

## Civil Site Investigation

The following information is based upon site observations performed on 6/4/2024, utility maps, and other public data.

### Parcel 15552-005-002 (2105 SW 14<sup>th</sup> St)

- Potable Water – A 6” water main exists along SW 21st Ave and SW 14th St according to the water map provided by GRU (Figure 1). Domestic water is supplied to the building through a recently installed 1.5” water meter at the northeast corner of the parcel.
- Fire Water – No evidence of an external fire suppression system was observed. A hydrant is located within 175’ of the building according to GRU records.
- Sanitary Sewer – A 8” sanitary sewer gravity main exists along SW 21st Ave and SW 14th St according to the sanitary sewer map provided by GRU (Figure 2). Based on the visual presence of assumed sanitary sewer cleanouts, Sewer service is provided by a single lateral extending from the western side of the building to the sewer main along SW 14th St.
- Gas – A gas main exists along SW 21st Ave and SW 14th St according to the gas map provided by GRU (Figure 3). Gas service is supplied through a meter located on the northeast corner of the building near the water meter.
- Electric – Overhead electric exists along SW 21st Ave and SW 14th St with the primary overhead feed located at the southwest corner of the parcel according to the electric map provided by GRU (Figure 4). Electric panels and meters exist on the southern side of the building. No pad mounted transformers were observed.
- Topography, Drainage, and Floodplain – The site slopes south to north with approximately 6-8 feet of elevation change. The most extreme elevations changes occur in the north buffer between the parking and SW 21st Ave and within the driveway connection to SW 14th St (Figure 5). Drainage infrastructure was not observed, and the site appears to drain through roof and overland flow into the right-of-way and adjacent property to the east. The parcel is not within a FEMA Flood Zone (Figure 6). It should be noted that the stormwater pond for the Dollar General development to the south has a history of poor performance and has flooded portions of the subject building according to email records. At the time of this report, the Dollar General stormwater pond was being excavated to resolve the poor performance.
- Hardscape – The asphalt is generally in acceptable shape with the exception of fringe areas where cracking and sedimentation has become severe enough for vegetation to emerge. Striping is visible but significantly faded. Concrete surfaces adjacent to the building appear to be in acceptable condition. A narrow strip of concrete runs along the driveway and terminates in the right-of-way of SW 14th St. No sidewalks are present along the adjacent roadways; however, a sidewalk stub-out exists at the southwest corner of the parcel.
- ADA Accessibility – The handicap parking does not meet ADA standards for slope, signage, and marking. Additionally, the clear width of the concrete corridor/colonnade along the building is constricted by column supports and HVAC units and may not meet the width standard for an accessible route. Mail facilities were not observed.

**Parcel 15552-005-002 (2120 SW 14<sup>th</sup> St)**

- Potable Water – A 6” water main exists along SW 21st Ave and SW 14th St on the parcel side of the right-of-way according to the water map provided by GRU (Figure 1). The map shows a water meter located at the northeast portion of the site; however, no evidence of a water meter or domestic service was observed.
- Fire Water – No evidence of an external fire suppression system was observed. A hydrant is located within 275’ of the building according to GRU records.
- Sanitary Sewer – An 8” sanitary sewer gravity main exists along SW 21st Ave and SW 14th St according to the sanitary sewer map provided by GRU (Figure 2). No evidence of a sewer lateral was observed.
- Gas – A gas main exists along SW 14th St according to the gas map provided by GRU (Figure 3). Gas service is supplied through a meter located on the western side of the building.
- Electric – Overhead electric exists along SW 14th St with the primary feed coming from the same pole that serves 2105 according to the electric map provided by GRU (Figure 4). Electric panels and meters exist on the northern side of the building. No pad mounted transformers were observed.
- Topography, Drainage, and Floodplain – The site is crowned at the building with moderate slopes to the east within the parking lot and a steep drop-off approaching 12’ immediately west of the building (Figure 5). Drainage infrastructure was not observed, and the site appears to drain through roof and overland flow into the right-of-way and adjacent property to the west. The western portion of the parcel is within a FEMA Flood Zone (Zone AE) associated with Tumblin Creek (Figure 6).
- Hardscape – The asphalt is in poor condition with prevalent cracking, emergent vegetation, and several areas of complete surface failure. Striping is visible but significantly faded. Concrete surfaces adjacent to the building appear to be in acceptable condition. A sidewalk is present across SW 14th St; however, no sidewalk connection exists to the subject parcel.
- ADA Accessibility – The handicap parking does not meet ADA standards for slope, signage, and marking. Additionally, the clear width of the concrete corridor/colonnade along the building is constricted by column supports and HVAC units and may not meet the width standard for an accessible route. An accessible route to the mail facilities located along the north portion of the site was not observed.

