Regular City Commission Meeting
Agenda
November 29, 2021

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Shirley Green Brown	City Attorney Marian Rush
Commissioner Jennifer Blalock	
Commissioner Dayna Miller	
Commissioner Robert Wilford	

The City Commission will conduct a

Regular City Commission Meeting

At 6:00 PM

to address the item(s) below.

Meeting Date: November 29, 2021

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Ter.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. Gannett's Amazing Teacher Award Recipient, Lauren Chandler To Receive Certificate of Appreciation

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(**Please Limit to 3 Minutes**. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to **3 Minutes**)

A. Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

V. AGENDA ITEMS

A. Design of the Alachua Water Quality and Resiliency Improvement Project

B. Resolution 22-05: Florida Job Growth Grant Fund Application

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(**Please Limit to 3 Minutes**.Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

Body Worn Camera Purchase

Commission Agenda Item

MEETING DATE: 11/29/2021
SUBJECT: Gannett's Amazing Teacher Award Recipient, Lauren Chandler To Receive Certificate of Appreciation
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Mayor Coerper to present Ms. Chandler with the Certificate of Appreciation.

Summary

The Gannett's Amazing Teacher Award is given monthly, and then yearly a national winner is chosen. In August, Lauren Chandler, who teaches science with a focus on exceptional student education at Santa Fe High School, was informed that she was this year's winner, receiving $5000.00 for her and $5000.00 for two school clubs.

When asked about teaching, Ms. Chandler responded, "I feel like I always tried to support groups that I feel like are maybe at a disadvantage or groups that are often overlooked. Just in my experience as a teacher I see how ESE students can be treated. Sometimes I feel like they're not always treated fairly, not always given equal opportunity. And I feel like in order to be students with disabilities you definitely have to be patient, you have to be caring and kind.... I guess that just comes from my upbringing. My mom, she's definitely the same way and instilled those values in me: to stand up for what's right and fight for those who maybe don't have as strong as a voice."

ATTACHMENTS:

Description

- Proclamation

CERTIFICATE OF APPRECIATION

AWARDED TO

Lauren Chandler

BY

THE CITY OF ALACHUA

In recognition of your outstanding work ethic, passion, and personal achievement

by receiving the Gannett's Amazing Teacher Award.

On behalf of the City Commission of the City of Alachua, Florida,

it is our honor to recognize such a great teacher!

We congratulate you!

Awarded this 29th day of November, 2021

Gib Coerper, Mayor

Commission Agenda Item

MEETING DATE: 11/29/2021
SUBJECT: Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).
PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the City Commission approve the preliminary plat of Convergence Research Park subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of Convergence Research Park subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.

Summary

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in three (3) phases, with Phase 1 consisting of 86 lots, Phase 2 consisting of 103 lots, and Phase 3 consisting of 84 lots.

The subject property consists of portions of Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000, and is generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua.

The proposed Convergence Research Park subdivision will consist of lots ranging size from ±5,750 square feet to ±15,500 square feet, with the majority of lots between ±5,750 square feet and ±10,000 square feet. The preliminary plat proposes a series of common areas throughout the project area and along the northern, eastern and western boundaries. Pedestrian pathways ranging in width from eight (8) feet to twelve feet are proposed within these common areas. A stub-out of the pedestrian pathway system is provided to the east of the project area. The pedestrian network will also connect to existing sidewalks located along San Felasco Parkway.

Two (2) vehicular access points will be provided to San Felasco Parkway. Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to and treated within three (3) stormwater management facilities located in common areas located in the southern, eastern, and

western boundaries of the site. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within the staff report.

At the October 12, 2021 Planning and Zoning Board Meeting, the Board voted 4-1 in favor of forwarding the application to the City Commission with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Preliminary Plat - Convergence Research Park
- Application & Supporting Materials
- Public Notice Materials for the 10/12/2021 PZB Meeting
- Minutes - 10/12/2021 PZB Meeting
- Public Notice Materials for the 11/29/21 City Commission Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: October 12, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Robert Walpole, P.E., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	University of Florida Foundation, Inc.
PARCEL ID NUMBER:	03970-000-000 and a portion of Tax Parcel Number 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±109.0
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Convergence Research Park to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Convergence Research Park to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in three (3) phases, with Phase 1 consisting of 86 lots, Phase 2 consisting of 103 lots, and Phase 3 consisting of 84 lots.

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Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	Corporate Park	Corporate Park (CP)
South	Shaw Farms of Alachua	Agriculture	Agricultural (A)
West	Vacant Land	Corporate Park	Corporate Park (CP)
East	County Road 241; Single-Family Residential	Agriculture; Rural/Agriculture (County)	Agricultural (A); Agricultural (County)

Map 1. Vicinity Map

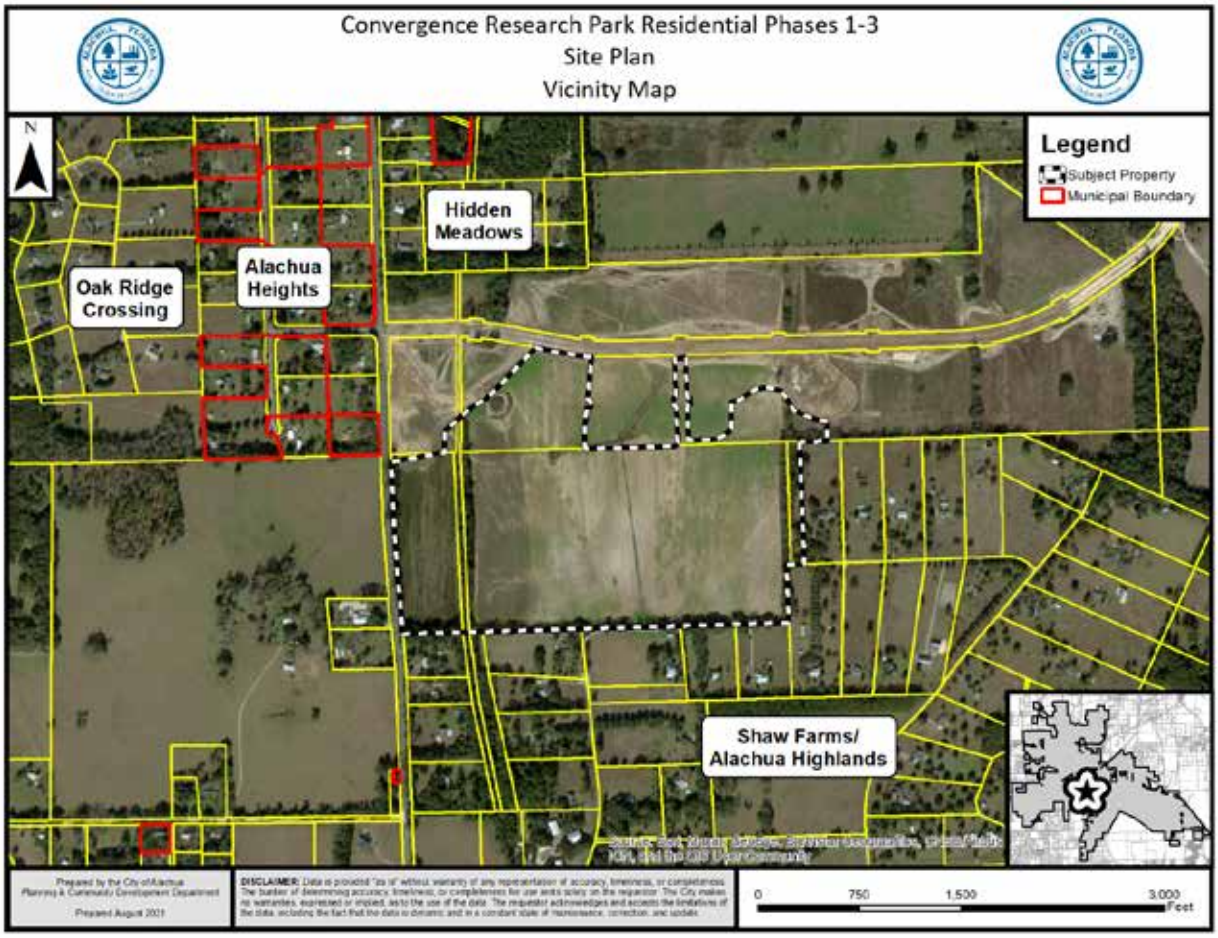
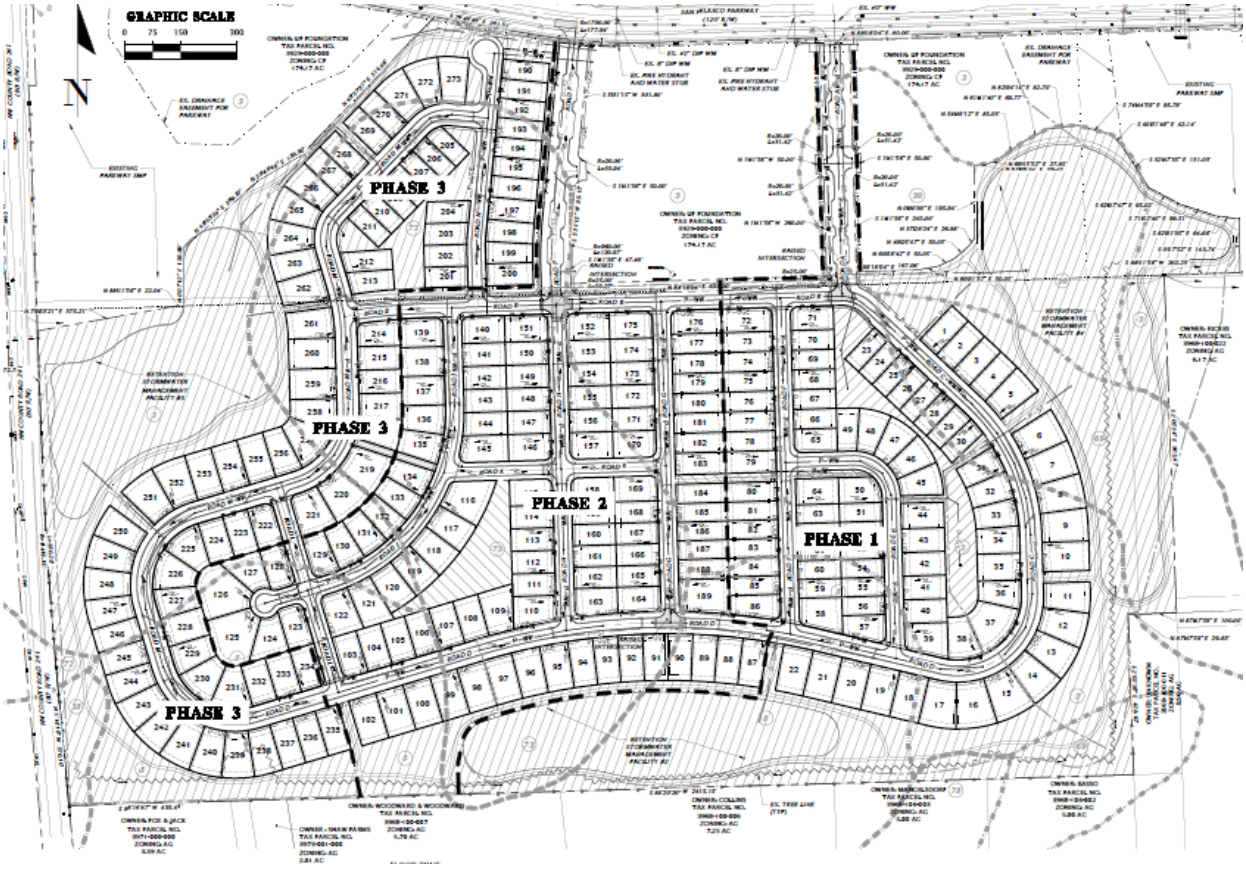


Illustration 1. Overall Site Plan for Convergence Research Park Subdivision



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on July 8, 2021. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by eleven persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.4: *Corporate Park*

The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation, which permits clustered residential development, including single-family residential

uses, when a parcel of land is comprised of more than 50 acres of contiguous land with a Corporate Park FLUM Designation. The Convergence Research Park plat is designed to provide linked open space that include trails which will lead to future nearby uses.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;
11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,
12. Complementary residential uses.

Evaluation and Findings: The applicant has demonstrated through the preliminary plat, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings: The preliminary plat demonstrates that sufficient open space areas will be provided to meet the minimum requirements of Policy 2.5.a.

Objective 5.1: Natural features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation and Findings: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation and Findings: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Evaluation and Findings: An analysis of the impacts to recreation facilities has been provided within this report. The proposed development would not result in a failure of the City's adopted level of service for recreation and park area.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities for residential uses:

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

Evaluation and Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

Objective 1.3: Listed Species: The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

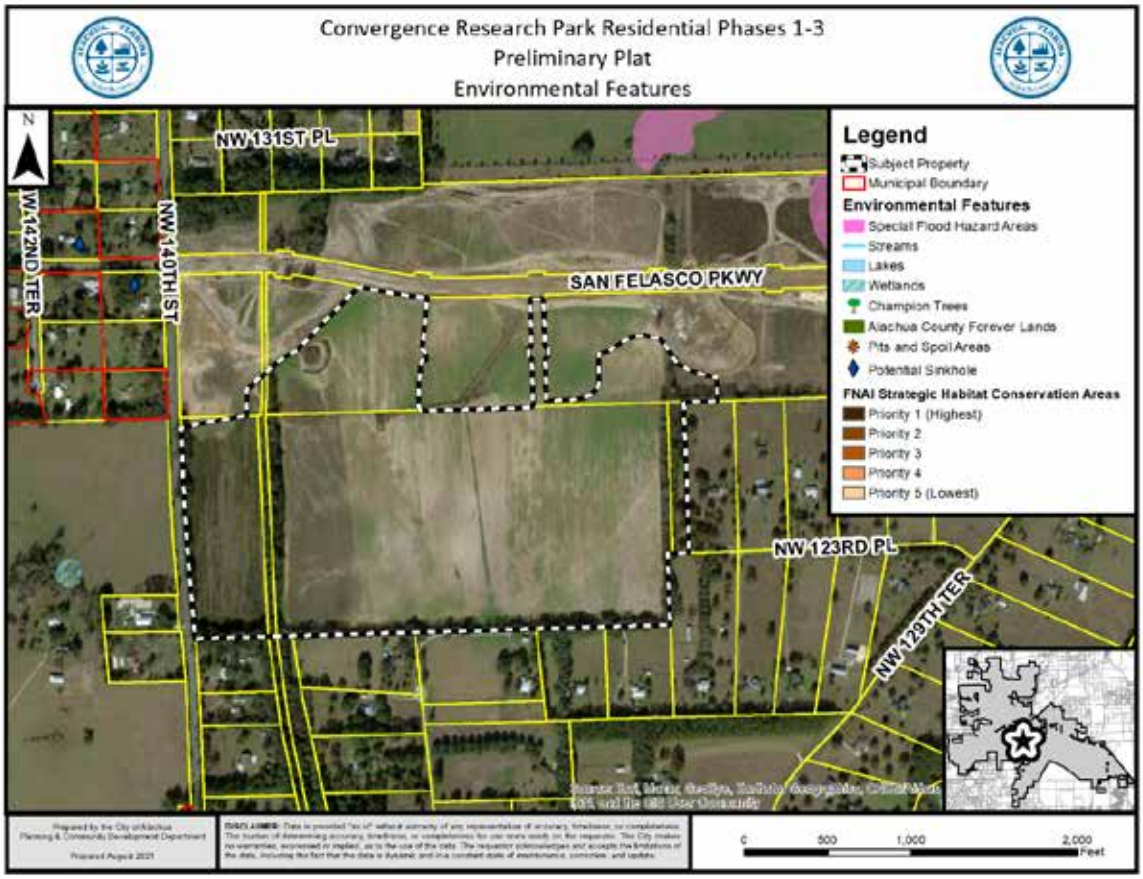
Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

Map 2. Environmental Features



Wetlands

According to the National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The

purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron.

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are five (5) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B
This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Evaluation: The soil types located within the subject property do not pose any significant limitations for residential dwellings. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panel 140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 273 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of each final plat. A final plat serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
8	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Single- Family, Detached (ITE Code 230)	2,619 (1,309/1,310)	199 (50/149)	266 (168/98)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 273 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 273 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 273 dwelling units (67% entering/33% exiting).

Table 4a. Potential Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 8 SR 235 (from NW 143rd Place to US 441)[1]	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	14,400	20,880
Existing Traffic[3]	10,180	6,025
Reserved Trips[4]	157	0
Available Capacity[4]	4,063	14,855
Increase in Daily Trips Generated by Development[5]	2,095	2,619
Residual Capacity After Development's Impacts[6]	1,968	12,236

1 For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2021 Development Monitoring Report.
5 Trip Distribution: Segment 8– 80%; Segment 13 – 100%.
*6 This application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 4b. Potential Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 8 SR 235 (from NW 143rd Place to US 441)[1]	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
PM Peak Hour Trips		
Maximum Service Volume[2]	1,290	1,881
Existing Traffic[3]	967	572
Reserved Trips[4]	41	0
Available Capacity[4]	282	1,309
Increase in PM Peak Hour Trips Generated by Development[5]	213	266
Residual Capacity After Development's Impacts[6]	69	1,043

1 *For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.*
4 *Source: City of Alachua June 2021 Development Monitoring Report.*
5 *Trip Distribution: Segment 8– 80%; Segment 13 – 100%.*
6 *This application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 273 single-family residential dwellings is therefore acceptable. Concurrency and impacts to the City's transportation network will be reevaluated at the final plat stage.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	156,701
Available Capacity	843,049
Projected Potable Water Demand from Application[3]	75,075
Residual Capacity	**767,974**
Percentage of Permitted Design Capacity Utilized	**66.61%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua June 2021 Development Monitoring Report.*
3 *City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons per dwelling unit per day*

Evaluation: The proposed development would increase the maximum potential demand by 75,075 gallons per day. This analysis is based on the maximum development potential of 273 single-family residential dwellings that would be permitted by the preliminary plat. It is anticipated that the proposed development will not adversely affect the LOS for potable water facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat stage.

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	137,740
Available Capacity	685,260
Projected Sanitary Sewer Demand from Application[3]	68,250
Residual Capacity	**617,010**
Percentage of Permitted Design Capacity Utilized	**58.87%**

Sources:
1. *City of Alachua Public Services Department, April 2021.*
2. *City of Alachua June 2021 Development Monitoring Report.*
3. *City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons per dwelling unit per day*

Evaluation: The proposed development would increase the maximum potential demand by 68,250 gallons per day. This analysis is based on the maximum development potential of 273 single-family residential dwellings that would be permitted by the preliminary plat. It is anticipated that the proposed development will not adversely affect the LOS for sanitary sewer facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat stage.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.35
Reserved Capacity[1]	2.20
Potential Demand Generated by Development[3]	3.48
Residual Recreational Capacity After Impacts	**77.45**

Sources:
1. *City of Alachua June 2021 Development Monitoring Report.*
2. *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2020; Policy 1.2.b, Recreation Element (Formula: 10,470 persons / [5 acres/1,000 persons])*
3. *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 273 dwellings / [5 acres/1,000 persons])*

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.91 acres
Acreage Required to Serve Demand Generated by Development[2]	0.70 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.67 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.52%**

1 Source: City of Alachua June 2021 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (3.48 acres) x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed development would increase the maximum potential demand of recreational facilities by 3.48 acres, and would increase the demand of passive park space by 0.70 acres. . It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at the final plat stage

Solid Waste Impacts

Table 8. Potential Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Demand Generated by Application[3]	2,784.60	508.19
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).
1 City of Alachua June 2021 Development Monitoring Report.
2 Policy 2.1.a, CFNGAR Element (Formula: 2.55 persons per dwelling x 273 dwellings x 0.73 tons per year)
3 New River Solid Waste Facility, April 2020.

Evaluation: The proposed development would increase the maximum potential demand by approximately 508.19 tons per year. It is anticipated that the proposed development will not adversely affect the LOS of solid waste facilities; therefore, the impacts are acceptable. Concurrency and impacts to the solid waste system will be reevaluated at the final plat stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on August 19, 2021, capacity is available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

UNIVERSITY OF FLORIDA FOUNDATION, INC.
(CONVERGENCE RESEARCH PARK)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% survey of the subject property considering the potential presence of any listed species which may occur on-site based upon the site's available habitat and location. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted with any application for a final plat, and shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees that, in accordance with Section 3.5.2(F)(2)(a) and Table 5.3-1 of the City's Land Development Regulations, a final development order (final plat) shall not be granted for Phase 3 of the Convergence Research Park Phases 1 – 3 project until the minimum floor area of non-residential uses required by Section 3.5.2(F)(2)(a) and Table 5.3-1 has been constructed or shall be constructed as part of a mixed-use development.

3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 2 as stated herein.

EXHIBIT "B"

TO

UNIVERSITY OF FLORIDA FOUNDATION, INC.
(CONVERGENCE RESEARCH PARK)
PRELIMINARY PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2021

Sent by electronic mail to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat

Dear Mr. Walpole:

On September 20, 2021, the City of Alachua received your revised application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **October 12, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, September 28, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, September 28, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, October 11, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 8, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 9/8/2021

RE: **Convergence Research Park Residential Phases-1-3-Prelim-Plat**

Public Services has reviewed the subject project (August 31 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** Public Services have no comments on the submitted Preliminary Plat itself, but offer comments related to subsequent submittals. **Approved** **Comment on Aug 31, 2021 Plans** Public Services have no comments on the submitted Preliminary Plat & thus rate it Approved. **Approved**
2.	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now has a strong preference that wastewater laterals be installed at lot corners, not lot centerlines. This preference should substantially reduce the number of CoA-maintained cleanouts that are under driveways.

NO.	COMMENTS
	For Information Only
3	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now requires that the minimum distance between tree trunks and water piping, for example, is 10 feet. This could substantially alter the landscaping plans. Please notify the project design landscape of this requirement. **For Information Only**
4	**Comment on July 2021 Plans** For the subsequent Final Plat submittals, please: • Include text indicating that the CoA is not responsible for maintaining the stormwater system, except for the portion that is within the right-of-way. • Show all public utility easements, including those that are on the individual lots of property owners. **For Information Only**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

September 21, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Convergence Research Park – Residential Phases 1-3

Dear Justin:

This letter is to confirm that the Preliminary Plat submittal dated September 20, 2021 responded to all of our comments.

Feel free to call my office with any questions.

Sincerely,

Sergio Reyes, PE
President

September 20, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

Please find attached four (4) copies of the following items to address your comments from September 13, 2021:

- Revised Preliminary Plat Application;
- Student Generation Form;
- Authorized Agent Affidavit;
- Revised Concurrency Impact Analysis;
- Comprehensive Plan Consistency Analysis;
- Neighborhood Meeting Advertisement;
- Neighborhood Meeting Notice;
- Neighborhood Meeting Sign-In Sheet;
- Neighborhood Meeting Summary;
- Proof of 2020 Tax Payment;
- Division of Corporations Information;
- Property Appraiser Information for Tax Parcels 03929-000-000 & 03970-000-000;
- Warranty Deed;
- Legal Description;
- Zoning Exhibit;
- Revised Preliminary Plat; and
- Hightail Link of all PDFs

Previous Comments

1. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.

   Remaining Issue: City staff will contact you to further discuss this comment.
   - **Acknowledged.**

New Comments

2. Subsequent to the August 25 PAT meeting there were several amendments to the LDR text amendment proposed by CHW for cottage homes within the CP district, some of which will require additional information to be included within the preliminary plat for Convergence Research Park. Please see the summary below of the information that must be included on the preliminary plat.

3.5.2(F) *CP, Corporate Park District.*

(2) *Residential development criteria.* Development within the CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development within the CP District shall comply with the performance standards set forth in subsections (a) – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non- residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed- use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*	
Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

NOTE: A condition will be proposed to the effect that a final development order (e.g. final plat) will not be granted for Phase 3 until the non-residential square footage as required by Table 3.5-1 has been constructed or shall be constructed concurrent with residential units as part of a mixed-use development.

- **Acknowledged.**

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

Comment: The preliminary plat must include an exhibit that depicts the information required by subsections (i) and (ii). To fulfill the requirements of subsection (ii) a portion of the CP zoned property must be identified as an area where non-residential uses will be provided in the future. The preliminary plat proposes 273 lots, therefore, a minimum land area to accommodate at least 204,570 square feet of non-residential area (273 x 750 = 204,570)

must be identified on the exhibit within preliminary plat. For purposes of this calculation, acreage of the non-residential area cannot exceed an intensity of 15,000 square feet per acre, therefore, the minimum acreage identified for non-residential uses must be at least 13.65 acres (204,570 / 15,000 = 13.65).

- **Requested exhibit has been included in this submittal.**

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:
  (i) A calculation of the maximum gross residential density which is permitted within the CP District;
  (ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,
  (iii) A calculation of the minimum land required to be preserved for non- residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

Comment: Please include the calculation of the minimum land required to be preserved for non-residential uses on the cover sheet.

- **Cover sheet has been updated.**

3. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated September 12, 2021.
      - **Items addressed. See responses below.**

EDA Comments

- Per the Preliminary Plat application, **D attachments 1. J. Acreage of the adjacent Land:** Provide the acreage of the adjacent parcels.
  - **Acreages added to PP-1.**

- Label the proposed Public Utilities Easements (PUEs) within the subdivision.
  - **PUEs are labeled on the detailed sheets PP-2 thru PP-10.**

- An existing right-of-way (ROW) running north-south at the west side of the proposed subdivision is showing on the master plans. The tax appraisal office website and Alachua County Growth Management office map Genius indicate that right way cross the parcel 03970-000-000 south/north direction. Also, this right of way is depicted on sheet PP-1 of the Preliminary plat. Please provide documentation that this right of way has been vacated or any other documentation that demonstrate that right of way is no longer there.
  - **An inquiry was made with Alachua County Public Works, resulting in NO records of maintenance or dedication of the purported graded road. A title search over the Parent Parcel was silent to the purported graded road; and as a result, Title will again be insured over the subject area. Other factors taken into consideration to support this decision was; (1) No apparent field evidence found based on current Survey by CHW; (2) No evidence disclosed on prior Survey by Chance, Eng & Denman (attached) prepared for the University of Florida Foundation in 1983 (coinciding with the current vesting deed in ORB 1466, Page 377).**

Sheets PP-2 thru PP-10:

- Depict the proposed easement according with sheet PP-11 proposed typica cross sections. Please label of the proposed PUE's.
  - **All are depicted and labels as typical have been added.**

- Road P shows an 80' Right-of-way (ROW) but the proposed PUE for 80' ROW is depicted a 10 PUE at each side of the ROW (Sheet PP-11) Sheet PP-3 depicts a 15' PUE. Please clarify.
  - **PUE was updated to 10 feet on PP-3.**

- Sheet PP-3 does not depict a proposed easement over the proposed water and wastewater facilities. Running from Road P west to Road N. it seems that additional PUEs are proposed but not labeled within this sheet.

- **PUE lines and labels added.**

- Sheet PP-4: proposed Road A shows an 80’ ROW (not labeled) but the depicted PUEs seems to be 15’ contrary with sheet PP-11 for 80’ ROW. Please clarify.
  - **PUE was updated to 10 feet on PP-4.**

- PP-6 shows Road B with a 50 ROW but there is not north PUE. The limits of the north ROW and the proposed limit of the plat shows a 30’ common area/open space only. Typical cross section indicated for a 50/ ROW indicates 10’ PUEs at each side of the proposed ROW. Clarify.
  - **10 ft PUE added on the north side of Road B.**

- PP-7: There are several stormwater pipes going thru the open space/common area, are those also proposed as Drainage Easement?
  - **Yes, label updated to reflect drainage easement for each area.**

- PP-8: label proposed PUEs for 50’ proposed ROW (10’ each side).
  - **10 ft PUE typical labels added to each street.**

- PP-9: label proposed PUEs and clarify common area/open space as drainage easement.
  - **10 ft PUE typical labels added to each street and label updated to reflect drainage easement for each area.**

- PP-10: label proposed PUEs. There are not sanitary sewer services laterals showing
  - **10 ft PUE typical labels added to each street, lateral removed. Typical lateral will be to the lot corners per the new City of Alachua Standard detail. It’s a standard detail and not required to be on a preliminary plat. Detail not added.**

- Boundary Survey: There is an error on the Surveyors Notes: 1 the bearing at the end of the sentence should be W in lieu of E.
  - **Basis of Bearings note has been revised.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Subdivision\City\Submittals and Comments\2109XX Submittal\LTR 210920 Convergence Research Park Residential - City Comment Responses.docx

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 8/19/2021

NAME & DESCRIPTION OF PROJECT Convergence Research Park Residential Ph 1-3

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD - San Felasco Parkway

Tax Parcel Numbers 03970-000-000, 03929-000-000

Acreage 109

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 273
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	273	**units X 0.14 Elementary School Multiplier**	38	**Student Stations**
MIDDLE	273	**units X 0.06 Middle School Multiplier**	16	**Student Stations**
HIGH	273	**units X 0.08 High School Multiplier**	22	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.09 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Robert Walpole, P.E., CHW

Mailing Address: 11801 Research Drive

Alachua, FL 32615

Phone: 352 331 1976

Email: walpole@chw-inc.com

PROPERTY OWNER

Name: U of F Foundation, Inc

Mailing Address PO Box 14425

Gainesville, FL 32604-2425

Phone:

Email

CERTIFICATION

PROJECT NAME : Convergence **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 2020-2021 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 38

- ☑ Capacity Available — Available Capacity 272
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 16

- ☑ Capacity Available — Available Capacity
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 22

- ☑ Capacity Available — Available Capacity 328
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 08.23.2021

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/25/2019

Municipality	Schools	Grade Level	Permanent Capacity	Enrollment 9/25/2019	Utilization Percentage
City of Alachua	Alachua	3 - 5	525	300	57%
County	Archer	PK - 5	489	540	110%
County	Chiles	PK - 5	727	809	111%
CoG	Duval (DELA)	PK - 1	408	163	40%
CoG	Foster	PK - 5	467	470	101%
CoG	Glen Springs	PK - 5	463	479	103%
County	Hidden Oak	PK - 5	744	770	103%
County	Idylwild	PK - 5	557	690	124%
City of Alachua	Irby	PK - 2	536	382	71%
County	Lake Forest	PK - 5	598	392	66%
CoG	Littlewood	PK - 5	588	722	123%
County	Meadowbrook	PK - 5	722	875	121%
CoG	Metcalfe	PK - 5	432	194	45%
CoG	Parker	PK - 5	489	644	132%
Newberry	Newberry	PK - 4	471	625	133%
CoG	Norton	PK - 5	669	635	95%
CoG	Rawlings	PK - 5	427	307	72%
Hawthorne	Shell	PK - 5	366	344	94%
CoG	Talbot	PK - 5	726	733	101%
CoG	Terwilliger	PK - 5	575	482	84%
County	Wiles	PK - 5	725	923	127%
CoG	Williams	PK - 5	590	546	93%
	Elementary Total		12,294		102%
CoG	Bishop	6 - 8	1,068	668	63%
County	Fort Clarke	6 - 8	875	992	113%
County	Kanapaha	6 - 8	1,107	1,120	101%
CoG	Lincoln	6 - 8	1,053	701	67%
City of Alachua	Mebane	6 - 8	779	376	48%
CoG	Westwood	6 - 8	1,150	1,073	93%
	Middle Total		6,032		82%
County	Buchholz	9 - 12	1,979	2,309	117%
County	Eastside	9 - 12	1,954	1,277	65%
CoG	Gainesville	9 - 12	1,935	1,955	101%
CoG	Loften	9 - 12	512	268	52%
Newberry	Newberry	9 - 12	671	664	99%
City of Alachua	Santa Fe	9 - 12	1,291	1,128	87%
	High Total		8,342		91%
Hawthorne	Hawthorne	6 - 12	664	367	55%
High Springs	High Springs Comm.	PK - 8	982	982	100%
Newberry	Oak View	5 - 8	709	932	131%
	Combination Total		2,355		98%
	District Schools Total		29,023		94%
CoG	AQ Jones	6 - 12	181	68	38%
CoG	Sidney Lanier	K - 12	369	177	48%
	Centers Total		550		45%
	DW Total (w/Centers)		29,573	27,082	93%

>=100%	Hawthorne Capacity = 664 (178 Middle, 486 High)
95% - 99.9%	High Springs Capacity = 982 (18 Head Start, 546 Elem., 418 Middle)
<=94.9%	Oak View Capacity = 709 (90 Elem., 619 Middle) - permanent capacity

R:\Planning\Zoning - Capacity - Enrollment\2019-2020\9-25-2019 Capacity vs Enrollment_Highlighted & Columns Hidden

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 13, 2021

Sent by electronic mail to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Resubmittal #1: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat

Dear Mr. Walpole:

On August 31, 2021, the City of Alachua received your revised application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. The Preliminary Plat proposes to subdivide a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. The revised application received on August 31, 2021 was submitted to address the PAT review comments issued to you in a letter dated August 24, 2021 and as discussed during a PAT meeting on August 25, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, September 21, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

Previous Comments

1. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.

   Remaining Issue: City staff will contact you to further discuss this comment.

New Comments

2. Subsequent to the August 25 PAT meeting there were several amendments to the LDR text amendment proposed by CHW for cottage homes within the CP district, some of which will require additional information to be included within the preliminary plat for Convergence Research Park. Please see the summary below of the information that must be included on the preliminary plat.

3.5.2(F) *CP, Corporate Park District.*

(2) *Residential development criteria.* Development within the CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development within the CP District shall comply with the performance standards set forth in subsections (a) – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*	
Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

NOTE: *A condition will be proposed to the effect that a final development order (e.g. final plat) will not be granted for Phase 3 until the non-residential square footage as required by Table 3.5-1 has been constructed or shall be constructed concurrent with residential units as part of a mixed-use development.*

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be

preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

Comment: *The preliminary plat must include an exhibit that depicts the information required by subsections (i) and (ii). To fulfill the requirements of subsection (ii) a portion of the CP zoned property must be identified as an area where non-residential uses will be provided in the future. The preliminary plat proposes 273 lots, therefore, a minimum land area to accommodate at least 204,570 square feet of non-residential area (273 x 750 = 204,570) must be identified on the exhibit within preliminary plat. For purposes of this calculation, acreage of the non-residential area cannot exceed an intensity of 15,000 square feet per acre, therefore, the minimum acreage identified for non-residential uses must be at least 13.65 acres (204,570 / 15,000 = 13.65).*

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

Comment: *Please include the calculation of the minimum land required to be preserved for non-residential uses on the cover sheet.*

3. *Public Services / Fire Rescue / Engineering Review Comments*

   a. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated September 12, 2021.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Engineering Review Comments from Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., provided in a letter dated September 12, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

September 12, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Convergence Research Park – Residential Phases 1-3

Dear Justin:

My second set of comments on the Preliminary Plat plans for Convergence Research Park – Residential Phases 1-3 are below.

Plans

Master preliminary Plat:

- Per the Preliminary Plat application, **D attachments 1. J. Acreage of the adjacent Land:** Provide the acreage of the adjacent parcels.

- Label the proposed Public Utilities Easements (PUEs) within the subdivision.

- An existing right-of-way (ROW) running north-south at the west side of the proposed subdivision is showing on the master plans. The tax appraisal office website and Alachua County Growth Management office map Genius indicate that right way cross the parcel 03970-000-000 south/north direction. Also, this right of way is depicted on sheet PP-1 of the Preliminary plat. Please provide documentation that this right of way has been vacated or any other documentation that demonstrate that right of way is no longer there.

Sheets PP-2 thru PP-10:

- Depict the proposed easement according with sheet PP-11 proposed typica cross sections. Please label of the proposed PUE's.

- Road P shows an 80' Right-of-way (ROW) but the proposed PUE for 80' ROW is depicted a 10 PUE at each side of the ROW (Sheet PP-11) Sheet PP-3 depicts a 15' PUE. Please clarify.

- Sheet PP-3 does not depict a proposed easement over the proposed water and wastewater facilities. Running from Road P west to Road N. it seems that additional PUEs are proposed but not labeled within this sheet.

- Sheet PP-4: proposed Road A shows an 80' ROW (not labeled) but the depicted PUEs seems to be 15' contrary with sheet PP-11 for 80' ROW. Please clarify.

- PP-6 shows Road B with a 50 ROW but there is not north PUE. The limits of the north ROW and the proposed limit of the plat shows a 30’ common area/open space only. Typical cross section indicated for a 50/ ROW indicates 10’ PUEs at each side of the proposed ROW. Clarify.

- PP-7: There are several stormwater pipes going thru the open space/common area, are those also proposed as Drainage Easement?

- PP-8: label proposed PUEs for 50’ proposed ROW (10’ each side).

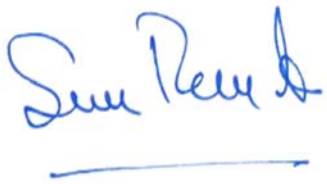
- PP-9: label proposed PUEs and clarify common area/open space as drainage easement.

- PP-10: label proposed PUEs. There are not sanitary sewer services laterals showing within the plans but lot 15 shows a main line going to that lot. Remove that to be consistent with the plan. Provide a typical service allocation for a typical lot in accordance with the city of Alachua requirements and standards.

- Boundary Survey: There is an error on the Surveyors Notes: 1 the bearing at the end of the sentence should be W in lieu of E

Feel free to call my office with any questions.

