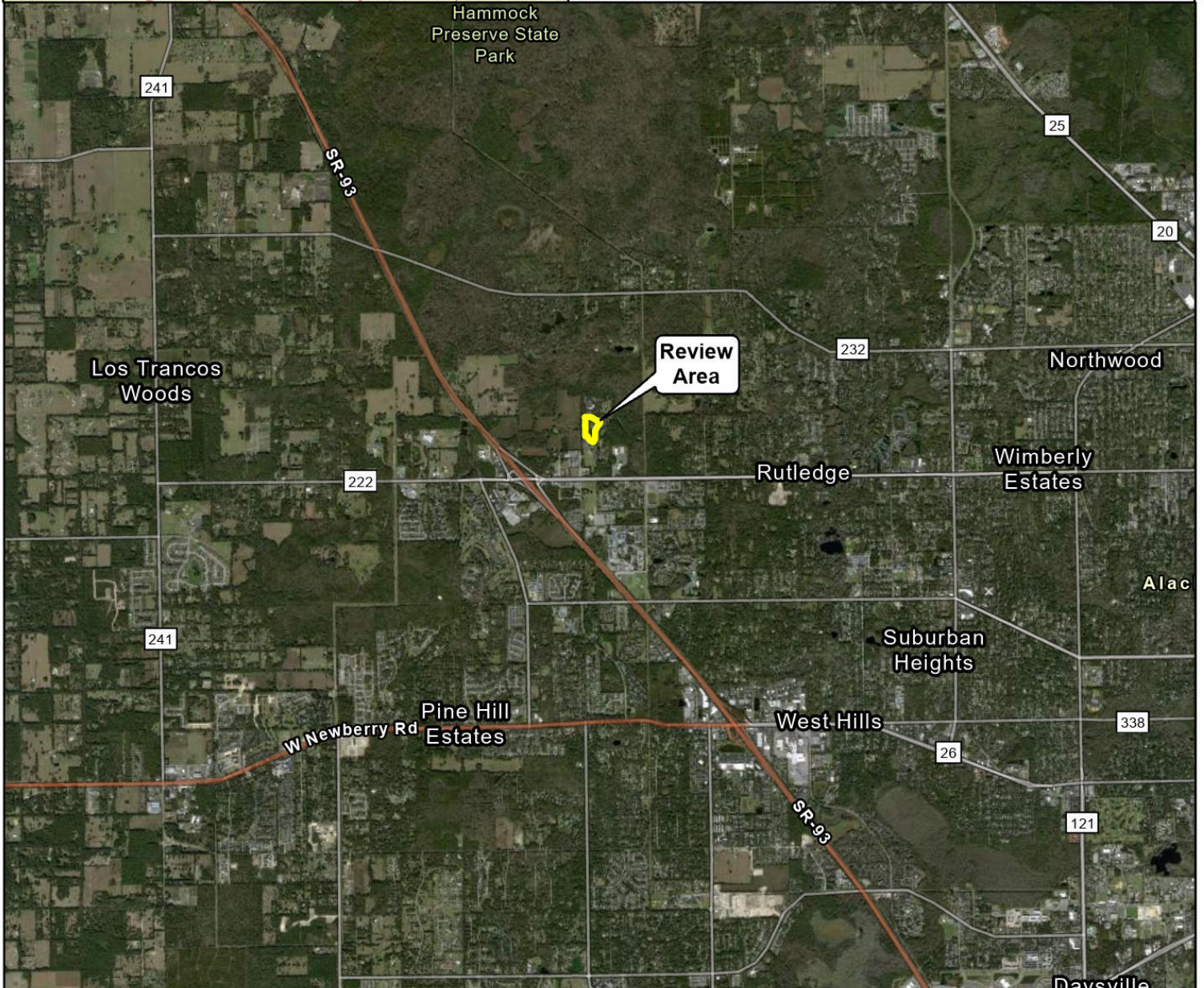
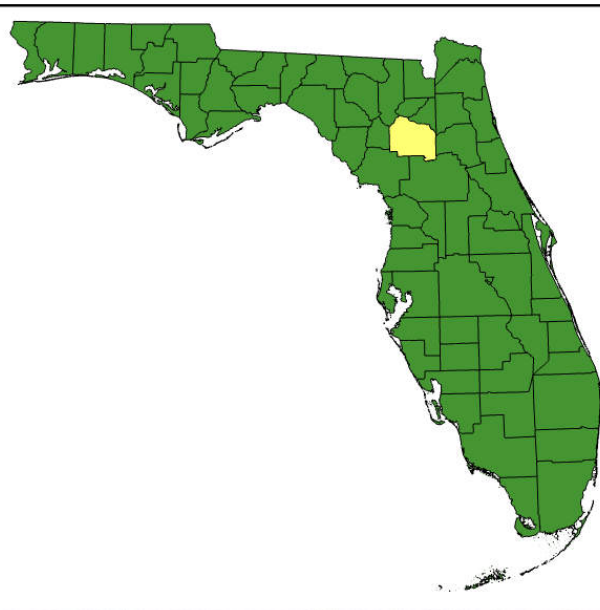