**Parcel 15552-005-002 (2110 SW 14th St)**

This parcel is vacant and appears to serve as a passive recreation area for 2105 and 2120. The topography steeply drops approximately 10’ into a heavily wooded FEMA Flood Zone (Zone AE) associated with Tumblin Creek (Figure 6). The floodplain and existing tree canopy significantly limit the development potential of this site.

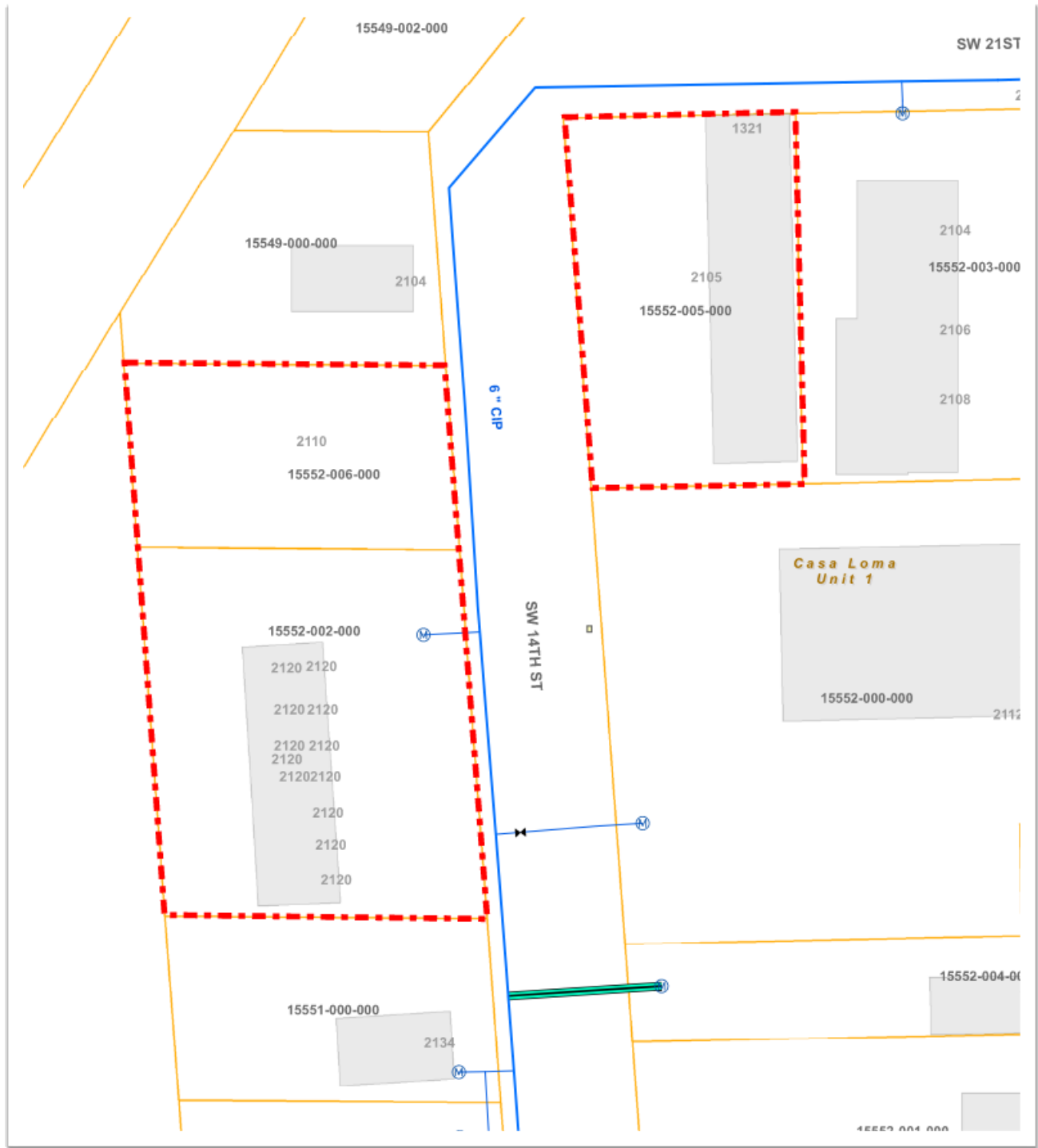