Sincerely,



Sergio Reyes, PE
President

August 31, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

Please find attached four (4) copies of the following items to address your comments from August 24, 2021:

- Revised Preliminary Plat Application;
- Student Generation Form;
- Authorized Agent Affidavit;
- Revised Concurrency Impact Analysis;
- Comprehensive Plan Consistency Analysis;
- Neighborhood Meeting Advertisement;
- Neighborhood Meeting Notice;
- Neighborhood Meeting Sign-In Sheet;
- Neighborhood Meeting Summary;
- Proof of 2020 Tax Payment;
- Division of Corporations Information;
- Property Appraiser Information for Tax Parcels 03929-000-000 & 03970-000-000;
- Warranty Deed;
- Legal Description;
- Revised Preliminary Plat; and
- Hightail Link of all PDFs

1. *Article 5, Density, Intensity, and Dimensional Standards*
   a. The plans note a side setback of 5'. The preliminary plat application will be scheduled to be presented to the Planning & Zoning Board subsequent to the final hearing for the associated LDR text amendments (final hearing for LDR text amendments is tentatively October 11, 2021).
      - **Acknowledged.**

2. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
      - **Acknowledged.**

3. *Article 7, Subdivision Standards*
   a. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet. The block comprised of lots 72 – 86 and 176 – 189 and the block comprised of lots 1 – 39 exceed the maximum length.
      - **Sidewalks are shown to create blocks.**
   b. Section 7.2.5(I)(2) requires a new intersection along one side of an existing street shall, wherever practicable, to coincide with any existing intersections on the opposite side of such street. Consider reconfiguring the intersection of Roads B and H and Roads B and P to be a 4-way intersection.
      - **The intersection offsite is an intentional offset to create a residential feel and ensure additional traffic calming.**
   c. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road B is approximately 1,300 feet and Road D is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
      - **Three raised intersections were added to create the requested additional traffic calming.**
   d. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.
      - **The provided Miami curb is a curb/gutter section and for residential subdivisions is a superior product not requiring large, flared driveways and removal of the F curb with each house to pour driveways. This protects the road and base in the future as well.**
   e. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.
      - **Acknowledged.**

4. *Concurrency Impact Analysis*
   a. Section 2.4.14(H)(2) establishes the criteria to determine affected roadway segments. For developments generating more than 1,000 AADT, affected roadway segments includes all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater and those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. Based upon trip distribution, only Segments 8 and 13 are affected roadway segments.
      - **Updated accordingly.**

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 23, 2021.
   b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated August 20, 2021.
      - **Acknowledged. Responses below.**

6. *Miscellaneous*
   a. Please identify the total number of lots within each phase on the cover sheet.
      - **Lot information has been added to the cover sheet.**

Public Services Comments:

1. For subsequent Construction Plan submittals, CoA now has a strong preference that wastewater laterals be installed at lot corners, not lot centerlines. This preference should substantially reduce the number of CoA-maintained cleanouts that are under driveways.
   - **Noted.**

2. For subsequent Construction Plan submittals, CoA now requires that the minimum distance between tree trunks and water piping, for example, is 10 feet. This could substantially alter the landscaping plans. Please notify the project design landscape of this requirement.
   - **Noted.**

3. For the subsequent Final Plat submittals, please:
   - Include text indicating that the CoA is not responsible for maintaining the stormwater system, except for the portion that is within the right-of-way.
   - Show all public utility easements, including those that are on the individual lots of property owners.
   - **Noted.**

EDA Comments:

Application

1. Please correct zoning listed to Corporate Park (not Agricultural)
   - **Corrected.**
2. Should state "a portion of" Parcel 03929-000-000
   - **Updated.**

Required Attachments

1. No boundary or topographic survey was provided with this submittal.
   - **Survey was provided to the City.**

2. Vicinity map does not include a scale or other items as required (adjacent properties, section lines and quarter section lines)
   - **Updated accordingly.**

3. No buffers are shown – and no notes are included that buffers are not required.
   - **Note added that not required.**

4. Surface drainage and direction of flow and retention are not shown on plans and it does not define detention or retention.
   - **Retention noted for each basin and flow arrows added.**

Plans

1. Phases are not clearly defined – an overall layout clearly defining the limits of the phases should be provided, including proposed sequencing of construction.
   - **Phase limits are clearly shown on PP-1.**

2. It is not clear where the limits of the proposed plat will be – For example: is Road A included, but the area between Road A and Road P excluded?

- **Limits of plat labeled and darkened. Yes the entry roads are part of the plat.**

3. I suggest a master development plan, master utility plan, and master drainage plan be presented on separate sheets so that details can be seen more clearly.
   - **This is a Preliminary Plat and that is not required. Those extra level of details will be provided with construction plans.**

4. Side setback per CP zoning should be 7.5 feet and 5 foot side setback is provided.
   - **CP is being modified to 5 ft and will be approved prior to our P&Z in October.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Subdivision\City\Submittals and Comments\2108XX Submittal\LTR 210824 Convergence Research Park Residential - City Comment Responses.docx

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 24, 2021

Sent by electronic mail to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat

Dear Mr. Walpole:

On July 29, 2021, the City of Alachua received your application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. The Preliminary Plat proposes to subdivide a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. A completeness review was performed on August 10, 2021 and the application was determined to be complete on August 16, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Wednesday, August 25, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, September 8, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 12, 2021 Planning & Zoning Board (PZB) Meeting**, pending the final public hearing for the associated LDR text amendments (tentatively scheduled for October 11, 2021).

Please address the following:

1. *Article 5, Density, Intensity, and Dimensional Standards*
   a. The plans note a side setback of 5'. The preliminary plat application will be scheduled to be presented to the Planning & Zoning Board subsequent to the final hearing for the associated LDR text amendments (final hearing for LDR text amendments is tentatively October 11, 2021).

2. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.

3. *Article 7, Subdivision Standards*
   a. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet. The block comprised of lots 72 – 86 and 176 – 189 and the block comprised of lots 1 – 39 exceed the maximum length.

b. Section 7.2.5(I)(2) requires a new intersection along one side of an existing street shall, wherever practicable, to coincide with any existing intersections on the opposite side of such street. Consider reconfiguring the intersection of Roads B and H and Roads B and P to be a 4-way intersection.
c. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road B is approximately 1,300 feet and Road D is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
d. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.
e. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.

4. *Concurrency Impact Analysis*
   a. Section 2.4.14(H)(2) establishes the criteria to determine affected roadway segments. For developments generating more than 1,000 AADT, affected roadway segments includes all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater and those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. Based upon trip distribution, only Segments 8 and 13 are affected roadway segments.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 23, 2021.
   b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated August 20, 2021.

6. *Miscellaneous*
   a. Please identify the total number of lots within each phase on the cover sheet.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated August 23, 2021
Engineering Review Comments from Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., provided in a letter dated August 20, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 23, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 08/23/2021

RE: **Convergence Research Park Residential Phases-1-3-Prelim-Plat**

Public Services has reviewed the subject project (July 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** Public Services have no comments on the submitted Preliminary Plat itself, but offer comments related to subsequent submittals. **Approved**
2.	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now has a strong preference that wastewater laterals be installed at lot corners, not lot centerlines. This preference should substantially reduce the number of CoA-maintained cleanouts that are under driveways. **For Information Only**
3	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now requires that the minimum distance between tree trunks and water piping, for example, is 10 feet. This could substantially alter the landscaping plans. Please notify the project design landscape of this

NO.	COMMENTS
	requirement. **For Information Only**
4	**Comment on July 2021 Plans** For the subsequent Final Plat submittals, please: • Include text indicating that the CoA is not responsible for maintaining the stormwater system, except for the portion that is within the right-of-way. • Show all public utility easements, including those that are on the individual lots of property owners. **For Information Only**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

August 20, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Dear Justin:

My comments on the Preliminary Plat plans for Convergence Research Park – Residential Phases 1-3 are below.

Application

1. Please correct zoning listed to Corporate Park (not Agricultural)

2. Should state “a portion of” Parcel 03929-000-000

Required Attachments

1. No boundary or topographic survey was provided with this submittal.

2. Vicinity map does not include a scale or other items as required (adjacent properties, section lines and quarter section lines)

3. No buffers are shown – and no notes are included that buffers are not required.

4. Surface drainage and direction of flow and retention are not shown on plans and it does not define detention or retention.

Plans

1. Phases are not clearly defined – an overall layout clearly defining the limits of the phases should be provided, including proposed sequencing of construction.

2. It is not clear where the limits of the proposed plat will be – For example: is Road A included, but the area between Road A and Road P excluded?

3. I suggest a master development plan, master utility plan, and master drainage plan be presented on separate sheets so that details can be seen more clearly.

4. Side setback per CP zoning should be 7.5 feet and 5 foot side setback is provided.

Feel free to call my office with any questions.

Sincerely,

Sergio Reyes, PE
President

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Convergence Research Park Residential Phases 1 – 3

APPLICATION TYPE: Preliminary Plat

APPLICANT/AGENT: Robert Walpole, P.E., Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: University of Florida Foundation, Inc.

PAT MEETING DATE: August 24, 2021

FLUM DESIGNATION: Corporate Park

ZONING: Corporate Park (CP)

OVERLAY: N/A

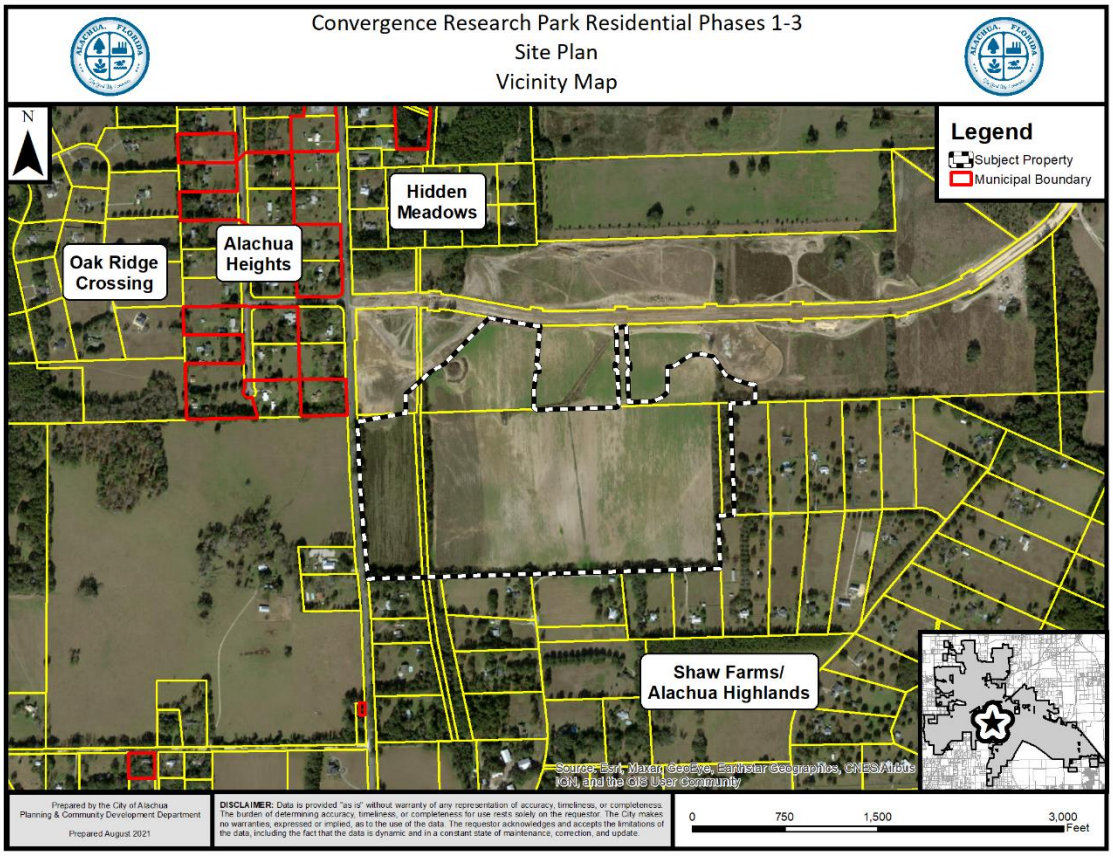
ACREAGE: ±109 acres

PARCEL(S): 03970-000-000 and a portion of 03929-000-000

PROJECT SUMMARY: Subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Wednesday, September 8, 2021**

TENTATIVE PZB DATE: Please see comment 1.a. below concerning the adoption of associated LDR text amendments.



Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *Article 5, Density, Intensity, and Dimensional Standards*
   a. The plans note a side setback of 5'. The preliminary plat application will be scheduled to be presented to the Planning & Zoning Board subsequent to the final hearing for the associated LDR text amendments (final hearing for LDR text amendments is tentatively October 11, 2021).

2. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.

3. *Article 7, Subdivision Standards*
   a. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet. The block comprised of lots 72 – 86 and 176 – 189 and the block comprised of lots 1 – 39 exceed the maximum length.
   b. Section 7.2.5(I)(2) requires a new intersection along one side of an existing street shall, wherever practicable, to coincide with any existing intersections on the opposite side of such street. Consider reconfiguring the intersection of Roads B and H and Roads B and P to be a 4-way intersection.
   c. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road B is approximately 1,300 feet and Road D is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   d. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.
   e. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.

4. *Concurrency Impact Analysis*
   a. Section 2.4.14(H)(2) establishes the criteria to determine affected roadway segments. For developments generating more than 1,000 AADT, affected roadway segments includes all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater and those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. Based upon trip distribution, only Segments 8 and 13 are affected roadway segments.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 23, 2021.
   b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated August 20, 2021.

6. *Miscellaneous*
   a. Please identify the total number of lots within each phase on the cover sheet.

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 23, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 08/23/2021

RE: **Convergence Research Park Residential Phases-1-3-Prelim-Plat**

Public Services has reviewed the subject project (July 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** Public Services have no comments on the submitted Preliminary Plat itself, but offer comments related to subsequent submittals. **Approved**
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	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

August 20, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Dear Justin:

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Application

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2. Should state “a portion of” Parcel 03929-000-000

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2. Vicinity map does not include a scale or other items as required (adjacent properties, section lines and quarter section lines)

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3. I suggest a master development plan, master utility plan, and master drainage plan be presented on separate sheets so that details can be seen more clearly.

4. Side setback per CP zoning should be 7.5 feet and 5 foot side setback is provided.

Feel free to call my office with any questions.

Sincerely,

Sergio Reyes, PE
President

August 16, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

Please find attached four (4) copies of the following items to address your comments from August 10, 2021:

- Preliminary Plat Application;
- Legal Description;
- Warranty Deed;
- Revised Concurrency Impact Analysis;
- Revised Preliminary Plat; and
- Hightail Link of all PDFs

1. **Preliminary Plat Application, Section A, #11, Zoning:** Application states the zoning of the property is Corporate Park (CP) and Agricultural (A). Please confirm.
   - **Corrected to CP.**

2. **Preliminary Plat Application Attachment #1, Plans:**
   a. Sheet Index on C0.00 notes the plan set includes a landscape plan (Sheet LS-1). Landscape plan has not been included with plans.
      - **Landscape removed from the cover.**
   b. Provide the telephone number and email address of property owner and developer on Sheet C0.00.
      - **Cover sheet has been updated to include the requested information.**
   c. A boundary & topographic survey has not been submitted. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
      - **Survey has been provided with this submittal.**
   d. Vicinity map does not identify the location of major adjacent streets, section lines, and quarter section lines.
      - **Location and vicinity maps have been updated.**
   e. Plans do not include a legal description of the property to be subdivided. If included with the boundary & topographic survey (to be submitted), there is no need to add to preliminary plat sheets.
      - **Legal description has been provided with this submittal and has been added to the survey.**

3. **Preliminary Plat Application Attachment #2, Concurrency Impact Analysis:** Concurrency Impact Analysis states the total number of lots proposed is 300. Revise the analysis to evaluate the actual number of lots proposed.
   - **Updated as requested. Please see revised concurrency report included in this submittal.**

4. **Preliminary Plat Application Attachment #8, Proof of Ownership:** The Quitclaim Deed (OR Book 4471, Page 1313) submitted with the application is not inclusive of the property subject to this application. Please submit proof of ownership of the property subject to this application.
   - **Warranty deed has been included in this submittal.**

5. **Preliminary Plat Application Attachment #12, Fee:** Check 0011157 in the amount of$2,730.00 was submitted with the application. The correct application fee is $3,730.00 (base fee of $1,000 plus $10 per lot x 273 lots). Please submit payment for the remaining application fee ($1,000).
    - **Additional fee will be submitted under separate cover.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Subdivision\City\Submittals and Comments\2107XX Submittal\LTR 210816 Convergence Research Park Residential - City Comment Responses.docx

City of Alachua

MIKE DAROZA
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 10, 2021

Sent by electronic mail to walpole@chw-inc.com

Robert Walpole, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat Application

Dear Mr. Walpole:

On July 29, 2021, the City of Alachua received your application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. The Preliminary Plat proposes to subdivide a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Tuesday, August 17, 2021**. All materials (except for the application fee) may be submitted by email to the project planner.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Preliminary Plat Application, Section A, #11, Zoning:** Application states the zoning of the property is Corporate Park (CP) and Agricultural (A). Please confirm.

2. **Preliminary Plat Application Attachment #1, Plans:**
    a. Sheet Index on C0.00 notes the plan set includes a landscape plan (Sheet LS-1). Landscape plan has not been included with plans.
    b. Provide the telephone number and email address of property owner and developer on Sheet C0.00.
    c. A boundary & topographic survey has not been submitted. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    d. Vicinity map does not identify the location of major adjacent streets, section lines, and quarter section lines.

e. Plans do not include a legal description of the property to be subdivided. If included with the boundary & topographic survey (to be submitted), there is no need to add to preliminary plat sheets.

3. **Preliminary Plat Application Attachment #2, Concurrency Impact Analysis:** Concurrency Impact Analysis states the total number of lots proposed is 300. Revise the analysis to evaluate the actual number of lots proposed.

4. **Preliminary Plat Application Attachment #8, Proof of Ownership:** The Quitclaim Deed (OR Book 4471, Page 1313) submitted with the application is not inclusive of the property subject to this application. Please submit proof of ownership of the property subject to this application.

5. **Preliminary Plat Application Attachment #12, Fee:** Check 0011157 in the amount of $2,730.00 was submitted with the application. The correct application fee is $3,730.00 (base fee of $1,000 plus $10 per lot x 273 lots). Please submit payment for the remaining application fee ($1,000).

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, Interim City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

July 29, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

Please find attached the following items for review and approval of the above referenced project:

- Check #0011157 in the amount of $2,730.00
- Four (4) copies of the following:
  - Preliminary Plat Application;
  - Authorized Agent Affidavit;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcels 03929-000-000 & 03970-000-000;
  - Warranty Deed;
  - Legal Description;
  - Signed and Sealed Preliminary Plat; and
- One (1) CD of all PDFs.

The project intent is to construct 273 single-family homes within the Convergence Research Park. The project is located on Alachua County Tax Parcel 03970-000-000 and a portion of 03929-000-000. The site is located on NW 140th Street, just south of San Felasco Parkway. The required utility infrastructure and stormwater management are included in this project.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Subdivision\City\Submittals and Comments\2107XX Submittal\LTR 210729 Convergence Research Park Residential - City Cover Letter.docx

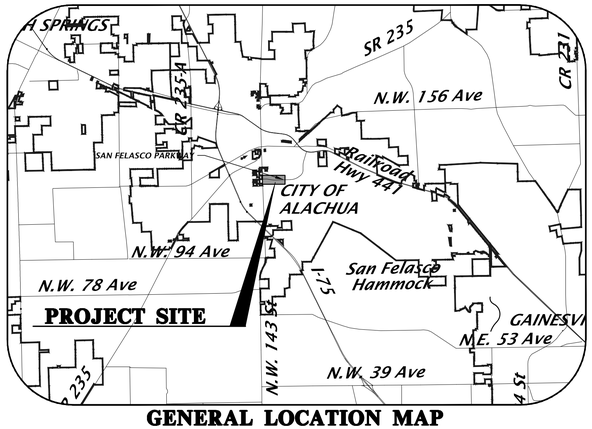
PRELIMINARY PLAT
FOR:
CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASES 1-3

ALACHUA COUNTY PARCELS 03970-000-000

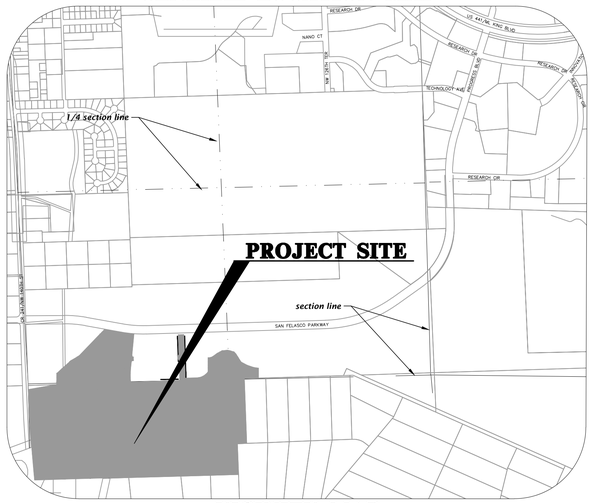
CITY OF ALACHUA, FLORIDA

SECTIONS 26, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



GENERAL LOCATION MAP



VICINITY MAP
1"=1000'

GENERAL NOTES

1. *LAND OWNER:*
   U OF F FOUNDATION, INC.
   PO BOX 14425
   GAINESVILLE, FL - 32604
   TOM MITCHELL, VICE PRESIDENT
   tmitchell@uff.ufl.edu
   352-333-3233

2. *DEVELOPER(SUBDIVIDER):*
   SAN FELASCO RESEARCH VENTURES, INC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL - 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407

3. *AGENT OF DEVELOPER/SUBDIVIDER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976

4. *ENGINEER OF RECORD:*
   ROBERT J. WALPOLE, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   WALPOLE@CHW-INC.COM

5. *SURVEYOR OF RECORD:*
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM

6. *DATE OF BOUNDARY SURVEY:*
   6/07/2021

7. *WATER SUPPLY:*
   A 12-INCH POTABLE WATER MAIN RUNS ALONG SAN FELASCO PARKWAY, AND WILL BE EXTENDED INTO THE SUBDIVISION ROADWAYS AS AN 8-INCH LOOP.

8. *SEWAGE DISPOSAL:*
   A 10-INCH GRAVITY RUNS ALONG SAN FELASCO PARKWAY AND WILL BE EXTENDED INTO THE SUBDIVISION ROADWAYS AS AN 8-INCH GRAVITY SYSTEM TO SERVE THE SUBDIVISION.

9. *DRAINAGE:*
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE SUBDIVISION IN THE LOW AREAS AND HAVE BEEN PRELIMINARY SIZED TO MEET SRWMD AND CITY OF ALACHUA REQUIREMENTS.

10. *ELECTRICAL UTILITY PROVISION:*
    CITY OF ALACHUA EXIST ALONG SAN FELASCO PARKWAY AND WILL BE EXTENDED THROUGHOUT THE SUBDIVISION.

11. *NATURAL FEATURES:*
    N/A

12. *ZONING/LAND USE INFORMATION:*
    ZONING = CP
    LAND USE = CORPORATE PARK DISTRICT

SETBACKS:

LOT NUMBERS	ALL
FRONT MIN (FT)	20
REAR MIN (FT)	15
SIDE MIN (FT)	5

13. *BUFFER: NOT REQUIRED*

CP ZONING RESIDENTIAL CALCULATION

TOTAL CONTIGOUS LAND 251.4 ACRES
ALLOWABLE DENSITY - 4 DU/ACRES
ALLOWABLE UNITS 251.4 x 4 = 1005 DU
APPROVED DU TO DATE = 0
APPROVED DU THIS PROJECT = 273
REMAINING DU POST THIS PROJECT = 732

ACCOMPANYING EXHIBIT MUST ILLUSTRATE THE FOLLOWING TO BE COMPLIANT WITH THE CP ZONING:

REQUIRED MINIMUM NON-RESIDENTIAL SF= 273 LOTS x 750 SF/LOT = 204,570 SF.

REQUIRED MINIMUM NON-RESIDENTIAL LAND AREA= 204,750 SF/15,000 SF/ACRES = 13.65 ACRES

PHASING PLAN:

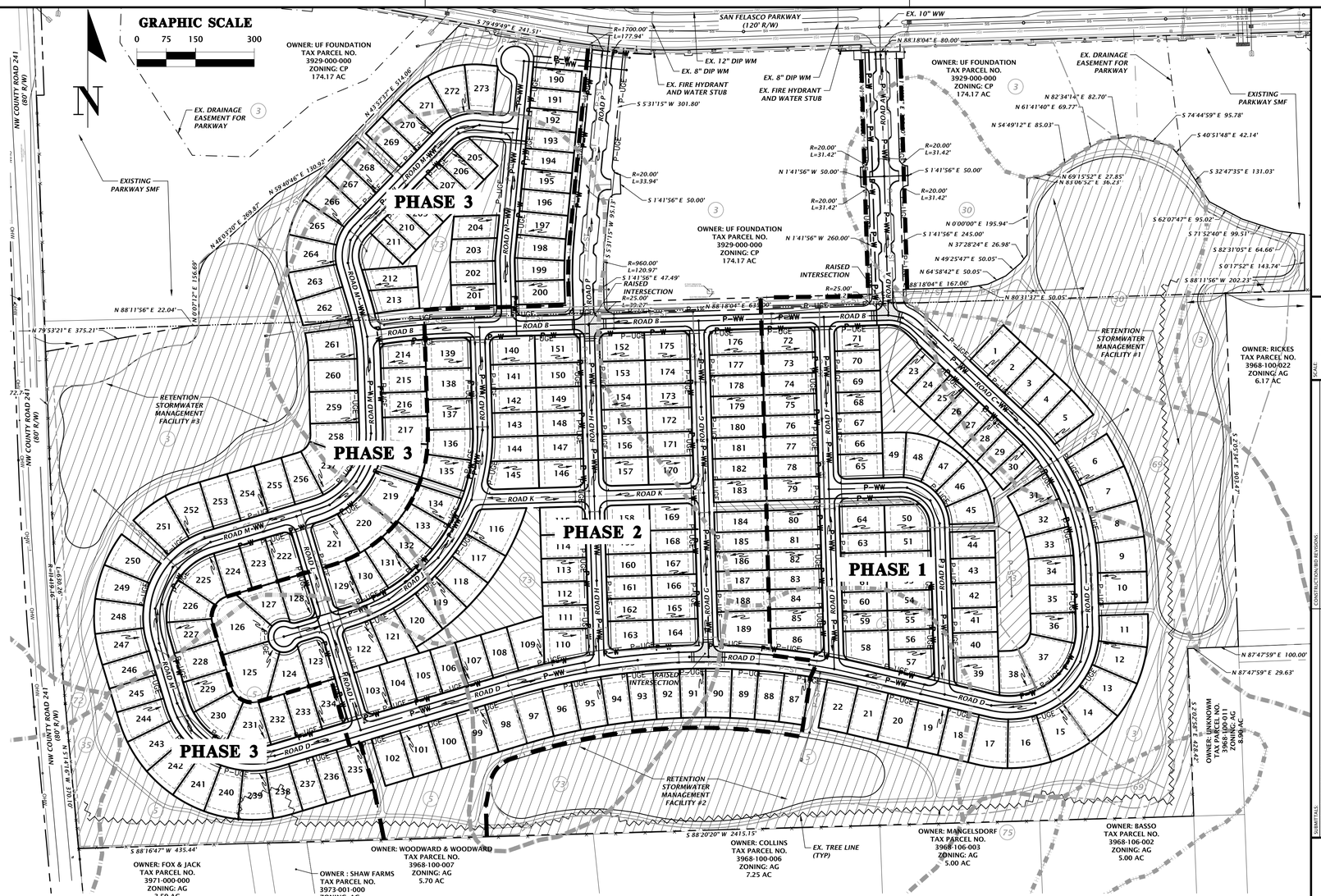
PHASE 1	86
PHASE 2	103
PHASE 3	84

14. *COVENANTS AND RESTRICTIONS:*
    HOA AND CCR WILL BE PROVIDED WITH FINAL PLAT.

15. *ROADWAY TYPE: TYPE F CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.*

16. *UTILITY PROVIDERS:*
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CITY OF ALACHUA
    PHONE/CABLE: WINDSTREAM AND COX

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	A
5	FORT MEAD FINE SAND 0 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	B
35	GAINESVILLE SANDO TO 5 PERCENT SLOPES	A
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	B
73	KENDRICK SAND 5 TO 8 PERCENT SLOPES	B
75	BLICHTON SAND 5 TO 8 PERCENT SLOPES	C/D



SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2-10	DETAILED PRELIMINARY PLAT
11	TYPICAL ROADWAY SECTIONS
L00-00-10	OVERALL ZONING EXHIBIT
1 - 1	BOUNDARY AND TOPOGRAPHIC SURVEY

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- LOT WITH LOT NUMBER
- PHASE BOUNDARY
- OPEN SPACE / COMMON AREA
- SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)
- POST DRAINAGE DIVIDE

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=150'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/07/2021 COA RESUBMITTAL
09/15/2021 COA RESUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

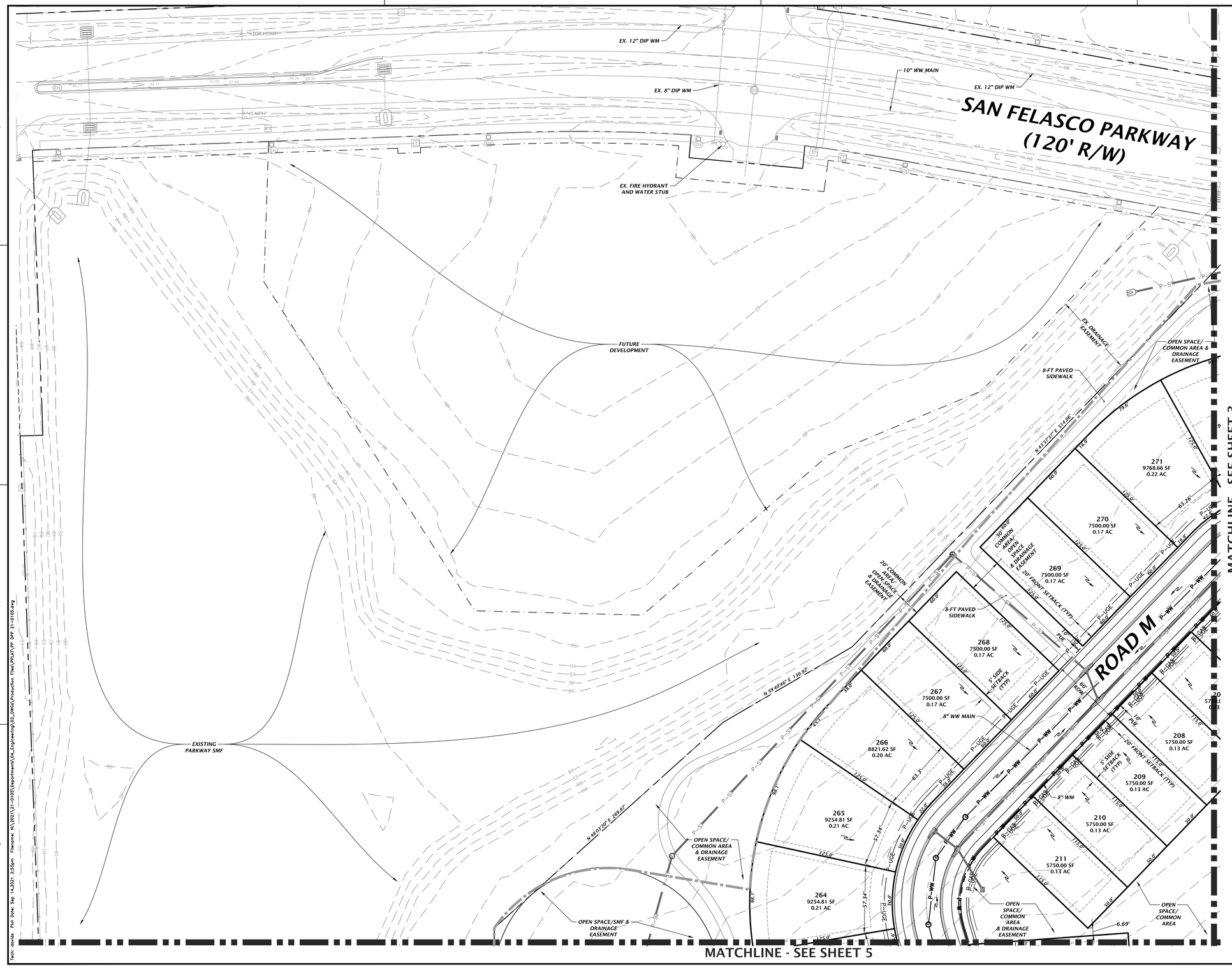
SHEET TITLE: MASTER PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MAH
PROJECT CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
No 58206
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Sep 27 2021
FL PE No. 58206

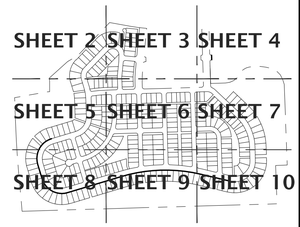
SHEET NO.: PP-1

Tech: davida Plot Date: Sep 14,2021 2:50pm I:\Newcrnw NX\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\PPLAT\PP WPP 21-0105.dwg



N

GRAPHIC SCALE
0 20 40 80



NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
(352) 331-2476
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est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RESUBMITTAL
09/15/2021 COA RESUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
PROJECT CONTROL: RW
PROJECT NUMBER: 21-0105

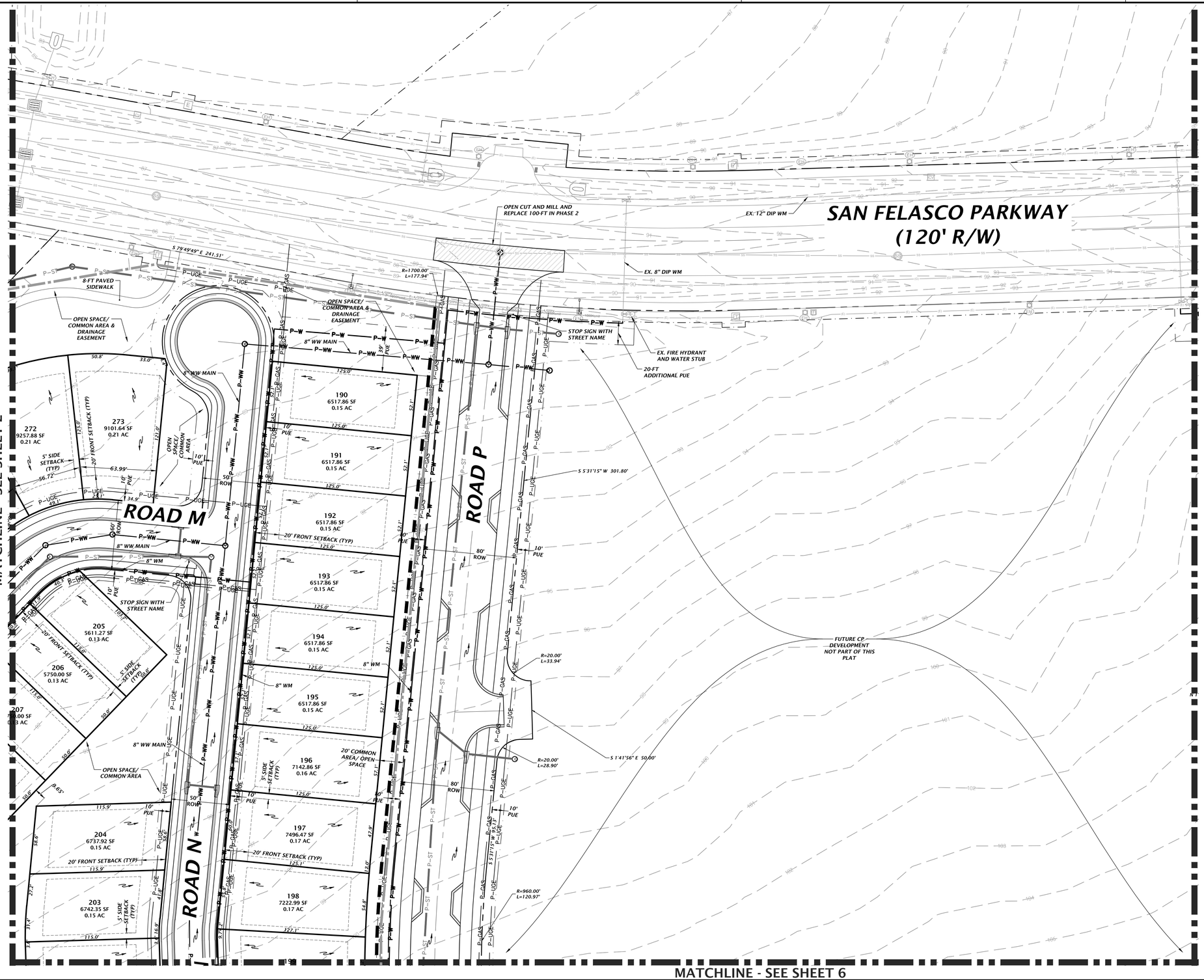
ROBERT J. WALPOLE

ROBERT J. WALPOLE * LICENSE * No 58206 * STATE OF FLORIDA * PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

SHEET NO.: PP-2

Tech: cinda Plot Date: Sep 14,2021 2:53pm Filename: N:\2021\21-0105\Department\04_Engineering\02_Design\Production Files\PPLAT\PP SHT 21-0105.dwg



N

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
PROJECT CONTROL: RW
PROJECT NUMBER: 21-0105