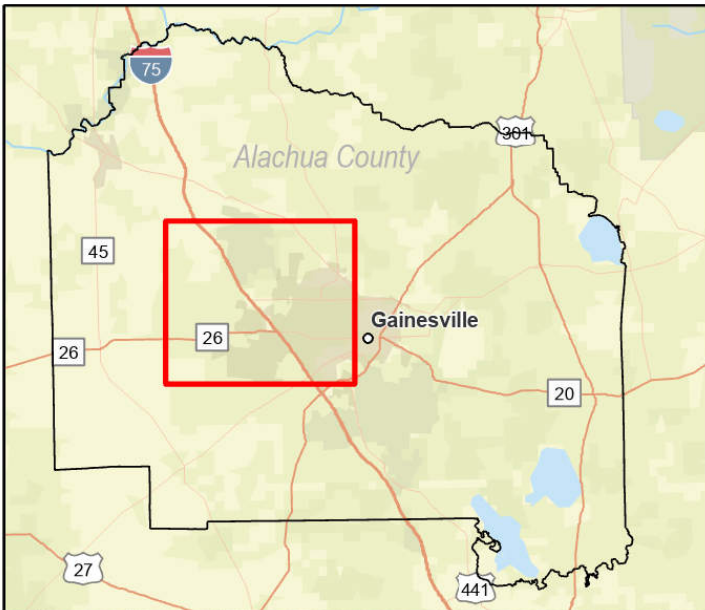