Figure 1 - Potable Water



Figure 2 - Sanitary Sewer

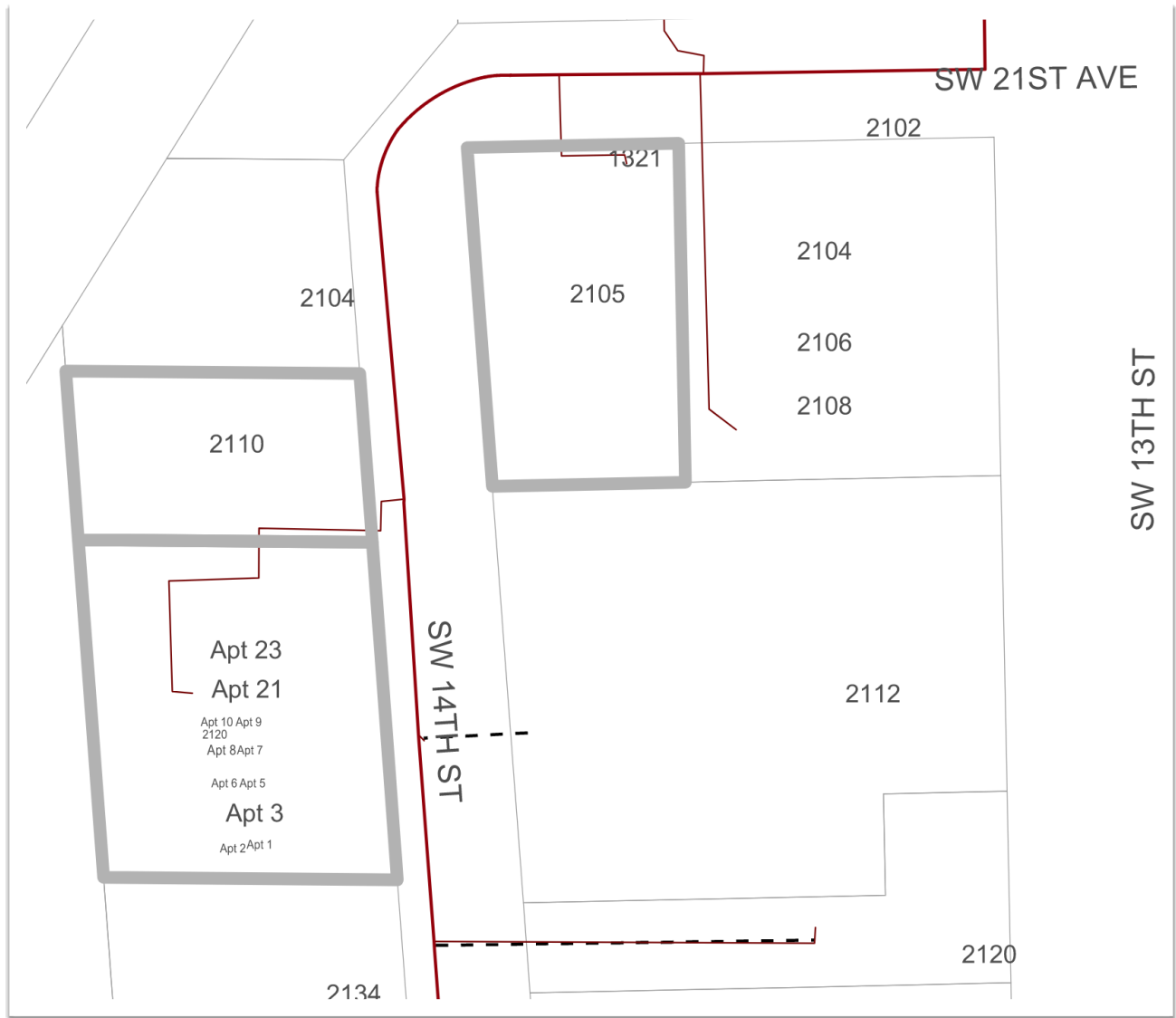


Figure 3 – Gas

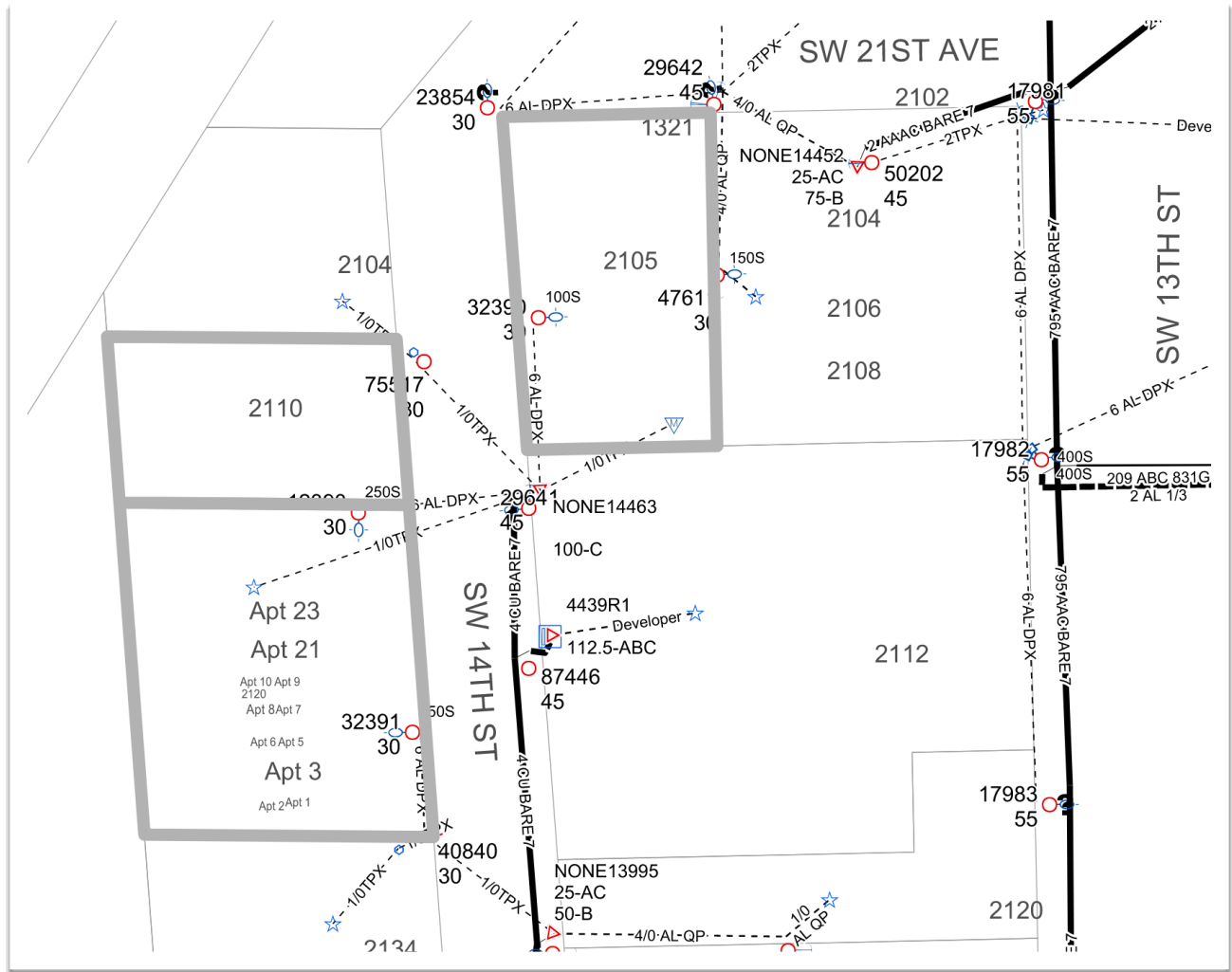


Figure 4 – Electric



Figure 5 - Topography (2' Contours)