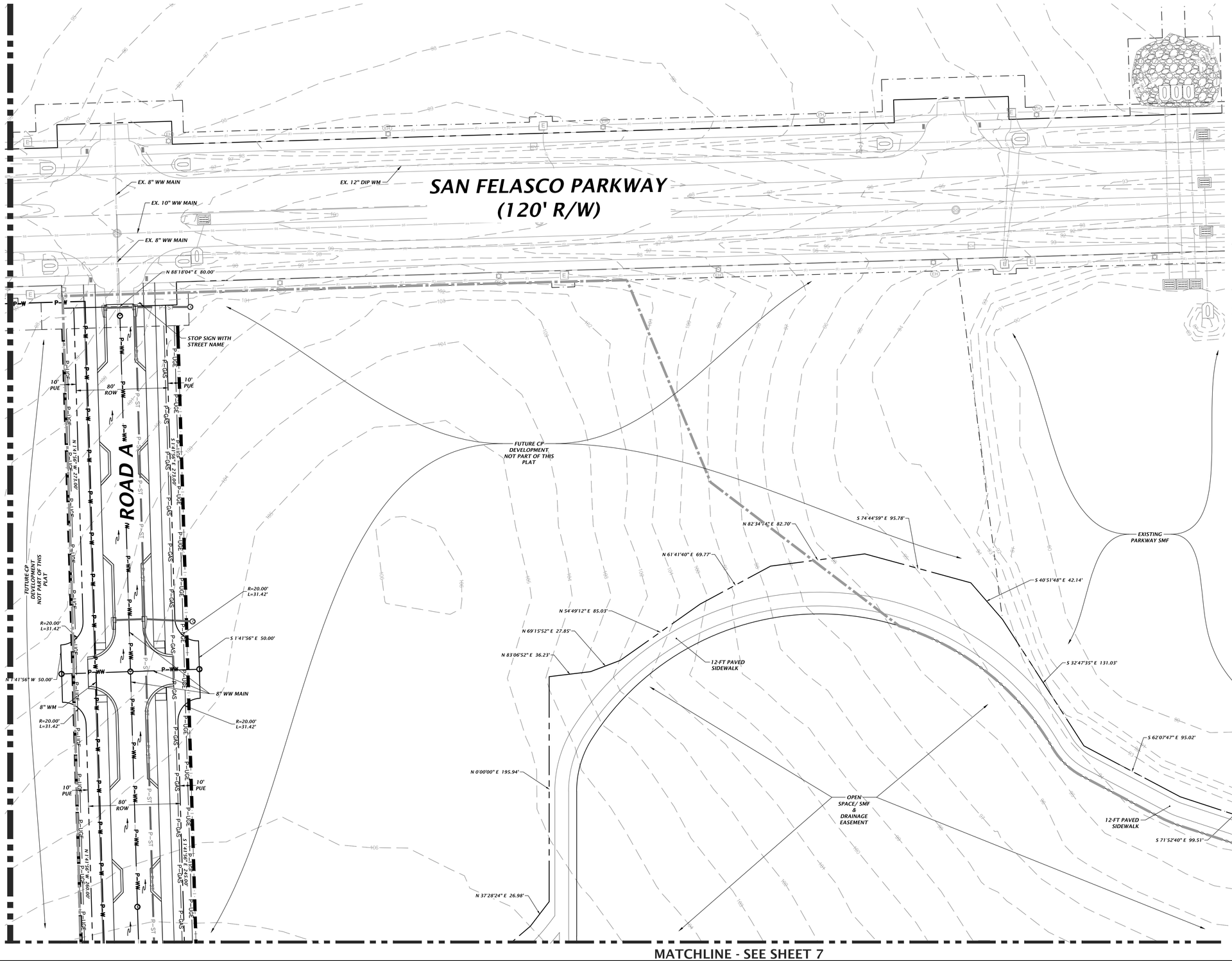
ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

SHEET NO.: PP-3

Tech: dsvds Plot Date: Sep 14,2021 2:53pm Filename: N:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\PPLAT\PP PPP 21-0105.dwg



N

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-5

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE

LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

SHEET NO.: PP-4

Tech: davida Plot Date: Sep 14,2021 2:53pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PLAT\PP SHT# 21-0105.dwg

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

EXISTING PARKWAY SMF

N 0°07'12" E 156.69'

N 88°11'56" E 22.04'

N 79°53'21" E 375.21'

N 20°16'16" W 272.74'

OPEN SPACE/ SMF & DRAINAGE EASEMENT

ROAD M

ROAD B

ROAD L

STOP SIGN WITH STREET NAME

8" WW MAIN

8" WM

12-FT PAVED SIDEWALK

8-FT PAVED SIDEWALK

20' FRONT SETBACK (TYP)

5' SIDE SETBACK (TYP)

20' COMMON AREA/ OPEN SPACE

30' COMMON AREA/ OPEN SPACE & DRAINAGE EASEMENT

60' ROW

50' ROW

10' PUE

250	9270.35 SF	0.21 AC
251	10591.20 SF	0.24 AC
252	10220.56 SF	0.23 AC
253	9052.31 SF	0.21 AC
254	9052.31 SF	0.21 AC
255	9052.31 SF	0.21 AC
256	8070.61 SF	0.19 AC
257	10213.77 SF	0.23 AC
258	8598.48 SF	0.20 AC
259	10131.98 SF	0.23 AC
260	10131.98 SF	0.23 AC
261	9573.85 SF	0.22 AC
262	9380.35 SF	0.22 AC
263	8439.86 SF	0.19 AC
212	7254.95 SF	0.17 AC
213	6804.36 SF	0.16 AC
214	7561.82 SF	0.17 AC
215	7248.99 SF	0.17 AC
216	7248.99 SF	0.17 AC
217	7647.70 SF	0.18 AC
218	8319.45 SF	0.19 AC
219	11203.62 SF	0.26 AC
220	10864.78 SF	0.25 AC
221	10347.69 SF	0.24 AC
222	7785.53 SF	0.18 AC
223	7845.43 SF	0.18 AC
224	7858.40 SF	0.18 AC
130	7540.53 SF	
131	7542.02 SF	0.17 AC
132	7539.05 SF	0.17 AC
133	7540.53 SF	0.17 AC
134	7334.64 SF	0.17 AC

GRAPHIC SCALE
0 20 40 80

SHEET 2 SHEET 3 SHEET 4
SHEET 5 SHEET 6 SHEET 7
SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND
- RIGHT-OF-WAY WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/14/2021 COA RESUBMITTAL
09/15/2021 COA RESUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC
PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021
FL PE No. 58206

SHEET NO.
PP-5

T:\acm...\Civil\...\Plat Date: Sep 14,2021 2:54pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\PP\ATLAS\PP PP# 21-0105.dwg

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9

ROAD B

ROAD J

ROAD H

ROAD G

ROAD F

ROAD K

ROAD N

ROAD P

202 6737.93 SF 0.15 AC

201 6325.00 SF 0.15 AC

200 7498.94 SF 0.17 AC

199 6881.47 SF 0.16 AC

139 8047.78 SF 0.20 AC

138 8047.85 SF 0.21 AC

137 8047.85 SF 0.21 AC

136 8224.61 SF 0.19 AC

135 8256 SF 0.19 AC

140 8155.83 SF 0.19 AC

141 7091.67 SF 0.16 AC

142 7091.67 SF 0.16 AC

143 7093.86 SF 0.16 AC

144 7260.69 SF 0.17 AC

145 9080.94 SF 0.21 AC

146 8155.83 SF 0.19 AC

147 7091.67 SF 0.16 AC

148 7091.67 SF 0.16 AC

149 7091.67 SF 0.16 AC

150 7091.67 SF 0.16 AC

151 8155.83 SF 0.19 AC

152 8155.83 SF 0.19 AC

153 7091.67 SF 0.16 AC

154 7091.67 SF 0.16 AC

155 7091.67 SF 0.16 AC

156 7091.67 SF 0.16 AC

157 8155.83 SF 0.19 AC

158 7635.39 SF 0.18 AC

159 6571.23 SF 0.15 AC

160 6571.23 SF 0.15 AC

167 6571.23 SF 0.15 AC

168 6571.23 SF 0.15 AC

169 7635.39 SF 0.18 AC

170 8155.83 SF 0.19 AC

171 7091.67 SF 0.16 AC

172 7091.67 SF 0.16 AC

173 7091.67 SF 0.16 AC

174 7091.67 SF 0.16 AC

175 8155.83 SF 0.19 AC

176 8436.03 SF 0.19 AC

177 7171.88 SF 0.16 AC

178 7171.88 SF 0.16 AC

179 7171.88 SF 0.16 AC

180 7171.88 SF 0.16 AC

181 7171.88 SF 0.16 AC

182 7171.88 SF 0.16 AC

183 7846.88 SF 0.18 AC

184 6988.66 SF 0.16 AC

185 6750.00 SF 0.15 AC

186 6750.00 SF 0.15 AC

72 8436.03 SF 0.19 AC

73 7171.88 SF 0.16 AC

74 7171.88 SF 0.16 AC

75 7171.88 SF 0.16 AC

76 7171.88 SF 0.16 AC

77 7171.88 SF 0.16 AC

78 7171.88 SF 0.16 AC

79 7846.88 SF 0.18 AC

80 6988.66 SF 0.16 AC

81 6750.00 SF 0.15 AC

82 6750.00 SF 0.15 AC

83 6750.00 SF

113 6948.09 SF 0.16 AC

114 6948.09 SF 0.16 AC

115 8012.25 SF 0.18 AC

116 11700.45 SF 0.27 AC

117 8627.78 SF 0.20 AC

20' COMMON AREA/ OPEN SPACE

30' COMMON AREA/ OPEN SPACE

20' FRONT SETBACK (TYP)

5' SIDE SETBACK (TYP)

10' PUE

50' ROW

80' ROW

12-FT PAVED SIDEWALK

8-FT PAVED SIDEWALK

RAISED INTERSECTION

R=25.00' L=39.27'

S 1°41'56" E 47.49'

N 88°18'04" E 635.00'

8" PROT IRRIGATION WITH CONCRETE SLAB

ELECTRIC DISCONNECT WITH PAD MOUNT

STOP SIGN WITH STREET NAME

8" WM

8" WW MAIN

25' COMMON AREA/ OPEN SPACE

OPEN SPACE/ COMMON AREA

P-UGE P-WW P-ST P-GAS P-GARAGE

N

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

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(386) 418-4975
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CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE BAR IS CORRECT ON PRINTED PLOTS. SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS

DESIGNER: MAM

QUALITY CONTROL: RJW

PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER Sep 27 2021

FL PE No. 58206

SHEET NO.:

PP-6

tech: davida Plot Date: Sep 14,2021 2:54pm Filename: N:\2021\21-0105\Departments\04_Engineering\08_DWGs\Production Files\PLAT\PP SHT 21-0105.dwg

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 10

ROAD A

ROAD B

ROAD C

ROAD E

80' ROW

50' ROW

60' ROW

12-FT PAVED SIDEWALK

R=25.00'
L=39.27'

STOP SIGN WITH STREET NAME

RAISED INTERSECTION

8" WW MAIN

8" WM

OPEN SPACE/ COMMON AREA & DRAINAGE EASEMENT

FUTURE AMENITY CENTER SITE

OPEN SPACE/ SMF & DRAINAGE EASEMENT

8-FT PAVED SIDEWALK

20' COMMON AREA/ OPEN SPACE

20' COMMON AREA/ OPEN SPACE & DRAINAGE EASEMENT

OPEN SPACE/ COMMON AREA

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 9

NW COUNTY ROAD 241
(80' R/W)

ROAD M

ROAD L

ROAD J

ROAD D

STOP SIGN WITH STREET NAME

8" WW MAIN

8" WM

OPEN SPACE/ COMMON AREA

8-FT PAVED SIDEWALK

TREE LINE

20' FRONT SETBACK (TYP)

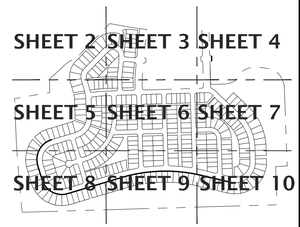
5' SIDE SETBACK (TYP)

30' COMMON AREA/ OPEN SPACE

249 9269.48 SF 0.21 AC	225 8768.06 SF 0.20 AC	129 7699.11 SF 0.18 AC
248 9269.48 SF 0.21 AC	226 8747.06 SF 0.20 AC	128 7770.93 SF 0.18 AC
247 8826.56 SF 0.20 AC	227 7978.63 SF 0.18 AC	127 8341.12 SF 0.19 AC
246 7922.63 SF 0.18 AC	228 8891.17 SF 0.20 AC	126 15514.06 SF 0.36 AC
245 7922.63 SF 0.18 AC	229 8022.79 SF 0.18 AC	125 15514.06 SF 0.36 AC
244 8793.59 SF 0.20 AC	230 8747.06 SF 0.20 AC	124 8377.48 SF 0.19 AC
243 9269.48 SF 0.21 AC	231 8900.72 SF 0.20 AC	123 7734.57 SF 0.18 AC
242 9269.48 SF 0.21 AC	232 7858.33 SF 0.18 AC	122 9643.22 SF 0.22 AC
241 9269.48 SF 0.21 AC	233 7858.33 SF 0.18 AC	121 9430.83 SF 0.22 AC
240 9269.48 SF 0.21 AC	234 7772.49 SF 0.18 AC	120 8627.78 SF 0.20 AC
239 9269.48 SF 0.21 AC	238 8662.29 SF 0.20 AC	119 8627.78 SF 0.20 AC
	237 7922.63 SF 0.18 AC	105 7770.98 SF 0.18 AC
	236 7922.63 SF 0.18 AC	104 7770.98 SF 0.18 AC
	235 7922.63 SF 0.18 AC	103 7685.14 SF 0.18 AC
		102 9449.98 SF 0.22 AC
		101 9449.98 SF 0.22 AC

N

GRAPHIC SCALE
0 20 40 80



NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:

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SCALE: 1"=40'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS	08/27/2021 COA SUBMITTAL 09/14/2021 COA RESUBMITTAL 09/15/2021 COA RESUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
LICENSED PROFESSIONAL ENGINEER
No 58206
Sep 27 2021
STATE OF FLORIDA
FL PE No. 58206

SHEET NO.: PP-8

I:\acct\...\dwg Plot Date: Sep 14,2021 7:55pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\PP\21-0105.dwg

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 10

ROAD H

ROAD G

ROAD F

ROAD D

OPEN SPACE/ COMMON AREA

STOP SIGN WITH STREET NAME

RAISED INTERSECTION

8-FT PAVED SIDEWALK

40' COMMON AREA/ OPEN SPACE & DRAINAGE EASEMENT

OPEN SPACE /SMF & DRAINAGE EASEMENT

TREE LINE

S 88°20'20" W 2415.15'

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

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- 163 LOT WITH LOT NUMBER
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SCALE: 1"=40'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 | COA SUBMITTAL
09/01/2021 | COA RE-SUBMITTAL
09/15/2021 | COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MAS
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021
FL PE No. 58206

SHEET NO: PP-9

Tech: davids Plot Date: Sep 14,2021 2:55pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PLAT\PP PP# 21-0105.dwg

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9

ROAD C

ROAD D

ROAD E

61 5750.00 SF 0.13 AC
60 5750.00 SF 0.13 AC
59 5750.00 SF 0.13 AC
58 9696.99 SF 0.22 AC
54 5750.00 SF 0.13 AC
55 5750.00 SF 0.13 AC
56 5750.00 SF 0.13 AC
57 7366.33 SF 0.17 AC
42 7283.45 SF 0.17 AC
41 7283.45 SF 0.17 AC
40 7283.45 SF 0.17 AC
39 9581.48 SF 0.22 AC
38 8506.45 SF 0.20 AC
35 8297.44 SF 0.19 AC
36 7519.12 SF 0.17 AC
37 12139.86 SF 0.28 AC
10 9854.68 SF 0.23 AC
11 9374.53 SF 0.22 AC
12 9978.74 SF 0.23 AC
13 9978.74 SF 0.23 AC
14 9978.74 SF 0.23 AC
15 11618.98 SF 0.27 AC
16 11618.98 SF 0.27 AC
17 11094.56 SF 0.25 AC
18 9930.75 SF 0.23 AC
19 9930.75 SF 0.23 AC
20 9930.75 SF 0.23 AC
21 9912.99 SF 0.23 AC

OPEN SPACE/ COMMON AREA

OPEN SPACE /SMF & DRAINAGE EASEMENT

8-FT PAVED SIDEWALK

TREE LINE

STOP SIGN WITH STREET NAME

8" WW MAIN

S 87°47'59" W 100.00'

S 87°47'59" W 29.63'

S 20°08'56" E 428.44'

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

GRAPHIC SCALE 0 20 40 80

SCALE: 1"=40'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

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

est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-5

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
PROJECT CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE

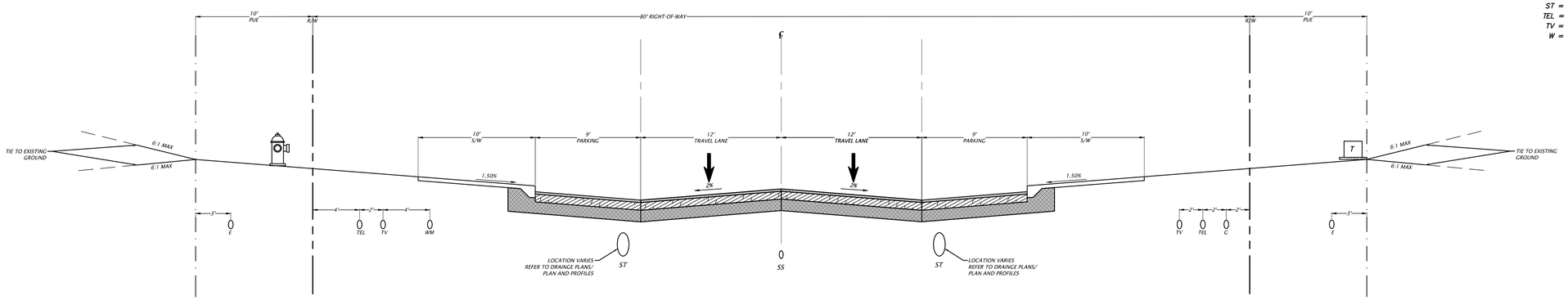
ROBERT J. WALPOLE * LICENSE * No 58206 * STATE OF FLORIDA * PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

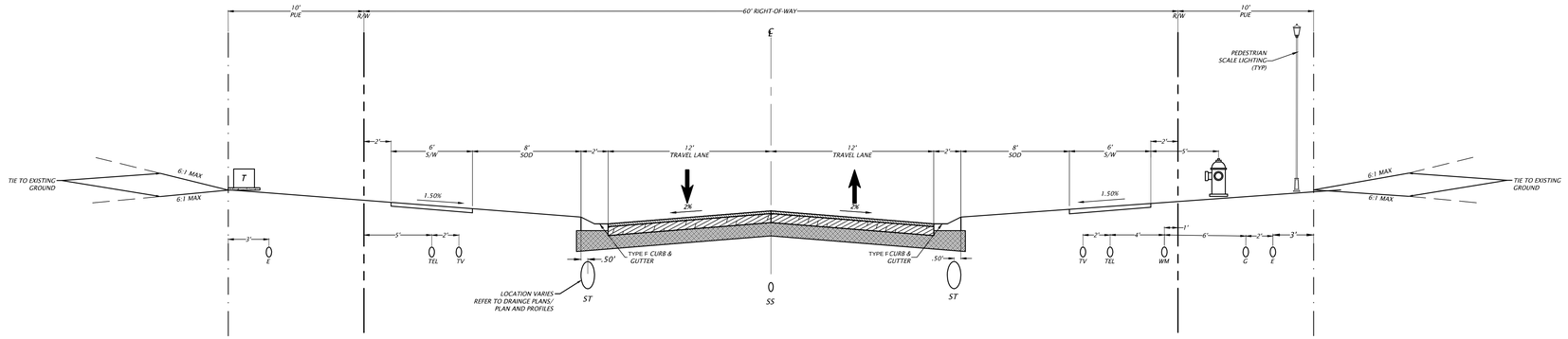
SHEET NO.:
PP-10

Tech: davida Plot Date: Sep 14,2021 2:54pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PPLAT\PP DTP 21-0105.dwg

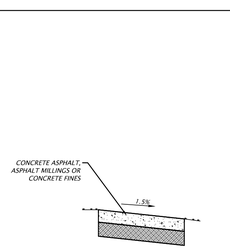
LEGEND
E = ELECTRIC
FO = FIBER OPTIC
FM = FORCEMAIN
G = GAS
SS = SANITARY SEWER
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER



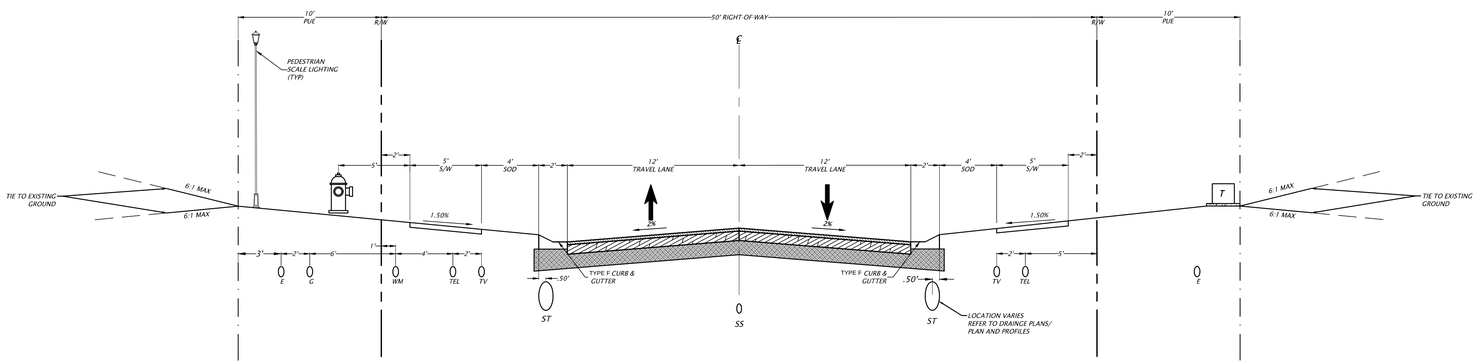
80' RIGHT-OF-WAY
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH



60' RIGHT-OF-WAY
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH



PAVED TRAIL
SIDEWALK - 8 OR 12-FT



50' RIGHT-OF-WAY
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH

NOTE: ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE

CHW Professional Consultants
est. 1988 FLORIDA CA-9075
11801 Research Drive
Alachua, Florida 32615
352.331.1976
www.chw-inc.com

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/10/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

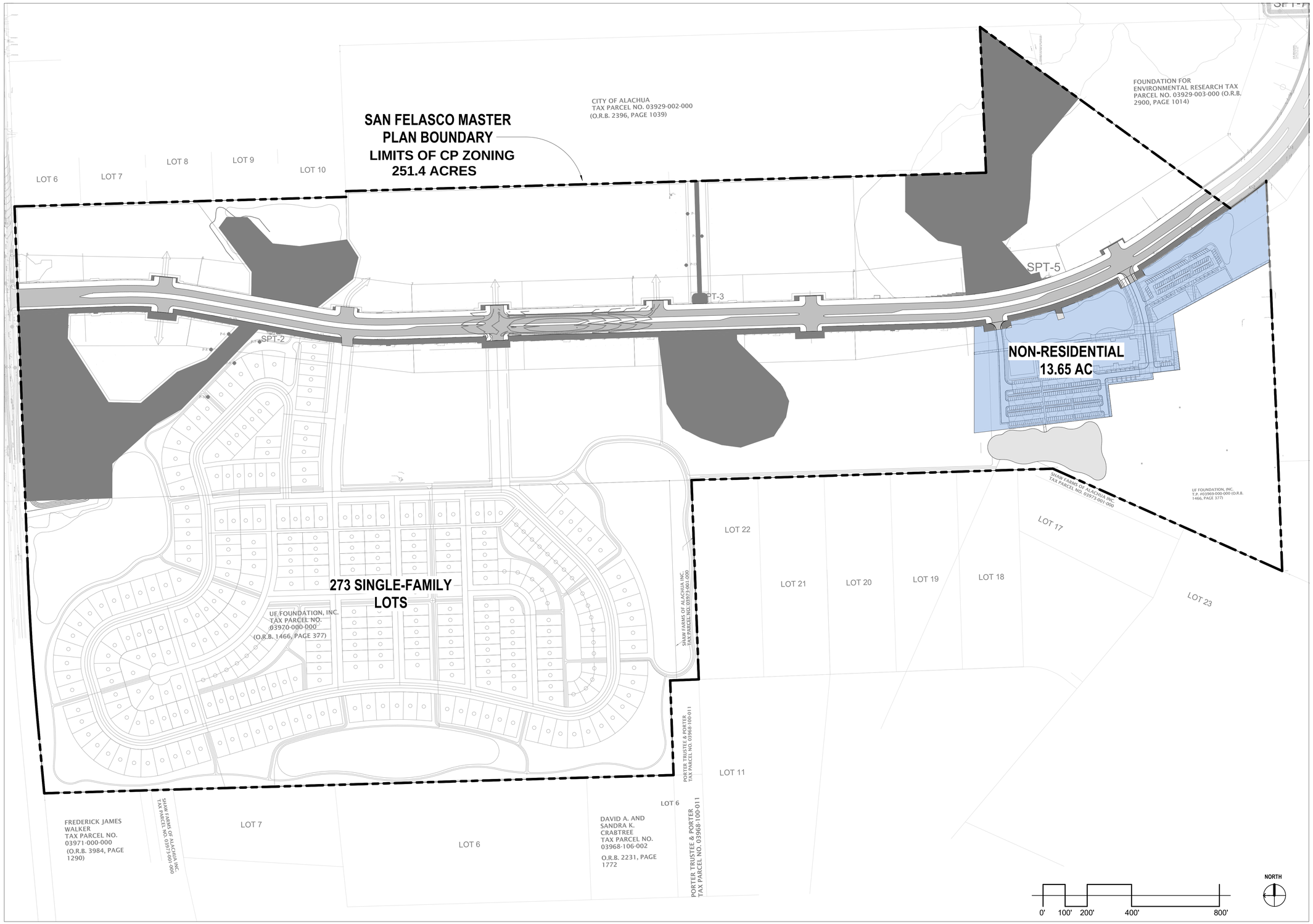
CLIENT: SAN FELASCO RESERCH VENTURES, LLC
PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3
SHEET TITLE: TYPICAL ROAD SECTIONS

DESIGNER: DJS
PROJECT ENGINEER: MAH
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021
FL PE No. 58206

SHEET NO: PP-11

Tech: davids Plot Date: Sep 14,2021 2:54pm Filename: H:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PP-11_TYPSS_21-0105.dwg



1 SAN FELASCO MASTER PLAN
1" = 200'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

SUBSECTION 3.5.2(F)(2)(a) REQUIREMENTS:
(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

(ii) NO MORE THAN 15,000 SF NON-RESIDENTIAL USE PER 1 AC

CALCULATION:
273 UNITS X 750 SF = 204,570 SF
204,570 SF /15,000 SF = 13.65 AC

PROPOSED:
273 SINGLE-FAMILY LOTS
13.70 AC (596,772 SF)

PROJECT

SAN FELASCO ECO PARK MOMENTUM LABS

ALACHUA COUNTY, FLORIDA

DEVELOPER

CONCEPT COMPANIES

CONCEPT DEVELOPMENT, INC

5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL 32606
(352) 333-3233

KEYPLAN

DATE

09/17/2021

TITLE

OVERALL ZONING EXHIBIT

SHEET NUMBER

L00-00-10

© 2020 Perkins and Will

9/17/2021 4:12:59 PM BIM 360://San Felasco Research Master Plan/UD-SanFelascoResearchMasterPlan.rvt

BOUNDARY SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

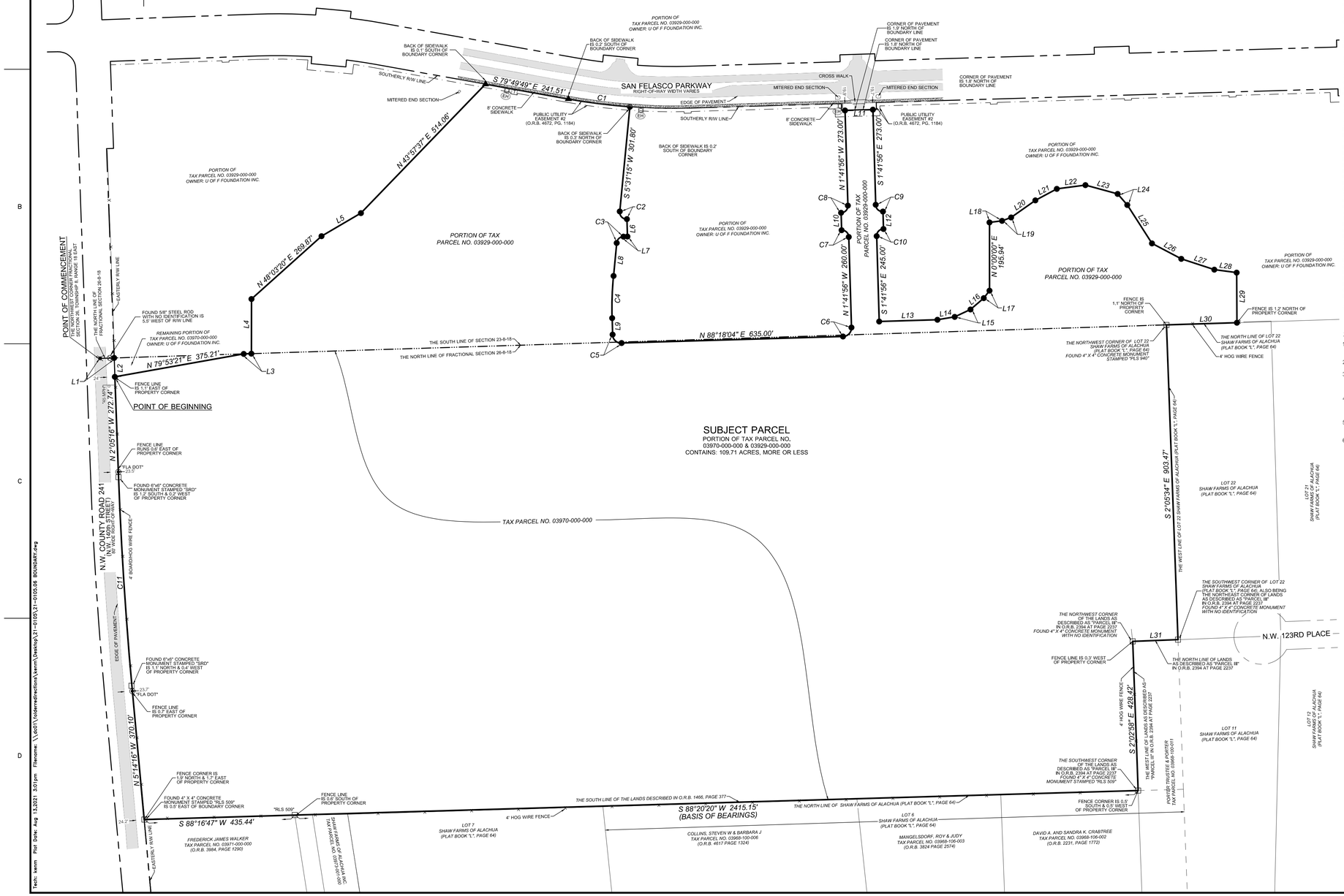
GRAPHIC SCALE
0 75 150 300

LEGEND:
- ▲ = SET NAIL AND DISK STAMPED "CHW PCP LB 5075"
- ● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- ⊡ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
- ✱ = FOUND 5/8" STEEL REBAR AND CAP (MARKED AS NOTED)
- ◈ = FOUND 5/8" IRON ROD (NO IDENTIFICATION)
- = SIGN
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = TRANSFORMER
- X ——— = FENCE (SIZE AND TYPE AS NOTED)
- = ASPHALT SURFACE
- = CONCRETE SURFACE

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE DATE: JUNE 16, 2006.



DESCRIPTION: (BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°53'21" EAST, A DISTANCE OF 375.21 FEET; THENCE NORTH 88°11'56" EAST, A DISTANCE OF 22.04 FEET; THENCE NORTH 0°07'12" EAST, A DISTANCE OF 156.69 FEET; THENCE NORTH 48°03'20" EAST, A DISTANCE OF 269.87 FEET; THENCE NORTH 59°40'46" EAST, A DISTANCE OF 130.92 FEET; THENCE NORTH 43°57'37" EAST, A DISTANCE OF 514.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY WIDTH VARIES); THENCE NORTH 79°49'49" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 241.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°49'44" EAST, 177.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°59'49", AN ARC DISTANCE OF 177.94 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 5°31'15" WEST, A DISTANCE OF 301.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°05'20" EAST, 30.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°13'11", AN ARC DISTANCE OF 33.94 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 11.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°54'40" EAST, 26.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°46'49", AN ARC DISTANCE OF 28.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°31'15" WEST, A DISTANCE OF 95.13 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°54'40" WEST, 120.89 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'11", AN ARC DISTANCE OF 120.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 635.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" EAST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" WEST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET; THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 272.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.71 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE, LINE FOR BASIS OF BEARINGS IS THE SOUTHERLY LINE OF SUBJECT PARCEL YIELDING A BEARING OF S 88°20'20" E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 88°11'56" E	40.45'
L2	S 2°05'16" E	54.43'
L3	N 88°11'56" E	22.04'
L4	N 0°07'12" E	156.69'
L5	N 59°40'46" E	130.92'
L6	S 1°41'56" E	50.00'
L7	S 88°18'04" W	11.40'
L8	S 5°31'15" W	95.13'
L9	S 1°41'56" E	47.49'
L10	N 1°41'56" W	50.00'
L11	N 88°18'04" E	80.00'
L12	S 1°41'56" E	50.00'
L13	N 88°18'04" E	167.06'
L14	N 80°31'37" E	50.05'
L15	N 64°58'42" E	50.05'
L16	N 49°25'47" E	50.05'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L17	N 37°28'24" E	26.98'
L18	N 83°06'52" E	36.23'
L19	N 69°15'52" E	27.85'
L20	N 54°49'12" E	85.03'
L21	N 61°41'40" E	69.77'
L22	N 82°34'14" E	82.70'
L23	S 74°44'59" E	95.78'
L24	S 40°51'48" E	42.14'
L25	S 32°47'35" E	131.03'
L26	S 62°07'47" E	95.02'
L27	S 71°52'40" E	99.51'
L28	S 82°31'05" E	64.66'
L29	S 0°17'52" E	143.74'
L30	S 88°11'56" W	202.23'
L31	S 87°47'59" W	129.63'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	177.94'	1700.00'	5°59'49"	89.05'	177.86'	S 82°49'44" E
C2	33.94'	20.00'	97°13'11"	22.69'	30.01'	S 43°05'20" E
C3	28.90'	20.00'	82°46'49"	17.63'	26.45'	S 46°54'40" W
C4	120.97'	960.00'	7°13'11"	60.56'	120.89'	S 1°54'40" W
C5	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 46°41'56" E
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 43°18'04" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C9	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C11	630.26'	11419.16'	3°09'44"	315.21'	630.18'	N 3°39'24" W

1801 Research Drive
Alachua, FL 32615
(352) 463-7575
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1" = 150'
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1"

SAN FELASCO RESEARCH VENTURES, LLC

CERTIFIED TO:

SURVEY DATE: 08/12/2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.06

TECHNICIAN: KWM
CREW CHIEF: JJM
CHECKED BY: AHH
FIELD BOOK & PAGE: FILE

This map prepared by:
AARON H. HICKMAN
Professional Surveyor & Mapper Fla. License No. 6791

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: kwm Plot Date: Aug 13,2021 3:01pm Filename: \\cdot\Users\efarkas\Desktop\21-0105.06 BOUNDARY.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Convergence Research Park Residential Phases 1-3
2. Pre-Application Conference Date: June 23, 2021
3. Neighborhood Meeting Date: July 8, 2021
4. Phase/Unit Number (if applicable): Phase 1-3
5. Number of proposed lots/dwelling units: 273
6. Housing Type (i.e., attached/detached units): Detached
7. Address of Subject Property: TBD - San Felasco Parkway
8. Parcel ID Number(s): 03970-000-000 & a portion of 03929-000-000
9. Existing Use of Property: Cropland Soil capability Class II
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: Corporate Park District (CP)
12. Acreage: ± 109

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): U of F Foundation, Inc.
   Mailing Address: Post Office Box 14425
   City: Gainesville State: Florida ZIP: 32604-2425

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: San Felasco Research Ventures, LLC
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

8. Proof of ownership (i.e., copy of deed).

9. Proof of payment of taxes.

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Robert Walpole, P.E., President

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of July, 2021, by Robert Walpole who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Trina Lemnah
Signature of Notary

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Print Name: Trina Lemnah
Notary Public, State of Florida

My Commission Expires: March 21, 2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 140th Street

Parcel ID Number(s): 03929-000-000, 03970-000-000 & 03969-000-000

Acreage: ± 266

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice Title: Associate Vice President

Company (if applicable): U of F Foundation, Inc.

Mailing Address: Post Office Box 14425

City: Gainesville State: Florida ZIP: 32604-2425

Telephone: Contact Agent FAX: e-mail: Contact Agent

C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. & Daniel Young, P.E. Title: President / Vice President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com & daniely@chw-inc.com

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the San Felasco Eco Park projects

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Karen Rice, Associate Vice President, U of F Foundation, Inc.

Typed or printed name and title of applicant

Signature of Co-applicant

Reviewed
Tara Boonstra
UFF Legal Counsel

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of July, 2021 by Karen Rice as Associate Vice President, U of F Foundation, Inc., who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Tara Boonstra

Signature of Notary Public, State of Florida

Tara Boonstra
Notary Public
State of Florida
Comm# HH114703
Expires 4/7/2025

Detail by Entity Name

Florida Not For Profit Corporation
UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Associate Vice President

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Secretary

Goffman, Susan G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	01/03/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
05/02/2016 -- Amended and Restated Articles	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
10/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- Reg. Agent Change	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
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01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format

01/06/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
12/17/2004 -- Amended and Restated Articles	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
10/09/1997 -- AMENDED AND RESTATED ARTICL	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CONCURRENCY IMPACT ANALYSIS

Convergence Research Park, Residential Phases 1-3

21-0105

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director

From: Seth Wood, Project Planner

Date: ~~July 29, 2021 RESUBMITTED August 16, 2021~~ RESUBMITTED August 31, 2021

RE: Convergence Research Park, Residential Phases 1-3 – Concurrency Impact Analysis

This application is for a 273-lot single-family detached subdivision on Alachua County Tax Parcel 03970-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located on NW 140th Street, just South of the San Felasco Parkway. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua June 2021 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE LU Code	Variable (Dwelling units)	Daily Total	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single Family Detached Housing	210	273	2619	199	50	149	266	168	98

ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **2,619** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating greater than 1,000 external average daily trips (ADT) are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Per city staff, the only affected roadways are Segment 8, State Road (SR) 235 from NW 143rd Place to US 441, and Segment 13, County Road (CR) 241, from CR 235 to southern city limits (SCL).