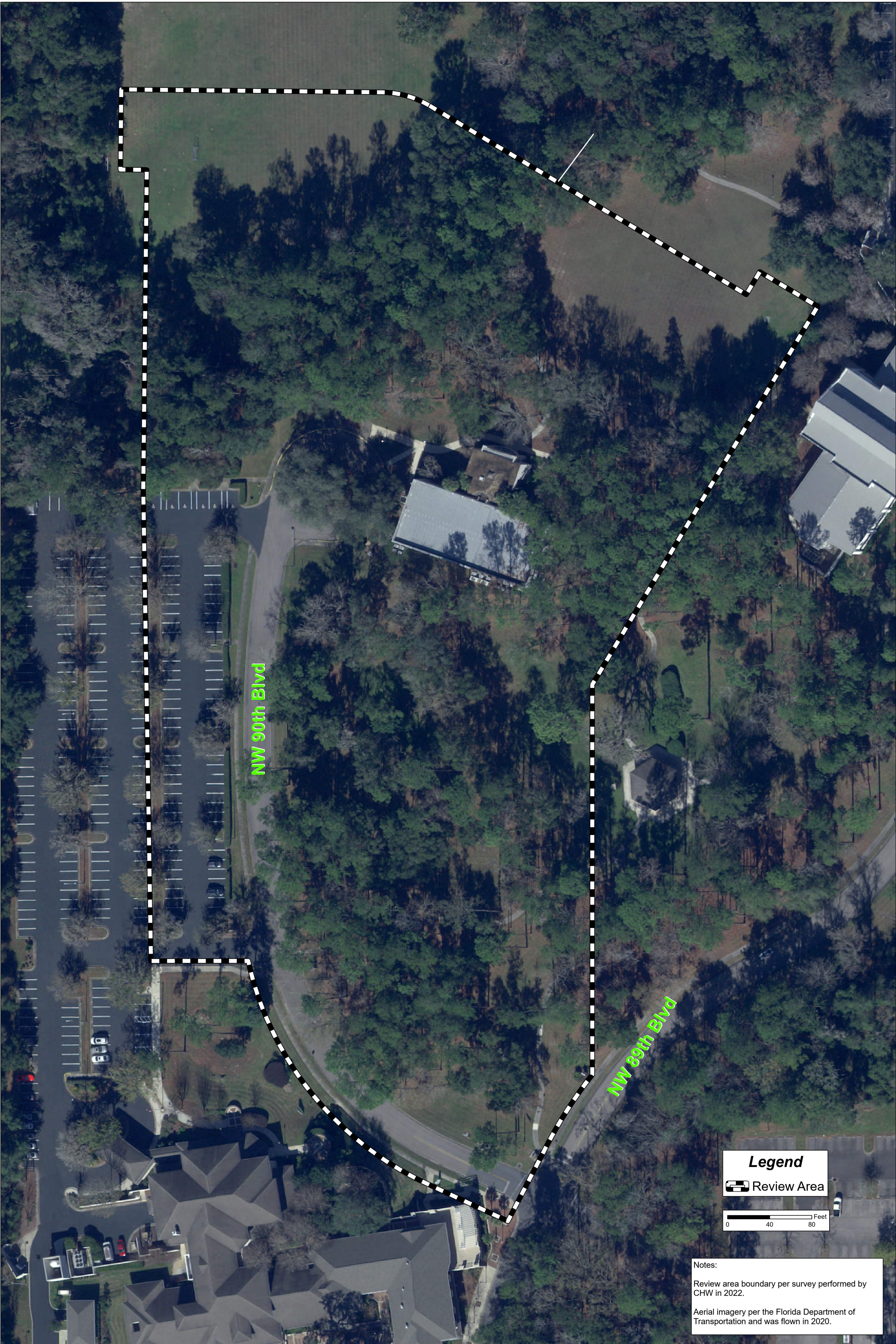
Exhibit 1
Review Area Location Map
UF Health Springhill