Figure 6 - FEMA Floodzones



# Wetland Delineation Report

Sunrise Residence Inn  
Due Diligence  
Gainesville, Alachua County,  
Florida

JUNE 2024

**Kimley»Horn**

142433003

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PREPARED FOR:  
Alachua County

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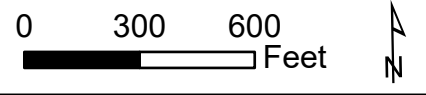
## 1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted within the project area. The purpose of this Wetland Delineation Report is to characterize the existing conditions of the property relative to ecological communities, land cover and vegetation, wetlands, soils, and hydrology.

The scope of this assessment included a review of readily available information from public databases as described in [Section 2.0](#) and field reconnaissance to evaluate the environmental conditions of the site and future permit requirements if development is proposed.

The project area consists of three parcels (Parcel IDs 15552-002-000, 15552-006-000, and 15552-005-000), for an approximate total area of 1.00 acre. The project area is located along the Southwest 14<sup>th</sup> Street, south of the intersection of US Highway 441 and Southwest 16<sup>th</sup> Avenue, in Sections 01 and 16 of Township 10 South and Range 20 East, Gainesville, Alachua County, Florida. A location map is attached in [Figure 1](#). A portion of the U.S. Geological Service (USGS) 7.5-Minute *Micanopy, Florida* quadrangle map depicting the location of the project area is attached as [Figure 2](#). Elevation on-site ranges from approximately 70 – 85 feet.





**Legend**

Project Area (±1.00 acre)

K:\TAL\_GISTAL\_ENV\142433003 - Sunrise Residence Inn Due Diligence\GIS Maps\

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Project Location Map**

**Sunrise Residence Inn Due Diligence  
Alachua County, Florida**



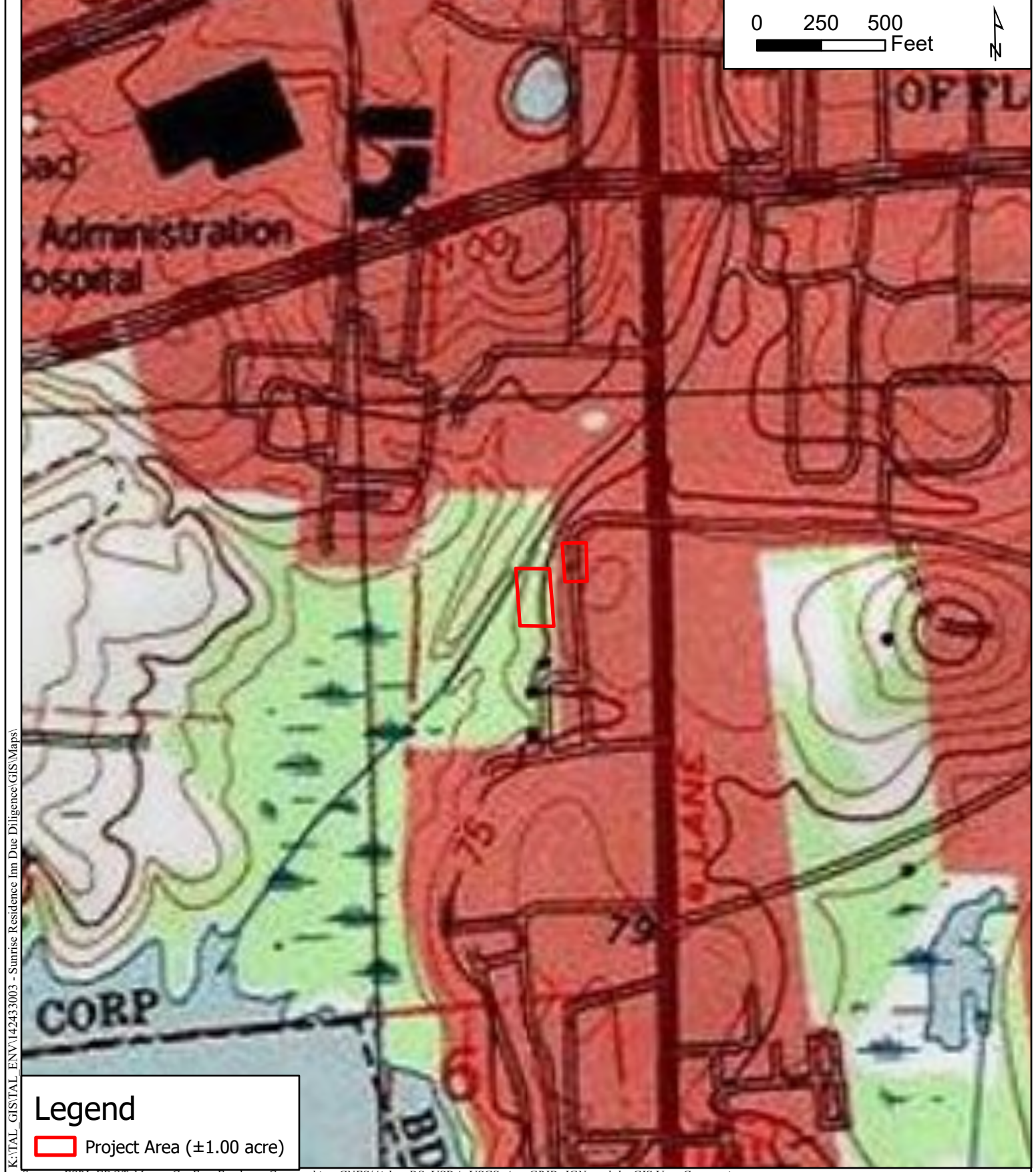
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1 inch = 500 feet