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

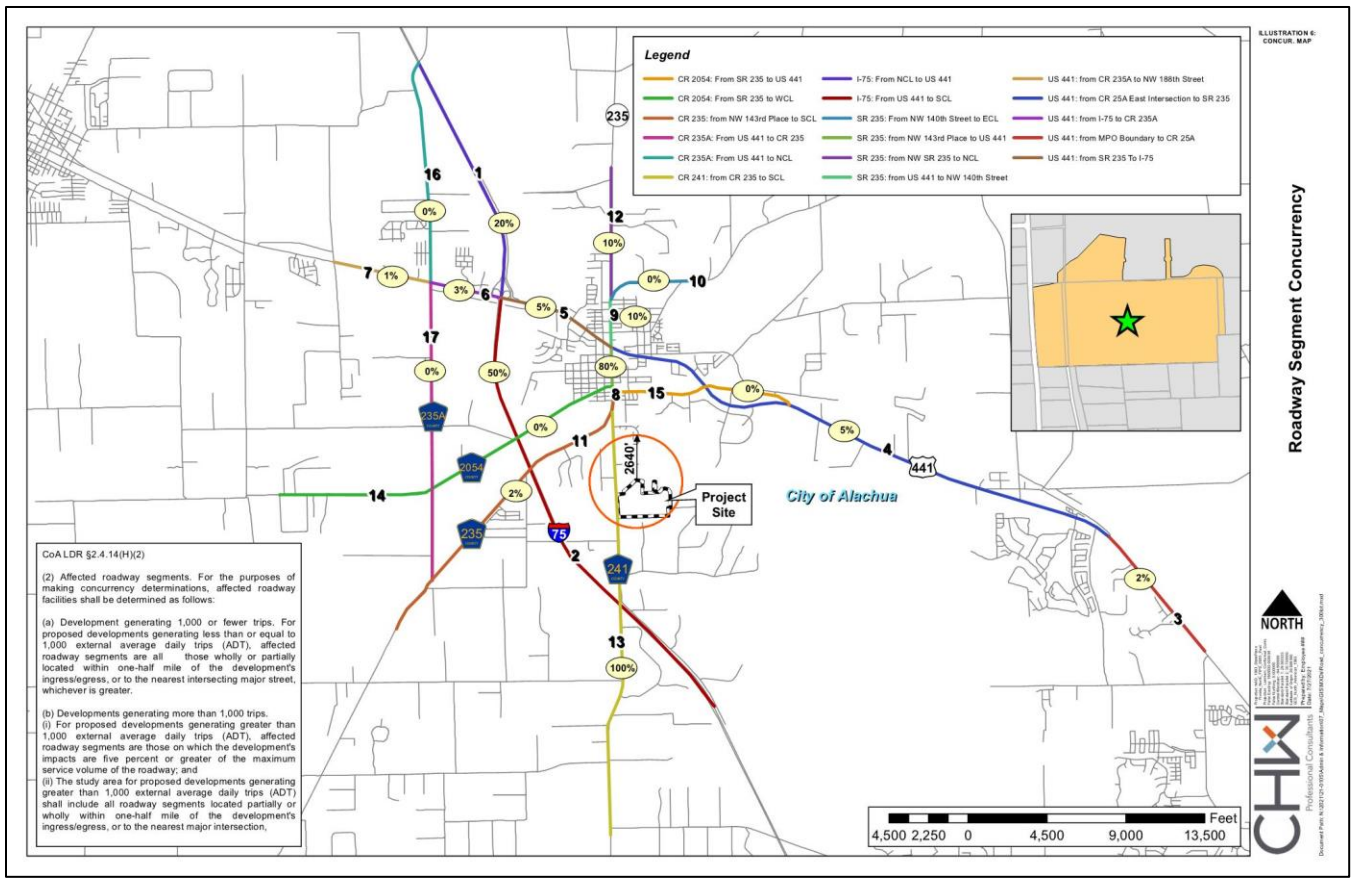

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is near the intersection of County Road 241 and the San Felasco Parkway, south of US 441. The center point used for the one-half mile radius measurement is the approximate ingress/egress to the subdivision. This ingress/egress will not be on County Road 241, but rather, on the San Felasco Parkway. Trips to and from the subdivision are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 8		Segment 13	
	SR 235 From NW 143rd Place to US 441		CR 241 From CR 235 to SCL	
Maximum service volume[1]	14,400	1,290	20,880	1,881
Existing Traffic[1]	10,180	967	6,025	572
Reserved Trips[1]	157	41	0	0
Available Capacity	4,063	282	14,855	1,309
Projected Trip Generation[2]	2095	213	2619	266
Available Capacity with Application Approval	1968	69	12236	1043

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 80% for Segment 8; and 100% for Segment 13.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	156,701
Residual Capacity[1]	843,049
Percentage of Permitted Design Capacity Utilized[1]	63.35%
Projected Potable Water Demand from Proposed Project[2]	75,075
Residual Capacity after Proposed Project	**767,974**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   *Formulas used: # of dwelling units * 275 GPD*

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	137,740
Residual Capacity[1]	685,260
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	68,250
Residual Capacity after Proposed Project	**617,010**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   *Formulas used: # of dwelling units * 250 GPD*

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	17,139.34	3,127.93
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**518.15**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   *Formula used: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	273	0.14	**39**	0.06	**17**	0.08	**22**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*

Conclusion: This submittal would generate an additional demand of 39 elementary, 17 middle, and 22 high school-age student stations to the system.

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.35
Reserved Capacity[1]	2.20
Available Recreation Acreage	80.93
Proposed Recreational Impact[2]	3.55
Residual Capacity After Proposed Project	**77.38**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*
2. *Source: City of Alachua Comprehensive Plan Recreation Element, Policy 1.2.b. Formula used: # of dwelling units x 2.6 person per du x (5 acres/1,000 persons)*

Conclusion: There is available capacity with this application's approval. Furthermore, onsite recreation facilities are included as part of Savannah Station including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Residential Phases 1-3

21-0105

Professional Consultants

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director
From:	Seth Wood, Project Planner
Date:	July 29, 2021
RE:	Convergence Research Park, Residential Phases 1-3 – Comp. Plan Consistency Analysis

This application is for a 300-lot single-family detached subdivision on Alachua County Tax Parcel 03970-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located on NW 140th Street, just south of the San Felasco Parkway. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold font**.

Future Land Use Element

Objective 1.4: Corporate Park: The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

The project site has Corporate Park FLU classification. This application seeks to permit 300 single-family dwelling units, which are part of a larger master plan for the Convergence Research Park. Additional uses include a mix of research and development, technology and biotechnology industries, offices, supportive retail sales, service, and a variety of housing types. The project site is near CR 241 and US 441, a major collector and a principal arterial, respectively.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

The proposed 300-lot single family residential subdivision is permitted within the Corporate Park FLU.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

The project site is greater than 50 acres of contiguous land. Proposed density is less than 4 dwelling units per gross acre. Onsite residential development will be consistent with the specific criteria of the City's Land Development Regulations.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular and non-vehicular site access will be integrated in the design process, with internal roads and sidewalks connecting to San Felasco Parkway and associated sidewalks. A combination of sidewalks, multi-use paths, and walking trails will allow pedestrian and bicycle connectivity both within the residential subdivision as well as throughout Convergence Research Park.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Buffering will be provided around the external perimeters of the project site to ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with site plan applications.

3. Open space provisions and balance of proportion between gross floor area and site size;

Convergence Research Park is a master planned corporate park development with ample open space that exceed City requirements. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications.

4. Adequacy of pervious surface area in terms of drainage requirements;

Stormwater Management Systems (SMF) are located throughout the development and adequately address all drainage requirements.

5. Placement of signage;

Signage will be addressed in the site design and development process.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

Site lighting will be addressed in detail in the site design and development process. The overall intent of the Convergence Research Park is to be designed in harmony with nature and with surrounding existing communities. The impact of lighting on surrounding areas off-site will be minimized to the extent practicable and in accordance with City requirements.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;

Proposed onsite roadway patterns and multi-modal circulation is demonstrated on the attached plans.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

Detailed landscaping plans will be submitted with subsequent site plan applications. All requirements and goals of the Comprehensive Plan and Land Development Regulations will be adhered to.

9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

Unique site features, including existing vegetation, are integrated into the design and development process, and disturbance is minimized to the maximum extent practicable. There are no unique site features of historic significance known to be onsite at this time. Onsite soils are conducive to development.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;

Not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

Not applicable to this residential subdivision.

12. Complementary residential uses.

This application seeks to permit a 300-lot single family residential subdivision. The resulting residential development complements nonresidential uses in nearby Progress Park and future nonresidential uses in the Convergence Research Park.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Detailed landscaping plans will be submitted with subsequent site plan applications. Buffering is provided around the external perimeters of the project site, as demonstrated on the attached plans. This will ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Convergence Research Park is a master planned corporate park development with ample open space that exceed City requirements. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Convergence Research Park is bound by residential subdivisions and City- or State-owned lands. Therefore, this development is considered infill. The site's master plan is designed to respect natural features while providing a mix of residential and nonresidential uses. This site's development helps to reduce development pressures at the urban fringe and in rural areas that are not as well supported by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its Comprehensive Plan amendment process, development review process, and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Convergence Research Park is served by public facilities and services that adequately support the overall corporate park development program. Each design component adheres to Comprehensive Plan and LDR development standards.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

There are no wetlands or flood areas onsite.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

The site's design minimizes impacts to the natural topography to the greatest extent practicable. Natural features dictate the location of open space and Stormwater Management Facilities (SMF), as well as roadway alignments and developed areas.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently eight types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**

- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand, 5-8% Slopes (Hydro Group: B)**
- **Kendrick Sand: 5-8% Slopes (Hydro Group: B)**
- **Blichton Sand, 5-8% Slopes (Hydro Group: C/D)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood prone areas onsite.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

There are no wetlands located onsite.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

An inventory of listed species will be conducted for the project site if necessary as part of the development review process.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Public facilities shall continue to operate at or below established LOS standards following onsite development, to follow the platting process.

Transportation Element

Policy 1.2.b: New ingress / egress connections to arterial and collector roadways shall be designed to conform with the Florida Department of Transportation Access Management Guidebook, as amended. The City shall establish the following access point requirements for local roads:

1. Permitting 1 access point for ingress and egress purposes along a single local road to a single property or development;
2. Permitting 2 access points for ingress and egress along a single local road to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. Permitting 3 access points for ingress and egress along a single local road to a single property or development if the minimum distance between each access point is at least 100 feet for a single residential lot or 250 feet for nonresidential development and new residential subdivision; or
4. Permitting more than 3 access points for ingress and egress along a single local road to a single property or development where a minimum distance of 1,000 feet is maintained between each access point.

The site directly accesses San Felasco Parkway, a local road that connects NW 140th St / CR 241 to US 441, a major collector and a principal arterial, respectively. This subdivision will have two (2) access points for ingress and egress.

Conservation and Open Space Element

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently eight types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand, 5-8% Slopes (Hydro Group: B)**
- **Kendrick Sand: 5-8% Slopes (Hydro Group: B)**
- **Blichton Sand, 5-8% Slopes (Hydro Group: C/D)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To:	Neighbors of NW 140th Street/Progress Boulevard Intersection
From:	Gerry Dedenbach, AICP
Date:	June 24, 2021
RE:	Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date:	July 8, 2021
Time:	6:00 p.m.
Link:	bit.ly/San-Felasco-Masterplan
Zoom Call-in Number:	+1 301 715 8592
Meeting ID:	988 0925 7216
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 Live@CHW-inc.com

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Mailing Labels

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

MORGAN & WALKO
12910 NW 140TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

VALLELLANES CHARLOTTE V
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ALACHUA, FL 32615

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
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ALACHUA, FL 32615

ALACHUA CONGREGATION OF JEHOVAH
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ALACHUA, FL 32615

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MANGELSDORF ROY & JUDY
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Alachua FL 32615

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Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

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Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
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Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

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Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

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Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

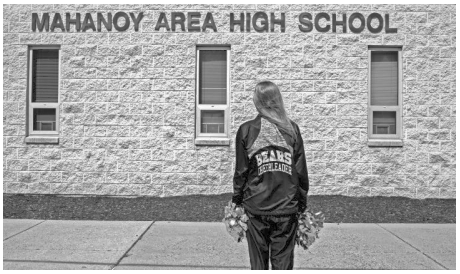
NATION & WORLD

DOW: 33,874.24 ▼71.34 (0.21%) **NASDAQ:** 14,271.73 ▲18.46 (0.13%) **S&P 500:** 4,241.84 ▼4.60 (0.11%)

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY



Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 4. DANNA SINGER/AP

WASHINGTON – The Supreme Court on Wednesday sided with a former cheerleader who excoriated her school in a profanity-laced post on social media, holding that the punishment of her off-campus speech violated the First Amendment.

But the 8-1 ruling left unresolved the broader question of when schools may regulate off-campus speech, and when such punishment is off limits.

"It might be tempting to dismiss (the student's) words as unworthy of the robust First Amendment protections discussed herein," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Associate Justice Clarence Thomas dissented.

When Brandi Levy, who was 14 at the time, failed to make the varsity cheer team in 2017, she and one of her friends posted a vulgar message on Snapchat, exhorting her followers to "(Expletive) school (expletive) softball (expletive) cheer (expletive) everything." The message made it back to her coaches, who cut her from the JV squad. After appealing to school authorities, her parents sued the school district in federal court.

Levy's attorneys at the American Civil Liberties Union argued that allowing principals to punish students for their off-campus speech, including on social media, would give schools far too much power to police innocuous interactions with their friends. But school officials said they need to be able to discipline bullying and cheating that can begin off-campus or online before working its way into the school building.

Several of the justices said during oral arguments that they were wary of setting a hard-and-fast standard for when schools could regulate off-campus speech, and that hesitancy was reflected in the opinion. The court held that schools can sometimes punish a student for something they say at home, but that their power to do so was more limited than at school.

"The school's regulatory interests remain significant in some off-campus circumstances," Breyer wrote. "Thus, we do not now set forth a broad, highly general First Amendment rule stating just what counts as "off campus" speech and whether or how ordinary First Amendment standards must give way off campus."

Breyer said the court would leave that question to "future cases."

Thomas took issue with that approach in his dissent. Thomas asserted that historical factors suggested that schools could regulate off-campus speech if it could harm the school, its faculty or other students. Thomas said he believes that standard was met in Levy's case.

"The court's foundation is untethered from anything stable, and courts (and schools) will almost certainly be at a loss as to what exactly the court's opinion today means," Thomas wrote.

The standard for on-campus speech is more clear. A landmark 1969 Supreme Court decision, Tinker v. Des Moines, reaffirmed students' First Amendment rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON – Vice President Kamala Harris on Friday will make her first visit to the U.S.-Mexico border, her office announced, after she has faced criticism from members of both parties for failing to go there despite her role leading the Biden administration's response to a steep increase in migration.

Harris will visit the El Paso, Texas, area, accompanied by Homeland Security Secretary Alejandro Mayorkas, according to a statement.

The visit comes as Harris has faced months of attacks from Republicans, and some frustration from those in her own party, for declining to visit the area. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

So far she has focused her efforts on improving economic and living conditions in the region. Her aides have insisted her focus is distinct from the security issues that plague U.S. officials trying to handle a spike in border crossings.

But Republicans have seized on failures by Harris and Biden to paint the administration as absent on what they've described as a crisis at the border. The issue overshadowed Harris' first foreign trip earlier this month, to Guatemala and Mexico, where she met with both nations' presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING

The Alachua County Board of County Commission will hold a public hearing Tuesday, July 06, 2021 at 5:00 pm or as soon thereafter as it may be heard. The meeting will be held virtually and in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOX-01-21 (Sand Bluff Solar Project Special Exception)
A request by FL Solar 6 LLC (Jason Thomas, Agent) on behalf of Uncle Willies LLC, owner, for a special exception to permit a major utility (photovoltaic solar array) on approximately 638 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located along SW County Road 346 in Archer on parcel number 05197-000-000.

This meeting will allow for virtual or in person participation. The public may attend virtually through the County's Video on Demand website OR in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

Public comment will be taken by telephone for all non-ministerial items on which the Board of County Commissioner votes. Once public comment is opened for an item under discussion, please call 1-800-876-7516.

The public is encouraged to submit any written or photographic documents prior to the meeting to planning@alachuacounty.us.

No later than 5 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to planning@alachuacounty.us.

The Board of County Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

For public who attend in-person, those who are unvaccinated are strongly encouraged to wear a facial covering. Public seating will be made available up to the capacity that permits adequate social distancing.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: A draft of the above item will be available on Friday of the week preceding the meeting by emailing planning@alachuacounty.us. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information. GF-2505877A

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

The Alachua County Public Schools district has launched its free summer meals program.

The free summer meal program began Monday, giving students from babies to age 18 a free breakfast and lunch. Hot meals will be given to children at 93 locations Monday-Thursday.

Caron Rowe, food service specialist, said times can vary so she encourages parents and children to check the website at yourchoicefresh.com.

Multiple pickup options are being provided, such as in-person service, bus stop locations and curbside grab-and-go meals.

Food service assistants hand out meals to children outside the SWAG Center in the Linton Oaks neighborhood in Gainesville in June 2019. The Alachua County Public Schools system has kicked off its free summer meals program.
BRAD MCCLENNY/THE GAINESVILLE SUN

Starting Thursday and continuing through the summer the district will also have free grab-and-go distribution at 19 curbside locations from 10:30 a.m. to 12:30 p.m.

At the curbside locations, seven days' worth of breakfasts and lunches will be distributed.

The ACPS Food and Nutrition Services will also have bus routes Monday-Thursday where children can receive free grab-and-go meals.

Families can find the bus routes at sbac.nutrislice.com.

"So anytime a child wants to come in and eat a meal on campus, they're more than welcome to. It's a hot meal, but the Thursday meals are prepared at home, it's frozen refrigerated items and shelf-stable items they can prepare at home," Rowe said.

Funded by the federal government, the summer meal program is open to any child regardless of family income.

According to the press release, students do not have to be enrolled in a particular school or program, nor do they have to eligible for free or reduced price meals during the school year.

The nutrition department food truck was also out visiting neighborhoods in Southwest Gainesville such as Hidden Oaks, Maple Oaks and the SWAG Family Resource Center.

The program runs through July 22.

PUBLIC NOTICE

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Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
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Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

Workshop Presentation

San Felasco Eco Park Mixed-use Project

- *Incubator Building Site Plan*
- *Flex Space Site Plan*
- *Cottage Neighborhood Preliminary Plat*
- *Subdivision Preliminary Plat*

City of Alachua
Neighborhood Meeting
July 8, 2021

CHW
Professional Consultants

1

The purpose of the neighborhood meeting:

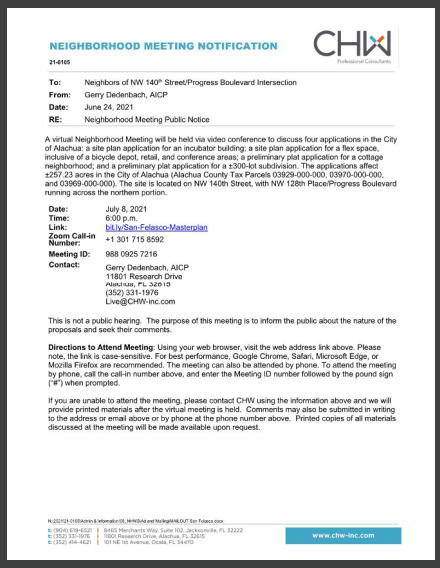
The City of Alachua requires applicants to host a neighborhood meeting *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to mitigate concerns prior to the application submittal.

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To:	Neighbors of NW 140th Street/Progress Boulevard Intersection
From:	Gerry Dedenbach, AICP
Date:	June 24, 2021
RE:	Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

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t: (904) 619-6521 | 6405 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1800 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

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NATION & WORLD

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

MAHANOY AREA HIGH SCHOOL

Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 4. (AMY BECK/AP)

Harris to make 1st visit to border

Free summer meals program for students begins in Alachua County

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

21-0105: San Felasco Master Plan

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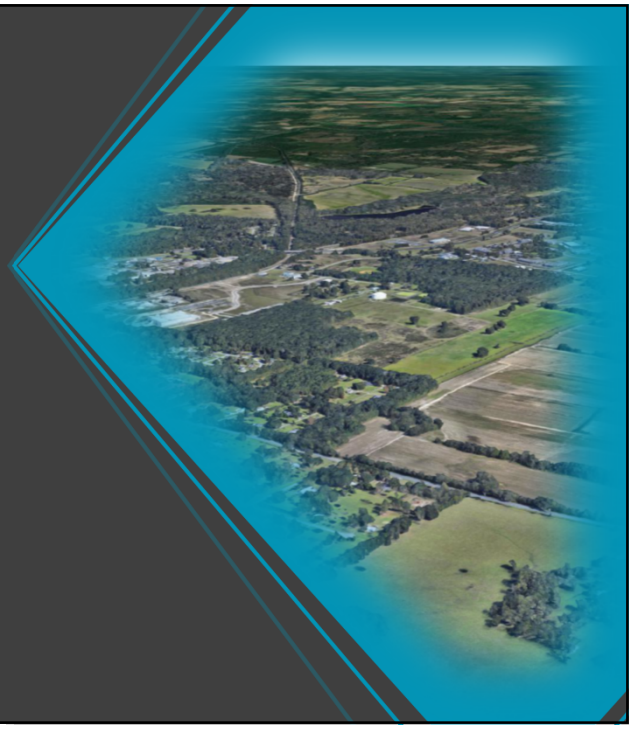
REQUESTS:

- *Site Plan Application for incubator building;*
- *Site Plan Application for flex space;*
- *Preliminary Plat Application for Cottage Neighborhood; and*
- *Preliminary Plat Application for ±300-lot subdivision*



21-0105: San Felasco Master Plan

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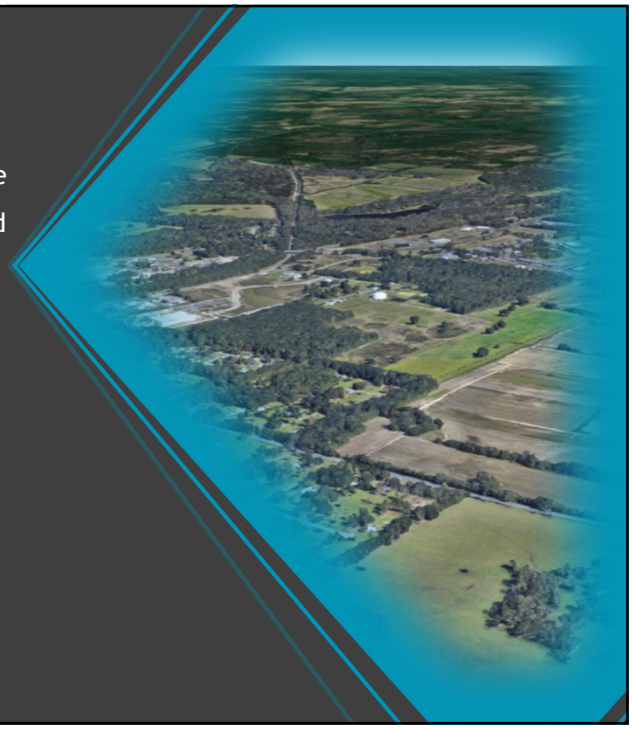
INTENTS:

- To construct an incubator building and flex space, inclusive of a bicycle depot, retail, and conference areas; and to plat a new cottage neighborhood and ±300-lot subdivision, as part of the larger San Felasco Master Plan.

OPPORTUNITIES:

- Facility enabling new Alachua businesses to develop, grow, and prosper;
- Expanded commercial space, meeting space, and flexible space in City of Alachua; and
- Expanded housing options in City of Alachua



21-0105: San Felasco Master Plan

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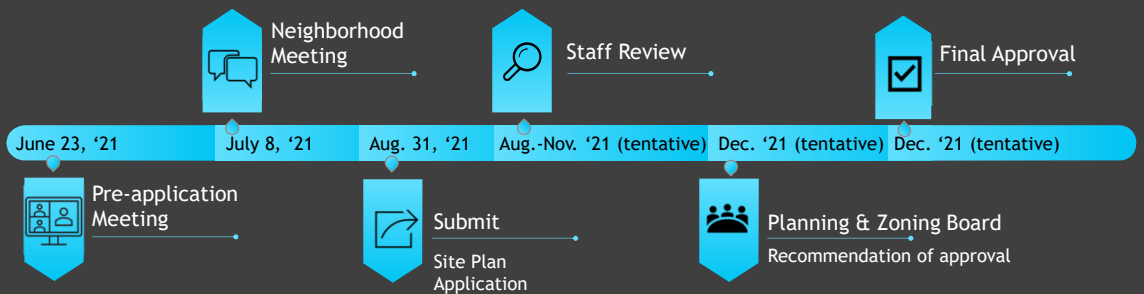
INCUBATOR BUILDING SITE PLAN APPLICATION TIMELINE



21-0105: San Felasco Master Plan

CHW

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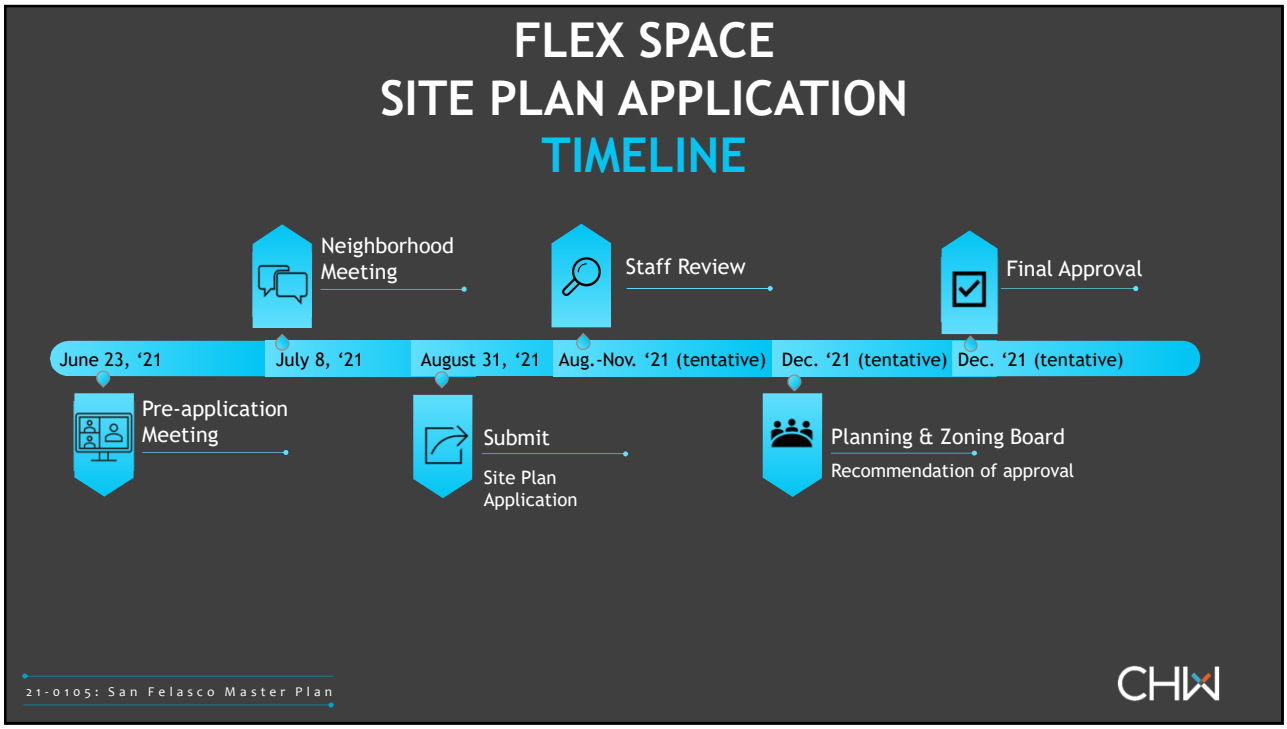
FLEX SPACE
SITE PLAN APPLICATION
TIMELINE
Neighborhood Meeting
Staff Review
Final Approval
June 23, '21
July 8, '21
August 31, '21
Aug.-Nov. '21 (tentative)
Dec. '21 (tentative)
Dec. '21 (tentative)
Pre-application Meeting
Submit
Site Plan Application
Planning & Zoning Board
Recommendation of approval
21-0105: San Felasco Master Plan
CHW

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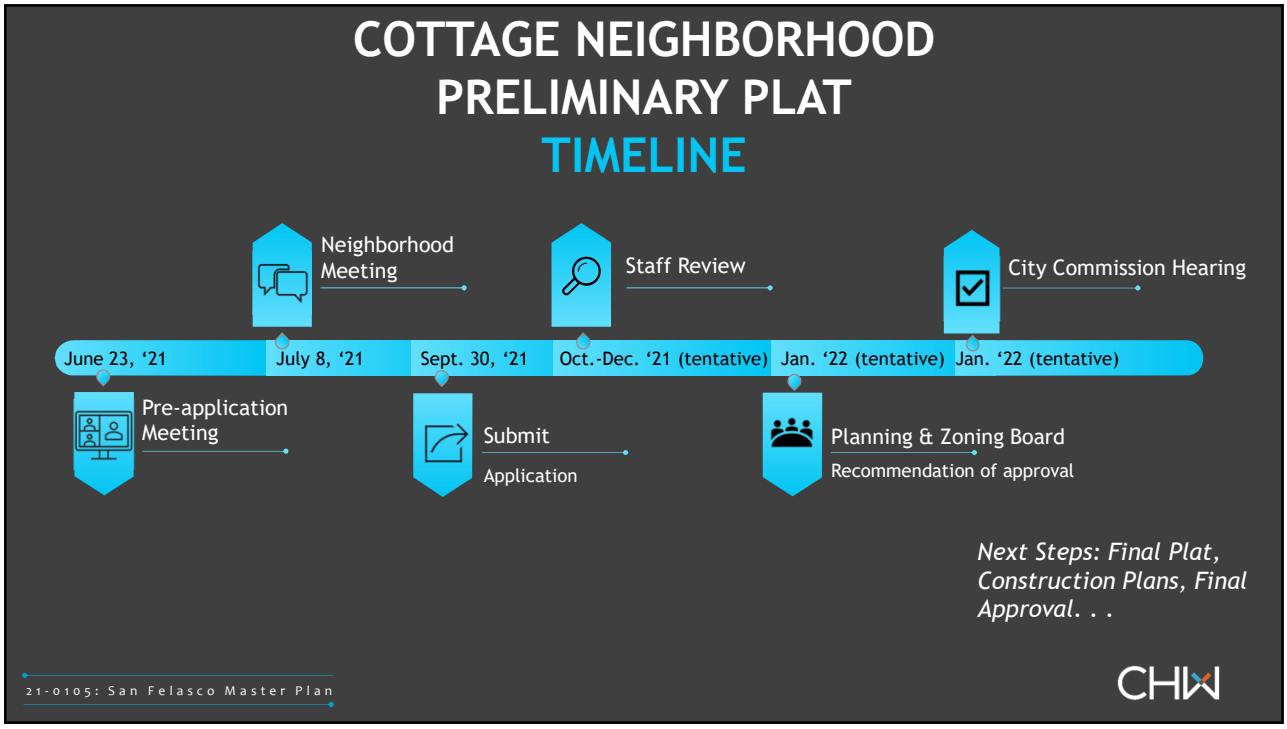
COTTAGE NEIGHBORHOOD
PRELIMINARY PLAT
TIMELINE
Neighborhood Meeting
Staff Review
City Commission Hearing
June 23, '21
July 8, '21
Sept. 30, '21
Oct.-Dec. '21 (tentative)
Jan. '22 (tentative)
Jan. '22 (tentative)
Pre-application Meeting
Submit
Application
Planning & Zoning Board
Recommendation of approval
Next Steps: Final Plat, Construction Plans, Final Approval. . .
21-0105: San Felasco Master Plan
CHW

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SUBDIVISION PRELIMINARY PLAT TIMELINE

- June 23, '21 — Pre-application Meeting
- July 8, '21 — Neighborhood Meeting
- Aug. 30, '21 — Submit Application
- Aug.-Oct. '21 (tentative) — Staff Review
- Nov. '21 (tentative) — Planning & Zoning Board Recommendation of approval
- Nov. '21 (tentative) — City Commission Hearing

Next Steps: Final Plat, Construction Plans, Final Approval. . .

21-0105: San Felasco Master Plan

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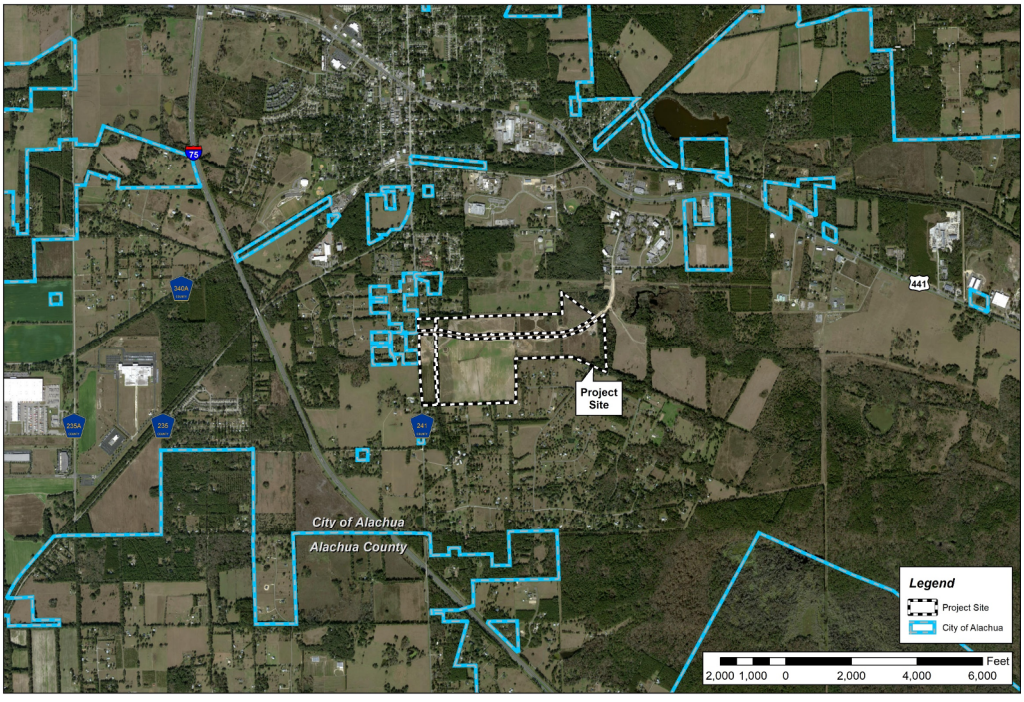
Context Map



CHW

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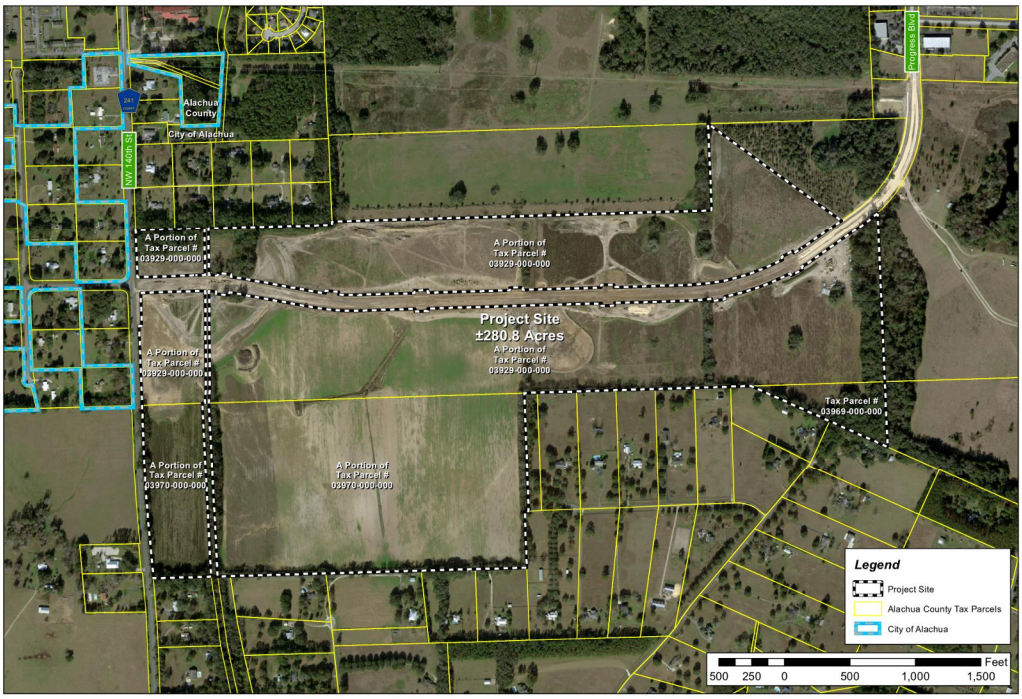
Aerial Map



11

Future Land Use (FLU) Map

Corporate Park

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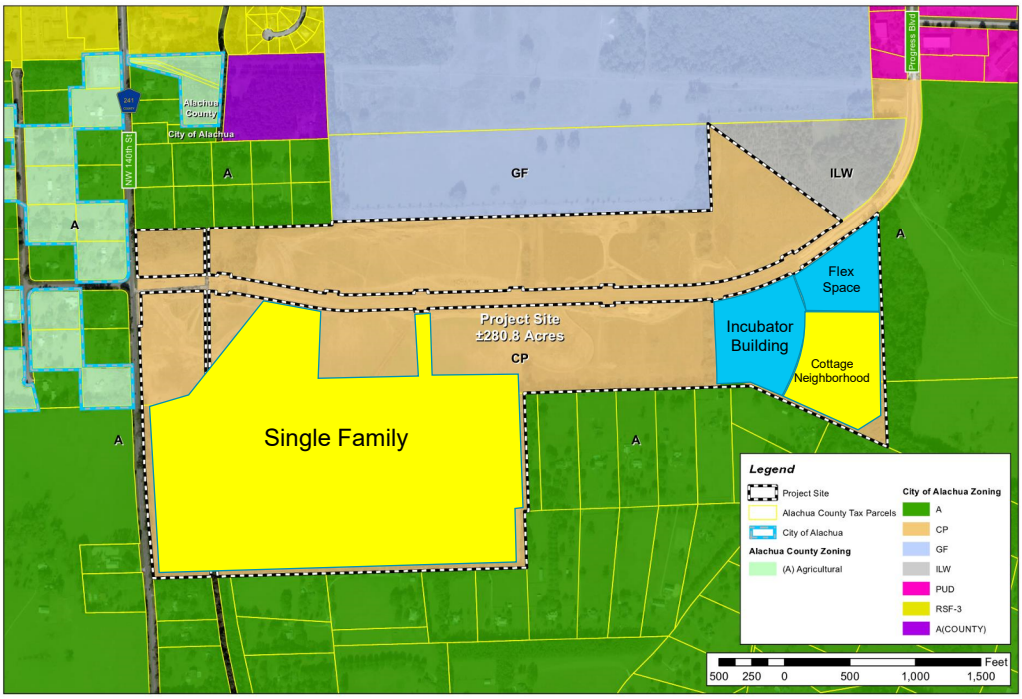
Zoning Map

Corporate Park



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Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

Professional Consultants

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Sign-in Sheet

SIGN-IN SHEET

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

	Attendee Name (Or as appears on Zoom)
1	Laura Tipton
2	Kelsi Candelaria
3	Dan Pearson
4	Robert Rickles
5	Bob Dampman
6	Daryn Page
7	Mark Page
8	Brian (last name not provided)
9	(352) 231-8194 (call-in)
10	(352) 538-3626 (call-in)
11	iPhone (name, number not provided)
12	
13	

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Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

CHW (Agent) Attendees: Nicola Cowap, PE; Gerry Dedenbach, AICP; Travis Hastay, PE; Cole Menhennett; Walker Owen; Seth Wood

Public Attendees: 11

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the individual projects and by the master plan as a whole; the projects' respective timelines; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the location of the projects relative to one another and to the surrounding area. Questions from public attendees are shown below, with applicant/agent responses.