11801 Research Drive,
 Alachua, Florida 32615
 (352) 331-1976
www.chw-inc.com

est. 1988 **FLORIDA**
 CA-5075





Legend

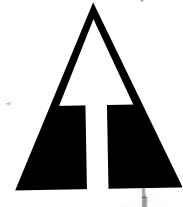
Review Area

0

100

200

Feet



MASTER DRAINAGE SITE PLAN

a associated florida architects inc.
architects & developers & planners
802 n.w. 23rd avenue
gainesville, florida phone 378-2352/378-3008

CHANCE & CAUSSEUX, INC.

ENGINEERS, SURVEYORS, PLANNERS

604 W. UNIVERSITY BLVD., SUITE 200

PH: (352) 331-8718 FAX: (352) 331-8716

E-MAIL ADDRESS: cca@chancecausseau.com

Project Number

9778-00

Date

07-09-97

Drawn By

J. J. JENNOLD

Revisions

60% CONSTRUCTION DOCUMENTS

Sheet Title

MASTER DRAINAGE SITE PLAN

AvMed Center North

Architects • Engineers • Planners

1530 UNIVERSITY BLVD., SUITE 200

GAINEVILLE, FLORIDA 32608

TEL: (352) 377-4264 FAX: (352) 378-3081

STORMWATER STRUCTURE SCHEDULE

BY	DESCRIPTION	TOP FLOODLINE ELEVATION	INVERT ELEVATION	TOP FLOODLINE ELEVATION	INVERT ELEVATION
(S-1)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	166.08	N. INV. = 152.00	N/A	NV = 146.00
(S-2)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	166.08	S. INV. = 151.85	N/A	NV = 151.00
(S-3)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	166.08	N.E. INV. = 151.85	N/A	NV = 151.00
(S-4)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	164.16	S.W. INV. = 156.61	N/A	NV = 153.00
(S-5)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	162.06	S.W. INV. = 158.87	144.09	S.W. INV. = 139.00
(S-6)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	160.06	N.E. INV. = 158.56	144.09	N. INV. = 138.70
(S-7)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	N.E. INV. = 135.54
(S-8)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	E. INV. = 132.28
(S-9)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	N. INV. = 128.89
(S-10)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	NV = 128.71
(S-11)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	SE. INV. = 159.00
(S-12)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	NW. INV. = 158.50
(S-13)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	SE. INV. = 158.50
(S-14)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	
(S-15)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	
(S-16)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	
(S-17)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	
(S-18)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	
(S-19)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	
(S-20)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	
(S-21)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	
(S-22)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	
(S-23)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	S.W. INV. = 158.88	144.09	
(S-24)	48" DIA. MANHOLE WITH FOOT TYPE "P" INLET TOP	161.21	N.E. INV. = 158.88	144.09	

LEGEND

EXISTING ELEVATION CONTOUR

EXISTING STRUCTURE

NEW ELEVATION CONTOUR

POST DEVELOPMENT DRAINAGE DIVIDE

NEW SPOT ELEVATION

NEW DIRECTIONAL FLOW ARROW

NEW FINISH FLOOR ELEVATION

NEW SURFACE INLET

NEW CURB INLET

STORMWATER STRUCTURE IDENTIFICATION

S-1

SELT FENCE (SEE SHEET 2 FOR DETAIL)

Flad & Associates
Architects • Engineers • Planners
1530 UNIVERSITY BLVD., SUITE 200
GAINEVILLE, FLORIDA 32608
TEL: (352) 377-4264 FAX: (352) 378-3081