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FIGURE 1



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**Legend**

Project Area (±1.00 acre)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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**USGS Topographic Map**

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1 inch = 500 feet

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FIGURE 2

## 2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) Soil Survey of Alachua County, Florida (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from <http://www.fws.gov/wetlands/Data/mapper.html>)
- Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Maps (FIRM; Web-based maps available from <http://msc.fema.gov/>)
- USGS Quadrangle Maps, Land Boundary Information System (LABINS; <http://www.labins.org>)
- St. Johns River Water Management District (SJRWMD) GIS data
- Florida Department of Environmental Protection (FDEP) MapDirect GIS
- City of Gainesville Code of Ordinances

Field reconnaissance was conducted on June 4<sup>th</sup>, 2024. Kimley-Horn biologists inspected the project area by walking representative transects, observing the state and conditions of the site, and adjacent properties as visible from the project area.

## 3.0 EXISTING CONDITIONS

### 3.1 SOILS

The USDA / NRCS *Soil Survey of Alachua County, Florida* maps the project area with the following soils: (27) urban land, (76) Bivans sand, 5 to 8 percent slopes. A copy of the digital USDA/NRCS soil data is attached in [Figure 3](#) and details regarding each soil is listed in [Table 1](#).

**TABLE 1 – NRCS SOILS IDENTIFIED WITHIN THE PROJECT AREA**

Soil ID Number <sup>1</sup>	Soil Name	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric <sup>2</sup>
27	Urban Land	None specified	None specified	Unranked
76	Bivans sand, 5 to 8 percent slopes	Poorly drained	12 to 18 inches	Hydric Inclusions

<sup>1</sup>: Reference: Soil Survey of Alachua County, Florida (1985)

[Soil survey of Alachua County - UF Digital Collections \(ufl.edu\)](#)

<sup>2</sup>: Reference: *Hydric Soils of Florida Handbook, 4th Edition, March 2007*



**Legend**

- Project Area (±1.00 acre)
- NRCS Soil Type**
- 27: Urban Land
- 76: Bivans sand, 5 to 8 percent slopes

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA Soil Survey, USGS, AeroGRID, IGN, and the GIS User Community

**NRCS Soils Map**

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### 3.2 LAND COVER – UPLAND COMMUNITIES

Vegetative communities within the proposed project area were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCCS, Florida Department of Transportation, 1999). A FLUCCS map of the project area is attached as [Figure 4](#). A description of the upland land cover included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory. The acreage provided for each land cover is approximate, based on the aerial mapping.