Question: Will there be buffering between this development and neighborhood communities Shaw Farms and Alachua Highlands?
Response: Yes, buffers are planned for the project boundary, near the adjacent Shaw Farms and Alachua Highlands. This will be accomplished by keeping as much existing tree line as practicable. Buffers will vary in width, being wider in areas where existing tree lines are located and where stormwater management facilities are located at points along the site's boundary.

Question: Are there plans to cut down the trees on the east side of the property for the cottage neighborhood?
Response: No, tree removal will be minimized to the extent practicable, in this area and in the project as a whole. The intent is to provide substantial buffers between the cottage neighborhood and existing residents, as well as between the cottage neighborhood and the Cottontail mountain biking trail, which runs along the site's eastern boundary adjacent to the San Felasco Hammock Preserve State Park trail system.

Question: How will this development impact wildlife? I have noticed fewer animals since the San Felasco Parkway was put in.
Response: This community is being master planned diligently in consideration of the land. The intent is for a community built in harmony with nature, rather than in opposition. Trees will be preserved to the maximum extent practicable, and stormwater basins and structures will be located and shaped in consideration of the natural contours of the land. As much of the existing tree coverage along the perimeter, as practicable, will be preserved. This will result in retained tree lines at multiple points. The hope is that, if we leave the tree line in place, not only will it provide natural buffers, it will also allow for easy migration for wildlife, with little disruption to their existing pattern.

Question: Will there be a connecting road into Shaw Farms or Alachua Highlands?
Response: There will be no connectivity to the existing subdivisions. Given the different character of these existing subdivisions to what is being proposed, interconnection was not deemed appropriate. Additionally, there are no connecting rights-of-way in Shaw Farms or Alachua Highlands.

Question: Will this be a gated or walled community?
Response: No, this will not be a gated community or a walled community. Neither gates nor walls are desired. The design intent of this project is to design a community in harmony with nature.

Question: What sort of utilities will this community have?
Response: The homes will be connected to the City's utility system, which will include potable water and sanitary sewer and all other utilities available such as telecommunications and high speed internet services. There will not be septic tanks.

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Question: What is an incubator building?
Response: An incubator building is a facility targeted towards new biotechnology and biomedical research companies that do not yet have the capital to build their own facilities. The incubator provides laboratory and office space for business owners to start, grow, and develop their businesses and generate the necessary capital to eventually have facilities of their own. The hope is that once these businesses generate that necessary capital in the incubator building, they decide to construct their own facilities in the City of Alachua, having had the opportunity to experience its many offerings while working out of the incubator. This concept currently exists in Progress Park and another would the UF Innovation Hub in Downtown Gainesville.

Comment: Please explain the cottage neighborhood concept.
Response: The cottage neighborhood is a small grouping of smaller homes. Conceptually, it is a group of houses located on common green space, clustered together. The cottage neighborhood in this master plan is meant to provide starter housing, giving people that work at the nearby Progress Park/San Felasco Eco Park or in the incubator building, that is part of this master plan, an opportunity to live in this new community at a price point more suitable to someone newer in their career, or an empty nester. It also can serve as a living space where someone may scale up to larger housing choices in the City later in their career.

Question: Who is the 300-lot single family subdivision for?
Response: Over time, the entire ±280 acres of the San Felasco Eco Park will be built out and developed with approximately 2 million square feet of Research and Development facilities. The 300-lot subdivision is intended to create a neighborhood for all of the people working at those facilities and in surrounding companies. The full construction will take a long time for all businesses, as will the buildout of all 300 lots.

Question: Do you plan on lowering the speed limit on the San Felasco Parkway as more people start living and working in this area?
Response: The applicant also wants a slower, safer road. The applicant is not able to change the speed limit on the roadway, as it is public right-of-way, but will keep this in mind and advocate for it as the development process moves forward.

Comment: I am the park manager for the neighboring San Felasco Hammock Preserve State Park. I would like to meet with the applicant to discuss park protocols and how the applicant and the park can work together.
Response: That is a great idea. The applicant would greatly appreciate the opportunity to meet with you and to find new ways to be good neighbors to the park and to surrounding communities.

The meeting was adjourned at approximately 6:39 p.m.

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Alachua State: Florida ZIP: 32615

   Telephone: (352) 331-1976 FAX: _____ e-mail: walpole@chw-inc.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): U of F Foundation, Inc.

   Mailing Address: Post Office Box 14425

   City: Gainesville State: Florida ZIP: 32604-2425

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Convergence Research Park Residential Phases 1-3
2. Address of Subject Property: TBD - San Felasco Parkway
3. Parcel ID Number(s): 03970-000-000 & 03929-000-000
4. Section 23 Township 08 Range 18 Grant N/A Acreage: ± 109
5. Existing Use of Property: Cropland Soil capability Class II
6. Future Land Use Map Designation: Corporate Park District
7. Zoning Designation: Corporate Park District (CP) & Agriculture (A)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 273

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	■ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Northwest Alachua CSA

    Middle: Mebane CSA

    High: Santa Fe CSA

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	273	units	x	.14	Elementary School Multiplier*	38	Student Stations**
Middle School	273	units	x	.06	Middle School Multiplier*	16	Student Stations**
High School	273	units	x	.08	High School Multiplier*	22	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Robert Walpole, P.E. President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29 day of July, 2021, by Robert Walpole

_____, who is/are personally known to me, or who has/have produced _____ as identification.

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____

☐ **Denied** for reasons stated:_____

_____

_____

☐ **Local Government Certification**

Approved by:_____

Date:_____

☐ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

LEGAL DESCRIPTION

DATE: July 29, 2021
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105
DESCRIPTION FOR: San Felasco – Single Family Subdivision

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°53'21" EAST, A DISTANCE OF 375.21 FEET; THENCE NORTH 88°11'56" EAST, A DISTANCE OF 22.04 FEET; THENCE NORTH 0°07'12" EAST, A DISTANCE OF 156.69 FEET; THENCE NORTH 48°03'20" EAST, A DISTANCE OF 269.87 FEET; THENCE NORTH 59°40'46" EAST, A DISTANCE OF 130.92 FEET; THENCE NORTH 43°57'37" EAST, A DISTANCE OF 514.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 79°49'49" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 241.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°49'44" EAST, 177.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°59'49", AN ARC DISTANCE OF 177.94 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 5°31'15" WEST, A DISTANCE OF 301.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°05'20" EAST, 30.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°13'11", AN ARC DISTANCE OF 33.94 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 11.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°54'40" EAST, 26.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°46'49", AN ARC DISTANCE OF 28.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°31'15" WEST, A DISTANCE OF 95.13 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°54'40" WEST, 120.89 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'11", AN ARC DISTANCE OF 120.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 36.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 635.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" EAST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE

END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET; THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 272.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.71 ACRES, MORE OR LESS.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3024367 6 PG(S)
October 31, 2016 02:11:39 PM
Book 4471 Page 1313
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and Return to:
Susan G. Goffman, Esq.
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Tax Parcel No. _____

QUITCLAIM DEED

The Grantor, COQUI RADIO PHARMACEUTICALS, CORP., a corporation organized under the laws of the Commonwealth of Puerto Rico and duly authorized to do business in the State of Florida, , in consideration of the sum of ten dollars and other valuable consideration received from the Grantee, hereby quitclaims to the Grantee, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit whose mailing address is PO Box 14425, Gainesville FL 32604-2425 the real property in Alachua County, Florida, described in Exhibits A-1 and A-2 hereto.

Dated October 10, 2016.

Signed in the presence of:

Pedro C. Serrano-Ojeda

Pedro A. Serrano-Ojeda
{print 1st witness name}

Ryan Lombana
{print 2nd witness name}

GRANTOR:
COQUI RADIO PHARMACEUTICALS, CORP.
By: _____
Carmen I. Bigles
As its CEO & President

1172 South Dixie Hwy #335
Coral Gables, FL 33143
Address

STATE OF Florida.
COUNTY OF Dade.

The foregoing instrument was acknowledged before me on 10-10-, 2016, by Carmen Bigles as CEO of Coqui Radio Pharmaceuticals Corp., a corporation organized under the laws of the Commonwealth of Puerto Rico, not for profit, on behalf of the corporation, who is personally known to me.

_____
Notary Public, State and County aforesaid

(Notary seal)

MARISOL PENA
MY COMMISSION EXPIRES
September 2, 2019
#FF 915195
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

CHW

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

Exhibit A-1

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: 25-ACRE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23 AND SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 1005.59 FEET TO POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1°24'48" EAST ALONG SAID EAST LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF FRACTIONAL SECTION 26A DISTANCE OF 1737.62 FEET TO A POINT LYING AND BEING PARALLEL TO AND 60 FEET NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF FRACTIONAL SECTION 26, NORTH 64°59'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1039.39 FEET; THENCE DEPARTING SAID LINE, NORTH 1°24'48" WEST, A DISTANCE OF 707.54 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°50'59" EAST, 775.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°57'52", AN ARC LENGTH OF 782.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°00'53" EAST, 12.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'21", AN ARC LENGTH OF 12.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.004 ACRES, MORE OR LESS

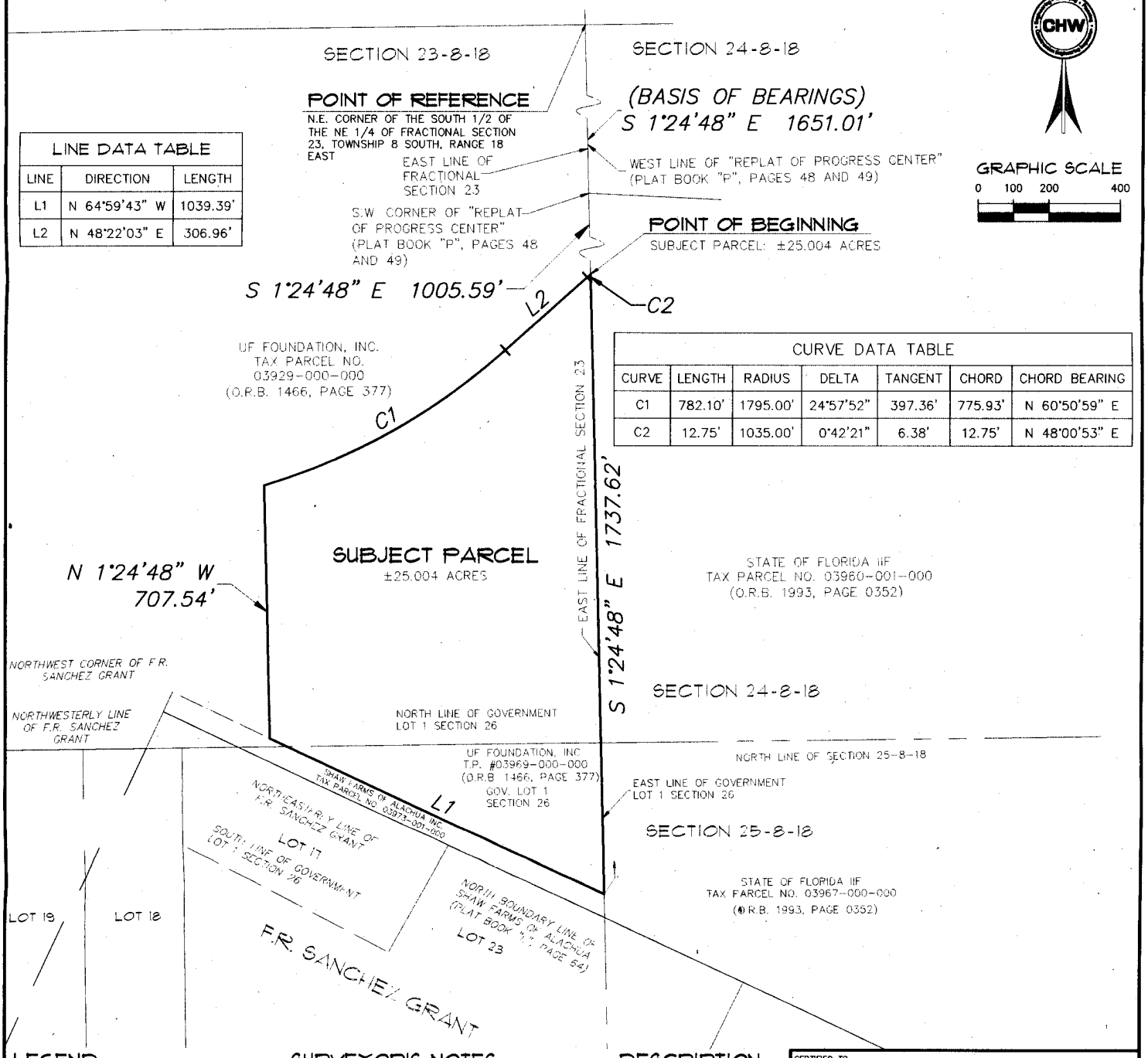
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 64°59'43" W	1039.39'
L2	N 48°22'03" E	306.96'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	782.10'	1795.00'	24°57'52"	397.36'	775.93'	N 60°50'59" E
C2	12.75'	1035.00'	0°42'21"	6.38'	12.75'	N 48°00'53" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0385

SCALE: 1" = 400'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW
132 NW 76th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476 | www.chw-inc.com
GAINESVILLE | OCALA
est. 1988 FLORIDA
LB-5075

CHW

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

Exhibit A-2

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: R/W TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 267.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87°19'03" EAST, A DISTANCE OF 90.23 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 1°24'48" EAST, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°28'38" WEST, 871.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 899.25 FEET; THENCE SOUTH 48°22'03" WEST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°53'46" WEST, 1258.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'26", AN ARC LENGTH OF 1286.27 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 371.18 FEET; THENCE NORTH 1°10'11" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°57'59" EAST, A DISTANCE OF 426.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1682.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°05'47" EAST, 1143.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'12", AN ARC LENGTH OF 1166.79 FEET; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°28'38" EAST, 795.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 821.05 FEET; THENCE NORTH 1°24'48" WEST, A DISTANCE OF 204.46 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.213 ACRES, MORE OR LESS

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-2

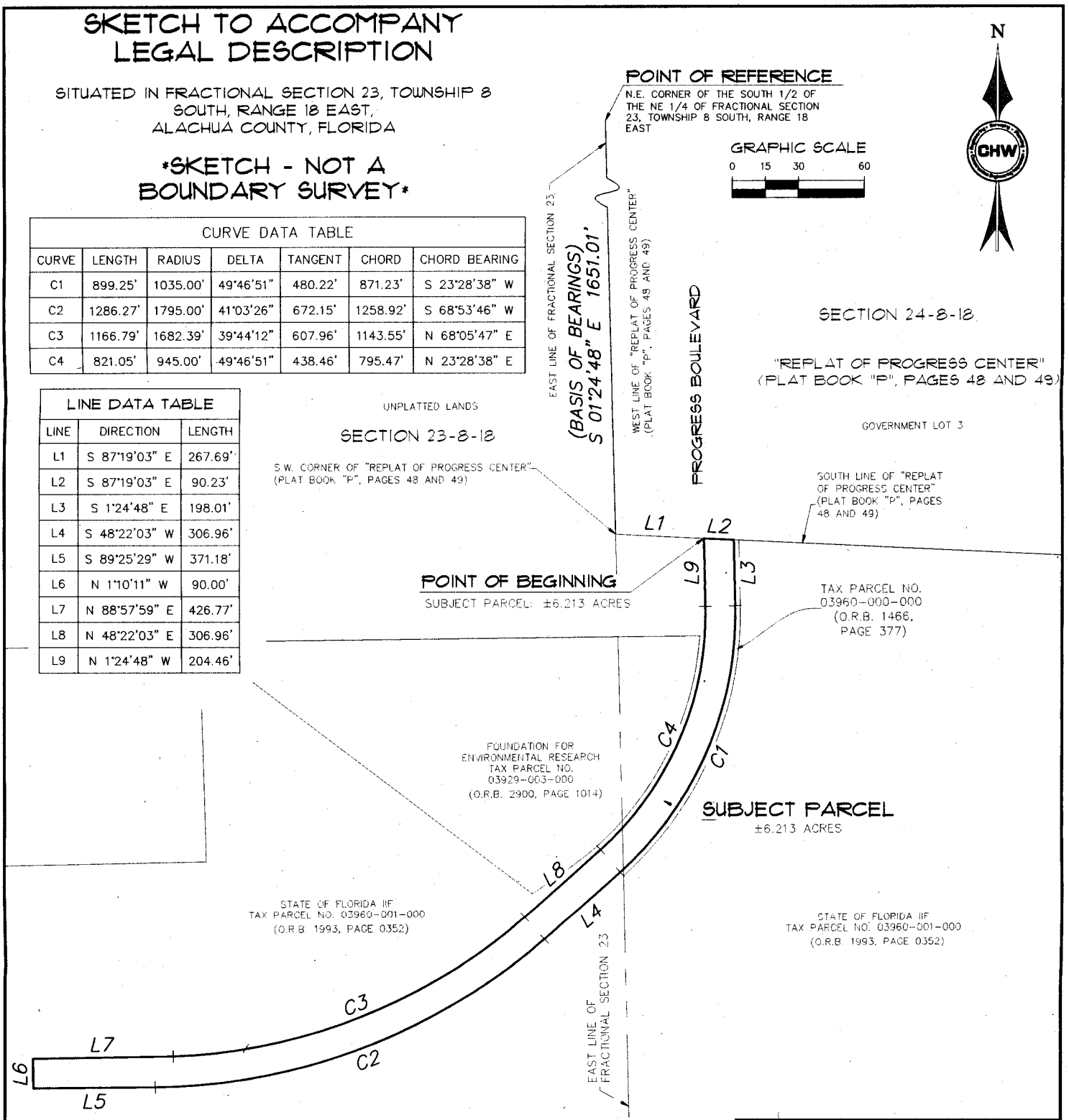
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	899.25'	1035.00'	49°46'51"	480.22'	871.23'	S 23°28'38" W
C2	1286.27'	1795.00'	41°03'26"	672.15'	1258.92'	S 68°53'46" W
C3	1166.79'	1682.39'	39°44'12"	607.96'	1143.55'	N 68°05'47" E
C4	821.05'	945.00'	49°46'51"	438.46'	795.47'	N 23°28'38" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 87°19'03" E	267.69'
L2	S 87°19'03" E	90.23'
L3	S 1°24'48" E	198.01'
L4	S 48°22'03" W	306.96'
L5	S 89°25'29" W	371.18'
L6	N 1°10'11" W	90.00'
L7	N 88°57'59" E	426.77'
L8	N 48°22'03" E	306.96'
L9	N 1°24'48" W	204.46'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0382

SCALE: 1" = 60'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW
132 NW 76th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476 | www.chw-inc.com
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est. 1988 FLORIDA
LB-6075

Doc $18450
Rec
FILED
1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FL.

Return to:
This instrument prepared by:
W. Henry Barber, Jr.
Deli, Graham, Willcox, Barber,
Henderson, Monaco & Catos, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N½) of the Northwest quarter (NW¼) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N½) of Northwest quarter (NW¼) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N½) of Northwest quarter (NW¼), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N½) of Northwest quarter (NW¼) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N½) of Northwest quarter (NW¼), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

DOC. ST. - AMT $ 18450.00
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by Jeanne Cullens

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618729

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 66 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road No. 25, thence North 61 deg. 59 min. 14 sec. West,

along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE¼) of Southeast quarter (SE¼), 1218.03 feet to the southeast corner of the South one-half (S½) of the Northwest quarter (NW¼) of Southeast quarter (SE¼) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 661.14 feet to the northeast corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 1222.41 feet to the northwest corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW¼) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW¼), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 121.89 feet to the north boundary of the Northeast quarter (NE¼) of Northeast quarter (NE¼) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), 678.82 feet to the south boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S½) of the Southwest quarter (SW¼) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 9 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

_____
_____
As to Grantor

CONTEXT DEVELOPMENT CO.

By _____
Wallace M. Dill, As its
President

ATTEST:

By: _____
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)

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STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

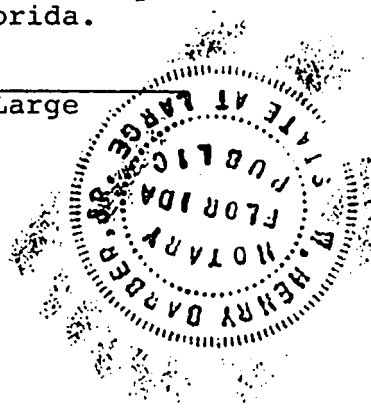
WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. [illegible]

Notary Public, State of Florida at Large

My Commission expires:

6-30-1985



O.R. BOOK 1466 PAGE 385

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03929-000-000
Prop ID	15528
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1 AND RUN S 88 DEG W 4172.54 FT & LESS NW1/4 OF SW1/4 (LESS COM NE COR OF S1/2 OF NE1/4 S 1960.07 FT W 1265.35 FT POB W 2900.23 FT S 660.05 FT E 2900.23 N 660.05 FT POB PER OR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	174.170
Homestead	N

View Map

Owner Information

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$48,768	$52,100	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$340,776	$340,800	$340,800	$340,800
Just (Market) Value	**$313,506**	**$340,776**	**$340,800**	**$340,800**	**$340,800**
Assessed Value	$48,768	$52,100	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$52,100	$52,100	$52,100	$52,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	174.17	7586845.2	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/10/2016	$100	MS	4471	1313	11 - CORRECTIVE DEED	Vacant	COQUI RADIO PHARMACEUTICALS CO	U OF F FOUNDATION INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/22/2021, 5:20:15 AM

Version 2.3.134

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03970-000-000
Prop ID	15896
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	N1/2 OF NW1/4 LESS R/W (LESS THE E 30 FT OF THE S 429.50 FT PER OR 1967/1017) OR 832/876 & OR 1466/377 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	26-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	86.710
Homestead	N

View Map

Owner Information

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$21,700	$21,700	$21,700	$13,000	$13,000
Agricultural (Market) Value	$156,078	$156,078	$156,100	$156,100	$156,100
Just (Market) Value	**$156,078**	**$156,078**	**$156,100**	**$156,100**	**$156,100**
Assessed Value	$21,700	$21,700	$21,700	$13,000	$13,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$21,700	$21,700	$21,700	$13,000	$13,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	86.71	3777087.6	0	0	CP

Map

No data available for the following modules: Building Information, Sub Area, Extra Features, Sales, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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Version 2.3.134

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE

15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03929 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 F
See Additional Legal on Tax Roll

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	48,768	0	48,768	384.95
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	48,768	0	48,768	55.05
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	48,768	0	48,768	73.15
SCHL DISCRNRY & CN (S01)	0.7480	48,768	0	48,768	36.48
SCHL GENERAL	3.6670	48,768	0	48,768	178.83
SCHOOL VOTED (S01)	1.0000	48,768	0	48,768	48.77
SUWANNEE RIVER WATER MGT DIST	0.3696	48,768	0	48,768	18.02
17 CITY OF ALACHUA	5.3900	48,768	0	48,768	262.86
CHILDREN'S TRUST	0.5000	48,768	0	48,768	24.38

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$1,082.49

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PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS	$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$1,082.49

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03929 000 000	UNASSIGNED LOCATION RE	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065800 $1,050.02 Paid 12/18/2020

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 15896

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03970 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UNASSIGNED LOCATION RE

N1/2 OF NW1/4 LESS R/W (LESS THE E 30 FT OF THE S 429
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	21,700	0	21,700	171.29
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	21,700	0	21,700	24.50
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	21,700	0	21,700	32.55
SCHL DISCRNRY & CN (S01)	0.7480	21,700	0	21,700	16.23
SCHL GENERAL	3.6670	21,700	0	21,700	79.57
SCHOOL VOTED (S01)	1.0000	21,700	0	21,700	21.70
SUWANNEE RIVER WATER MGT DIST	0.3696	21,700	0	21,700	8.02
17 CITY OF ALACHUA	5.3900	21,700	0	21,700	116.96
CHILDREN'S TRUST	0.5000	21,700	0	21,700	10.85

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$481.67

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PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $481.67

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 15896

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03970 000 000	UNASSIGNED LOCATION RE	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065824 $467.22 Paid 12/18/2020

SAN FELASCO VENTURES PROJECT (±251.42 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

Gerry Dedenbach
Vice President
CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615

May 28, 2021

Prepared by:

FLATWOODS Consulting Group
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Tampa, FL 33610•813-600-5747

M. Camille Knight
Ecologist

Lee M. Walton
Senior Ecologist/Principal

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1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by CHW Professional Consultants (Client) to conduct a jurisdictional wetland delineation for the approximate 251.42-acre San Felasco Ventures Project on May 19 and 21, 2021. The site is located east of County Road 241 and north and south of Progress Boulevard in Alachua, Florida. (Location Map). The site consists of Parcel ID No. 03970-000-000 and 03929-000-000, according to the Alachua County Property Appraiser and is in Sections 23 and 26, Township 8 South, and Range 18 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data were collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the USACE, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each jurisdictional wetland was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). Wetlands and surface waters found occurring within the site, are shown on the Ecological Survey map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), nine soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3); Fort Meade Fine Sand, 0 to 5 Percent Slopes (5); Millhopper Sand, 0 to 5 Percent Slopes (8); Kendrick Sand, 2 to 5 Percent Slopes (30); Gainesville Sand, 0 to 5 Percent Slopes (35); Arredondo Fine Sand, 5 to 8 Percent Slopes (69); Millhopper Sand, 5 to 8 Percent Slopes (71); Lochloosa Fine Sand, 5 to 8 Percent Slopes (72); and Kendrick Sand, 5 to 8 Percent Slopes (73) (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Row Crops (FLUCCS 214)

This habitat consisted of well-defined rows for growing peanuts, cabbage, and melons.

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Seven surface waters were delineated on the San Felasco Ventures property during the field review. No wetlands were found on the property. The text below provides a brief description the surface waters.

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. The surface waters found on site were constructed to serve as stormwater management features. Conveyances are stabilized with rip rap, areas that serve as ponds contain a sand bottom. These systems are maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey. Please note, a 100 percent gopher tortoise was not conducted at the time of this survey. Flatwoods will conduct a gopher tortoise survey at a future date. Completion of this survey will determine if gopher tortoises are present onsite and if an FWC Gopher Tortoise Relocation Permit will be required for site development.

3.4.3 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands,

bay swamps, and ditches. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.4 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low: Little habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: Lack of suitable habitat	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Moderate: Some habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low: Little habitat present	---	---
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low: Little habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Moderate: Some habitat present	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some habitat present	---	T

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, the northeast portion of the site occurs within Flood Zone A. Zone A is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

6.0 PERMITTING DISCUSSION

State Permitting

Four existing surface waters were observed on the site, constructed in accordance with Environmental Resource Permit (ERP) Individual Permit No. 001-205889-3, issued by the SRWMD on April 5, 2019. An ERP permit from the SRWMD will be required for the operation, maintenance, and any alteration of the existing systems, or the creation of any new surface waters.

No listed species were observed during the surveys. Flatwoods plans to conduct a 100% gopher tortoise survey at a future date. This survey will be conducted to determine whether gopher tortoise burrows are present onsite and if future construction will impact gopher tortoises. Upon completion of this survey, additional permitting requirements, if applicable, will be provided.

According to Section 3.6 of the SRWMD ERP Applicant's Handbook Volume II, there must be no net decrease in storage volume within the floodplain. Compensating storage may be used to offset impacts if impacts within the floodplain were to occur.

Local Government Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

According to Article VII of Chapter 406 of Alachua County's Land Development Regulations, a floodplain development permit may be required if development occurs wholly or partially within the flood prone area (Floodplain Map).

According to Article II of Chapter 406 of Alachua County's Land Development Regulations, a permit is required to remove any champion trees, heritage trees, woody native tree species eight inches or more in diameter at breast height (DBH), specimen trees, and small specimen trees listed under Section 406.16. For protected trees permitted for removal, trees shall be either relocated, replaced, or a fee may be paid to Alachua County in lieu of replacement planting.

According to Section 6.2 of the City of Alachua's Code of Ordinances, a tree removal permit must be obtained before removing any champion or heritage tree. A tree survey was not conducted as part of this Ecological Survey but will likely be required for site development.

7.0 REFERENCES

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U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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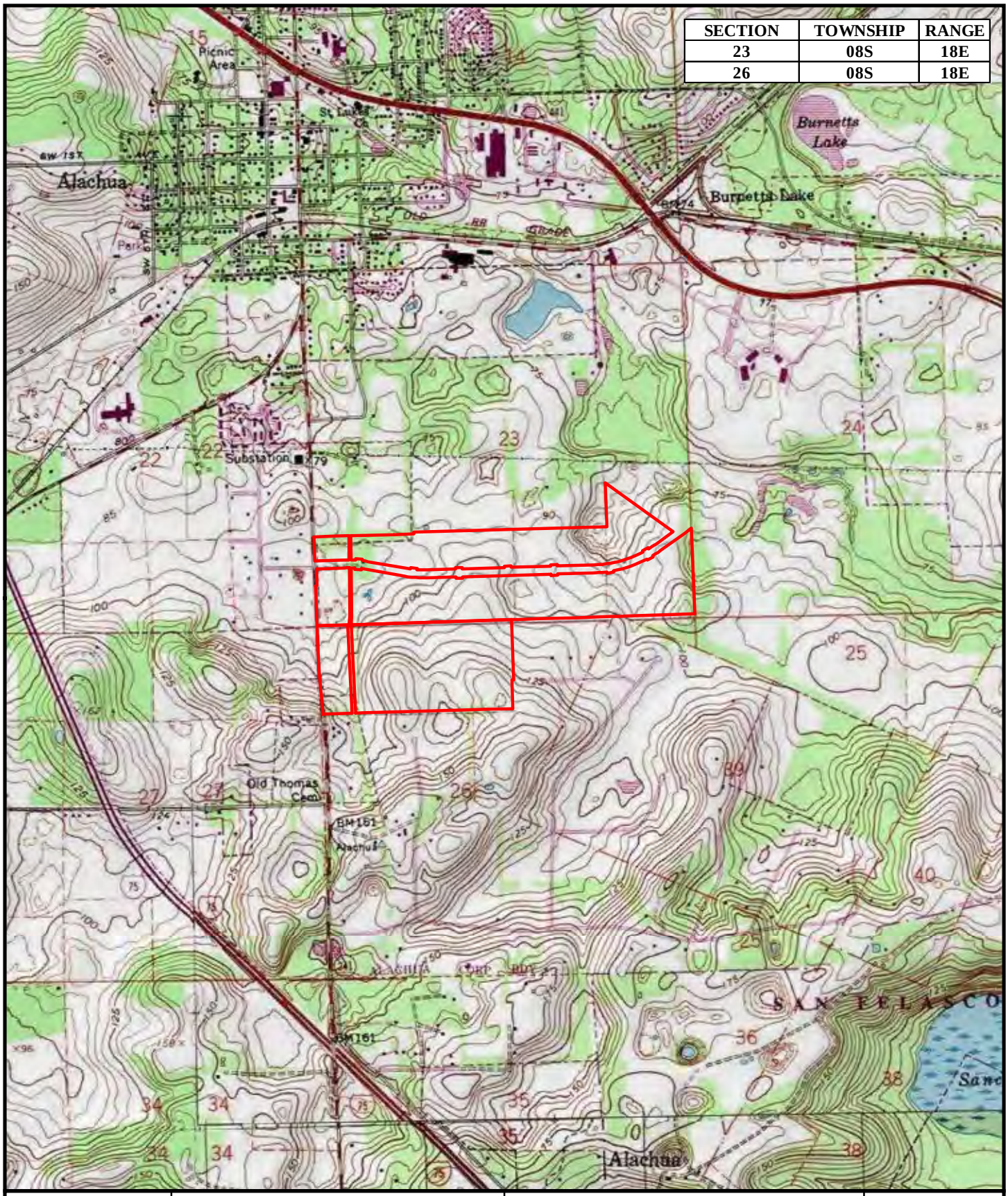
AERIAL MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS AERIAL 05132021.mxd



SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E

Feet
0 1 in = 2,000 feet 2,000

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

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QUAD MAP

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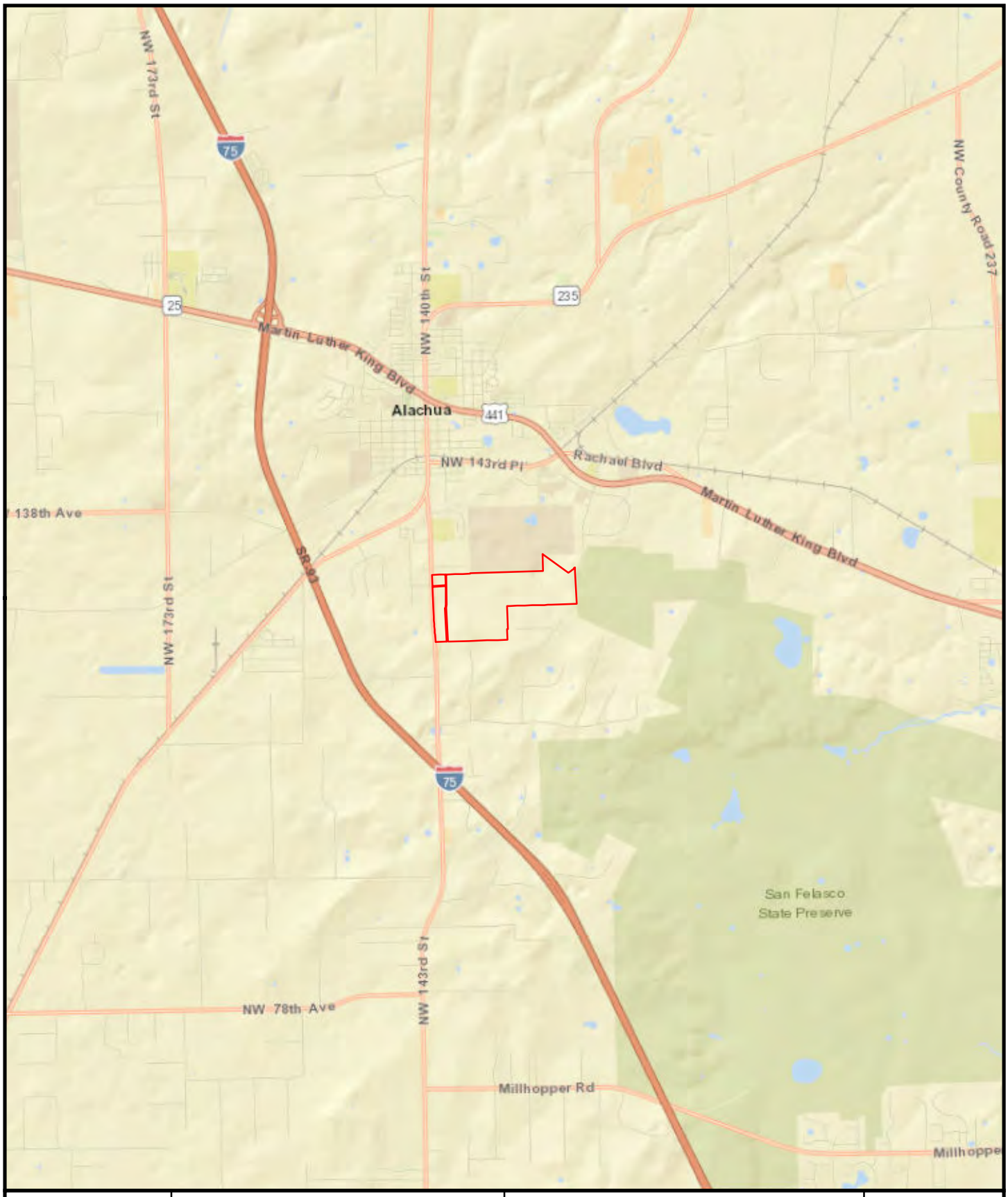