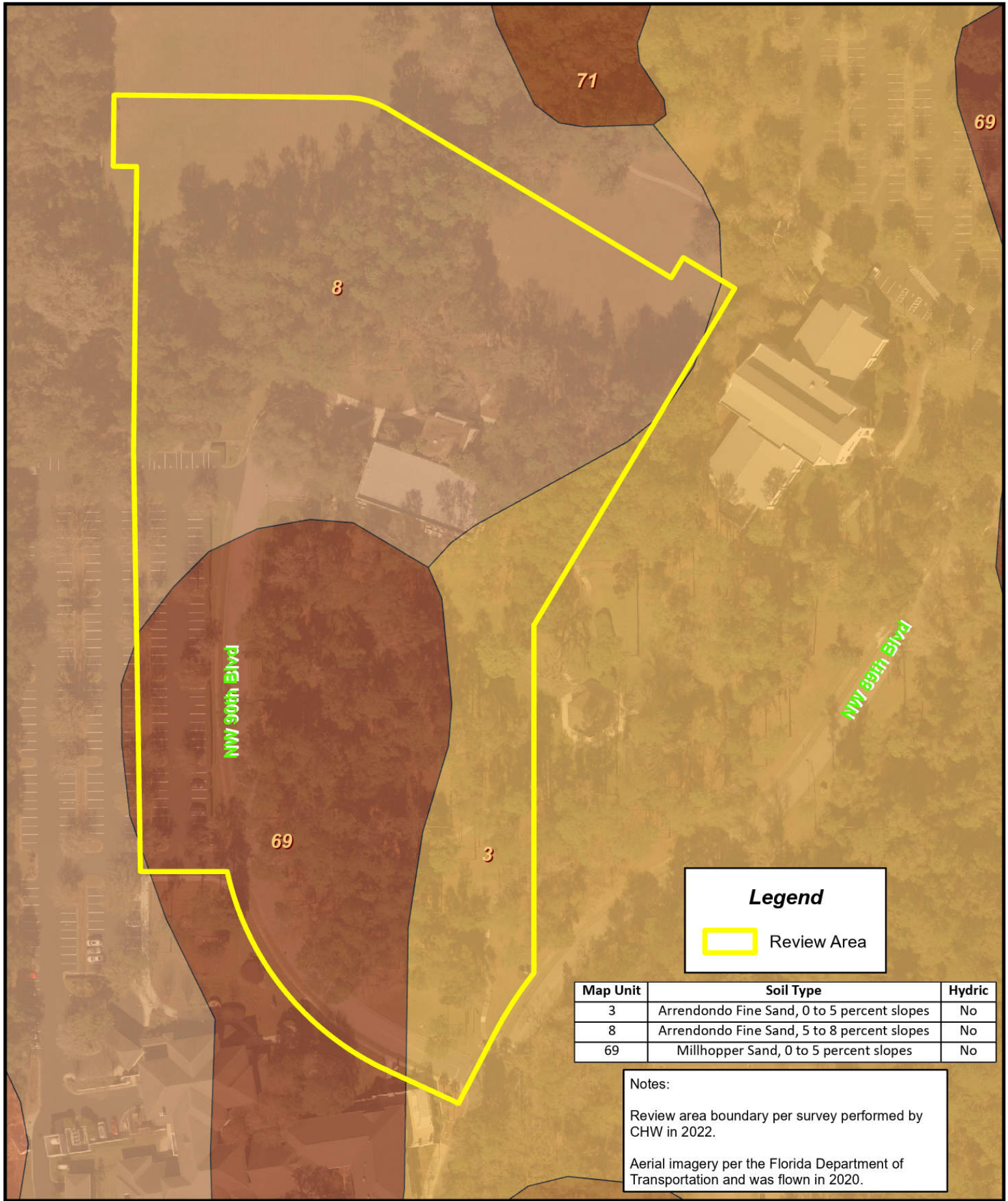
AvMed Center North

Sheet Title
MASTER DRAINAGE SITE PLAN

60% CONSTRUCTION DOCUMENTS

Project Number
9778-00

Sheet Number
C2.00



Legend

 Review Area

Map Unit	Soil Type	Hydric
3	Arrendondo Fine Sand, 0 to 5 percent slopes	No
8	Arrendondo Fine Sand, 5 to 8 percent slopes	No
69	Millhopper Sand, 0 to 5 percent slopes	No

Notes:

Review area boundary per survey performed by CHW in 2022.

Aerial imagery per the Florida Department of Transportation and was flown in 2020.




Professional Consultants

11801 Research Drive,
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com


est. 1988 **FLORIDA**
CA-5075

Exhibit 4
Soils Map
UF Health Springhill

0 50 100



Feet



NORTH

Alachua County Floridan Aquifer High Recharge Area

Legend

Generalized Vulnerability
Rating

- Low Vulnerability
- Vulnerable
- High Vulnerability
- Stream-to-Sink Basins
- Municipalities
- Major Roads
- Lakes

High Aquifer Recharge Areas: Areas where stream-to-sink surface water basins occur and areas where the Floridan aquifer system is vulnerable or highly vulnerable

Source:
Basins Layer used to produce the Stream-to-Sink Basins Layer (FDEP, 1998)
Generalization of Alachua County (Floridan) Aquifer Vulnerability Assessment Results (Advanced Geospatial Inc., 2008)

Prepared At:
Alachua County
Environmental Protection Department
201 SE 2nd Avenue, Suite 201
Gainesville, FL 32601

DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind, implied or expressed, regarding accuracy, completeness, or fitness of use. The quality of the data is dependent on the various sources from which each data layer is obtained. 3-27-2009