#### **FLUCCS 133 – MULTIPLE DWELLING UNITS, LOW RISE (TWO STORIES OR LESS; ± 0.64 ACRE)**



Two in the parcels within the project area contain multifamily residential developments consisting of two-story buildings, paved roads, parking areas, and mowed and maintained landscaped areas surrounding the buildings and pavement.

Vegetation observed within this land cover includes southern magnolia (*Magnolia grandifolia*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), bahia grass (*Paspalum notatum*), Virginia creeper (*Parthenocissus quinquefolia*), and muscadine (*Vitis rotundifolia*).

**FLUCCS 438 – MIXED HARDWOODS (± 0.34 ACRE)**



Portions of the undeveloped areas in the parcels west Southwest 14<sup>th</sup> Street consisted of upland hardwood forests. These areas were noticeably higher elevation and contained steep slopes extending down from the adjacent developments.

Vegetation observed within this land cover includes red oak (*Quercus falcata*), sweetgum (*Liquidambar styraciflua*), red mulberry (*Morus rubra*), cabbage palm (*Sabal palmetto*), camphor tree (*Cinnamomum camphora*), hackberry (*Celtic occidentalis*), Carolina cherry laurel (*Prunus caroliniana*), air potato (*Dioscorea bulbifera*), ragweed (*Ambrosia artemisiifolia*), widelia (*Sphagneticola trilobata*), Virginia creeper, English ivy (*Hedera helix*), poison ivy (*Toxicodendron radicans*), and muscadine.

**3.3 LAND COVER – WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS**

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology.

One wetland was observed within the northwestern portion of the project area during field reconnaissance. A map showing on-site wetlands is attached as [Figure 5](#).

**FLUCCS 617 – MIXED WETLAND HARDWOODS (± 0.02 ACRE)**



The northwestern portion of the project area consists of a depressional area at the base of the steep slopes extending down from the adjacent developed parcels and likely receives overland flow from the adjacent areas during storm events.

Vegetation observed within this land cover includes sweetgum, red maple (*Acer rubrum*), box elder (*Acer negundo*), white ash (*Fraxinus caroliniana*), water oak (*Quercus nigra*), dwarf palmetto (*Sabal minor*), and Virginia chain fern (*Woodwardia virginica*).

### 3.4 FLOODPLAN INFORMATION

The Federal Emergency Management Agency (FEMA) National Flood Hazard Layer (NFHL) Viewer was reviewed to determine if the project area is located within a flood zone. FEMA data indicates that the western portions of the parcels west of Southwest 14<sup>th</sup> Street contain Flood Zone A, within the 100-year floodplain and Special Flood Hazard Area. The remaining areas of the site are outside of the floodplain and within Flood Zone X, areas of minimal flood hazard. A FEMA flood zone map is attached as [Figure 6](#).



**Legend**

Project Area (±1.00 acre)

**FLUCCS Code**

133: Multiple Dwelling Units, Low Rise (Two Stories of Less; ±0.64 acre)

438: Mixed Hardwoods (±0.34 acre)

617: Mixed Wetland Hardwoods (±0.02 acre)

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Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA Soil Survey, USGS, AeroGRID, IGN, and the GIS User Community



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**FLUCCS Map**

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1 inch = 60 feet

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FIGURE 4



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**Legend**

- Project Area (±1.00 acre)
- Wetlands (±0.02 acre)
- Wetland Buffer - 50 ft

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA Soil Survey, USGS, AeroGRID, IGN, and the GIS User Community



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**Wetland Buffer Map**

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**Legend**

- Project Area (±1.00 acre)
- FEMA Flood Zone**
- AE: 100-year Floodplain
- X: Area of Minimal Flood Hazard

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA Soil Survey, USGS, AeroGRID, IGN, and the GIS User Community



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**FEMA Flood Zone Map**

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### 3.5 WILDLIFE UTILIZATION

Wildlife observed during field reconnaissance included red-bellied woodpecker (*Melanerpes carolinus*), blue jays (*Cyanocitta cristata*), northern cardinal (*Cardinalis cardinalis*), northern mockingbird (*Mimus polyglottos*), Carolina wren (*Thryothorus ludovicianus*), downy woodpecker (*Dryobates pubescens*), and black vultures (*Coragyps atratus*). No federally or state listed threatened or endangered species, or signs of these species, were observed during field reconnaissance.