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

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LOCATION MAP

FLATWOODS Consulting Group

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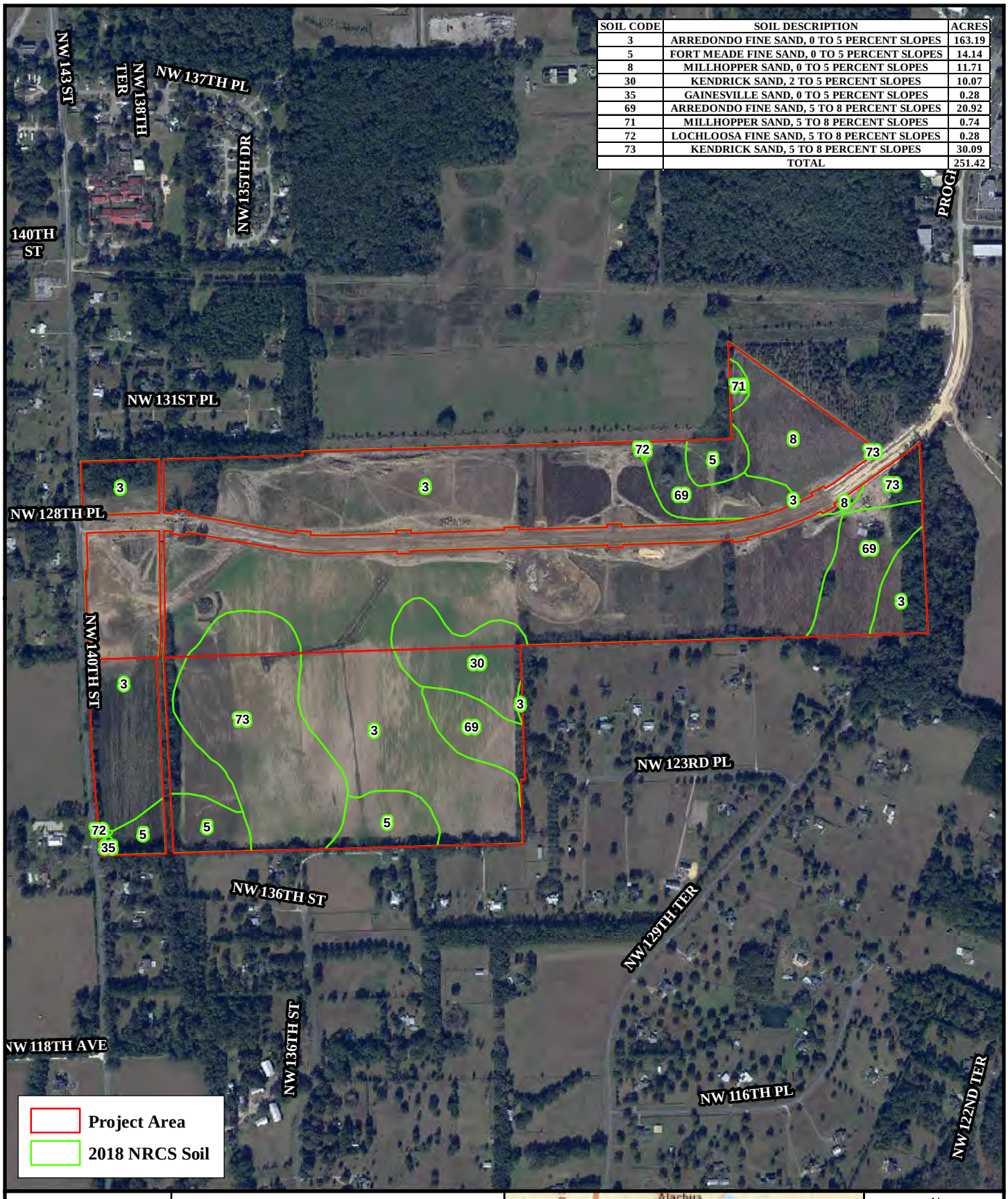

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	163.19
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	14.14
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	11.71
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	10.07
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	0.28
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	20.92
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	0.74
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	0.28
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	30.09
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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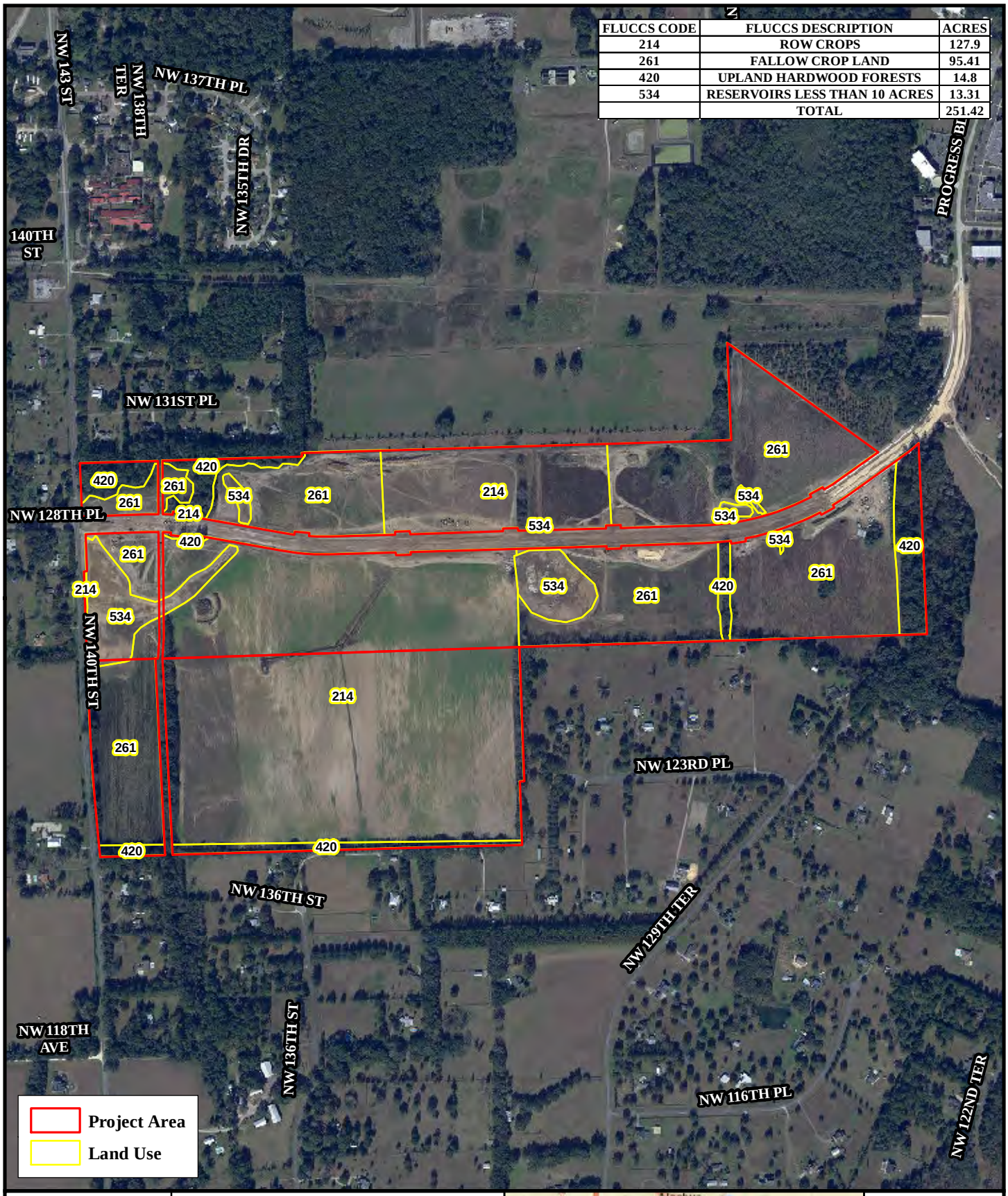
SOIL MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS SOIL 05262021.mxd



FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	127.9
261	FALLOW CROP LAND	95.41
420	UPLAND HARDWOOD FORESTS	14.8
534	RESERVOIRS LESS THAN 10 ACRES	13.31
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

FLATWOODS Consulting Group

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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ECO SURVEY MAP

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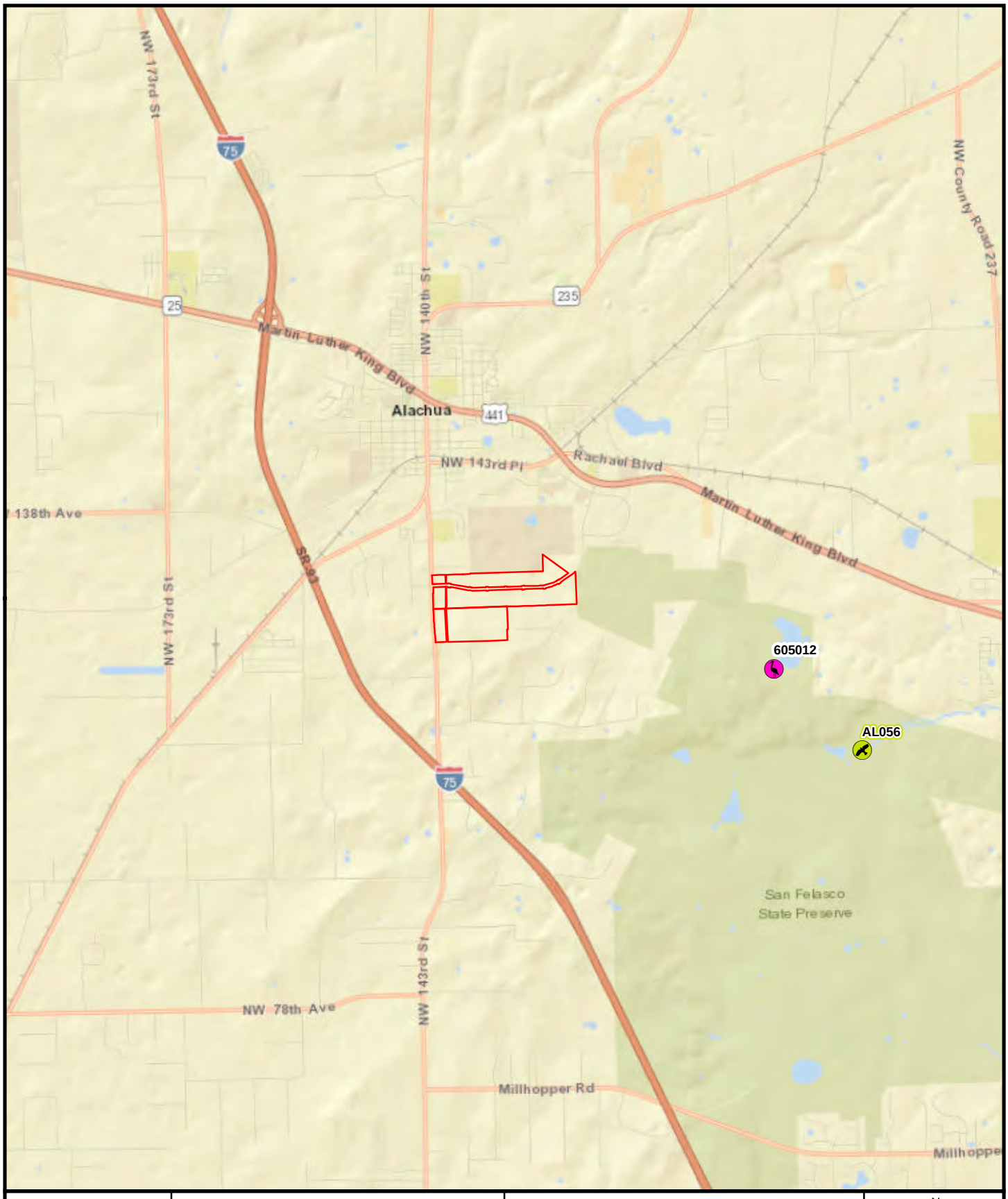

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Active Wading Bird Colony

Eagle Nest

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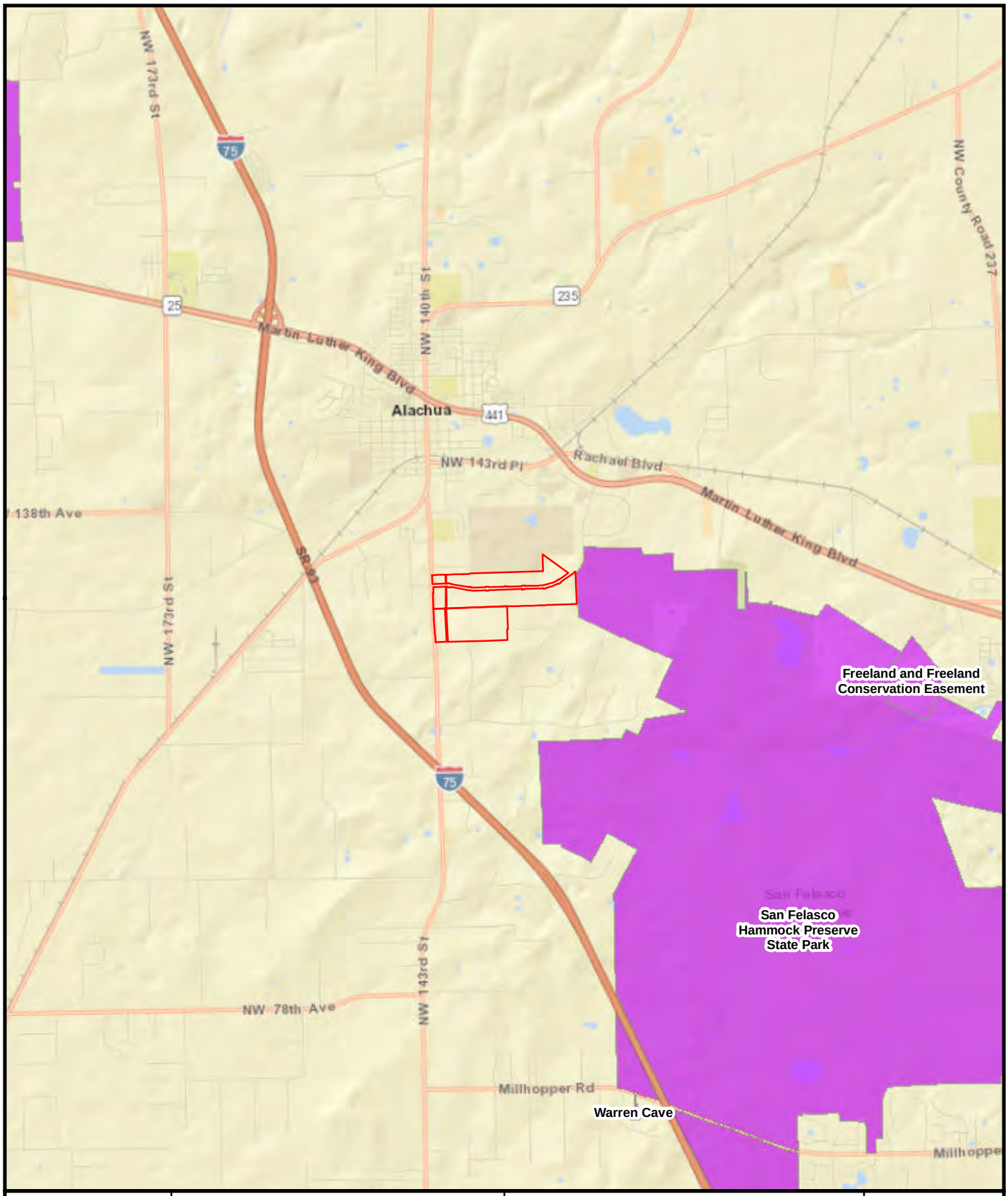
FNAI / FWC MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS FNAI FWC 05262021.mxd



Miles

0 1 in = 1 miles 1

FLATWOODS Consulting Group

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Florida Conservation Lands

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PROTECTED LANDS MAP

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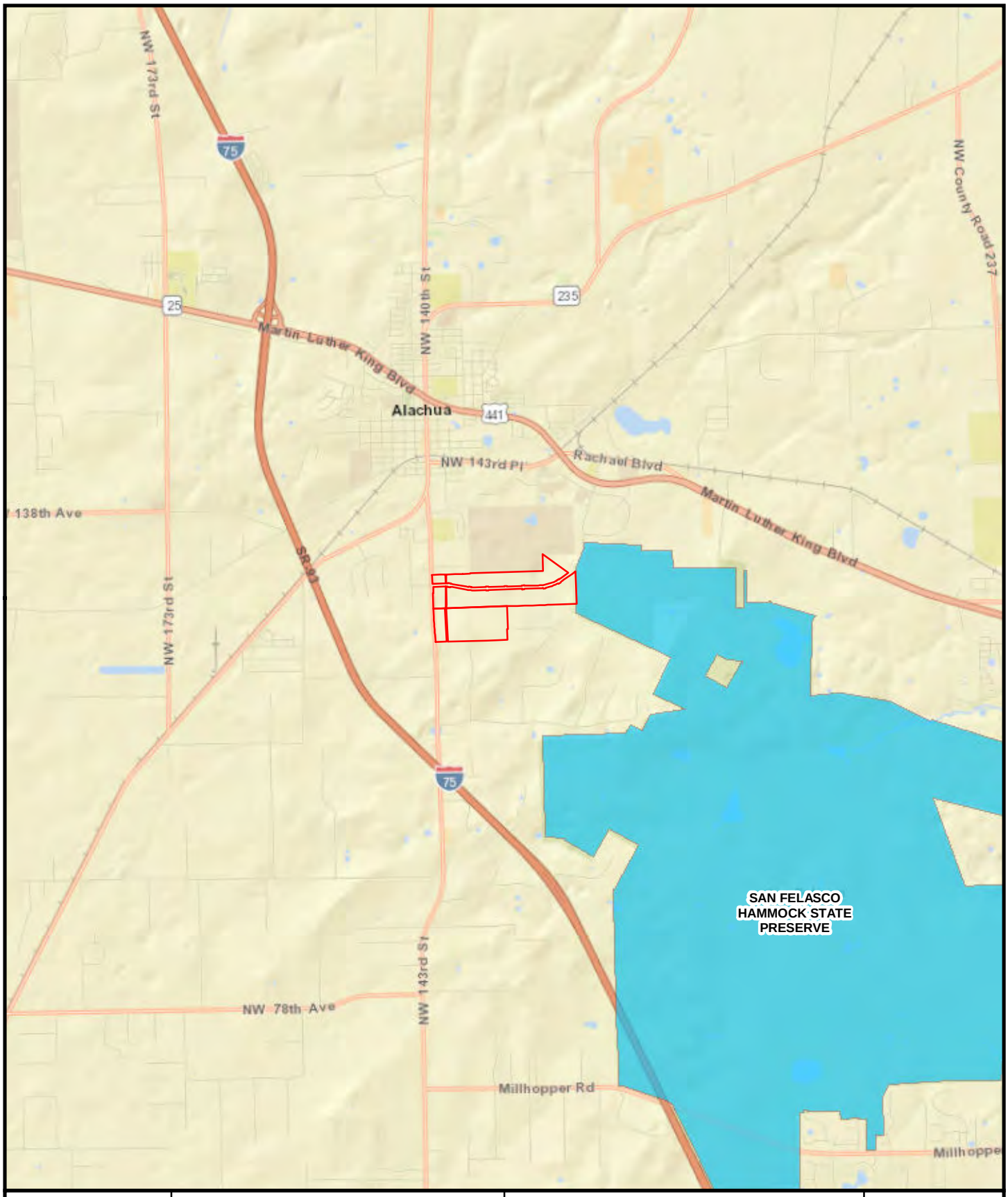

Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

Outstanding Florida Waters April 2020

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PROTECTED WATERS MAP

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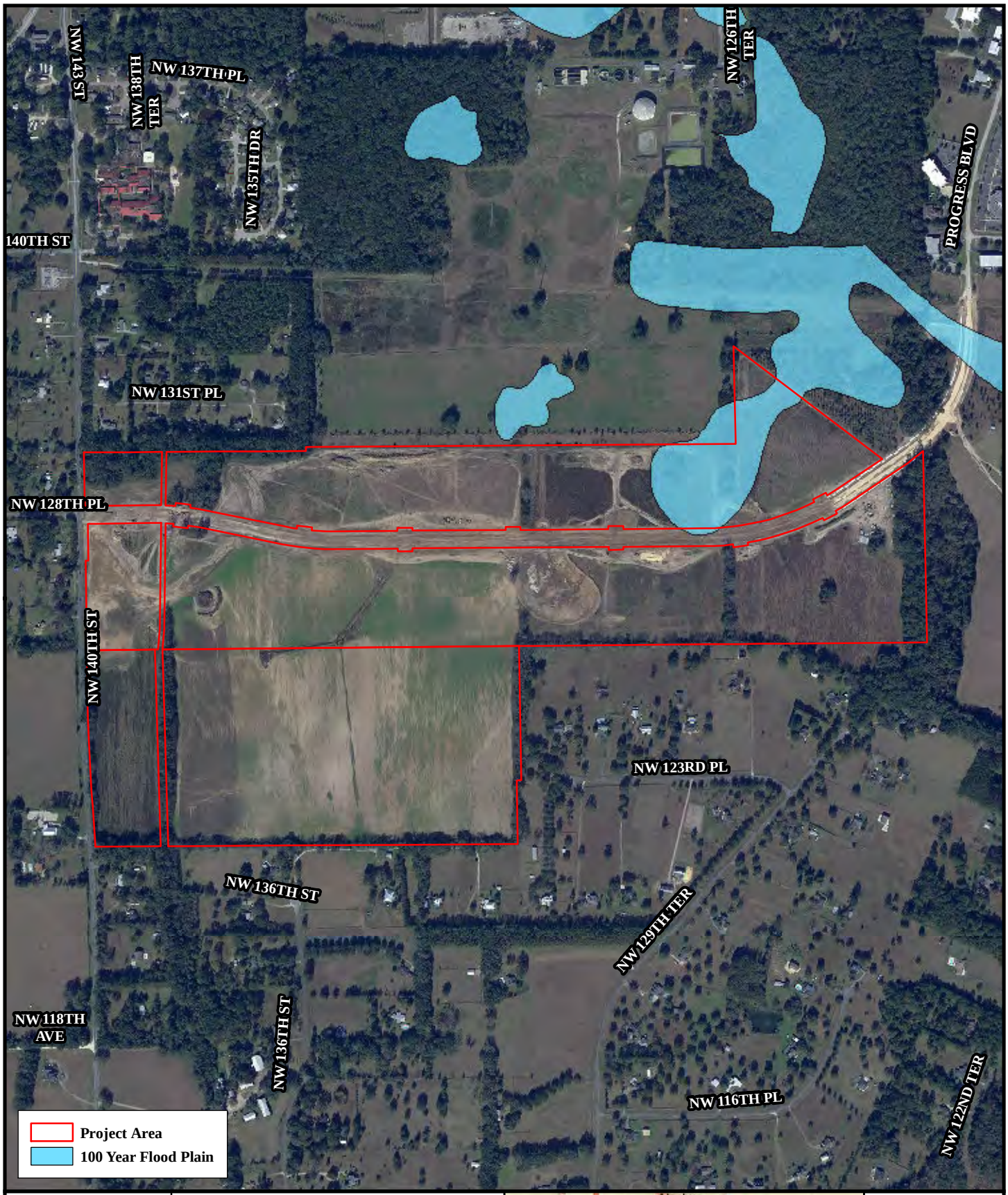

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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FLOODPLAIN MAP

FLATWOODS Consulting Group

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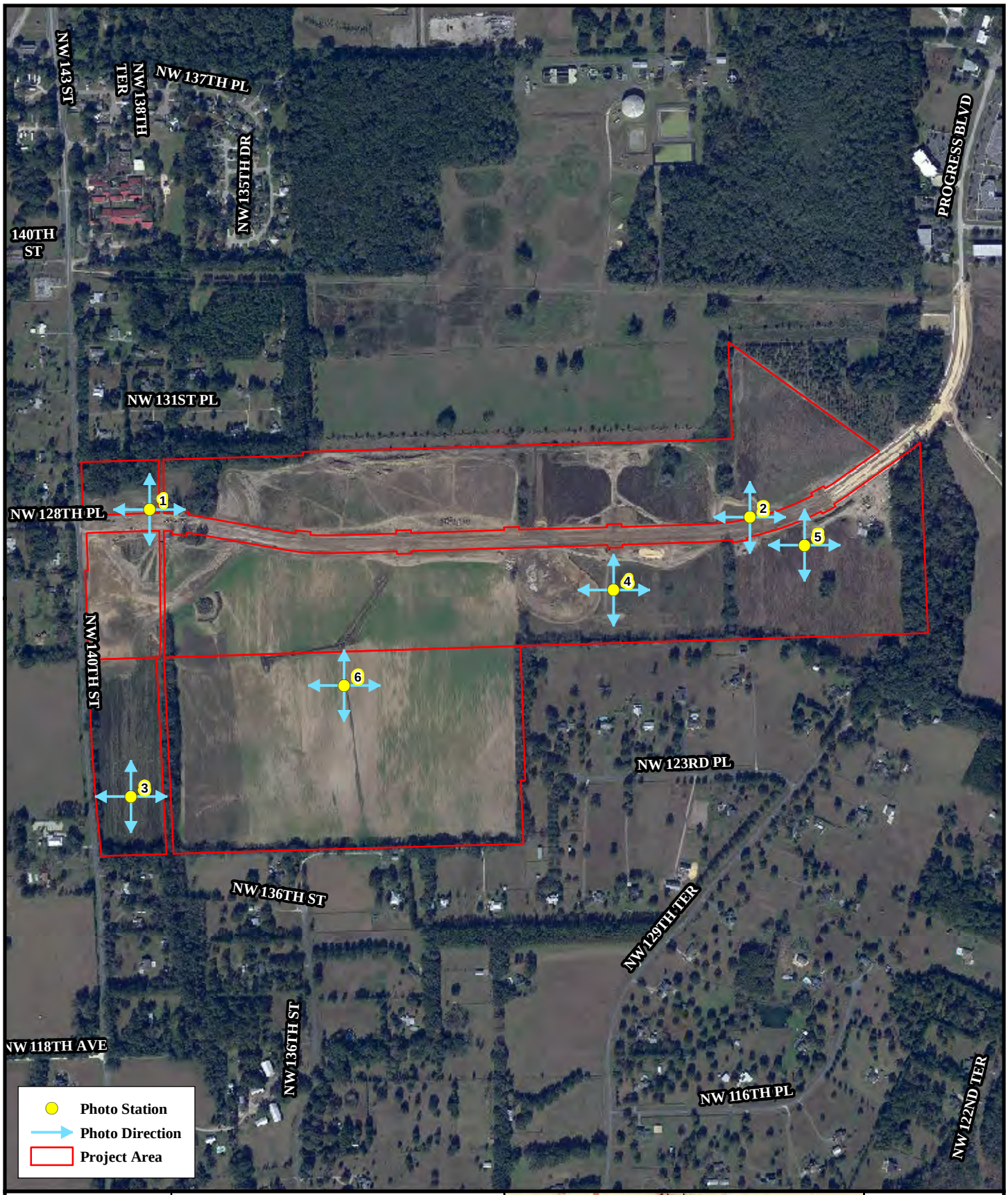

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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PHOTO STATION MAP

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Photo Station 1, view north

Photo Station 1, view east

Photo Station 1, view south

Photo Station 1, view west

Photo Station 2, view north

Photo Station 2, view east

Photo Station 2, view south

Photo Station 2, view west

Photo Station 3, view north

Photo Station 3, view east

Photo Station 3, view south

Photo Station 3, view west

Photo Station 4, view north

Photo Station 4, view east

Photo Station 4, view south

Photo Station 4, view west

Photo Station 5, view north

Photo Station 5, view east

Photo Station 5, view south

Photo Station 5, view west

Photo Station 6, view north

Photo Station 6, view east

Photo Station 6, view south

Photo Station 6, view west

Surface Water 1

Surface Water 2

Surface Water 3

Surface Water 4

Surface Water 5

Surface Water 6

Surface Water 7

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY First American Title Insurance Company File No: 2076-5307164

AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

Issued By

First American Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through:
Providence Title Company, LLC

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements;
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I—Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Providence Title Company, LLC
ALTA Universal ID:
Commitment Number:
Property Address: TBD SAN FELASCO PKWY, ALACHUA, FL 32615

Issuing Office:
Loan ID Number:
Issuing Office File Number: 21-01124
Revision Number:

SCHEDULE A

1. Commitment Date: April 30, 2021 @ 8:00 AM
2. Policy to be issued:
   (a) ☒ 2006 ALTA® Owner's Policy
   Proposed Insured: San Felasco Research Ventures, LLC, a Florida limited liability company
   Proposed Policy Amount: $ 14,183,000.00
   (b) ☒ 2006 ALTA® Loan Policy
   Proposed Insured: A Natural Person Or Legal Entity To Be Designated and each successor and/or assign that is a successor in ownership of the Indebtedness, except as provided in Section 12(c) of the Conditions.
   Proposed Policy Amount: $ 1,000.00
   (c) ☐ 2006 ALTA® Loan Policy
   Proposed Insured:
   Proposed Policy Amount: $
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
   University of Florida Foundation, Inc., a Florida corporation
5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

Providence Title Company, LLC

By: _____
Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Issuing Office File Number: 21-01124

SCHEDULE B-I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

    a. Warranty Deed conveying the land from University of Florida Foundation, Inc., a Florida corporation , to San Felasco Research Ventures, LLC, a Florida limited liability company . In connection with said deed, we will further require: 1) Certified copy of a Board of Directors resolution setting forth the terms, conditions and consideration for which the corporation is authorized to convey its property. The resolution must further identify the officers authorized to execute the deed and other closing documents on behalf of the corporation; 2) Certified incumbency certificate showing the identity of the officers authorized to execute the conveyance on behalf of the corporation; 3) The corporation must have been formed prior to, the date the corporation acquired title to the land; 4) Certificate from the Secretary of State of the state of origin of said corporation's current good standing; 5) If the property constitutes all or substantially all of the corporation's assets and the sale is not in the usual and regular course of the corporation's business, the Company shall further require shareholder approval for the transaction obtained in compliance with the State's statutory requirements; and 6) The Company reserves the right to amend the commitment, including but limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.

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b. Mortgage from San Felasco Research Ventures, LLC, a Florida limited liability company, to the Proposed Insured encumbering the Land. In connection with said mortgage, we will further require:

1) Production of a copy of the articles of organization and regulations, if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and regulations, and all amendments thereto, and that the limited liability company has not been dissolved;

2) That said mortgage shall be executed by all of the members, unless the articles of organization provides that the company shall be governed by managers, then said mortgage shall be executed by all of the managers, unless said articles of organization and regulations, show no limitation on the authority of one member, or one manager, if applicable, to execute a mortgage;

3) Should any member, or manager, if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;

4) Certificate of Organization from the Secretary of State, showing the limited liability company to have been formed prior to the date of acquisition, together with proof as to the current status of said limited liability company;

5) Satisfactory evidence of compliance with all requirements regarding encumbering company property contained in the articles of organization and regulations, if adopted; and

6) The Company reserves the right to make such further requirements as it deems necessary after review of any of the documentation required above.

5. Provide the Company with a proper legal description and/or a survey prepared by a Florida registered land surveyor and certified to the Company for its review. The Company reserves the right to make additional requirements and/or exceptions, and to amend the legal description of the land described in Schedule A, upon review of the description furnished by said surveyor.

6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.

7. Proof of payment of taxes and assessments for the year 2020, and prior years, plus any penalties and interest.

8. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $1,082.49 for Tax Identification No. 03929-000-000 (Parcel 1).

9. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $33.29 for Tax Identification No. 03969-000-000 (Parcel 2).

10. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $481.67 for Tax Identification No. 03970-000-000 (Parcel 3).

11. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $890.10 for Tax Identification No. 05949-000-000 (Parcel 4).

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before

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execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

NOTE: The following conveyance(s) have been recorded within the last 24 months:

none

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Issuing Office File Number: 21-01124

SCHEDULE B-II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.

8. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

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NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

9. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

10. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.

11. The policy does not insure title to any part of the Land lying below the Mean or Ordinary High Water Line of the abutting body of water.

12. Riparian and/or littoral rights are not insured.

13. Easement granted to Florida Power Corporation by instrument recorded in Book 73, Page 517, as amended by Quit Claim Deed and Partial Release in Book 1993, Page 345 (Parcel 1).

14. Easement granted to Pinellas County Power Company by instrument recorded in Deed Book 226, Page 155 (Parcel 1).

15. Easement granted to Pinellas County Power Company by instrument recorded in Deed Book 226, Page 156 (Parcel 1).

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16. Easement granted to Pinellas County Power Company by instrument recorded in Deed Book 226, Page 222 (Parcel 1) .

17. Easement granted to City of Alachua by instrument recorded in Book 4672, Page 1184 (Parcel 1).

18. Easement granted to City of Alachua by instrument recorded in Book 4672, Page 1213 (Parcel 1).

19. Easement granted to Florida Power Corporation by instrument recorded in Book 221, Page 219 (Parcel 4).

20. Easement granted to Florida Power Corporation by instrument recorded in Book 227, Page 391 (Parcel 4).

21. Easement granted to City of Gainesville by instrument recorded in Book 1466, Page 267 (Parcel 4).

22. Easement granted to City of Gainesville by instrument recorded in Book 1589, Page 2936 (Parcel 4).

23. Easement granted to City of Alachua by instrument recorded in Book 1659, Page 2261 (Parcel 4).

24. Terms and conditions of the Drainage Facilities Construction Agreement between University of Florida Foundation, Inc. and Florida Power Corporation recorded in Book 1993, Page 340 (Parcel 4).

25. Terms and conditions of the Drainage Easement Agreement between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and University of Florida Foundation, Inc. recorded in Book 1993, Page 361 (Parcel 4).

26. Easement granted to City of Alachua by instrument recorded in Book 2017, Page 1854 (Parcel 4).

27. Easement granted to City of Alachua by instrument recorded in Book 2080, Page 188 (Parcel 4).

28. Easement granted to Donald E. Wallace and Ronald C. Champbers by instrument recorded in Book 2080, Page 201 (Parcel 4).

29. Possible easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida. (unavailable online)

30. Access to and from Parcel No. 2 is insured only, and solely, as long as all of the insured lands described in Schedule A herein remain under, and vested in the same title ownership.

31. Any rights granted to third parties to use rights-of-way of San Felasco Parkway and graded road running North-South across Parcels 1 and 3.

32. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted.

Searched by: Katrina Smith/Sr. Title Examiner - (352)372-0474 - katsmith@firstam.com

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Note: All of the recording information contained herein refers to the Public Records of ALACHUA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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Issuing Office File Number: 21-01124

The land referred to herein below is situated in the County of ALACHUA, State of Florida, and described as follows:

PARCEL 1:

Government Lot One (1) in Section 23, Township 8 South, Range 18 East, LESS: Commence at the NE corner of said Government Lot 1 and run S 1°53'59" East along the East line of said lot 326.92 feet, thence run N 88°04'18" West 1323.29 feet to the West line of said Government lot; thence run N 1°54' West along said lot line 252.83 feet to the NW corner of said lot; thence N 88°42'43" East along the North line of said lot 1320.44 feet to the NE corner of said Lot 1 and the point of beginning.

AND:

Government Lot Two (2) in Section 23, Township 8 South, Range 18 East, LESS: Commence at the NE corner of said Government Lot 2 and run S 1°54' East along the East line of said lot 252.83 feet; thence run N 88°04'18" West 1323.29 feet to the West line of said Government lot, thence run N 1°54' West along said lot line 177.23 feet to the NW corner of said lot, thence ran N 88°42'43" East along the North line of said lot 1320.44 feet to the NE corner of said Lot 2 and the point of beginning.

ALSO:

The Northeast 1/4 of the Southwest 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida, LESS: Commence at the NE corner of said NE 1/4 of SW 1/4 and run S 1°54' East along East line of said NE 1/4 of SW 1/4, 177.23; thence run N 88°04' 18" West 1533.36 feet to the West line of said NE 1/4 of SW 1/4, thence run N 1°43'56" West along said line, 92.37 feet to the NW corner of said NE 1/4 of SW 1/4, thence run N 88°42'43" East along the North line of said NE 1/4 of SW 1/4, 1530.07 feet to the NE corner of said NE 1/4 of SW 1/4 of Section 23, Township 3 South, Range 18 East, and the Point of Beginning.

ALSO:

South 1/2 of Southwest 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida.

LESS AND EXCEPT any portion thereof lying within lands described in Book 906, Page 842; Book 2383, Page 497; Book 2900, Page 1014; and Book 4672, Page 1075 of the public records of said county.

ALSO, LESS road right-of-way.

PARCEL 2:

GOVERNMENT LOT 1 LYING IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 3:

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THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT OF WAY. LESS AND EXCEPT LANDS DESCRIBED IN BOOK 1972, PAGE 2509 OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL 4:

THAT PORTION OF LANDS DESCRIBED IN BOOK 1466, PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA CURRENTLY ASSESSED UNDER PARCEL NO. 05949-000-000.

NOTE:

THE ABOVE LEGAL DESCRIPTION IS A PRELIMINARY DESCRIPTION. THIS DESCRIPTION IS CURRENTLY NOT AN INSURABLE DESCRIPTION. THE COMPANY MUST BE FURNISHED WITH A COMPLETE AND ACCURATE DESCRIPTION OF THE LANDS TO BE INSURED. THE COMPANY RESERVES THE RIGHT TO REVISE AND/OR AMEND THIS COMMITMENT UPON RECEIPT AND REVIEW OF SAID DESCRIPTION.