## 4.0 REGULATORY REQUIREMENTS

### 4.1 LOCAL ENVIRONMENTAL ORDINANCES

The project area falls within the City of Gainesville and must adhere to the Gainesville Code of Ordinances. The Gainesville Land Development Code requires a tree removal permit authorizing the removal of high-quality trees, and mitigation for each regulated tree removed might be required. The size (diameter), species, and condition of the tree, as well as the land use and where on the property the tree is located, will determine the mitigation. Mitigation trees must be nursery-grown, 2" ± 0.5" in diameter, and Florida Nursery Grade #1.

The City of Gainesville regulates wetlands in the City Land Development Code, Article VIII, Division 4, Section 30-8, as delineated pursuant to Rule 62-340.300, F.A.C. This section outlines protections for wetlands and their associated buffers that prohibit development on or over wetlands and establishes a minimum buffer distance of 35 feet and an average buffer distance of 50 feet for wetlands. A map showing on-site wetlands and their associated buffer is attached as [Figure 5](#). Additionally, the City maintains a 150-foot buffer around historic headwaters of creeks – given the project area's proximity to the Bivens Arm and associated wetlands, the City may require on-site development to meet these setback criteria; however, we were not able to confirm this with the City of Gainesville within the time constraints of the report and further coordination is recommended.

Given the presence of Flood Zone A/100-year floodplain within the western portion of the project area, any development permit submitted to the City will be reviewed by the Floodplain Administrator to issue a floodplain development permit.

## **4.2 STATE REGULATORY REQUIREMENTS**

### ***ENVIRONMENTAL RESOURCE PERMIT (ERP)***

An Environmental Resource Permit (ERP) evaluates wetland impacts, floodplain impacts, and stormwater management design. The western portions of the project area contain both wetland and floodplain areas; development in wetland or floodplain areas will require an ERP permit from St. Johns River Water Management District (SJRWMD).

If wetland impacts are proposed, SJRWMD will likely require the purchase of mitigation credits from an agency approved offsite mitigation bank to offset the loss of wetland function due to site development. The project area is within the service area of one mitigation bank, Mill Creek Mitigation Bank.

If no wetland impacts are proposed and floodplain impacts will occur, or a stormwater management system will be required, an ERP from SJRWMD will still be required.

## **4.3 FEDERAL REGULATORY REQUIREMENTS**

### ***SECTION 404 DREDGE AND FILL PERMITTING***

The United States Army Corps of Engineers (USACE) regulates dredging within or discharge of fill material into wetlands, surface waters, and streams considered Waters of the United States (WOTUS) through Section 404 of the Clean Water Act. On-site wetlands within the northwestern portion of the project area may be isolated, and thus excluded from USACE jurisdiction; however, further coordination with USACE staff is recommended to determine whether on-site wetlands would be considered WOTUS, and thus under USACE jurisdiction.

If USACE claims jurisdiction over on-site wetlands, proposed impacts to these features may require a permit from USACE as well as the purchase of off-site mitigation credits to



offset the loss of wetland function caused by development. If proposed impacts remain below one-tenth of an acre, no USACE would be required.

## 5.0 SUMMARY AND RECOMMENDATIONS

- The City of Gainesville Land Development Code requires a tree removal permit authorizing the removal of high-quality trees, and mitigation for each regulated tree removed might be required.
- Per City of Gainesville Code, a minimum buffer of 35 feet and an average buffer of 50 feet will be required to be maintained around wetland areas.
- The City of Gainesville regulates impacts to floodplains and will require development permits be reviewed by the Floodplain Administrator to issue a floodplain development permit.
- An ERP from SJRWMD will be required if impacts to wetlands or floodplains are proposed, or to authorize stormwater improvements as part of site development. Wetland impacts would require the purchase of mitigation credits to offset the loss of wetland function.
- A permit from USACE will be required if greater than one-tenth an acre of wetland impacts is proposed. USACE may require mitigation credits to offset any loss of wetland function.