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R/W CURVE DATA FOR S-340-A				
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING & DISTANCE
(1)	121°00'00"	1178.92	1253.71	2486.74	N. 159° 58' 15" W. 2044.66
(2)	30°56'49"	659.76'	164.50'	291.32'	N. 89°09'36" W. 287.80
(3)	11° 39' 42"	547.76'	55.76'	111.53	S. 60° 48' 35" W. 111.34
(4)	107°48'00"	849.51'	1071.00'	1597.80	S. 142° 52' 47" W. 1377.82
(5)	09°50'26"	1954.86'	168.70'	197.23	S. 72° 48' 00" W. 197.15'

BOUNDARY SURVEY

IN SECTIONS 13, 14, 23 AND 24, FRACTIONAL SECTIONS 25 AND 26, THE F.R. SANCHEZ GRANT AND THE FERNANDEZ GRANT IN TOWNSHIP 8 SOUTH, RANGE 18 EAST; FRACTIONAL SECTIONS 19, 20 AND 29, THE J.S. SANCHEZ GRANT, THE JOHN SANCHEZ GRANT AND THE FERNANDEZ GRANT IN TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

LEGEND:
- ● = FOUND CONCRETE MONUMENT
- ● = FOUND IRON PIPE
- ○ = SET CONCRETE MONUMENT
- —P— = POWER TRANSMISSION LINE
- —F— = FENCE LINE (SHOWN EXAGGERATED FOR CLARITY)

TOTAL AREA: 2124.36 ACRES
AREA UNDER FENCE BY OTHERS AND GRANTED FOR ACCESS - EGRESS EASEMENTS: 6.84 ACRES
AREA IN GOVT LOT 1, SEC. 24-8-18: 5.8 ACRES
NET ACREAGE = 2,112.72 ACRES

NOTES:
1) THE EXISTING CONCRETE MONUMENTS AND IRON PIPES MARKING THE PROPERTY CORNERS ARE CONSIDERED TO BE THE BEST EVIDENCE OF THE LOCATION OF THE PROPERTY AS DESCRIBED EVEN THOUGH THEY DO NOT EXACTLY AGREE WITH THE BEARINGS AND DISTANCES AS SHOWN IN THE LEGAL DESCRIPTIONS AS FURNISHED.
2) BEARINGS WERE PROJECTED FROM "SHAW FARMS OF ALACHUA" AS RECORDED IN PLAT BOOK L PAGE 62 PRIOR TO FINAL TRAVERSE BALANCE.
3) THE RIGHT OF WAY AS SHOWN ON R/W No. S-340-A WAS ESTABLISHED FROM INFORMATION SHOWN ON A MAINTENANCE MAP OF SAME, PREPARED BY THE FLORIDA D.O.T. AND RECORDED IN ALACHUA COUNTY ROAD PLAT BOOK 1, PAGE 151. THE RIGHT OF WAY WIDTH EASTERLY OF U.S. 441 IS 66 FEET AND WESTERLY OF U.S. 441 IS 50 FEET.
4) THE POWER TRANSMISSION LINES AS SHOWN HEREON HAVE BEEN FIELD LOCATED.
5) THE GRANT LINES AND SUBDIVISION LINES SHOWN HEREON WERE PLOTTED FROM PUBLIC RECORDS AND WERE NOT FIELD LOCATED.
6) FIELDWORK COMPLETED 2/14/83
△ REVISION No. 1 - 11/94 to 111.88

I HEREBY CERTIFY TO CONTEXT INDUSTRIES INCORPORATED AND THE UNIVERSITY OF FLORIDA FOUNDATION THAT A SURVEY OF THE LANDS SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS PURSUANT TO FLORIDA STATUTES SECTION 472.027.

WAYNE CHANCE, REGISTERED FLA. LAND SURVEYOR No. 1824

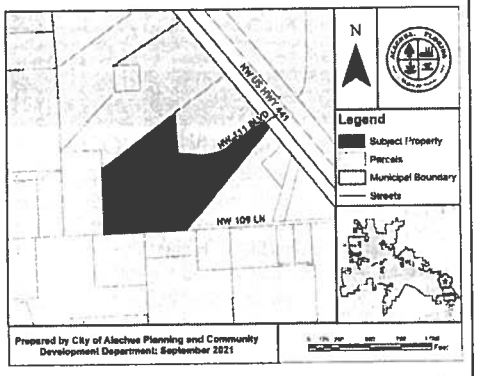
CHANCE, ENG & DENMAN, INC.
ENGINEERS · SURVEYORS · PLANNERS
GAINESVILLE, FLORIDA

83-21 FEB. 1983

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 12, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Chad Colson, of CHW, Inc., applicant and agent, for Alachua Crossings, LLC property owner, for consideration of the Final Plat of Alachua Crossings. The final plat proposes a minor subdivision to plat the ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The subject property is located at 5550 NW 111th Boulevard. Tax Parcel Numbers 05885-010-003; Future Land Use Map (FLUM) Designation: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 30, 2021)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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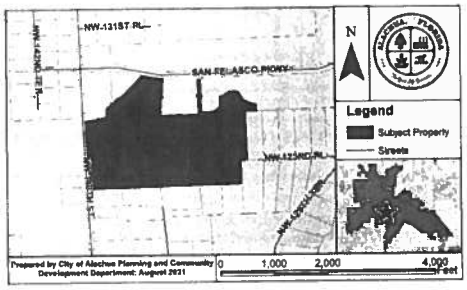

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(Published: Alachua County Today - September 30, 2021)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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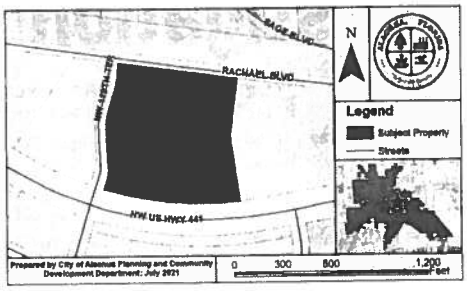

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(Published: Alachua County Today - September 30, 2021)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 9/27/21 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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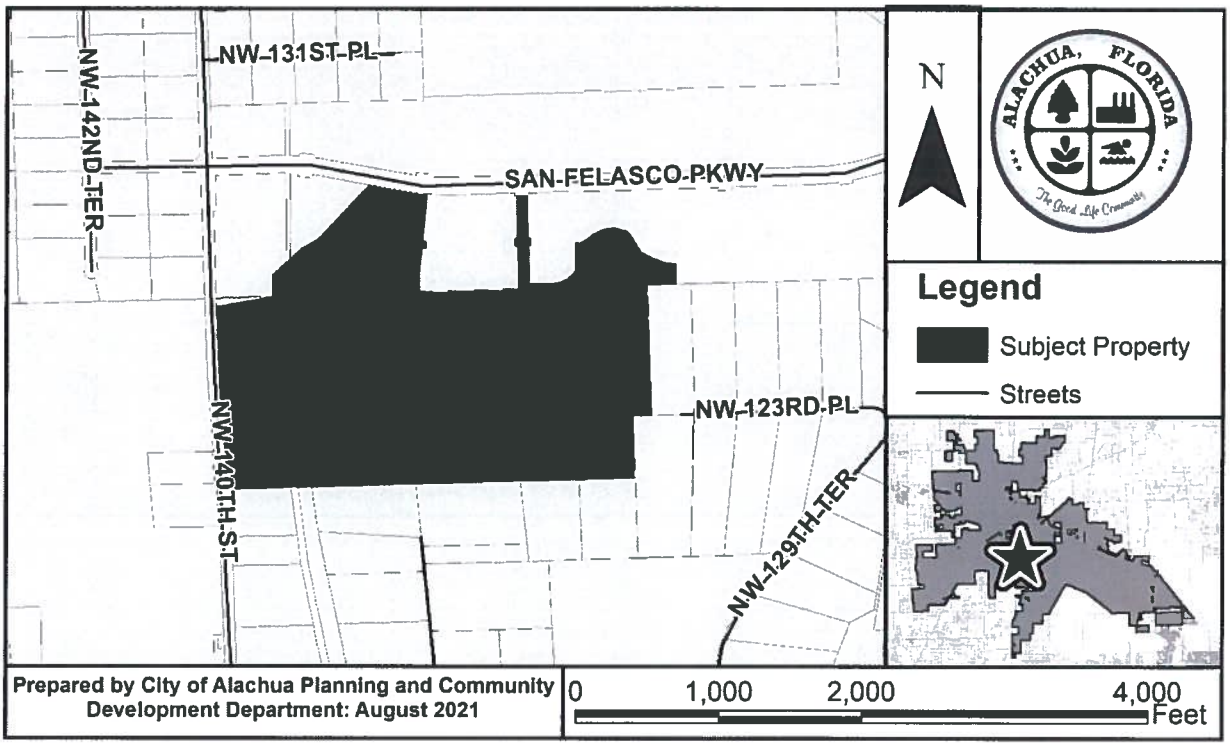

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

MORGAN & WALKO
12910 NW 140TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

VALLELLANES CHARLOTTE V
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VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

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MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

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ALACHUA, FL 32615

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ALACHUA CONGREGATION OF JEHOVAH
14000 NW 154TH AVE #8
ALACHUA, FL 32615

ALLIN & RICO H/W
12204 NW 140TH ST
ALACHUA, FL 32615

BASSO CHRISTOPHER N & KARI B
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ALACHUA, FL 32615

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

COLLINS STEVEN W & BARBARA J
1143 NW 76TH BLVD
GAINESVILLE, FL 32606

FOX & JACK
12107 NW 140TH ST
ALACHUA, FL 32615

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ALACHUA, FL 32616

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MANGELSDORF ROY & JUDY
12103 NW 136TH ST
ALACHUA, FL 32615

PIAZZA JUSTIN & REBECCA
12014 NW 136TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

WALKER FREDERICK JAMES & LINDA M
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ALACHUA, FL 32616

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Alachua FL 32653

Tom Gorman
9210 NW 59th Street
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Sherry Stinson (name), POSTED THE LAND USE SIGN ON _____ (date) FOR THE Convergence Research Park Preliminary Plat (PZB/CCOM) (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Sherry Stinson
(signature)

4 (four)
(number of signs)

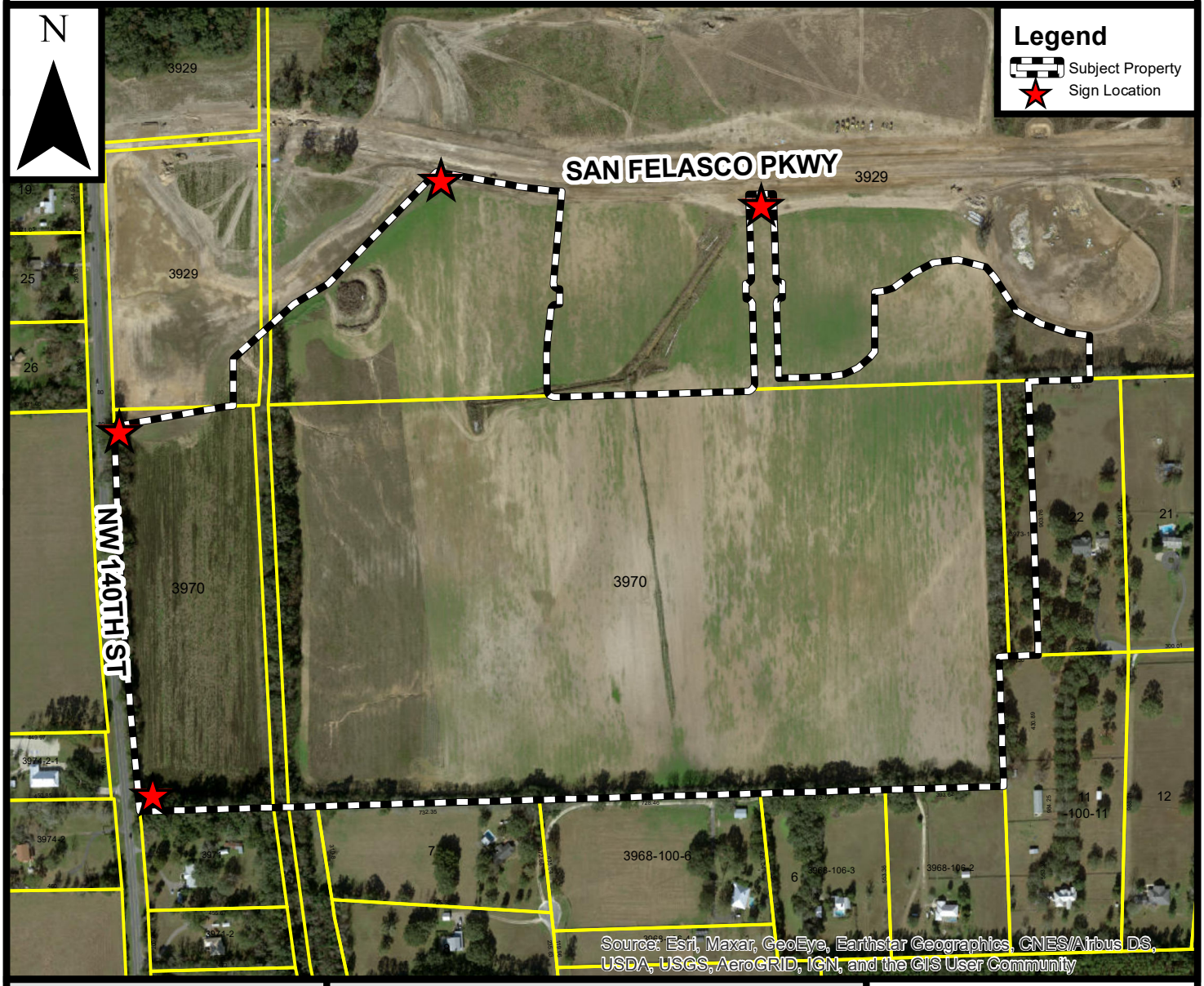
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Convergence Research Park Residential
Phases 1-3
Preliminary Plat



Prepared by the City of Alachua
Planning & Community Development Department

Prepared August 2021

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0 200 400 800 Feet

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
October 12, 2021

Chair Sandy Burgess
Vice Chair Edward Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: October 12, 2021

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Member Edward Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the September 14, 2021 PZB Meeting

Member Johns moved to approved the minutes; seconded by Member Gary Thomas.

Passed by unanimous consent.

B. Alachua Crossings Minor Subdivision Final Plat: A request by Chad Colson of CHW,Inc., for a Final Plat for Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress (Parcel 05885-010-003) (Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Chad Colson, PSM, of CHW, availed himself for questions and accepted the conditions recommended by Staff.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and forwards the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Alachua Crossings, LLC, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

C. Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for HF Holdings Colorado LLC & the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan which proposes to revise the development plan and construction phasing for three (3) ±42,466 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located north of NW US Highway 441, south of County Road 2054 (also known as Rachael Boulevard) and east of NW 119th Terrace; Tax Parcel Numbers 03191-010-001 and 03191-011-001 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Walker Owen of CHW, availed himself for questions and accepted the conditions recommended by Staff.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of HF Holdings Colorado LLC and the University of Florida Foundation, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 23 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Joe Hancock.

Motion Passed 5-0 in a roll call vote.

D. Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor introduced the Staff Report.

Member Hancock inquired about the zoning district of the property and about the requirements for residential development within the zoning district.

Principal Planner Tabor responded.

Chair Burgess inquired about the non-residential/residential square footage threshold.

Principal Planner Tabor responded.

Robert Walpole, P.E., LEED AP, of CHW, presented additional information, availed himself for questions and accepted the conditions recommended by Staff.

Member Hancock inquired about the size of the lots.

Mr. Walpole responded.

Member Thomas asked how large the buffer will be on the perimeter.

Mr. Walpole responded.

Chair Burgess asked about the size of the lots that borders the shortest buffer distance.

Mr. Walpole responded.

Member Hancock asked if the proposed homes would be for biotech employees, and he asked about the price range of the homes in the proposed subdivision.

Mr. Walpole responded.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Convergence Research Park to the City Commission, with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report; seconded by Vice Chair Potts.

Planning Assistant Curtis swore in additional parties entering testimony.

Judy Manglesdorf, a resident of Shaw Farms, inquired about a berm or a fence for the perimeter.

Mr. Walpole responded.

Robert Webber, a resident of Shaw Farms, inquired about the zoning of the proposed subdivision.

Mr. Walpole responded.

Steve Burrows, a resident of Shaw Farms, inquired about the soil boundaries identification. He asked about the compatibility of the subject property's zoning and the zoning of Shaw Farms.

Andrea Burrows, a resident of Shaw Farms, inquired about the notification procedures.

Darin Page, a residents of Shaw Farms, shared her concerns for the wildlife, environment, noise pollution, and the lot sizes for the proposed project.

Mr. Walpole responded.

Member Johns asked how many acres were in the protected San Felasco Hammock Preserve State Park.

Mr. Walpole responded.

Chair Burgess inquired about a buffer between residential uses.

Mr. Walpole responded.

Member Hancock inquired about the design of the lots for the proposed project.

Mr. Walpole responded.

Motion Passed 4-1 in a roll call vote.

E. Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor presented the Staff Report.

Member Hancock inquired about the road traversing through the site. He also inquired about the type of fencing the will border the perimeter of the roadway.

Principal Planner Tabor responded.

Rob Davis, P.E. of Wood Environment, presented additional information, availed himself for questions, and accepted the conditions recommended by Staff.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the site plan for IIP FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Mitch Glaser shared his concerns for the stewardship of the parcel, fencing type and criteria, and community access to the cemetery located near proposed development.

Ed Allen, South East Regional Director of Harvest, responded.

Paul Garrett, Director of Engineering of Harvest, responded.

Motion Passed 4-1 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be November 9, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Staff Liaison

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HOW TO SUBMIT...

■**LETTERS TO THE EDITOR:** Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.

Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

Alachua Woman's Club and more...

By EMELIE MATTHEWS
Alachua County Today
Contributor

MATTHEWS

Fall has hit us. I like it when we can wear sweaters or layers, but it seems to have switched from too hot to too cold, overnight. At least it has warmed up enough in the middle of the day to go out and get things done.

One of my doctors ordered a machine that massages my legs. The company representative came by today to show me how it works. I've found out a couple things—it feels okay and seems to be doing the job. But I am supposed to use it three times a day for an hour. Most days I'm not home in the middle of the day, so he said to adjust it to an hour and a half twice a day. That will take some adjusting. The biggest reaction I get is I just want to go to sleep. My husband says I will be catching up on sleep. I just hope it doesn't keep me up at night like it is tonight. I'm writing at 11:30 p.m. Usually I am asleep by now.

The biggest thing for the Alachua Woman's Club at this time is to purchase those tickets from Eventbrite. For some reason it isn't coming up when I pull up Eventbrite, but if you go to the Alachua Woman's Club Facebook page there is a link to purchase tickets. Tickets are limited so get yours now. If you have any questions, you can call or text me at 352-226-0153. This event is going to be great. Tickets are $65 per person and I promise it will be well worth the money. You not only get to have a great time but you are helping fund events for youth.

We are trying to have a Kids Ball later in December. Our doors will be open the first three Fridays in December for Alachua's Holiday Nights. We will have an area for youth and an area for adults to chill—or at least that is our plan.

My husband, Joan, Latoya, and I painted this past Saturday. As I said in last week's article, the folks that were going to paint couldn't be scheduled. We got most of the large room done and will come in to finish the lighter beige next week. I was going to post a couple pictures of us painting, but my phone died again tonight. It loses power so quickly these days. I have paid it off, so it's time for a new one.

All of this work on our building is wonderful, but it means we can't rent it. If we can't rent it, we can't pay our mortgage. I believe once all the changes are done, we will be rented most weekends and maybe even during the week.

Join us for the Alachua Woman's Club Charity Ball of Saint Nicolas. I promise you will have an amazing time. I'm really looking forward to the event and am looking forward to seeing all my friends.

The Alachua Woman's Club Recipe of the Week

By EMELIE MATTHEWS
Alachua County Today
Contributor

Since it has turned cold this week I figured a soup recipe was called for. This one is simple, and the only thing I have to purchase is the "Better than Bouillon" paste. We usually use either the little blocks or the granulated bouillon.

My husband came home from Jacksonville today with fresh vegetables from the Jacksonville Farmers Market. They have so many vendors with such great deals sometimes we really have to limit what we purchase. He comes home with a 50-pound bag of onions but as he says, "we could throw away half of them, and still have more than what we could have purchased in the store."

Katie's Krock Pot Sausage and Cabbage

Soup

- **1 head green cabbage, cut in bite-sized pieces**
- **1 package Smoked Kielbasa sausage, cut in pieces**
- **2 large carrots, chopped**
- **2 large potatoes, cut up**
- **1 large can Swanson's Chicken Broth**
- **2 large** tablespoons "Better than Bouillon" paste

Combine cabbage, sausage, carrots, potatoes, broth and paste in a slow cooker. Cook 6 hours on low. Delicious served with cornbread.

Submitted by
Katie Smith

# # #

Email editor@alachuatoday.com

# # #

Email editor@
alachuatoday.com

Driver's license checkpoint Friday

Special to
Alachua County Today

News Brief

ALACHUA – The Alachua Police Department will be conducting a Driver's License and Registration/Insurance checkpoint on Friday, Nov. 19, 2021. The checkpoint will take place on Northwest U.S. Highway 441 within the City of Alachua. During this checkpoint, officers will be checking that drivers are licensed and have proper proof of insurance and vehicle registration(s) as required under Florida Statutes. Traffic during this time will be slightly delayed, and roadway signs will be posted to let motorists know of the checkpoint

# # #

Email editor@
alachuatoday.com

INSIDE ALACHUA COUNTY TODAY...

CHURCH DIRECTORY . . . A3
CLASSIFIEDS . . A4
EVENTS A3
JOBS A5
BUSINESS & SERVICES DIRECTORY . . . A5

Jesse says, "The easiest way to find something lost around the house is to buy a replacement."

Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss a proposed Special Exception for an existing Private Motorized Vehicle Practice Facility on approximately 20 acres of land on tax parcel 04094-002-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed Private Motorized Vehicle Practice Facility and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

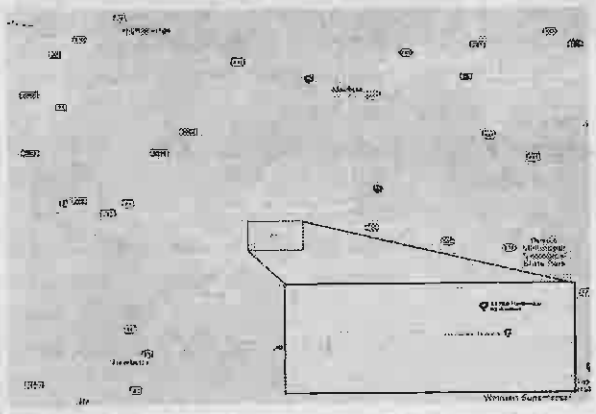
Date: **Wednesday, December 1, 2021**

Time: **6:00 p.m.**

URL: **https://us02web.zoom.us/j/84953249178?pwd=YUZjWHByRlQ4aDl1L3Q4RjNHbjR6Zz09**

Meeting ID: 849 5324 9178

Dial-in-by Phone: 301-715-8592



Following the teleconference, a recording of the workshop will be available to view. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the Special Exception Request may also be submitted in writing to the address below or by phone by contacting the number below.

Contact: **Bobi J. Frank**

Legal@BFranklaw.com **352-639-4117**

18 NW 33rd Court, Gainesville, FL 32607

Leonard E. Ireland, Jr.

LIreland@Clayton-Johnston.com **352-376-4694**

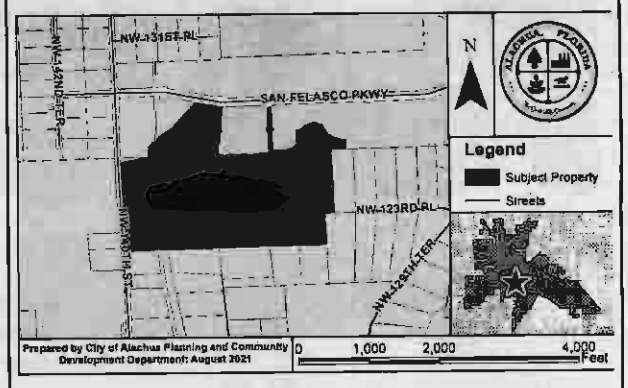
18 NW 33rd Court, Gainesville, FL 32607

(Published: Alachua County Today - November 18, 2021)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on November 29, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua. Consisting of Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - November 18, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Justin Tabor, POSTED THE LAND USE
(name)
SIGN ON 11/8/2021 FOR THE Convergence Residential Prelim Plat - 11/29/21 CCOM
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

Four (4)
(number of signs)

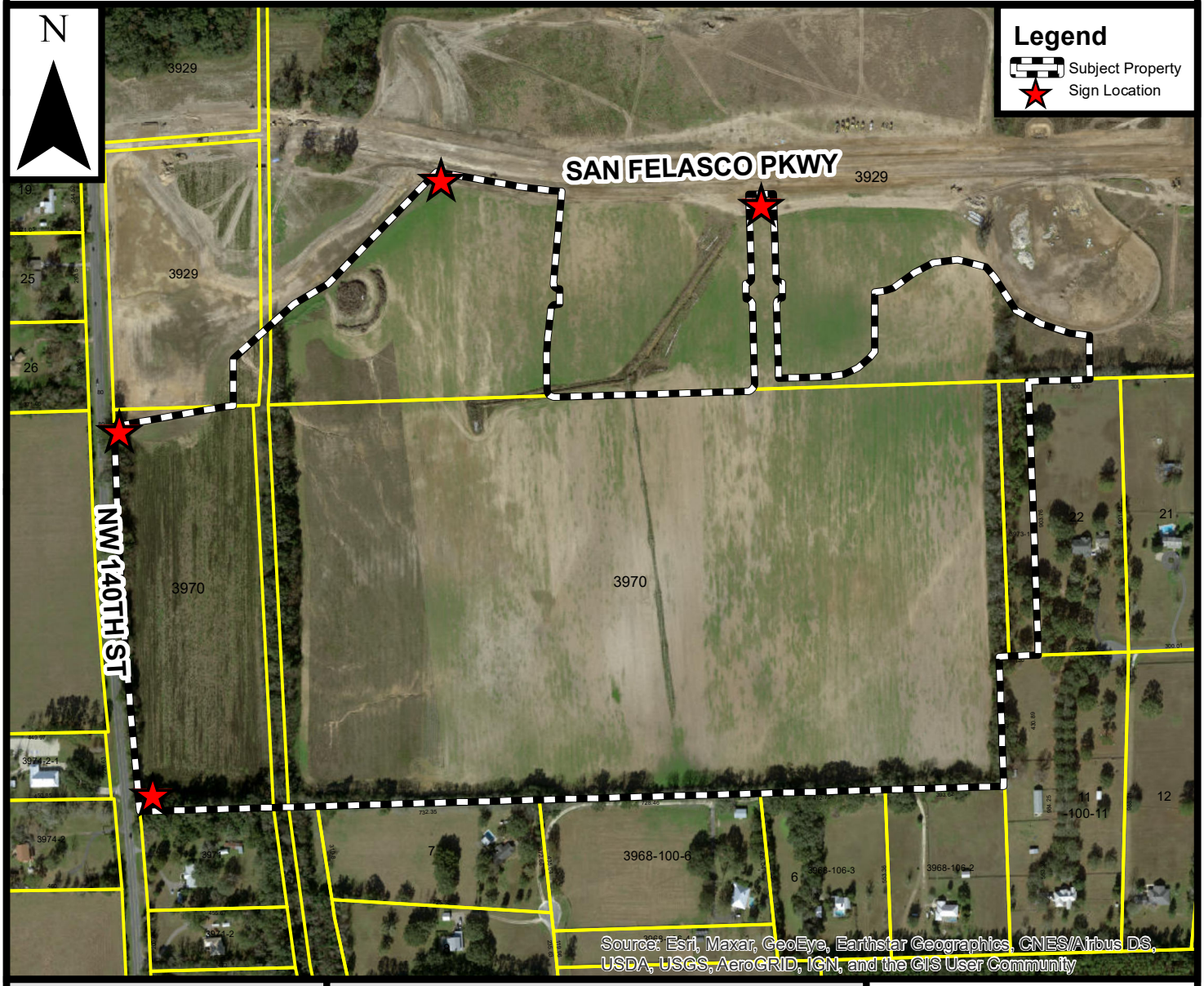
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Convergence Research Park Residential
Phases 1-3
Preliminary Plat



Prepared by the City of Alachua
Planning & Community Development Department

Prepared August 2021

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0 200 400 800 Feet

Mailed 11/8/21
KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

NOTICE OF DEFERRAL OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

On November 1, 2021, a notice was sent to you regarding a public hearing to be held on November 15, 2021 before the City Commission of the City of Alachua. The public hearing is in relation to the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way on Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000.

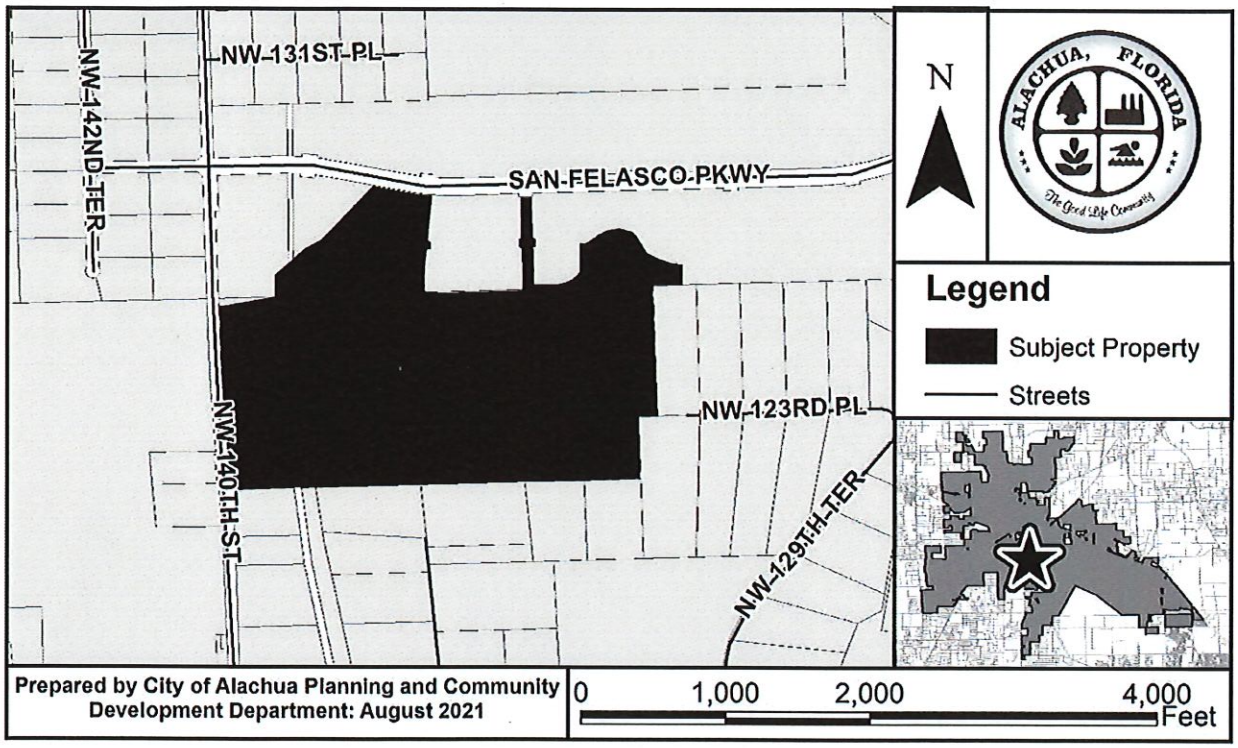
Due to an error with the published notice requirements for the November 15, 2021 public hearing, the item will be deferred at the November 15, 2021 City Commission Meeting to the November 29, 2021 City Commission Meeting.

If you have any questions, please contact the Planning & Community Development Department at 386-418-6121 or planning@cityofalachua.com.

City of ALACHUA
THE GOOD LIFE COMMUNITY

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on November 29, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua. Consisting of Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA
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ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA
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ALACHUA FL 32615

FOUNDATION FOR
ENVIRONMENTAL RESEARCH
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY
13950 NW 131ST PL
ALACHUA, FL 32615

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City of ALACHUA
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 11/29/2021
SUBJECT: Design of the Alachua Water Quality and Resiliency Improvement Project
PREPARED BY: Rodolfo Valladares, P.E.; Director of Public Services

RECOMMENDED ACTION:

Authorize the City Manager to enter into the attached contract with Jacobs to provide design services for the Alachua Water Quality and Resiliency Improvement Project consistent with the provisions of Continuing Professional Engineering Contract in an amount of $485,000.

Summary

The City Commission adopted its Strategic Plan FY 2022 on Sept. 27, 2021. Strategic Initiative 1.2: Upgrade the water supply with additional well fields to prepare for future growth.

As part of meeting this Initiative, on November 15, 2021, the City Commission directed the City Manager to execute the grant agreement between the City of Alachua and Florida Department of Environmental Protection. This grant provides $375,000 for the design of the Alachua Water Quality and Resiliency Improvement Project.

The Alachua Water Quality and Resiliency Improvement Project consists of the engineering design and permitting needed to construct a 1.0 million gallon per day (MGD) supply well, raw water main, treatment improvements, an operating facility, yard piping improvements, electrical backup, and associated infrastructure improvements. Once constructed, these improvements will diversify local water supply sources and ensure availability of clean drinking water.

City staff has developed the scope of work necessary to perform the design of the Alachua Water Quality and Resiliency Improvement Project and began negotiations with Jacobs, through the Continuing Professional Engineering Contract.

Jacobs Engineering Group submitted qualifications under RFQ 2021-01 - Continuing Contracts for Professional Architectural, Engineering, Landscaping Architectural, or Surveying and Mapping Services. Jacobs qualified under 12 categories; specifically, Category 5 - Water and Sewer Engineering Services to assist the City with the current well-field project.

Based upon the agreed negotiations, staff recommends to move forward with executing a contract to provide design services for the Alachua Water Quality and Resiliency Improvement Project.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

AMOUNT: $485,000

FUNDING SOURCE: Water Fund

ATTACHMENTS:

Description

- City of Alachua WTP and Wellfield

EXHIBIT 3

CITY OF ALACHUA

WORK ORDER

WORK ORDER NO.: _____(For tracking purposes only, to be assigned by CONSULTANT after execution).

PURCHASE ORDER NO.: _____(For billing purposes only, to be assigned by CITY after execution.)

PROJECT NAME: **City of Alachua Water Quality and Resilience Improvement Project**

CITY: CITY OF ALACHUA, a municipality in Alachua County Florida

PROJECT MANAGER: Dustin Dykes

CONSULTANT: **Jacobs Engineering Group,** Inc.

CONSULTANT'S ADDRESS: **1999 Bryan Street**

Dallas, TX 75201

Pursuant to that certain Agreement dated October 26, 2021 between CITY and CONSULTANT, and by execution and delivery of this Work Order and attached Purchase Order when required, CONSULTANT is hereby given notice to proceed providing the services delineated in the specifications, conditions and requirements set forth in the documents attached hereto and incorporated herein as Exhibit A. Whenever this Work Order conflicts with the Agreement the Agreement shall, prevail.

ATTACHMENTS (Check all that apply):

[ ] DRAWINGS/PLANS/SPECIFICATIONS
[X] DETAILED SERVICES AND TASKS FOR PROJECT
[ ] SPECIAL CONDITIONS
[X] Cost Schedule

The CONSULTANT shall provide services pursuant to this Work Order, its attachments, and the above-referenced Agreement that is incorporated herein by reference as if set out in its entirety. Whenever this Work Order conflicts with the Agreement, the Agreement shall prevail.

TIME FOR COMPLETION: The work authorized by this Work Order shall be commenced upon receipts of a Purchase Order, if compensation is $1,000.00 or more, by CONSULTANT and shall be completed within (305) calendar days from receipt of a Purchase Order (or this Work Order if compensation is less than $1,000.00) by CONSULTANT.

METHOD OF COMPENSATION:

1. This Work Order is issued on a:
   [X] Lump Sum Basis
   [ ] Hourly Rate Basis with a Not-to-Exceed amount

(a) If the compensation is based on a "Lump Sum Basis," CONSULTANT shall perform all work required by this Work Order for the sum of four hundred eighty-five thousand DOLLARS ($485,000). In no event shall CONSULTANT be paid more than the "Lump Sum Fee" Amount.

(b) If the compensation is based on an "Hourly Rate Basis" with a "Not-to-Exceed" Amount, CONSULTANT shall perform all work required by this Work Order for a sum not exceeding _____ _____ DOLLARS ($). CONSULTANT compensation shall be based on the actual performance of work required by this Work Order.

CITY shall make payment to CONSULTANT in strict accordance with the payment terms of the referenced Agreement.

It is expressly understood by CONSULTANT that this Work Order, until executed by CITY, does not authorize the performance of any services by CONSULTANT and that CITY, prior to its execution of the Work Order and Purchase Order if required as set forth herein, reserves the right to authorize a party other than CONSULTANT to perform the services called for under this Work Order.

IN **WITNESS WHEREOF,** the parties hereto have made and executed this Work Order effective as of the date the last signature is affixed.

JACOBS ENGINEERING GROUP, INC.

By: _____

Title: J. Craig Bostic, Manager of Projects

Date: 11/22/2021

CITY OF ALACHUA, FLORIDA

_____
Witness

By: _____
W. Michael DaRoza, City Manager

Date: _____

Exhibit A. Scope of Services and Fee for City of Alachua Water Quality & Resilience Improvement Project
November 19, 2021

1. Introduction

The effects of Hurricane Irma in 2017 resulted in the City of Alachua (City) experiencing contamination of its water supply, preventing delivery of safe drinking water to all 10,000 of the City's residents and hundreds of businesses for over 1 week. The City's existing water supply wells are located relatively close together and historically, during high-rainfall events, surface water has impacted each of the City's existing wells, causing them to be taken offline and requiring a service outage to their customers.

The City recently retained Jacobs Engineering Group Inc. (Jacobs) to perform a desktop study to evaluate different sites for future wellfield expansion within the City service area, as well as to develop and implement a groundwater sampling plan to assess groundwater conditions near the City's ground storage tank (GST). The results of the evaluation concluded that the GST site is favorable for wellfield expansion and could provide resilience to the City's water supply system.

The City requested that Jacobs prepare a proposal to provide engineering design and permitting services for a 1-million-gallon per day Upper Floridan aquifer supply well, raw water main, chemical feed and contact tanks, yard piping, site development, electrical power distribution, backup power, and an office/laboratory facility at the GST site. The project includes preparation of design drawings and specifications, permitting, and project management services. The scope of services for this work is detailed in the following sections of this document. The work provided under the proposed scope of services will be in accordance with the terms and conditions of Contract Number RFQ #2021-01 executed on October 26, 2021 between the City and Jacobs. Jacobs will provide professional engineering services to the City in accordance with the following task descriptions.

2. Background

The GST site is located at NW 104th Terrace and consists of a 1.5-million-gallon above-ground storage tank; an adjacent GST pump building with fire-flow pumps that were initially constructed to supply fire-flow to Progress Park; the Turkey Creek Booster Pump Station (a duplex pump station that uses water stored by the GST to supply potable water to the eastern service area of the City); an unused septic system; underground piping; and electrical and stormwater improvements associated with the features described.

Water is delivered to and stored in the GST from the City's downtown water treatment plant (WTP) through a connection to the City's water distribution system. The City's three existing wells supply system head pressure throughout the west grid of the City's water distribution system. This head, or "energy," is stored in two elevated storage tanks (referred to as the Mebane and Dollar General elevated storage tanks).

The GST will remain and will store the water supplied by the new well. The new well will be connected to the existing fill line from the City's water distribution system. The existing fire-flow and booster pumps will be used to convey water from the new well.

3. Scope of Services

This scope of services was prepared by Jacobs to provide the City with professional consulting and design services for one water supply well, wellhead and wellhead appurtenances, associated yard piping and site work, chemical disinfection by means of hypochlorite disinfection, fluoride injection using hydrofluorosilicic acid (HFSA), an office building for two City personnel and laboratory space, and upgraded electrical system including new switchboard, motor control center (MCC), and emergency generator. The following tasks are included within this scope of services:

- Task 1 – Design Services
- Task 2 – Permitting Services
- Task 3 – Project Management and General Support Services

These services are described in further detail in the following sections.

3.1 Task 1 – Design Services

Jacobs will provide design services for the facilities identified in Subtasks 1.1 through 1.3 described in this section.

One construction bid package consisting of drawings and specifications will be prepared under this scope for Subtasks 1.1 through 1.3. The successful bidder will be responsible to self-perform or subcontract the work for the well, wellhead, office/laboratory, and WTP facilities.

Jacobs' design services for this task include the following:

Subtask 1.1 Well Design – The new well will be a 12-inch-diameter Upper Floridan aquifer water supply well. The targeted design flow for the new supply well is 700 gallons per minute (gpm).

Subtask 1.2 Office/Laboratory Design – A new 1,600-square-foot office/laboratory building will be designed to provide office space to the WTP supervisor and operator and includes a laboratory for analyzing samples, a unisex bathroom, mechanical room, server/IT room, and conference area.

- Jacobs will contract directly with Walker Architects for complete design services of the building, including structural, fire alarm/protection, access control on the exterior doors, exterior cameras, plumbing, heating, ventilation and air conditioning, electrical, wet lab with countertops and cabinets, and design of the building keys/key schedule.
- The site civil, yard piping, geotechnical, electrical power distribution design, fiber optic connections, and the equipment in the server/IT room for the building is included in Subtask 1.3.

Subtask 1.3 WTP Design – Jacobs will prepare plans and specifications for the construction of a WTP to convert the raw water from the new well to finished water that can be pumped to potable water distribution. The following facilities are included:

- Wellhead, with design for the new well based on the targeted design flowrate of 700 gpm
- Yard piping
- Chemical feed system
  - Bulk sodium hypochlorite (12.5 percent concentration) will be stored in two double-walled fiberglass-reinforced plastic storage tanks. The bulk tank sizing will be based on an ultimate WTP capacity of 2,100 gpm (three wells total).
  - The HFSA will be stored in one double-walled fiberglass-reinforced plastic storage tank. A separate day-tank will be included. The bulk tank sizing will be based on an ultimate WTP capacity of 2,100 gpm (three wells total).

  - Sodium hypochlorite and HFSA will be located under a pre-engineered pole barn, constructed from painted steel.
  - Sodium hypochlorite and HFSA pump skids are assumed to be delivered via the methods described in Section 3.1.3, Assumptions.
- Above-grade corrosion-resistant chemical injection point
- Above-grade baffled steel contact tanks
- Hydraulic connection to the existing GST and a piped bypass to allow the GST to be taken out of service for routine maintenance
- Power distribution onsite, including the following:
  - New "skin-tight" standby generator with diesel fuel belly tank to store a minimum of 80 hours of operation at full-load
  - New switchboard in an outdoor-rated NEMA 3R enclosure that incorporates a main-tie-generator-tie-main configuration. This configuration will allow the two existing primary power feeds and the new standby generator to be coordinated to automatically start the standby generator upon loss of primary power. The new switchboard will include circuit breaker capacity for the two future 700-gpm well pumps.
  - New MCC in an outdoor-rated NEMA 3R enclosure that feeds all loads onsite.
- Site security, including five total cameras at the wellhead, sodium hypochlorite bulk tank, HFSA bulk tank, standby generator, and office/laboratory building exterior.
- Monitoring, control, and data collection will be by means of integrated instruments, programmable logic controllers (PLCs), single-mode fiber, and computer systems. One new PLC at the chemical feed pole barn and one new PLC at the wellhead will be connected via single-mode fiber to the server room in the office/laboratory building. A new remote terminal unit in the GST building will communicate via fiber with the server in the office/laboratory.
- Site civil design, including stormwater treatment, asphalt WTP roadways, and a parking area for the office/laboratory building.

3.1.1 Deliverables

The following deliverables are included as part of Task 1:

40 Percent Design for Well, Wellhead, Office/Laboratory, and WTP

Jacobs will prepare electronic (PDF) 40 percent design documents, which will include process and instrumentation diagrams (P&IDs), overall site and yard piping plans, facility plan views, major elevations, electrical schematics, power distribution system, and specification list. The 40 percent design deliverable also will include the following:

- Project summary and description (basis of design technical memorandum [TM]) that includes design criteria, major equipment sizing, and design flow rates.
- Well pump selection TM documenting hydraulic modeling and resulting pump selection criteria. Well performance data from other nearby City wells will be used to select the pump. The well pump selection TM will provide a basis for the bidders to bid the work to the City.
- Process instrumentation and control diagrams (P&IDs).

- Overall site plan with layout of well, wellhead appurtenances, new and existing yard piping, existing GST, sodium hypochlorite and HFSA chemical feed systems, chemical injection point, contact tanks, office/laboratory building, and power distribution (including standby generator, switchboard, and MCC).
- Demolition plans showing existing facilities that will be taken out of service, including the underground septic system.
- Class 3 (+30 percent/-15 percent) cost estimates with equipment quotes.
- Key civil, structural, mechanical, electrical, and instrumentation design parameters presented on legend sheets.
- Office/laboratory building plan and major elevations.
- Plan and section views of the new wellhead, chemical feed systems/pole barn, chemical injection point, and contact tanks.
- Confirmation of the 350-kilovolt-ampere emergency generator sizing.
- Preliminary equipment data sheets identifying preliminary equipment sizing and selection.
- Electrical loads, backup power, and one-line diagram.
- Technical specification list.
- List of permits required for project completion.
- 40 percent design quality control (QC).
- Meeting minutes from the 40 percent review meeting with the City (electronic).

95 Percent Design

Jacobs will prepare 95 percent design documents that will involve further development of the 40 percent design, and will include the following:

- Four half-size copies of the 95 percent engineering drawings and an electronic (PDF) copy
- Four copies of the 95 percent technical specifications and an electronic (PDF) copy
- 95 percent bid form
- Applicable permit applications
- Class 1, 95 percent definitive cost estimate
- 95 percent design QC
- Meeting minutes from the 95 percent review meeting with the City.

Final Design

Jacobs will prepare final design documents for bidding that will involve further development of the 95 percent design based on QC review and City input, and will include the following:

- One original signed and sealed set of the final drawings and specifications and three additional copies (Technical Specification and Drawings) and electronic document (PDF) on one flash drive
- Class 1 (+15 percent/-10 percent) final cost estimate preparation
- Preliminary well pump sizing and selection TM

3.1.2 Meetings

- Kickoff meeting

- 40 percent review meeting
- 95 percent review meeting

3.1.3 Assumptions

The following design assumptions are summarized by subtask.

1) Subtask 1.1 Well Design

- The supply well will be designed with approximately 50 feet of 18-inch surface casing, 170 feet of 12-inch-diameter final casing, and an open hole interval extending to 250 feet below land surface. Actual casing depths will be determined in the field and will be based on site-specific hydrogeologic conditions encountered during drilling. The target capacity of the well will be 700 gpm. The specific characteristics of the Floridan aquifer will influence the final capacity of the well and pump selection.
- The supply well will be located on the GST site.
- The Suwannee River Water Management District (SRWMD) has already permitted/approved this well to be constructed at the GST site with the exception of the well driller's construction permit, which will be applied for by the contractor at the time of construction. All other approvals are in place.

2) Subtask 1.2 Office/Laboratory Building Design

- Walker and Associates will be responsible under the Jacobs contract to design the 1,600-square-foot office/laboratory building. The design will be based on a conceptual layout furnished by the City to Jacobs during the preparation of this scope.

3) Subtask 1.3 WTP Design

- A preliminary well pump selection TM with proposed well performance criteria is included in the scope of this project. The final well pump selection TM, with the actual well performance information obtained after well construction is completed, should be prepared by the City to document the new well pump selection. This final well pump selection TM is not included in this scope of services.
- The wellhead pump will be a stainless-steel submersible pump; the manufacturer, model, and capacity will be recommended by Jacobs. The circuit breaker for the wellhead pump will be in the new switchboard and the starter for the wellhead pump will be in a rack-mounted, NEMA 3R panel located next to the wellhead.
- The wellhead appurtenances will include an isolation valve, magnetic flowmeter, air relief valve, non-slam-type check valve, Florida Department of Environmental Protection (FDEP)-approved sample valve and well water level transducer. Conductivity meter and pressure transducer are not to be included.
- All hydraulic modeling will be performed by the City (with the exception of the pump selection modeling for the new well pump) to ensure proper operation of the fire-flow and Turkey Creek Booster Pump Station pumps. The City will provide Jacobs with the tie-in system pressures for the new wellhead connection to the existing fill line to the GST for selection of the well pump.
- The sodium hypochlorite and HFSA chemical feed pump skids will be designed by others (Blue Planet/Heyward and Associates). Jacobs will show the location of the hypochlorite skid and HFSA skid on the drawings and prepare specifications for the pump skid requirements.
- The storage tanks and chemical metering pump skids for the sodium hypochlorite and HFSA tanks will be located under a pole barn structure. The City will provide guidance during design on the design dosages for tank sizing. The chemical storage area will include an emergency eyewash/shower located adjacent to the truck unloading stations.
- Chemical injection will be above-grade; the City does not want chemical injection vaults.

- The chemical feed pipes that run between the chemical pump skids and the chemical injection point will be of double-wall, polyvinyl chloride (PVC) construction. The sodium hypochlorite and HFSA chemical feed pipes will both include a "duty" and "backup" chemical feed pipe for redundancy.
- FDEP-required disinfection contact time will be provided with baffled, painted-steel tanks similar to the ones at the City's downtown WTP. The sizing of the contact tank disinfection criteria will be achieved with one contact tank out of service. The contact tanks will provide capacity for the first 700-gpm well. A layout will be provided that shows the future contact tanks and piping to address the ultimate design flow of 2,100 gpm (this includes raw water from two future wells).
- The pipeline design will be in accordance with City standards.
- The City has primary power from one electrical substation that provides adequate capacity for the existing and proposed facilities. The power feeds are obtained from bus bars on opposite sides of the substation tie and delivered to site on independent overhead feeders.
- Pipe insulation and heat tracing will be limited to emergency eyewash stations.
- The new power distribution system will include the following:
    - New standby generator capacity to provide backup power for the proposed new loads and all existing plant loads except for the two 300-horsepower fire pumps. The 300-horsepower fire pumps will be excluded from starting on backup power by means of new instrumentation.
    - The new standby generator will be rated 350 kilovolt-amperes.
    - The standby generator will meet U.S. Environmental Protection Agency Emergency Standby Use Only, Tier 2. The City will only use the standby generator in an emergency when power to the site is lost or for required monthly testing. The Tier 2 designation allows the standby generator to be furnished without supplemental emissions control equipment.
- Supervisory control and data acquisition (SCADA) communications on the WTP site will include the following:
    - New wellhead PLC located in a non-air-conditioned grade 316 stainless-steel panel located next to the new well communicating on a 24-strand single-mode fiber loop.
    - New chemical feed PLC in a non-air-conditioned grade 316 stainless-steel panel located under the pole barn communicating on a 24-strand single-mode fiber loop.
    - The existing MicroLogix PLC in the existing GST pump building will be added as a node on the 24-strand single-mode fiber loop.
    - Make provisions in the loop for two future wellhead PLCs.
    - Five total cameras will be included: one each at the wellhead, hypochlorite bulk tank, HFSA bulk tank, standby generator, and exterior of the office/laboratory building. Images from the cameras will be transmitted on the fiber loop to the fiber optic patch panel in the server/IT room in the new office/laboratory building.
    - Located in the server/IT room in the new office/laboratory building will be a fiber optic patch panel, ethernet switch, SCADA server, and historian server. This will provide SCADA data to computers in the water supervisor's office and water operator's office.
    - A remote terminal unit will be provided to transfer SCADA data to city hall via a proposed 10-mile, 24-strand fiber (by others). Configuration of the remote terminal unit will be dependent on the status of the proposed fiber project at the time of startup. Programming will include the security cameras, door access control for the office/laboratory building exterior doors, chemical feed systems, generator, flow meter, well pump, switchboard, and MCC.

  - New instrumentation and control components will be located in non-air-conditioned enclosures; equipment will be selected for high-temperature, industrial-grade environments.
  - Outdoor enclosures will be equipped with sunshields and powder-coated white for additional protection against solar radiation.

4) Other Assumptions

- The City will contract separately to acquire the boundary and topographic survey for the site. Jacobs will furnish a drawing defining the area to be surveyed.
- The City will contract separately for the geotechnical exploration.
  - Jacobs will prepare a drawing showing the locations of the proposed facilities and number and locations of the proposed borings.
  - The City's geotechnical firm will prepare a report documenting the results of the soil borings and make recommendations on all foundations for the proposed structures.
- The City will either contract separately with a company for soft digs during the design period to locate critical tie-in points and crossings or defer the soft digs to Contractor during construction. If the soft digs are deferred to the Contractor, there could be changed conditions resulting in a construction change order.
- No modifications to the existing GST are included.
- No provisions for raw water total sulfide levels exceeding 0.3-milligram per liter are included; between 0 and 0.3-milligram per liter, FDEP allows total sulfide to the oxidized with chlorine.
- The existing 8-inch-diameter gravity sewer pipe will be extended to the WTP site by others. The sewer service from the existing GST fire pump building and the new office/laboratory building will tie into the 8-inch-diameter sewer designed and constructed by others.
- City review of the 40 and 95 percent plans and specification will be completed within 14 calendar days of receipt of the plans and specifications.
- Jacobs technical specifications will include Divisions 1 to 44.
- Contact time calculations for sizing the disinfection contact tanks will be based on providing 4-log inactivation of virus with free chlorine at a minimum temperature of 15 degrees Celsius, as defined by the U.S. Environmental Protection Agency Groundwater Rule.
- The City will provide front-end documents for the drawings and technical specification produced by Jacobs.
- The scope does not include the following:
  - Well testing/investigation
  - Services during construction of any of the facilities described in Subtasks 1.1 through 1.3
  - Hydraulic modeling of the distribution system
  - Modification to the existing GST fire pump building (Replacement of the existing MCC with a wireway to refeed the existing loads is included)
  - Any service to the Turkey Creek Booster Pump Station or building
  - Design of the sodium hypochlorite and HFSA pump skids
- The City will contract with Jacobs to perform services during construction as part of a separate authorization.

3.2 Task 2 – Permitting Services

This task includes permitting assistance for the construction of the improvements included in this scope of services. Jacobs will perform the following services as part of this task:

- Onsite meeting with SRWMD and FDEP personnel for final approval of well siting within the subject property. Meeting will include SRWMD and FDEP review of site conditions and assistance to both agencies in issuing the construction permit with the necessary variances or modifications, if needed.
- Permitting assistance and requests for additional information from each agency will be provided for the following activities:
  - Submission of a well construction and testing plan to SRWMD prior to well construction incorporating feedback from the SRWMD and FDEP following the site meeting.
  - Preparation of a SRWMD Environmental Resource Permit application for the stormwater system. The existing site was previously permitted. A pre-application meeting/call with SRWMD will be held to determine if this project will modify the existing permit or if a new permit will be required.
  - Preparation of a City of Alachua Development Review application for the site. A pre-application conference with the City will be held to update all parties on the project intent and development requirements.
  - Preparation of a FDEP Public Drinking Water Facility Construction Permit application for the supply well, wellhead, and yard piping; assistance with responding to requests for information from FDEP; and attendance at one meeting with FDEP staff.
  - Landscape architecture services for the City of Alachua Development Review. Jacobs will contract with Zamia Design out of Gainesville, Florida to provide the landscape architecture services for the Development Review submittal.

3.2.1 Deliverables

The following deliverables will be submitted to the City as part of this task:

- Well construction and testing plan
- SRWMD Environmental Resource Permit Application
- City of Alachua Development Review Application
- FDEP Public Drinking Water Facility Construction Permit Application
- Copies of all relevant correspondence related to this task

3.2.2 Meetings

- One site meeting with SRWMD and FDEP for approval of the well site for construction and operation of a public water supply well
- One meeting with FDEP for the water main construction permit

3.2.3 Assumptions

- The meetings listed in Section 3.2.2 will each be 1-hour long with one Jacobs personnel present.
- The proposed well location, as presented to SRWMD and FDEP by the City and Jacobs, will be accepted by the SRWMD and FDEP for construction and operation of a public water supply well. If the well site requires relocation, additional fees may be necessary.
- All permit application fees will be paid by the City.
- Well, wellhead, office/laboratory building, and yard piping will not affect any jurisdictional wetlands. If any wetland delineation or mitigation is required, additional compensation may be required.

- The SRWMD provides all comments on the Draft Environmental Resource Permit application within 30 days of submission. No other comments are received from FDEP on the finalized permit application.
- The FDEP provides all comments on the Draft Construction permit application within 30 days of submission. No other comments are received from FDEP on the finalized permit application.
- The scope does not include:
  - Water quality sampling
  - Consumptive use or water use permitting
  - Groundwater modeling
  - Private well mitigation services
  - Wetland permitting
  - Production well construction and testing report
  - Assistance obtaining the FDEP Certificate of Completion for the well, wellhead, and yard piping

3.3 Task 3 – Project Management and General Support Services

This task includes overall project management consulting services throughout the project. Jacobs will perform the following services for this task:

- Provide project management and general support during project execution
- Coordinate the collection of data required to prepare drawings and specifications
- Assist the City during preparation and updating of project schedule

3.3.1 Assumptions

The project managers will be the following:

- The City: Tom Ridgik
- Jacobs: Dustin Dykes (email at dustin.dykes@jacobs.com)

4. General Assumptions

The following assumptions are included as part of this scope of services:

- Jacobs will only be responsible for the health and safety of its own employees or its subconsultants.
- Jacobs will reasonably rely upon the accuracy and completeness of the information/data provided by the City or other third parties without independent verification.
- Jacobs will provide a proposal and will be contracted under separate authorization to provide engineering services during construction for the improvements being designed as part of this scope of services.
- In providing opinions of cost, financial analyses, or economic feasibility projections for the project, Jacobs has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by operating personnel or third parties; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Jacobs makes no warranty that the City's actual project costs, financial aspects, or economic feasibility will not vary from Jacobs' opinions, analyses, projections, or estimates and Jacobs shall have no liability for such variances.

- In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total project cost and/or execution. These conditions and cost/execution effects are not the responsibility of Jacobs.

5. Schedule

The scope and fee for this project are based on completing work within 9 months of notice to proceed (NTP). A proposed schedule is provided in Table 1.

Table 1. Proposed Schedule for Completion by Task

Task Description	Estimated Schedule for Completion
Task 1 – Design Services	**City Activities**: ▪ Week of December 13, 2021 - City provides data on sodium hypochlorite feed rates at the City's WTP. ▪ Week of January 10, 2022 - City provides final topographic and boundary survey and final geotechnical report to Jacobs. ▪ Week of January 10, 2022 - City provides the results of hydraulic modeling showing tie-in system pressures for the new wellhead pump. **Jacobs Activities:** ▪ Week of December 13, 2021 - Kickoff meeting. ▪ Week of December 13, 2021 – Jacobs provides the City a drawing showing the proposed soil boring locations and site survey requirements. ▪ Week of April 11, 2022 - Jacobs provides Draft 40% review documents to the City. ▪ Week of April 25, 2022 - 40% review meeting at the City's office. ▪ Week of May 9, 2022 – Jacobs submits 40% review meeting minutes to the City. ▪ Week of August 1, 2022 - Jacobs provides 95% review documents to the City. ▪ Week of August 15, 2022 - 95% review meeting at the City's office. ▪ Week of August 25, 2022 - 95% review meeting minutes to the City. ▪ Week of September 19, 2022 - Jacobs provides Final design deliverables to the City.

Table 1. Proposed Schedule for Completion by Task

Task Description	Estimated Schedule for Completion
Task 2 – Permitting Services	**SRWMD Permit Activities:** ▪ February 2022 - SRWMD, the City, and Jacobs will meet for an initial site assessment visit. ▪ Week of March 14, 2022 - Jacobs will submit the draft SRWMD well construction testing plan. ▪ Week of April 18, 2022 – SRWMD submits comments on the draft SRWMD well construction testing plan. ▪ Week of May 16, 2022 – Jacobs will address comments and submit the final SRWMD well construction testing plan. ▪ Week of June 20, 2022 - Jacobs will submit the SRWMD Environmental Resource Permit application. ▪ Week of July 25, 2022 – SRWMD submits comments/questions on the SRWMD Environmental Resource Permit application (request for additional information [RAI]). ▪ Week of August 22, 2022 - Jacobs will address comments and questions from the RAI. **City of Alachua Development Review Activities**: ▪ May 2022 - Jacobs will attend a pre-application conference with the City. ▪ Week of June 20, 2022 - Jacobs submits the City of Alachua Development Review application. ▪ Week of August 1, 2022 – City of Alachua Development Review Board submits comments on the draft application. ▪ Week of August 22, 2022 - Jacobs will address the City of Alachua Development Review Board comments and submit the final application. **FDEP Permit Activities:** ▪ Week of June 20, 2022 - Jacobs will submit draft FDEP Drinking Water Facility Construction permit application. ▪ Week of August 1, 2022 – FDEP submits comments on the draft FDEP Drinking Water Facility Construction permit application. ▪ Week of August 22, 2022 - Jacobs will address FDEP comments and submit the final FDEP Drinking Water Facility Construction permit application.
Task 3 – Project Management and General Support Services	September 28, 2022 - Jacobs will submit the final invoice to the City.

6. Billing

The City shall compensate Jacobs for the professional services set forth in this scope of services (Tasks 1-4) for a lump sum fee of $485,000. The total project budget is summarized in Table 2, with details provided in Exhibit A. Invoices will be submitted monthly and will be in accordance with the contract terms and conditions. Each invoice will be processed, in a form acceptable to the City, and must be allocated by task and show the percentage of task completed and currently billed. Additional services over and beyond those defined in this task order will be subject to an amendment or follow-up task order covering the additional compensation to be mutually agreed upon by both parties.

Table 2. Fee Breakdown by Task

Task Description	Fee
Task 1 – Design Services labor	$379,600
Task 2 – Permitting Services labor	$13,500
Task 3 – Project Management and General Support Services labor	$33,900
Labor Total	**$427,000**
Jacobs Expenses	
Jacobs expenses	$700
Architectural subconsultant, Walker Architects	$52,200
Landscape design subconsultant, Zamia Design	$5,100
Expense Total	**$58,000**
Proposed Lump Sum Fee Amount	**$485,000**

Commission Agenda Item

MEETING DATE: 11/29/2021
SUBJECT: Resolution 22-05: Florida Job Growth Grant Fund Application
PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:
Adopt Resolution 22-05.

Summary

The Florida Legislature, during the 2017 Legislative Session, established the Florida Job Growth Grant Fund, codified in Florida Statute 288.101. The grant program is designed to fund public infrastructure and job training projects that support growth and employment in Florida's diverse industries. The State allocated $50 million in funding for its fiscal year beginning July 1, 2021.

Staff has reviewed the requirements of the grant and recommends the City make application for a public infrastructure grant to construct phase II of the San Felasco Parkway, which is a vital transportation facility providing parallel access along U.S. Hwy 441.

The project scope includes the construction of 6,500 linear feet of divided road, adhering to the Florida Department of Transportation Complete Streets elements such as 7-foot bike lanes and 8-foot sidewalks. Water, wastewater and electric infrastructure improvements are also included to generate a "shovel ready" site for development in the abovementioned Target Industries.

The total project cost is estimated at $9.5 million, which includes roadway and utilities construction costs as well as design, permit and inspection fees. The City would request complete funding of the project via the Florida Job Growth Grant Fund.

Resolution 22-05 authorizes the City Manager to make application to the program on behalf of the City.

ATTACHMENTS:

	Description
🗋	Resolution 22-05 Florida Job Growth Fund Grant Authorization

RESOLUTION 22-05

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA, AUTHORIZING THE CITY MANAGER TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FLORIDA JOB GROWTH GRANT FUND FOR PUBLIC INFRASTRUCTURE; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, The Florida Legislature, during the 2017 Legislative Session, established the Florida Job Growth Grant Fund, codified as Florida Statute 288.101;

WHEREAS, The Florida Job Growth Grant Fund is designed to fund public infrastructure and job training projects that support growth and employment in Florida's diverse industries;

WHEREAS, The Florida Job Growth Grant Fund has been allocated $50 million in funding for the State's budget for the fiscal year beginning July 1, 2021; and,

WHEREAS, it is the desire of the City Commission to make application to the Florida Job Growth Grant Fund for public infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings.

The City Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

Section 2. Authorization to Make Application.

The City Manager is hereby authorized to make application to the Florida Department of Economic Opportunity Florida Job Growth Grant Fund for public infrastructure projects for funding made available in the State's budget for the fiscal year beginning July 1, 2021.

Section 3. Repealing Clause.

All resolutions or parts of resolutions in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 4. Effective Date.

This Resolution shall be effective as of the date of its passage and adoption.

DULY ADOPTED in regular session this 15th day of November, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 11/29/2021
SUBJECT: Body Worn Camera Purchase
PREPARED BY: Lt. Jesse Sandusky, Alachua Police Department

RECOMMENDED ACTION:
The recommended action is to authorize a purchase order for the Panasonic Arbitrator Body Worn Cameras in the amount of $58,481.56

Summary

The Alachua Police Department will be deploying Body Worn Cameras (BWCs) for use by all sworn personnel. BWCs are utilized by most agencies within Alachua County and throughout the United States. Studies have shown that the use of BWCs by law enforcement agencies has resulted in a reduction in use of force incidents as well as a significant reduction in frivolous complaints against law enforcement officers. BWC use not only protects the citizens but the officer as well while maintaining transparency between the police department and the public that they serve.

The Alachua Police Department has evaluated several companies that provide this type of equipment. The decision was made to move forward with the Panasonic Arbitrator Body Worn Camera system because of its compatibility with systems already in use by the Alachua Police Department.

Funds for this project were appropriated in the final FY22 budget adopted on September 27, 2021.

FINANCIAL IMPACT: Yes

BUDGETED: Yes

FUNDING SOURCE: General Fund

COMMISSION GOALS:
Strengthen Community Services

ATTACHMENTS:

	Description
🗋	Spec Sheet
🗋	Quote

Panasonic BUSINESS

ARBITRATOR BODY WORN CAMERA

- 3 Year Hardware and 2 Year Battery Warranty- Reduces TCO
- H.265 Compression
- 180° Degree Wide Angle Lens with Image Stabilization
- Rugged IP67 and MIL-STD-810G Architecture
- 1080p / 720p / 360p Resolution 16:9 & 4:3 aspect ratio
- Compatible with Unified Evidence Management Software
- Compatible with In-Car Video System
- Built-in GPS, Wi-Fi, Bluetooth and Gyroscope

3 YEAR HARDWARE WARRANTY
2 YEAR BATTERY WARRANTY
H.265 COMPRESSION

THE NEW AND IMPROVED ARBITRATOR BODY WORN CAMERA—UPGRADED FEATURES FOR AIRTIGHT EVIDENCE CAPTURE

Built on Panasonic's tradition of video surveillance excellence for law enforcement, the new and improved Arbitrator Body Worn Camera takes evidence collection to the next level. Featuring a single or two-piece design, the Arbitrator Body Worn Camera with a market leading 180° degree wide angle lens is IP67 / MIL-STD-810G rated to provide officers with a more reliable way to capture video and audio evidence in nearly any condition.

Arbitrator BWC records in 1080P / 720P / 360P with an H.265 compression rate and seamlessly integrates with Panasonic's Evidence Management Software. Arbitrator BWC in unison with Arbitrator in-car video systems and Panasonic fixed-surveillance cameras, form a unified evidence management platform that preserves the chain of custody. Flexible storage options enable you to store video evidence on premise, in the cloud or in a hybrid storage solution of both.

1.866.413.3099
business.panasonic.ca

ARBITRATOR BWC

ARBITRATOR BODY WORN CAMERA

GENERAL

Model Number	Arbitrator Body Worn Camera Kit: WV-TW370P

HARDWARE SPECS

Dimensions Main Control Unit	3.42 X 2.75 x 1.22 Inches
Size (Height x Width x Depth)	87 x 70 x 31 mm
Weight Main Controller	7.05oz
Drop Test	Yes (6 feet)
Waterproof Rating	IP67 (IEC60529) Type 4X (UL50), NEMA 4X compliant
Field of View/ Aspect Ratio	(16 : 9 mode) Horizontal : 180°* Vertical : 110° (diagonal : 180°*) (4 : 3 mode) Horizontal : 160° Vertical : 122° (diagonal : 180°)
Memory	64GB
Image Stabilization	Yes
Battery Life	More than 12 hours (approx. 15 hours with no features on)[1]
Warranty	Main Unit: 3 Years, Battery: 2 Years

VIDEO/CAMERA/AUDIO

Video/Photo Resolutions Available	(16:9) 1080P / 720P / 360P (4:3) 1200P / 960P / 480P
Video Format	Mp4 / AV3
Robustness	Yes (IP67) / MIL-STD-810G anti salt
Frame Rate (FPS)	30 fps
Photo Resolution	(16:9) 1920 x 1080, 1280 x 720, 640 x 360 (4:3) 1600 x 1200, 1280 x 960, 640 x 480
Audio Format	AAC 64/96/128
Pre-Record Video	3 minutes max.
Pre-Record Audio	3 minutes max.

ACCESSORIES[20]

One Touch Record	Yes
One Touch Photo	Yes
Time/Date Stamp	Yes
Instant File Tagging	Yes
Password Protection	Yes
Recharge Time	3 Hours
GPS Location Tagging	Yes
GPS Time Sync	Yes
Vibration Alert	Yes
GPS	Yes
Wi-Fi	Yes
Embedded Bluetooth	Yes
Snapshot	Yes
ICV Integration	Yes
FIPS - 202	Yes
Real Time Streaming (AV-QoS)	Yes
Docking Station	Yes

[1] Approx. 12 hours with GPS on, LED on, Bluetooth on, Pre Record on, WIFI off

RUGGED IP67 AND MIL810G ARCHITECTURE

Arbitrator Body Worn Camera features rock-solid build quality with an IP67 rating and MIL-STD-810G architecture so evidence capture continues interrupted, even in the most challenging outdoor environments.

VIDEO/PHOTO RESOLUTIONS AVAILABLE: [16:9] 1080P / 720P / 360P [4:3] 1200P / 960P / 480P

Recording evidence in 1080p, 720p and 360p, the Arbitrator Body Worn Camera provides crystal-clear video clarity that accelerates convictions in court.

USE LIGHTBAR TO WIRELESSLY TRIGGER RECORDING

The Arbitrator BWC can be configured to trigger recordings wirelessly based on connection to light bar, G-Force Trigger, or weapon lock release. This feature also allows you to synchronize recordings with installed Arbitrator 360 in-vehicle system.

ACCESSORIES / OPTIONS

- Main Camera KitL WV-TW370P
- Multi Dock Charger + Power Adaptor: WV-TC370ACBUN
- Trigger Box + AC Power Cable: WV-TW37003ACBUN
- Charge pocket + Adaptor Cable: WV-TW37004ABUN

LEARN MORE

PublicSafetyMarketing@ca.panasonic.com

ARBITRATOR BWC

Panasonic is constantly enhancing product specifications and accessories. Specifications subject to change without notice. Trademarks are property of their respective owners.
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INSIGHT PUBLIC SECTOR SLED
6820 S HARL AVE
TEMPE AZ 85283-4318
Tel: 800-467-4448

SOLD-TO PARTY 11033284

ALACHUA POLICE DEPARTMENT
JESSE SANDUSKY
15000 NW 142ND TERRACE
ALACHUA FL 32615

SHIP-TO

ALACHUA POLICE DEPARTMENT
JESSE SANDUSKY
15000 NW 142ND TERRACE
ALACHUA FL 32615

Quotation

Quotation Number	:	224368551
Document Date	:	12-NOV-2021
PO Number	:	
PO Release	:	
Sales Rep	:	Ricardo Pryor
Email	:	RICARDO.PRYOR@INSIGHT.COM
Telephone	:	+14804096992

We deliver according to the following terms:

Payment Terms	:	Net 30 days
Ship Via	:	Insight Assigned Carrier/Ground
Terms of Delivery:	:	FOB DESTINATION
Currency	:	USD

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with OMNIA Partners Public Sector (formerly U.S. Communities).
Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process takes less than five minutes.

In order for Insight to accept Purchase Orders against this contract and honor the prices on this quote, your agency must be registered with OMNIA Partners Public Sector (formerly U.S. Communities).
Our sales teams would be happy to assist you with your registration. Please contact them for assistance -- the registration process takes less than five minutes.

Material	Material Description	Quantity	Unit Price	Extended Price
ARB-BWC3CTB	PANASONIC I-PRO SENSING SOLUTIONS CORPORATION OF AMERICA : COMMON TRIGGER BOX (CTB) WITH POWER CABLE. (NO ANTENNA) OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	15	240.66	3,609.90
ARB-BWC4-8CHARGE-P	Panasonic ARB-BWC4-8CHARGE battery charger + AC power adapter OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	1	676.03	676.03
ARB-BWC4-8DOCK-P	Panasonic ARB-BWC4-8DOCK charging dock + AC power adapter OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	1	1,481.76	1,481.76
ARB-BWC4-BATTERY	Panasonic ARB-BWC4-BATTERY battery - Li-Ion OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	8	173.73	1,389.84
ARB-BWC4-CAMERA	PANASONIC I-PRO SENSING SOLUTIONS CORPORATION OF AMERICA : BWC4000 CAMERA ONLY (INCLUDES KLICK FAST MOUNTING STUD) OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	31	742.00	23,002.00

Material	Material Description	Quantity	Unit Price	Extended Price
ARB-BWCBLANT-BLB	LOW PROFILE BLADE TYPE ANTENNA OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	15	77.74	1,166.10
ARB-SOFBWC4OPBUN1	1YR BODY WORN UEMS1 ON PREM LICSSTOR BNDL PER DEV W/ LICS HELPDESK OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	31	114.32	3,543.92
ARB-BWC4-MNT-KIT	Panasonic ARB-BWC4-MNT-KIT - mounting kit OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	31	123.64	3,832.84
ARB-SOFREDACT1Y	BASIC REDACTION SOFTWARE LICENSE, YEAR 1 - Coverage Dates: 12-NOV-2021 - 12-NOV-2022 OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644) List Price: 2616.99 Discount %: 10.630%	1	2,338.80	2,338.80
ARB-BWC4-1DOCK-P	Panasonic ARB-BWC4-1DOCK charging dock + AC power adapter OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	31	270.34	8,380.54
IDGWS-1-2TB-PS	Panasonic i-Pro IDGWS - tower - Core i7 - 32 GB - HDD 2 TB OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	1	2,648.90	2,648.90
ARB-BWC4-1DOCKWIRE	Panasonic ARB-BWC4-1DOCK charging dock + car power adapter OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	22	244.16	5,371.52
ARB-SOFCONSULHALF	ONE HALF DAY OF CONSULTING OMNIA PARTNERS IT PRODUCTS & SERVICES(# 4400006644)	1	1,039.41	1,039.41

Product Subtotal	53,898.23
Services Subtotal	4,583.33
TAX	0.00
Total	58,481.56

Thank you for considering Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Ricardo Pryor
+14804096992
RICARDO.PRYOR@INSIGHT.COM
Fax 4807607266

OMNIA Partners (formerly U.S. Communities) IT Products, Services and Solutions Contract No. 4400006644

Insight Public Sector (IPS) is proud to be a contract holder for the OMNIA Partners Technology Products, Services & Solutions Contract.

This competitively solicited contract is available to participating agencies of OMNIA Partners. OMNIA Partners assists local and state government agencies, school districts (K-12), higher education, and nonprofits in reducing the cost of purchased goods by pooling the purchasing power of public agencies nationwide. This is an optional use program with no minimum volume requirements and no cost to agencies to participate.

Regarding tariff impacts on IPS contract quotes, Insight is communicating with the contracting officials on the contracts held by Insight to minimize the impact of tariffs to our clients.

Thanks for choosing Insight!

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Thanks for choosing Insight!

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This purchase is subject to Insight's online Terms of Sale unless you have a separate purchase agreement signed by you and Insight, in which case, that separate agreement will govern. Insight's online Terms of Sale can be found at the "terms-and-policies" link below.

Effective Oct. 1, 2018, the U.S. government imposed tariffs on technology-related goods. Technology manufacturers are evaluating the impact on their cost and are providing us with frequent cost updates. For this reason, quote and ecommerce product pricing is subject to change as costs are updated. If you have any questions regarding the impact of the tariff on your pricing, please reach out to your sales team.

SOFTWARE AND CLOUD SERVICES PURCHASES: If your purchase contains any software or cloud computing offerings ("Software and Cloud Offerings"), each offering will be subject to the applicable supplier's end user license and use terms ("Supplier Terms") made available by the supplier or which can be found at the "terms-and-policies" link below. By ordering, paying for, receiving or using Software and Cloud Offerings, you agree to be bound by and accept the Supplier Terms unless you and the applicable supplier have a separate agreement which governs.
https://www.insight.com/terms-and-policies

City Commission Meeting Sign In
November 29, 2021

	Name *(Please Print)*
(Please Print) Cays Wilson COA	*(Please Print)* Lauren Chandler
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
(Please Print)	*(Please Print)*
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